

**From:** [Welch, Madalyn](#)  
**To:** [Welch, Madalyn](#)  
**Subject:** FW: Public hearing zoning map 24-003  
**Date:** Wednesday, May 15, 2024 10:53:10 AM

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**From:** [debbiedebooss@aol.com](mailto:debbiedebooss@aol.com) <[debbiedebooss@aol.com](mailto:debbiedebooss@aol.com)>  
**Sent:** Wednesday, May 1, 2024 10:21 AM  
**To:** Permit Center <[permitcenter@surfcity-hb.org](mailto:permitcenter@surfcity-hb.org)>  
**Subject:** Public hearing zoning map 24-003

Hi

I received a public hearing notice that is so vague I have no idea if it impacts areas adjacent to my property. I also can find nothing online.

Can you provide details regarding zoning map amendment 24-003 utility sites so I can determine if I want to attend the hearing?

Per the voicemail - yes I would like a response

Thank you  
Debra Meyling  
714-394-8466

[Sent from the all new AOL app for iOS](#)

**From:** [Harvey Modlin](#)  
**To:** [Welch, Madalyn](#)  
**Subject:** Re: Public hearing notice question  
**Date:** Friday, May 3, 2024 12:37:57 PM

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Thanks, Madalyn!

Harvey Modlin  
Tel.: 714-222-8999  
Email: [HarveyModlin@gmail.com](mailto:HarveyModlin@gmail.com)

On May 2, 2024, at 7:52 AM, Welch, Madalyn <[madalyn.welch@surfcity-hb.org](mailto:madalyn.welch@surfcity-hb.org)> wrote:

Good morning,

The list of the parcels included in the request is attached to this email. Please let me know if you have any questions.

Sincerely,

<image001.png>

**Maddie Welch**

**Associate Planner**

Community Development

Office: (714) 374 - 5353

[madalyn.welch@surfcity-hb.org](mailto:madalyn.welch@surfcity-hb.org)

<image002.png>

<image003.png>  
<image004.png>  
<image005.png>

2000 Main Street, Huntington Beach, CA  
92648

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**From:** Harvey Modlin <[harveymodlin@gmail.com](mailto:harveymodlin@gmail.com)>

**Sent:** Tuesday, April 30, 2024 3:10 PM

**To:** Permit Center <[permitcenter@surfcity-hb.org](mailto:permitcenter@surfcity-hb.org)>

**Subject:** Public hearing notice question

We just received a letter from the city notifying me of a planning commission public hearing scheduled for May 28, 2024. It tells me that there will be a zoning map amendment (# 24-003) for mapping consistency cleanup, utility sites. I cannot attend the meeting but as property owners we need to know which zoning parcels are affected and where those parcels are located. Please let me know about the explicit parcels and their locations.

Thank you.

## Huntington Beach Homeowners concerns regarding loss of “Residential Agriculture” Designation

1 message

Richard Rebd <richardrebd@gmail.com>

Tue, May 21, 2024 at 8:02 AM

To: Laurie Rebd <laurierebd@gmail.com>

Cc: Richard Rebd <richardrebd@gmail.com>

> We are Huntington Beach homeowners asking for the city to protect the “Residential Agriculture” designation that protected affected homeowners from land use abuses that have occurred in the past. These abuses included but are not limited to paving or coveeting large acres of land with rock, storing industrial grade electrical equipment, running a virtual industrial “lay down yard”, using the open fields as a storage facility, using the open fields as a truck parking lot often times operating hours well beyond normal working hours (11:00 pm and later on numerous occasions). There’s so much more but this is what we’re scared of and this is what frankly we’re asking you to protect us from this happening again. Here’s just a brief sample of what we’re asking you to protect us from ...

> Attached Video

>  
>  
>  
>  
>

Sent from my iPad

### 6 attachments



image0.jpeg  
520K



image1.jpeg  
588K



**image2.jpeg**  
517K



**image3.jpeg**  
332K

 **Video.mov**  
10278K

 **Video\_1.mov**  
4095K











# Stop Edison From Ignoring Local Zoning Requirements!



In July of this year So Cal Edison began using the field next to their substation on Brookhurst as a storage facility. The entire area outside of the enclosed substation is zoned for Residential Agricultural yet Edison has simply ignored the local zoning and created a lay down yard complete with a 24 hour guard. Instead of open space and the occasional garden use the residents of the area and anyone hoping to enjoy a walk or ride along the Santa Ana River now must look at, hear, and face the tractors, trucks, work, dust, dirt and noise throughout the day that accompanies this type of use. As residents, citizens, taxpayers and voters we ask the City of Huntington Beach to do the right thing and enforce the zoning regulations you have in place. Sending a Notice of Violation to Edison is not just long overdue, it's the right thing to do. No one should be above the law and certainly not Southern California Edison.

Name	Signature	Address	Email:	Date
April Paguen	<i>April Paguen</i>	10091 SPAR Cir.	flakkee@yahoo.com	11/7/19
Ken Paguen	<i>Ken Paguen</i>	10091 Spar Cr.	pagman1@yahoo.com	11-7-19
Dee Blondage	<i>Dee Blondage</i>	110081 Spar Cir	Blondeeb@gmail.com	11-7-19
Richard Reid	<i>Richard Reid</i>	10082 Spar Cr	richardoebd@gmail.com	11-7-19
Jim Keefe	<i>Jim Keefe</i>	10031 SPUR	BUCKSTOP@HOTMAIL	11/7/19
Stacy Kelley	<i>Stacy Kelley</i>	5106 Creek Dr	skelleyrc@gmail.com	11/6/19
HUY LE	<i>Huy Le</i>	10061 SPAR CIR. HB CA	huyleb@yahoo.com	11/15/2019

**From:** [Laurie Rebd](#)  
**To:** [Welch, Madalyn](#)  
**Cc:** [Richard Rebd](#)  
**Subject:** Rezoning - Public Hearing 5-28-24 - ZMA 24-003  
**Date:** Friday, May 24, 2024 3:06:34 PM  
**Attachments:** [Attachment A - Notice of Public Hearing.pdf](#)  
[Attachment B - 24-361 - Existing Zones - Utility 5-24-24.pdf](#)  
[Attachment C - RA - ARTICLE 910 City of HB.pdf](#)  
[Attachment F - 1-26-20 Email correspondence wOliver chi.pdf](#)  
[Attachment G - Gmail - One year later - SCE continues to drop off material!.pdf](#)  
[Attachment E - Dec 2015 Code Violation Letter \(1\).pdf](#)  
[Attachment D - 24-361 - Proposed Zoning Maps - Utility 5-24-24.pdf](#)

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Hi Madalyn,

Thank you for your assistance in helping us understand the proposed rezoning.

Below are comments for your consideration. Supporting documents to the notes are attached for your reference. Hopefully it helps keep things clear and simple.

Thanks again,  
Laurie Rebd  
714-743-1303

### **Slide A (Notice from the City)**

We received this notice from the city stating that the project was simply a cleanup effort to amend the zoning of certain utility and commercial sites into compliance and to match the general plan designation and existing uses on the site.

While it may appear to be just “housekeeping” to the Planning Commission, the implications for our property are SIGNIFICANT. The current (RA) zone designation has provided us with much needed protection from improper use of the land in the past, see documentation provided by Richard Rebd. The misuses have significantly affected our quality of life and that of our neighbors and our property values

This clean-up effort feels as though the tail is wagging the dog and that because the General Plan has now been found to have inconsistencies, the zoning needs to change.

It seems as though the General Plan should be amended to match what the properties are and have been used for.

### **Slide B (Current Zoning Map)**

The Current Zoning Map (per city’s Agenda’s) lists the land adjacent to our property as RA-O. There is not a definition for RA-O on the Map legend, only an RA definition. Definition of RA-O from the city is pending.

### **Slide C, D, E (Current RA definition - 3 pages)**

***Changes to the RA designation do not appear to allow for the Nurseries to operate. Currently it appears at least one-third (14 of the 42) of the parcels identified for rezoning are Nurseries. Again, it appears as though the General Plan should be changed not the zoning.***

The RA designation is and has been used as a means for the parcels under Power Transmission lines to operate Commercial Nurseries and the City's Community Garden. The **Residential Agriculture Article 910** permitting their use is attached. It does not appear as though the P or PS General Plan includes Commercial Nurseries. In essence, what is intended to align the zoning with what the properties are being used for does just the opposite. There is no mention of nurseries or gardens in the new Zoning or in the General Plan.

### **Slide F (Proposed Zoning Type to PS-O and PS)**

The proposed zoning for the land adjacent to our property is **PS-O**. The definition of PSO is not included on the Map's legend or Section 204.08  
Public Space – Open?

In the past the utility company has attempted to use the land for uses other than transmission lines permitted under the Zoning Code. These unpermitted activities included

- 1) the unpermitted grading of the land with over SEVEN tons of gravel, (which is hot, and not compliant with the "Agricultural or green/open space / nursery designation zoning.
- 2) A laydown yard (2015) – See Notice of Violation dated 12-16-2015 (attached)
- 3) A Storage yard (2019) – See various Email Correspondence from between Homeowners and Oliver Chi, City Manager.

It took two years of us working with the city for Edison to vacate for zone violations

All of the above has caused extreme duress for us as property owners and years of our time as we worked with the city and code enforcement to ensure the property is used as zoned. We are asking for your help to keep that from happening again. While the current managers at the City and SCE and the affected neighbors all have good intentions, management changes, people change jobs and we are asking for code that protects the property owners from land misuse.

Changing the zoning of the property adjacent to our land from RA to PS without strict definitions as to what is and is not allowed removes all protections from adjacent property owners.

What I am asking for is that the city:

- 1) Revise the General Plan to match the current use of the land or
- 2) Add Appropriate Protection verbiage, section or classifications to protect property owners from misuse of the property as has occurred in the past.

(Due to past attempted use of the land, citing specifically what IS NOT PERMITTED, such as a corporate vehicle yard, laydown yard, storage yard, forklift operations or any activities which are not “normal residential or commercial nursery” activities).

**3) The city re-sends the Notice of Public Hearing and advise all affected property owners that there is a proposed Zoning change to the Property adjacent to or nearby their property.**

While it states the PUBLIC HEARING NOTICE that zoning on my particular property would not change in bold face. It is indisputable that the zoning adjacent to my property is affected. I would like it to be noted that this Public Hearing Notice, whether intended to or not, leads the property owner to think this would not have any long-term effect on their property and that it is simply administrative. As you can see from the information I have provided, that is far from reality.



Laurie Rebd <laurierebd@gmail.com>

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## One year later - SCE continues to drop off material!

1 message

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Laurie Rebd <laurierebd@gmail.com>  
To: Richard Rebd <Richardrebd@gmail.com>

Thu, May 23, 2024 at 4:39 PM

**From:** LRebd <LRebd@socal.rr.com>  
**Date:** Wednesday, January 20, 2021 at 10:33 AM  
**To:** Sam White <giggleemom@aol.com>  
**Subject:** Re: Brookhurst Site: Delivery Notification - 01/20/2021

Yes, us too!

**From:** Sam White <giggleemom@aol.com>  
**Date:** Wednesday, January 20, 2021 at 8:59 AM  
**To:** LRebd <LRebd@socal.rr.com>  
**Subject:** Re: Brookhurst Site: Delivery Notification - 01/20/2021

Very well said. Hope we can get it resolved without going to trial.

Sent from my iPhone

On Jan 19, 2021, at 2:01 PM, Laurie Rebd <LRebd@socal.rr.com> wrote:

**From:** Richard Rebd <richardrebd@gmail.com>  
**Date:** Tuesday, January 19, 2021 at 1:43 PM  
**To:** Oliver Chi <oliver.chi@surfcity-hb.org>  
**Cc:** LRebd <lrebd@socal.rr.com>, Travis Hopkins <thopkins@surfcity-hb.org>  
**Subject:** Brookhurst Site: Delivery Notification - 01/20/2021

Hello Oliver,

Happy New Year. We hope you are well and looking forward to a better 2021.

Now for the bad news, we just received notification from Travis that Edison intends to deliver approximately 100 new crates starting as early as tomorrow. This is absolutely unbelievable and unacceptable. At our first meeting you told us that you would help and that our concerns were heard and that you would work with us to resolve this situation. You explained that we would need to be patient but at the end of the day you would back us up and see this thing through to a logical conclusion. You've been good to your word and have made efforts to correct this situation but now Edison has escalated the situation to an unacceptable level.

Frankly, we need your help NOW! Please help us stop Edison and enforce the city codes that are on the books. I know the city hasn't wanted to get into a fight with Edison but at this point they are simply snubbing their noses at us, at you and the city of Huntington Beach.

We've waited long enough, tried to get along long enough and asked for the city help for long enough. We need your help now more than ever. Now is the time to tell Edison No, you cannot make any more deliveries!

Please, please, please. HELP! Please get this right and if that means taking legal action to stop a Edison then that what should happen. The facts are still the same, the land in use is zoned for residential agricultural and not an Edison lay down yard. As long time residents of the City of Huntington Beach our rights should be protected.

Again, please help us NOW.

Best regards,

Richard & Laurie Rebd  
R cell 714 328-6285  
L cell 714 743-1303

Sent from my iPad

Begin forwarded message:

**From:** Laurie Rebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Date:** January 19, 2021 at 1:20:49 PM PST  
**To:** Richard Rebd <[Richardrebd@gmail.com](mailto:Richardrebd@gmail.com)>  
**Subject:** FW: Brookhurst Site: Delivery Notification - 01/20/2021

**From:** "Hopkins, Travis" <[thopkins@surfcity-hb.org](mailto:thopkins@surfcity-hb.org)>  
**Date:** Tuesday, January 19, 2021 at 11:40 AM  
**To:** LRebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Subject:** FW: Brookhurst Site: Delivery Notification - 01/20/2021

Laurie,

Happy New Year. I hope all is well. SCE will be on site on Wednesday.

Sincerely,

*Travis Hopkins, P.E.*

*Assistant City Manager*

*City of Huntington Beach*

2000 Main Street – PO Box 190

Huntington Beach, California 92648

Office: (714) 536-5236

Fax: (714) 374-1573

**From:** Sophia Guan <[Sophia.Guan@sce.com](mailto:Sophia.Guan@sce.com)>  
**Sent:** Tuesday, January 19, 2021 10:42 AM  
**To:** Hopkins, Travis <[thopkins@surfcity-hb.org](mailto:thopkins@surfcity-hb.org)>; Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Cc:** Susan Morgan <[Susan.Morgan@sce.com](mailto:Susan.Morgan@sce.com)>; James Peterson <[james.peterson@sce.com](mailto:james.peterson@sce.com)>; David Karaffa <[David.Karaffa@sce.com](mailto:David.Karaffa@sce.com)>; Chris Barton <[Chris.Barton@sce.com](mailto:Chris.Barton@sce.com)>; Rene Mojarro <[Rene.Mojarro@sce.com](mailto:Rene.Mojarro@sce.com)>; Sophia Guan <[Sophia.Guan@sce.com](mailto:Sophia.Guan@sce.com)>  
**Subject:** Brookhurst Site: Delivery Notification - 01/20/2021

Good Morning Travis and Oliver,

Hope all is well. We will have material drop-off for tomorrow (01/20/2021) at the Brookhurst Site. Please inform the residents.

We are starting the next wave of material brought in, about 100 crates over the next few weeks.  
Thank you.

**Sophia Guan**

Senior Logistics Supervisor  
Supply Management Logistics  
Westminster DC & Metro West RSC  
T. 714-895-0390 | M. 626-484-6874

<image001.png>

<image002.png>



**CITY OF HUNTINGTON BEACH  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION**

You are receiving this Notice of Public Hearing because you are a resident or conduct business within close proximity of the item checked below. The Planning Commission Public Hearing is scheduled for:

WHEN: Tuesday, May 28, 2024 TIME: 6:00 PM

WHERE: City Council Chambers, Huntington Beach Civic Center  
2000 Main Street, Huntington Beach, CA 92648

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the application as outlined below. A copy of the application is on file in the Community Development Department, 2000 Main Street, Huntington Beach, California 92648, for review by the public. If you challenge the Planning Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. If there are any further questions please call the Community Development Department at (714) 536-5271 and refer to the application below.

NOTICE IS HEREBY GIVEN that the following items will be heard by the Planning Commission:

1. **ZONING MAP AMENDMENT NO. 24-003 (MAPPING CONSISTENCY CLEAN-UP PROJECT – UTILITY SITES)** Applicant: City of Huntington Beach **Property Owner:** Various **Request:** To amend the current zoning map to bring 42 inconsistently zoned parcels consisting of utility type uses into conformance with their General Plan designations. **Location:** Citywide **City Contact:** Madalyn Welch

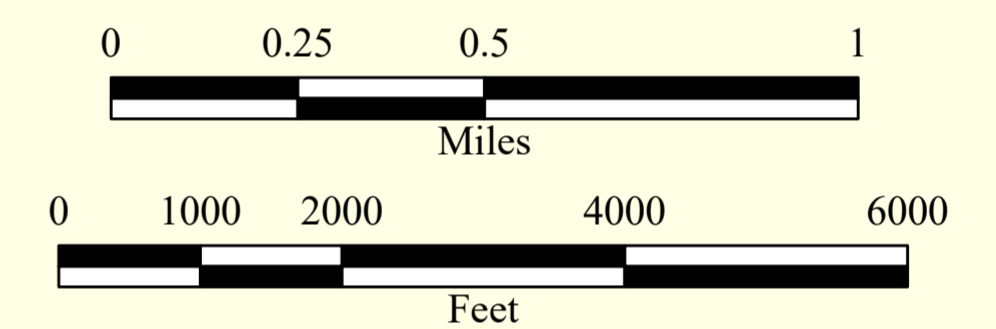
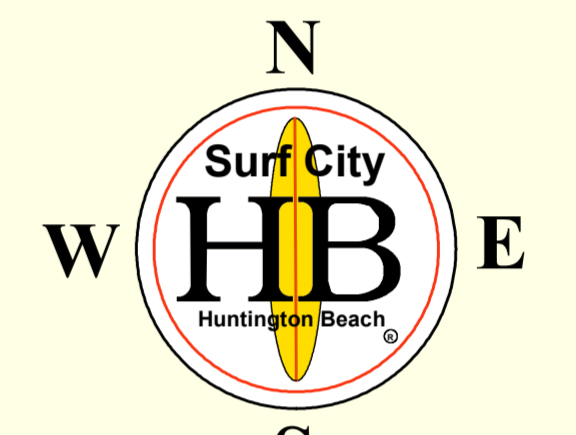
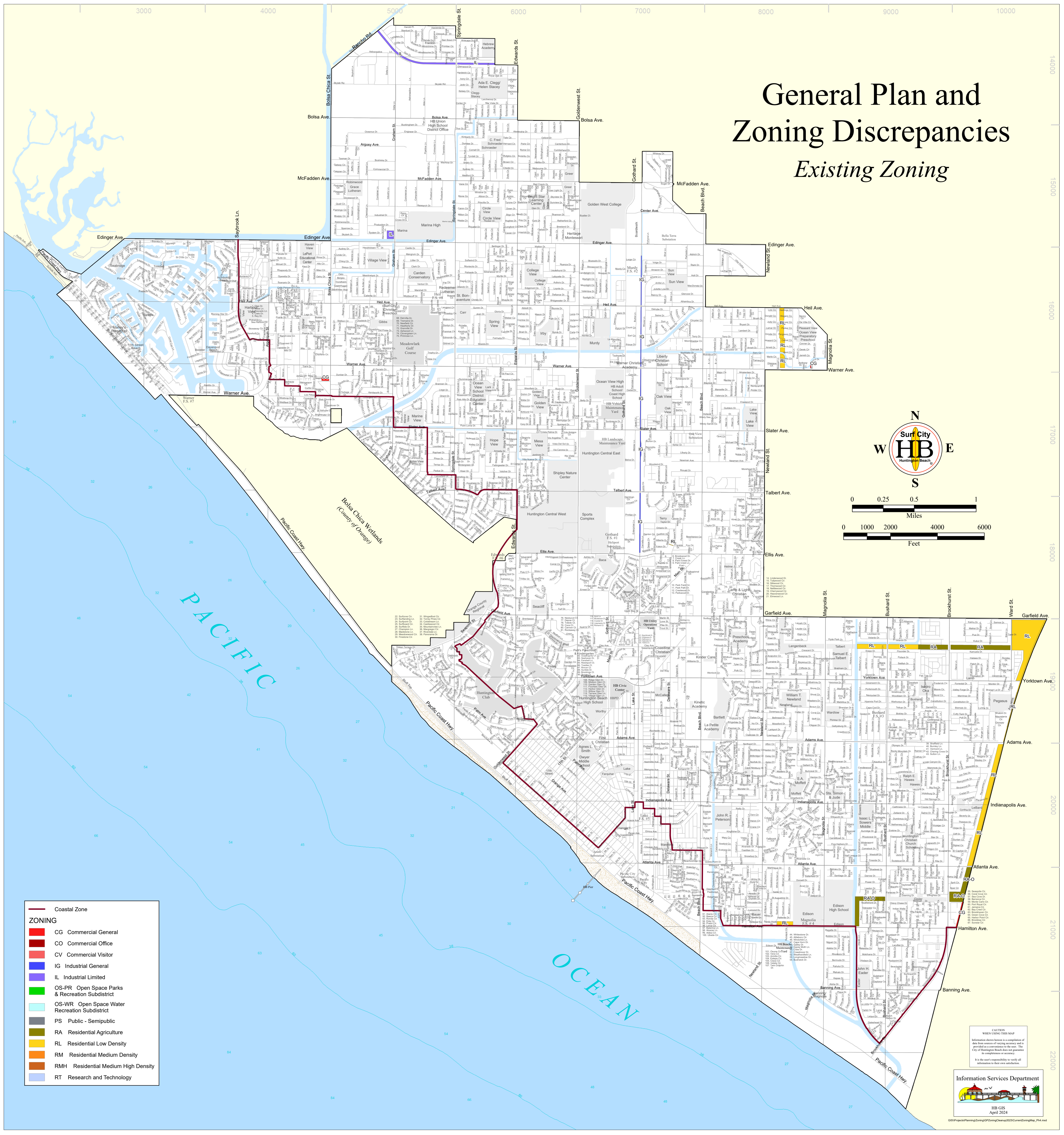
1. NOTICE IS HEREBY GIVEN that Item #1 is categorically exempt from the provisions of the California Environmental Quality Act.

**PROJECT DESCRIPTION:** This project serves as a clean-up effort to amend the zoning of certain utility and commercial sites into compliance and match the General Plan designation and the existing uses on site. This amendment is prompted as a housekeeping item to fix inconsistencies between zoning and General Plan designations only. **This zoning map amendment will not change the zoning on your property.** If you have any questions regarding this item, please call Madalyn Welch at (714) 374-5353. \*



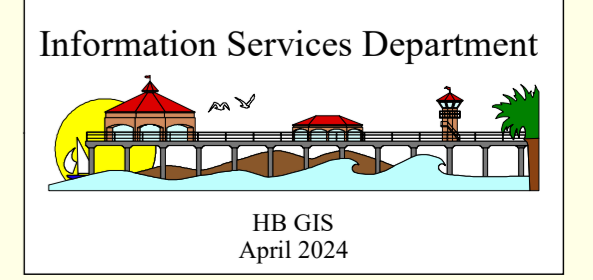
# General Plan and Zoning Discrepancies

## Existing Zoning



- ZONING**
- Coastal Zone
  - CG Commercial General
  - CO Commercial Office
  - CV Commercial Visitor
  - IG Industrial General
  - IL Industrial Limited
  - OS-PR Open Space Parks & Recreation Subdistrict
  - OS-WR Open Space Water Recreation Subdistrict
  - PS Public - Semipublic
  - RA Residential Agriculture
  - RL Residential Low Density
  - RM Residential Medium Density
  - RMH Residential Medium High Density
  - RT Research and Technology

**CAUTION**  
WHEN USING THIS MAP  
Information shown herein is a compilation of data from various sources and is provided as a convenience to the user. The City of Huntington Beach does not guarantee the accuracy of the information. It is the user's responsibility to verify all information to their own satisfaction.



## Article 910

### RESIDENTIAL AGRICULTURE DISTRICT (RA)

(881-1/62, 1050-5/64, 1077-9/64, 1108-1/65, 1222-8/66, 1235-8/66, 1838-6/73, 1847-7/73, 1952-2/75, 2166-3/77, 2373-9/79, 2411-2/81, 2834-7/86, 2900-8/87, 2967-11/88)

#### Sections:

- 9100 General provisions
- 9101 Permitted uses
- 9102 Prohibited uses
- 9103 Minimum parcel size/frontage
- 9104 Maximum density/intensity
- 9105 Maximum building height
- 9106 Maximum site coverage
- 9107 Setbacks
- 9108 Parking
- 9109 Miscellaneous requirements

**9100 General provisions.** The residential agriculture district (RA) is intended to serve as a transition or holding zone for property with current agricultural activities and as a zone where restricted residential development is permitted. (2834-7/86)

**9101 Permitted uses.** The following shall be permitted within the RA district:

- (a) **Unregulated.** Agricultural and horticultural uses such as orchards, field or bush crops, vegetable and flower gardening.
- (b) **Building permit.** Single family dwellings and accessory buildings which are permanently located on a parcel and greenhouses, barns, tool sheds, and buildings accessory to farming uses shall be permitted subject to the approval of a building permit. Tents, trailers, vehicles, or temporary structures shall not be used for dwelling purposes.
- (c) **Use permit.** The following uses shall be permitted subject to the approval of a use permit by the Zoning Administrator:
  - (1) Wholesale nurseries.
  - (2) Uses where animal feces are used in bulk quantities or where packaging of products constitutes more than 25 percent (25%) of the site's activities. (2967-10/88)

The Zoning Administrator shall consider in reviewing the above uses, traffic circulation, the provision of off-street parking, required dedications and improvements, and the buffering and compatibility of the site with surrounding uses. (2967-10/88)

- (d) **Conditional use permit.** The following uses shall be permitted subject to the approval of a conditional use permit by the Planning Commission:

- (1) Unclassified uses pursuant to Article 963.
- (2) Temporary contractor's storage yards for the storage of construction related materials only may be permitted pursuant to the standards contained in Section 9530.15(b) (M1 district outside storage requirements) except that screening may be provided by chain link fence with wood slats rather than a masonry wall. Where the use is adjacent to an arterial highway, the minimum setback shall be twenty (20) feet, all of which shall be fully landscaped. Such uses shall be prohibited on any site located less than one thousand (1,000) feet from a residential structure. Initial approval shall be for a maximum of three (3) years, with two (2) one-year extensions subject to Planning Commission approval, except that any storage use shall cease operation once a building permit is issued for a residential structure within one thousand (1,000) feet. This temporary contractor's storage use shall only apply to construction contractors while they are engaged in active construction within the city limits of Huntington Beach.

At the time of application applicant shall submit a declaration under penalty of perjury stating the construction project location and the owner of the property if other than the applicant. (2834-7/86, 2900-8/87)

- (3) Temporary uses resulting from an operation being displaced due to property acquisition by a governmental agency may be permitted for a maximum of five (5) years. Such uses shall be similar in nature to the prevailing surrounding uses of the general area and shall comply with all applicable requirements of this code such as parking, landscaping, access, and setbacks that would pertain to such use if located in a district in which it would be a permitted use. (2967-10/88)

**9102 Prohibited uses.** The following uses shall be prohibited in the RA district:

- (a) Garbage or sewage disposal plants.
- (b) Animal husbandry and any commercial raising of animals. (2834-7/86)

**9103 Minimum parcel size/frontage.** A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth, and area for any new parcel. The minimum lot size shall be one acre and the minimum lot frontage shall be 150 feet. (2834-7/86)

**9104 Maximum density/intensity.** The maximum density shall not exceed one unit per acre. A maximum of five (5) units is permitted on any single parcel. (2834-7/86)

**9105 Maximum building height.** Maximum building height shall be twenty-five (25) feet and maximum two (2) stories for all structures. (2834-7/86)

**9106 Maximum site coverage.** Maximum site coverage shall be fifty percent (50%). Site coverage shall be as outlined in the definitions article. (2834-7/86)

**9107 Setbacks.** Setbacks for the dwelling shall be provided as indicated below. Garages shall be set back a minimum of twenty-two (22) feet from any exterior property line. Setbacks for architectural features are contained in Section 9109(b).

Front yard	Twenty (20) feet
Interior side yard	Five (5) feet
Exterior side yard	Twenty (20) feet
Rear yard	Twenty (20) feet

(2834-7/86)

**9108 Parking.** Parking shall comply with the standards outlined in Article 960. The parking of inoperable motor vehicles, trucks and machinery, trailers, campers and boats shall be prohibited in front of the main dwelling. (2834-7/86)

**9109 Miscellaneous requirements.**

- (a) **Accessory buildings.** Accessory buildings may be permitted on a lot with a permitted main building. Setback requirements are as specified for the main dwelling, except accessory buildings other than detached garages shall set back fifty (50) feet from the front property line. The minimum distance from any building to any other building on the same lot shall be twenty (20) feet.
- (b) **Architectural features.** Architectural features, including eaves, fireplaces, and open unroofed stairways and balconies shall maintain a minimum distance of five (5) feet from any portion of any other building on the same lot. Such features shall set back thirty (30) inches from the side property lines and sixteen (16) feet from the front and rear property lines.
- (c) **Fencing.** Fencing shall comply with the standards outlined in Article 977. (2834-7/86)





City of Huntington Beach  
Department of Planning & Building  
Code Enforcement Section  
2000 Main Street, Huntington Beach CA 92648  
(714) 375-5155 Fax (714) 374-1540

December 16, 2015

## Notice of Violation

**Subject: Notice of Violation for 10160 Atlanta Ave, Huntington Beach, CA**  
APN: 149-141-32 Case Number: 2015-1114-305

Dear Property Owner:

The City of Huntington Beach is dedicated to preserving the quality of life throughout the community. To achieve this goal, the City has adopted codes and ordinances to maintain a healthy, safe and clean environment, carry out land use policy, and ensure quality residential and business neighborhoods.

The property listed above was inspected by Richard Massi of the City's Code Enforcement Section on December 10, 2015.

The inspection revealed the following Huntington Beach Municipal/Zoning Code violation(s):

Code	Violation Description	# of Days to Comply	Status
52	HBMC 17.10.050(c)(g)(z) Nuisance Designated	15	Open
51	HBMC 17.05.060 Grading Permits	15	Open
51	HBMC 8.40.112 Loud Noises	15	Open
	HBZSO 230.74 Outdoor Facilities	15	Open
	HBZSO 230.82-D Storage on Vacant Lot	15	Open

### Required Action(s):

You are required to take necessary action to eliminate the violation(s) from the property. In order to achieve compliance with the above code(s), please complete the required actions listed below within the time indicated:

Number	Required Action
1	Immediately cease all maintenance of power poles including but not limited to chemical preparation for off-site installation without valid Conditional Use Permit and valid Grading Permit from the Public Works Department.
2	Obtain valid Grading Permit from The Public Works Department for the gravel pour on all three parcels.
3	Immediately cease all activity on lots prior to 07:00 a.m. that is creating excessive noise and effecting the adjacent residential development.
4	Immediately cease the storage of materials on vacant lots or obtain a valid Conditional Use Permit for the intended use.

An inspection will be made following the date listed above to verify all required actions have been completed. It is very important that you correct all violations within the specified time period. Failure to correct the violations may result in the issuance of administrative citations and other fees and fines, including, but not limited to, a \$135.00 reinspection fee, and or an enforcement fee of \$946.00. The City may also take action to abate the violation(s), with the cost of the abatement assessed against you and/or the property as a lien. Each day a violation continues constitutes a new and separate offense.

If you need further clarification or require additional assistance or information to correct the violation(s), please contact the Code Enforcement Officer listed below. Officers are available via telephone between 7:30 a.m. and 9:00 a.m. or 4:00 p.m. and 5:00 p.m., Monday through Friday. An appointment is recommended to meet directly with an officer. For your convenience, you may also communicate with the officer via e-mail, using the e-mail address listed below the signature line.

Thank you for your cooperation and prompt attention to this matter.

Sincerely,

---

Nicolle Bourgeois  
Code Enforcement Officer  
Phone: (714) 374-1529  
Fax: (714) 374-1540  
[nicolle.bourgeois@surfcity-hb.org](mailto:nicolle.bourgeois@surfcity-hb.org)



Laurie Rebd <laurierebd@gmail.com>

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## Old e-mail correspondence w/Oliver

1 message

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**Laurie Rebd** <laurierebd@gmail.com>  
To: Richard Rebd <Richardrebd@gmail.com>

Thu, May 23, 2024 at 4:14 PM

**From:** LRebd <LRebd@socal.rr.com>  
**Date:** Sunday, January 26, 2020 at 12:20 PM  
**To:** Ken & April Pacquin <Paqman1@yahoo.com>, Ken & April Pacquin <flekkee@yahoo.com>, Sam White <gigglemom@aol.com>, "Dee, Brundage" <blonddeeb@gmail.com>, Robert Gambrel <rl7gum@yahoo.com>, Robert & Cynthia Gambrell <CLWoods7@earthlink.net>, 'Lisa Rozga' <LAcCook8@hotmail.com>, Del Hebert <dhebert2@verizon.net>, Kristen Bauern <kristenbauern@gmail.com>, Richard Rebd <Richardrebd@gmail.com>  
**Subject:** FW: Edison Meeting

Hi All,

We sent an email to Oliver last Wednesday inquiring as to how his meetings with Edison were progressing. Below is his reply. Considering he is the best resource we have and he seems to be attempting to address our issue, it seems like we would be wise to postpone our upcoming meeting and wait to hear back from Oliver with more information?

We hope to hear more soon. We can get together once we know more about what possible solutions Oliver is able to come up with.

Keep sending out positive vibes, prayers, anything that can help get this resolved!

Laurie  
714-743-1303

**From:** "Chi, Oliver" <oliver.chi@surfcity-hb.org>  
**Date:** Saturday, January 25, 2020 at 3:23 PM  
**To:** LRebd <LRebd@socal.rr.com>  
**Subject:** RE: Edison Meeting

Hi Laurie!

Hope you're doing well! And... I haven't forgotten about you or the issue! I've had a few (productive) discussions with SCE, and hope to have more details to share within the next week or two. I'll be in touch as soon as possible with what I hope is an acceptable plan of action moving forward!

Thanks again Laurie, and talk soon!

Oliver

---

*Oliver Chi*  
*City Manager*

**City of Huntington Beach**



2000 Main Street  
P.O. Box 190  
Huntington Beach, CA 92648  
Office: (714) 536-5575  
Cell: (310) 663-9837

**From:** Laurie Rebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Sent:** Wednesday, January 22, 2020 11:19 AM  
**To:** Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Subject:** Re: Edison Meeting

Hi Oliver,

Just following up to see if you have been able to make any progress or have any new information regarding the Edison issues affecting our neighborhood.

Best Regards,

Laurie Rebd  
714-743-1303

**From:** "Chi, Oliver" <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Date:** Monday, January 6, 2020 at 9:21 AM  
**To:** LRebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Cc:** Ken & April Pacquin <[Paqman1@yahoo.com](mailto:Paqman1@yahoo.com)>, 'Lisa Rozga' <[LAcCook8@hotmail.com](mailto:LAcCook8@hotmail.com)>, Del Hebert <[dhebert2@verizon.net](mailto:dhebert2@verizon.net)>, Sam White <[gigglemom@aol.com](mailto:gigglemom@aol.com)>, "Dee, Brundage" <[blonddeeb@gmail.com](mailto:blonddeeb@gmail.com)>, Richard Rebd <[Richardrebd@gmail.com](mailto:Richardrebd@gmail.com)>  
**Subject:** RE: Edison Meeting

Good morning Laurie & neighbors!

Happy 2020, I hope that this email finds everyone having had a great holiday season!

I just wanted to follow-up and let everyone know that the issues with SCE are still on our radar, and we've got a few meetings with Edison representatives this week to discuss how we're going to resolve everything moving forward.

I'll be sure to send updates to this group, and in the meantime, if you have any questions, please don't hesitate to let me know!

Best,  
Oliver

---

*Oliver Chi*  
*City Manager*

**City of Huntington Beach**  
2000 Main Street  
P.O. Box 190  
Huntington Beach, CA 92648  
Office: (714) 536-5575  
Cell: (310) 663-9837

**From:** Laurie Rebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Sent:** Thursday, December 26, 2019 4:21 PM  
**To:** Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Cc:** Ken & April Pacquin <[Paqman1@yahoo.com](mailto:Paqman1@yahoo.com)>; 'Lisa Rozga' <[LAcCook8@hotmail.com](mailto:LAcCook8@hotmail.com)>; Del Hebert

<dhebert2@verizon.net>; Sam White <gigglemom@aol.com>; Dee, Brundage <blonddeeb@gmail.com>; Richard Rebd <Richardrebd@gmail.com>; Laurie Rebd <LRebd@socal.rr.com>  
**Subject:** Re: Edison Meeting

Hi Oliver,

Our neighbor's email addresses were inadvertently omitted from the email Richard sent.

I have copied all the neighbors who attended the meeting on this thread for your use and reference. If you would like the email addresses of all the concerned residents who did not attend the meeting I can provide them, just let me know. Otherer wise, we will continue to keep them updated.

Thanks again for your time!

Laurie Rebd  
714-743-1303

**From:** Richard Rebd <richardrebd@gmail.com>  
**Date:** Thursday, December 26, 2019 at 4:10 PM  
**To:** LRebd <lrebd@socal.rr.com>  
**Subject:** Fwd: Edison Meeting

Sent from my iPad

Begin forwarded message:

**From:** "Chi, Oliver" <oliver.chi@surfcity-hb.org>  
**Date:** December 26, 2019 at 3:46:46 PM PST  
**To:** Richard Rebd <Richardrebd@gmail.com>  
**Subject:** **RE: Edison Meeting**

Hi Richard & Laurie!

Thanks for taking the time to organize your neighbors and meet with me this afternoon! I'm so sorry once again about the situation you've all been dealing with, and we'll be working to see if we can resolve this all quickly moving ahead!

Thanks again for your time, appreciate it a ton, and I'll be in touch here soon with an update! Until then, I hope that you have a most terrific holiday season as we move towards the New Year!

Best,  
Oliver

---

Oliver Chi  
City Manager

City of Huntington Beach  
2000 Main Street  
P.O. Box 190  
Huntington Beach, CA 92648  
Office: (714) 536-5575  
Cell: (310) 663-9837

-----Original Message-----

From: Richard Rebd <richardrebd@gmail.com>  
Sent: Thursday, December 26, 2019 3:44 PM

To: Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
Subject: Edison Meeting

Oliver,

Thank you so much for meeting with our group of neighbors. We truly appreciate the time and effort you spent to get to know us and our ongoing issues regarding the land use adjacent to the Edison sub station. We're encouraged by your understanding of the problems involved and look forward to hearing back from you regarding a meaningful resolution to this ongoing saga.

Best regards,

Richard & Laurie Rebd

Sent from my iPad



Laurie Rebd <laurierebd@gmail.com>

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## One year later - SCE continues to drop off material!

1 message

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**Laurie Rebd** <laurierebd@gmail.com>  
To: Richard Rebd <Richardrebd@gmail.com>

Thu, May 23, 2024 at 4:39 PM

**From:** LRebd <LRebd@socal.rr.com>  
**Date:** Wednesday, January 20, 2021 at 10:33 AM  
**To:** Sam White <giggleemom@aol.com>  
**Subject:** Re: Brookhurst Site: Delivery Notification - 01/20/2021

Yes, us too!

**From:** Sam White <giggleemom@aol.com>  
**Date:** Wednesday, January 20, 2021 at 8:59 AM  
**To:** LRebd <LRebd@socal.rr.com>  
**Subject:** Re: Brookhurst Site: Delivery Notification - 01/20/2021

Very well said. Hope we can get it resolved without going to trial.

Sent from my iPhone

On Jan 19, 2021, at 2:01 PM, Laurie Rebd <LRebd@socal.rr.com> wrote:

**From:** Richard Rebd <richardrebd@gmail.com>  
**Date:** Tuesday, January 19, 2021 at 1:43 PM  
**To:** Oliver Chi <oliver.chi@surfcity-hb.org>  
**Cc:** LRebd <lrebd@socal.rr.com>, Travis Hopkins <thopkins@surfcity-hb.org>  
**Subject:** Brookhurst Site: Delivery Notification - 01/20/2021

Hello Oliver,

Happy New Year. We hope you are well and looking forward to a better 2021.

Now for the bad news, we just received notification from Travis that Edison intends to deliver approximately 100 new crates starting as early as tomorrow. This is absolutely unbelievable and unacceptable. At our first meeting you told us that you would help and that our concerns were heard and that you would work with us to resolve this situation. You explained that we would need to be patient but at the end of the day you would back us up and see this thing through to a logical conclusion. You've been good to your word and have made efforts to correct this situation but now Edison has escalated the situation to an unacceptable level.

Frankly, we need your help NOW! Please help us stop Edison and enforce the city codes that are on the books. I know the city hasn't wanted to get into a fight with Edison but at this point they are simply snubbing their noses at us, at you and the city of Huntington Beach.

We've waited long enough, tried to get along long enough and asked for the city help for long enough. We need your help now more than ever. Now is the time to tell Edison No, you cannot make any more deliveries!

Please, please, please. HELP! Please get this right and if that means taking legal action to stop a Edison then that what should happen. The facts are still the same, the land in use is zoned for residential agricultural and not an Edison lay down yard. As long time residents of the City of Huntington Beach our rights should be protected.

Again, please help us NOW.

Best regards,

Richard & Laurie Rebd  
R cell 714 328-6285  
L cell 714 743-1303

Sent from my iPad

Begin forwarded message:

**From:** Laurie Rebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Date:** January 19, 2021 at 1:20:49 PM PST  
**To:** Richard Rebd <[Richardrebd@gmail.com](mailto:Richardrebd@gmail.com)>  
**Subject:** FW: Brookhurst Site: Delivery Notification - 01/20/2021

**From:** "Hopkins, Travis" <[thopkins@surfcity-hb.org](mailto:thopkins@surfcity-hb.org)>  
**Date:** Tuesday, January 19, 2021 at 11:40 AM  
**To:** LRebd <[LRebd@socal.rr.com](mailto:LRebd@socal.rr.com)>  
**Subject:** FW: Brookhurst Site: Delivery Notification - 01/20/2021

Laurie,

Happy New Year. I hope all is well. SCE will be on site on Wednesday.

Sincerely,

*Travis Hopkins, P.E.*

*Assistant City Manager*

*City of Huntington Beach*

2000 Main Street – PO Box 190

Huntington Beach, California 92648

Office: (714) 536-5236

Fax: (714) 374-1573

**From:** Sophia Guan <[Sophia.Guan@sce.com](mailto:Sophia.Guan@sce.com)>  
**Sent:** Tuesday, January 19, 2021 10:42 AM  
**To:** Hopkins, Travis <[thopkins@surfcity-hb.org](mailto:thopkins@surfcity-hb.org)>; Chi, Oliver <[oliver.chi@surfcity-hb.org](mailto:oliver.chi@surfcity-hb.org)>  
**Cc:** Susan Morgan <[Susan.Morgan@sce.com](mailto:Susan.Morgan@sce.com)>; James Peterson <[james.peterson@sce.com](mailto:james.peterson@sce.com)>; David Karaffa <[David.Karaffa@sce.com](mailto:David.Karaffa@sce.com)>; Chris Barton <[Chris.Barton@sce.com](mailto:Chris.Barton@sce.com)>; Rene Mojarro <[Rene.Mojarro@sce.com](mailto:Rene.Mojarro@sce.com)>; Sophia Guan <[Sophia.Guan@sce.com](mailto:Sophia.Guan@sce.com)>  
**Subject:** Brookhurst Site: Delivery Notification - 01/20/2021

Good Morning Travis and Oliver,

Hope all is well. We will have material drop-off for tomorrow (01/20/2021) at the Brookhurst Site. Please inform the residents.

We are starting the next wave of material brought in, about 100 crates over the next few weeks.  
Thank you.

**Sophia Guan**

Senior Logistics Supervisor  
Supply Management Logistics  
Westminster DC & Metro West RSC  
T. 714-895-0390 | M. 626-484-6874

<image001.png>

<image002.png>

**From:** [Welch, Madalyn](#)  
**To:** [Richard Rebd](#)  
**Cc:** [Laurie Rebd](#)  
**Subject:** RE: Planning Commission Notice of Public Hearing for July 23, 2024  
**Date:** Tuesday, July 16, 2024 3:09:00 PM

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While the zoning code table lists land use controls for Public/Semi-public zoned properties, please keep in mind that there is a general order for SCE sites which preempts the local zoning as it relates to SCE uses on site.

Maddie Welch  
Senior Planner  
Community Development

Office: (714) 374 - 5353  
[madalyn.welch@surfcity-hb.org](mailto:madalyn.welch@surfcity-hb.org)

2000 Main Street, Huntington Beach, CA 92648

-----Original Message-----

From: Welch, Madalyn  
Sent: Tuesday, July 16, 2024 8:20 AM  
To: Richard Rebd <[richardrebd@gmail.com](mailto:richardrebd@gmail.com)>  
Cc: Laurie Rebd <[laurierebd@gmail.com](mailto:laurierebd@gmail.com)>  
Subject: RE: Planning Commission Notice of Public Hearing for July 23, 2024

Hello Richard and Laurie,

The table in Chapter 214.06 of the zoning code lists the land uses within the Public/Semi-public zoning designation. The table outlines what type of approval is required for each use listed in the table, meaning whether a use is permitted by right, requires a Conditional Use Permit by the Zoning Administrator or by the Planning Commission. If a use requires approval of a Conditional Use Permit, then public noticing would be required, a public hearing would occur (either Zoning Administrator or Planning Commission depending on what the table states), and the community has the right to provide public comments and to speak at the public hearing to be heard by the hearing body.

Zoning Code Chapter 214.06: <https://ecode360.com/43803376#43803376>

Thank you,

Maddie Welch  
Senior Planner  
Community Development

Office: (714) 374 - 5353  
[madalyn.welch@surfcity-hb.org](mailto:madalyn.welch@surfcity-hb.org)

2000 Main Street, Huntington Beach, CA 92648

-----Original Message-----

From: Richard Rebd <richardrebd@gmail.com>  
Sent: Monday, July 15, 2024 1:03 PM  
To: Welch, Madalyn <madalyn.welch@surfcity-hb.org>  
Cc: Laurie Rebd <laurierebd@gmail.com>  
Subject: Planning Commission Notice of Public Hearing for July 23, 2024

Hello Madalyn,

In anticipation of the next Planning Commission Hearing on July 23 several of our community members want to confirm our understanding of the zoning change proposals being considered. Based upon what has been presented to us in writing and what we have been told from you as well as input from the planning commissioners we just want to confirm that while the zoning on the property adjacent to our home would change, any of the approved Public/Semi-public uses outlined in Title 20 and Title 21 would only be permitted after an application for a Conditional Use Permit. Additionally we'd like to confirm that the granting of such a permit would only occur after a public hearing and input from the community.

Please let us know if our understanding stated above is correct or if there is any additional pertinent information we should know about in an effort to protect our community from the types of uses and abuses that have occurred in the past.

Thank you,

Richard & Laurie Rebd along with our concerned neighbors

Sent from my iPad



July 16<sup>th</sup>, 2024

RE: Zoning Map Amendment #24-004  
Exemption Request for RA Parcels #149-141-32 and 149-141-35

Planning Commission,

We are requesting your help in reference to the rezoning of the above referenced properties. To that extent we are requesting an exemption for the above RA-O Zoned Parcels. While the zoning designations of the subject properties are currently inconsistent with the 2017 General Plan designations, changing the Zoning in order to make it consistent with the General Plan would in fact change the "general land use provisions" and could potentially lead to uses that are not currently permitted under current true RA Zoning. (See attached RA Zoning)

The basis for our exemption request for the above parcels is based on:

- The Planning Department Suggested Findings For Approval are not accurate for the above referenced parcels. Please see attached highlighted document
- The RA/RA-O sites are not developed! The proposed changes are not consistent or compatible with the character of the various neighborhoods or the current use of the property.
  - Most of the RA parcels are currently commercial Nurseries, Community Garden or Open land. See Existing Use as submitted by Planning Commission (Attachment #4 from ZMA #24-004 meeting dated 5/28/24- attached to this document for your reference)
  - The proposed Public/Semi-Public zoning does not have a provision for Nurseries or Residential Agriculture which is what is currently developed on the sites.

We are asking that the City grant an exemption for the rezoning of the referenced parcels and/or amend the current General Plan to maintain the RA (Residential Agriculture) designation. The city has indicated the nurseries "will" be permitted to continue operating on the existing sites. Our request/revision will then make the zoning consistent with the current and proposed future use of the land.

Additionally, the specific parcels referenced have suffered numerous attempts in the past to use the property for non-zoned use (as presented at 5/28/24 Planning Comm. Mtg.). The proposed zoning is not consistent with a Residential neighborhood or Residential Agriculture designation which we have relied on for past violations in order to maintain our

quality of life. The re-zoning will diminish the quality of life and property values for all affected the property owners.

If the Planning Commission is not willing to grant an exemption, we request that the property is re-zoned to Open Space which would be consistent with all other high voltage power lines throughout the city.

In addition, in order to preserve our community, we request that the Planning Commission establish a written process that outlines and details the steps to be taken should SCE or any other entity violate "the codes, rules or any other land use designations" without obtaining the required permits.

Regarding this or any City of HB Public Hearing Notice, a transparent and informative Notice of Public Hearing if genuinely intended to inform the public should clearly state: The zoning is being changed from "X" zoning (RA)(RL)," to Public/Semi-Public (PS)

- **The Public and Semi-Public permitted uses may be viewed at:**  
<https://ecode360.com/43802802#43802813>
- The table in Chapter 214.06 of the zoning code lists the land uses within the Public/Semi-public zoning designation. The table outlines what type of approval is required for each use listed in the table, Here is a link to the Zoning Table: <https://ecode360.com/43803373#43803376>

Lastly, we as property owners should not suffer because of an oversight in 2017 by the Planning Dept. when the General Plan was changed. Instead, the Planning Dept. should amend the current plan or submit any necessary paperwork for such oversights. We are confident if anyone in the Planning Dept. or on the Planning Commission owned an affected property, they would find a way to do the right thing and maintain the appropriate zoning for a residential neighborhood.

Thank you for your service and any assistance you can provide us as tax-paying members of the community.

Richard and Laurie Rebd

Ken and April Paquin

Robert Gambrell and Cynthia Woods

Dee Brundage

Norma White

Lisa Rozga

Craig and Stephanie Satterfield

*Richard and Laurie Rebd*  
*Ken Paquin* *April Paquin*  
*Robert Gambrell* *Cynthia Woods*  
*Dee Brundage*  
*Norma White*  
*Lisa Rozga*  
*Stephanie Satterfield*

and Homeowners of Spar Circle and Sprit Circle

And on behalf of the 200+ homeowners on Galbar, Lavonne, Spindrift, Ravenwood and Midland who didn't raise objections, possibly because the Notice of Public Hearing may still be misleading.

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
107-482-52	8602 Heil Avenue	RL	PS	P	SCE/Nursery	5.63	245,164.00	
107-573-34	Unaddressed Parcel, south of 8602 Heil Avenue	RL	PS	P	SCE/Nursery	2.76	120,099.97	
107-573-35	8641 Warner Avenue	RL	PS	P	SCE/Nursery	2.62	114,343.67	
107-813-02	Unaddressed Parcel, west of 8881 Warner Avenue	CG	PS	P	Driveway	0.1	4,168.91	S TWP 5 RGE 11 SEC 24 T 5 R 11 SEC 24 POR SE1/4
145-504-16	Unaddressed Parcel, north of 15971 Graham Street	IL	PS	P	Vacant site	0.05	2,340.23	S TWP 5 RGE 11 SEC 16 SEC16 T5 R11 POR SE 1/4
145-504-17	Unaddressed Parcel, Part of Bolsa substation at 15971 Graham Street	IL	PS	P	Bolsa substation (Owned by SCE)	0.16	6,753.81	
145-504-18	Unaddressed Parcel, north of 15971 Graham Street	IL	PS	P	Vacant site	0.55	23,941.38	S TWP 5 RGE 11 SEC 16 SEC16 T5 R11 POR SW 1/4
145-504-19	15971 Graham Street	IL	PS	P	Bolsa substation	1.59	69,098.84	
148-071-29	Unaddressed Parcel, SCE Towers along Hamilton Avenue	RL	PS	P	SCE towers near Edison Park at 21377 Magnolia Street, owned by SCE	2.81	122,404.20	
149-131-02	10172 Atlanta Avenue	RA-O	PS-O	P	SCE Site/Huntington Beach Community Garden	2.52	109,695.10	
149-131-03	Unaddressed Parcel, east of 10172 Atlanta Avenue	RA-O	PS-O	P	SCE Site along Santa Ana River Channel (Owned by SCE)	0.42	18,335.69	A TR J A DAY TR BLK LOT 6 J A DAY TR LOT 6 POR OF LOT AND POR NW1/4 SEC 17
149-141-32	Unaddressed Parcel, Part of SCE site at 21202 Brookhurst Street	RA-O	PS-O	P	SCE site	3.7	161,235.94	

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
149-141-33	Unaddressed Parcel, east of SCE site at 21202 Brookhurst Street	RA-O	PS-O	P	SCE Site along Santa Ana River Channel (Owned by SCE)	0.41	17,852.37	A TR J A DAY TR BLK LOT 6 J A DAY TR LOT 6 30 FT STRIP IN LOT
149-141-34	Unaddressed Parcel, east of SCE site at 21202 Brookhurst Street	RA-O	PS-O	P	SCE Site along Santa Ana River Channel (Owned by SCE)	0.22	9,673.27	N TR 744 BLK LOT A TR 744 LOT A ELY 30 FT
149-141-35	21202 Brookhurst Street	RA-O	PS-O	P	SCE site	4.23	184,271.71	
149-152-26	9271 Hamilton Avenue	RA-O	PS-O	P	SCE/Smith Farms Nursery	7.69	335,148.69	
149-161-26	21251 Bushard Street	RA-O	PS-O	P	SCE/Moon Valley Nursery	2.11	91,742.91	
149-262-02	Unaddressed Parcel, north of Hamilton Avenue, east of 21372 Brookhurst Street	CG	PS	P	SCE Site along Santa Ana River Channel (Owned by County Sanitation)	1.26	54,771.70	TR 193 LOT A POR OF LOT AND POR OF LOT B & POR LOTS 59-75 INC AND TR 211 POR OF LOTS D, E, F & H & POR LOTS 61-75 INC AND TR
153-201-05	Unaddressed Parcel, south of 19201 Brookhurst Street	RA	PS	P	SCE/Nursery	5.79	252,415.38	
153-352-27	19191 Bushard Street	RL	PS	P	SCE/Nursery	5.74	249,949.10	
153-381-24	Unaddressed Parcel, east of Bushard Street, north of Flounder Drive	RL	PS	P	SCE/Nursery	5.89	256,387.01	
155-074-26	Unaddressed Parcel, west of Ward Street, between Kukui Drive and Kamuela Drive	RA	PS	P	SCE/Nursery	5.89	256,890.73	
155-201-01	Unaddressed Parcel, east of Spindrift Lane	RL	PS	P	SCE Site along Santa Ana River Channel (Owned by County Sanitation)	2.07	90,407.81	A TR J A DAY TR BLK J A DAY TR LOT A STRIP OF LAND 30 FT WIDE IN

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
155-201-02	20470 Ravenwood Lane	RL	PS	P	SCE/Nursery	5	218,033.48	
155-201-03	Unaddressed Parcel, south of 20470 Ravenwood Lane	RL	PS	P	SCE/Nursery	6.36	276,925.86	
155-211-01	Unaddressed Parcel, east of 20338 Ravenwood Lane	RL	PS	P	SCE Site along Santa Ana River Channel (Owned by County Sanitation)	2.29	99,763.29	S TWP 6 RGE 10 SEC 8 SEC 8 T 6 R 10 A STRIP OF LAND 30 FT WIDE IN N1/2
155-211-02	20338 Ravenwood Lane	RL	PS	P	SCE/Nursery	10.98	478,325.18	
155-271-21	19226/19250 Brookhurst Street	RA	PS	P	SCE/Nursery	5.8	252,609.64	
155-301-02	19118 Ward Street/10500 Garfield Avenue	RL	PS	P	Ellis Substation & SiteOne Landscape Supply Nursery (Owned by SCE)	39.77	1,732,496.92	
155-301-03	Unaddressed Parcel, east of 19118 Ward Street	RL	PS	P	SCE Site along Santa Ana River Channel (Owned by County Sanitation)	3.48	15,181,381.00	S TWP 6 RGE 10 SEC 5 SEC 5 T 6 R 10 E1/2
155-301-04	Unaddressed Parcel, east of 10441 Shalom Drive	RL	PS	P	SCE Site along Santa Ana River Channel (Owned by County Sanitation)	2.02	87,961.16	S TWP 6 RGE 10 SEC 5 SEC 5 T 6 R 10 S1/2
155-301-05	Unaddressed Parcel, east of 10441 Shalom Drive	RL	PS	P	SCE Site along Santa Ana River Channel (Owned by County Sanitation)	0.21	9,239.47	
163-281-34	17111 Bolsa Chica Street	CG	PS	PS(CG)	Frontier Communications Office (Telecom Central Office)	1.09	47,555.29	
165-332-09	Unaddressed Parcel, Part of Railroad, west of Sampson Lane	IG	PS	P	Part of Railroad, west of Sampson Lane	0.27	11,886.80	
Drainage	Unaddressed Parcel, Drainage/Walkway between Manitoba Lane and Delaware Street	RL	PS	P	Drainage/Walkway between Manitoba Lane and Delaware Street	0.09	3,709.30	
Railroad	Unaddressed Parcel, between Edinger Avenue and Heil Avenue	IG	PS	P	Part of Railroad between Edinger Ave and Heil Ave	1.75	76,194.57	

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
Railroad	Unaddressed Parcel, part of the Railroad between Heil Avenue and Warner Avenue	IG	PS	P	Part of the Railroad between Heil Avenue and Warner Avenue	1.78	77,626.17	
Railroad	Unaddressed Parcel, part of the Railroad between Warner Avenue and Slater Avenue	IG	PS	P	Part of the Railroad between Warner Avenue and Slater Avenue	1.77	77,017.38	
Railroad	Unaddressed Parcel, part of the Railroad between Slater Avenue and Talbert Avenue	IG	PS	P	Part of Railroad, between Slater Ave and Talbert Ave	1.75	76,414.51	
Railroad	Unaddressed Parcel, part of the Railroad between Talbert Avenue and Ellis Avenue	IG	PS	P	Part of Railroad between Talbert Avenue and Ellis Avenue	2.34	102,052.13	
Railroad	Unaddressed Parcel, Part of the Railroad north of Astronautics Drive, between Rancho Road and Springdale Street	IL	PS	P	Part of the Railroad north of Astronautics Drive, between Rancho Road and Springdale Street	6.62	288,548.44	
Railroad	Unaddressed Parcel, Part of the Railroad north of Glenwood Drive, between Aspen Circle and Springdale Street	RL	PS	P	Part of the Railroad north of Glenwood Drive, between Aspen Circle and Springdale Street	2.75	119,824.82	

**Article 910****RESIDENTIAL AGRICULTURE DISTRICT (RA)**

(881-1/62, 1050-5/64, 1077-9/64, 1108-1/65, 1222-8/66, 1235-8/66, 1838-6/73, 1847-7/73, 1952-2/75, 2166-3/77, 2373-9/79, 2411-2/81, 2834-7/86, 2900-8/87, 2967-11/88)

**Sections:**

- 9100 General provisions
- 9101 Permitted uses
- 9102 Prohibited uses
- 9103 Minimum parcel size/frontage
- 9104 Maximum density/intensity
- 9105 Maximum building height
- 9106 Maximum site coverage
- 9107 Setbacks
- 9108 Parking
- 9109 Miscellaneous requirements

**9100 General provisions.** The residential agriculture district (RA) is intended to serve as a transition or holding zone for property with current agricultural activities and as a zone where restricted residential development is permitted. (2834-7/86)

**9101 Permitted uses.** The following shall be permitted within the RA district:

- (a) **Unregulated.** Agricultural and horticultural uses such as orchards, field or bush crops, vegetable and flower gardening.
- (b) **Building permit.** Single family dwellings and accessory buildings which are permanently located on a parcel and greenhouses, barns, tool sheds, and buildings accessory to farming uses shall be permitted subject to the approval of a building permit. Tents, trailers, vehicles, or temporary structures shall not be used for dwelling purposes.
- (c) **Use permit.** The following uses shall be permitted subject to the approval of a use permit by the Zoning Administrator:
  - (1) Wholesale nurseries.
  - (2) Uses where animal feces are used in bulk quantities or where packaging of products constitutes more than 25 percent (25%) of the site's activities. (2967-10/88)

The Zoning Administrator shall consider in reviewing the above uses, traffic circulation, the provision of off-street parking, required dedications and improvements, and the buffering and compatibility of the site with surrounding uses. (2967-10/88)

- (d) **Conditional use permit.** The following uses shall be permitted subject to the approval of a conditional use permit by the Planning Commission:

- (1) Unclassified uses pursuant to Article 963.
- (2) Temporary contractor's storage yards for the storage of construction related materials only may be permitted pursuant to the standards contained in Section 9530.15(b) (M1 district outside storage requirements) except that screening may be provided by chain link fence with wood slats rather than a masonry wall. Where the use is adjacent to an arterial highway, the minimum setback shall be twenty (20) feet, all of which shall be fully landscaped. Such uses shall be prohibited on any site located less than one thousand (1,000) feet from a residential structure. Initial approval shall be for a maximum of three (3) years, with two (2) one-year extensions subject to Planning Commission approval, except that any storage use shall cease operation once a building permit is issued for a residential structure within one thousand (1,000) feet. This temporary contractor's storage use shall only apply to construction contractors while they are engaged in active construction within the city limits of Huntington Beach.

At the time of application applicant shall submit a declaration under penalty of perjury stating the construction project location and the owner of the property if other than the applicant. (2834-7/86, 2900-8/87)

- (3) Temporary uses resulting from an operation being displaced due to property acquisition by a governmental agency may be permitted for a maximum of five (5) years. Such uses shall be similar in nature to the prevailing surrounding uses of the general area and shall comply with all applicable requirements of this code such as parking, landscaping, access, and setbacks that would pertain to such use if located in a district in which it would be a permitted use. (2967-10/88)

**9102 Prohibited uses.** The following uses shall be prohibited in the RA district:

- (a) Garbage or sewage disposal plants.
- (b) Animal husbandry and any commercial raising of animals. (2834-7/86)

**9103 Minimum parcel size/frontage.** A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth, and area for any new parcel. The minimum lot size shall be one acre and the minimum lot frontage shall be 150 feet. (2834-7/86)

**9104 Maximum density/intensity.** The maximum density shall not exceed one unit per acre. A maximum of five (5) units is permitted on any single parcel. (2834-7/86)

**9105 Maximum building height.** Maximum building height shall be twenty-five (25) feet and maximum two (2) stories for all structures. (2834-7/86)

**9106 Maximum site coverage.** Maximum site coverage shall be fifty percent (50%). Site coverage shall be as outlined in the definitions article. (2834-7/86)

**9107 Setbacks.** Setbacks for the dwelling shall be provided as indicated below. Garages shall be set back a minimum of twenty-two (22) feet from any exterior property line. Setbacks for architectural features are contained in Section 9109(b).



Front yard	Twenty (20) feet
Interior side yard	Five (5) feet
Exterior side yard	Twenty (20) feet
Rear yard	Twenty (20) feet

(2834-7/86)

**9108 Parking.** Parking shall comply with the standards outlined in Article 960. The parking of inoperable motor vehicles, trucks and machinery, trailers, campers and boats shall be prohibited in front of the main dwelling. (2834-7/86)

**9109 Miscellaneous requirements.**

- (a) **Accessory buildings.** Accessory buildings may be permitted on a lot with a permitted main building. Setback requirements are as specified for the main dwelling, except accessory buildings other than detached garages shall set back fifty (50) feet from the front property line. The minimum distance from any building to any other building on the same lot shall be twenty (20) feet.
- (b) **Architectural features.** Architectural features, including eaves, fireplaces, and open unroofed stairways and balconies shall maintain a minimum distance of five (5) feet from any portion of any other building on the same lot. Such features shall set back thirty (30) inches from the side property lines and sixteen (16) feet from the front and rear property lines.
- (c) **Fencing.** Fencing shall comply with the standards outlined in Article 977. (2834-7/86)



**CITY OF HUNTINGTON BEACH  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION**

You are receiving this Notice of Public Hearing because you are a resident or conduct business within close proximity of the item checked below. The Planning Commission Public Hearing is scheduled for:

WHEN: Tuesday, July 23, 2024 TIME: 6:00 PM

WHERE: City Council Chambers, Huntington Beach Civic Center  
2000 Main Street, Huntington Beach, CA 92648

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the application as outlined below. A copy of the application is on file in the Community Development Department, 2000 Main Street, Huntington Beach, California 92648, for review by the public. If you challenge the Planning Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. If there are any further questions please call the Community Development Department at (714) 536-5271 and refer to the application below.

NOTICE IS HEREBY GIVEN that the following items will be heard by the Planning Commission:

1. **ZONING MAP AMENDMENT NO. 24-003 (MAPPING CONSISTENCY CLEAN-UP PROJECT – UTILITY SITES)** **Applicant:** City of Huntington Beach **Property Owner:** Various **Request:** To amend the current zoning map to bring 42 inconsistently zoned parcels consisting of utility type uses into conformance with their General Plan designations. **Location:** Citywide **City Contact:** Madalyn Welch

1. NOTICE IS HEREBY GIVEN that Item #1 is exempt from the provisions of the California Environmental Quality Act.

**PROJECT DESCRIPTION:** This project serves as a clean-up effort to amend the zoning of certain utility sites into compliance with and match the current General Plan designation and the existing uses on site per Government Code 65860. This amendment is prompted to fix inconsistencies between current zoning and General Plan designations. **This zoning map amendment will not change the zoning on your property, but may affect the zoning of property within close proximity of your property. If you have any questions regarding this item of about the rezoning of property near you, please call Madalyn Welch at (714) 374-5353.**

**GENERAL ORDER NO. 131-D**  
(Supersedes General Order No. 131-C)

## **PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA**

**RULES RELATING TO THE PLANNING AND CONSTRUCTION OF ELECTRIC  
GENERATION, TRANSMISSION/POWER/DISTRIBUTION LINE FACILITIES  
AND SUBSTATIONS LOCATED IN CALIFORNIA.**

Adopted June 8, 1994. Effective July 8, 1994  
Decision 94-06-014  
Modified August 11, 1995. Effective September 10, 1995.  
Decision 95-08-038

### **SECTION I. GENERAL**

Pursuant to the provisions of Sections 451, 701, 702, 761, 762, 768, 770, and 1001 of the Public Utilities Code:

**IT IS HEREBY ORDERED** that except as specifically provided herein, no electric public utility, now subject, or which hereafter may become subject, to the jurisdiction of this Commission, shall begin construction in this state of any new electric generating plant, or of the modification, alteration, or addition to an existing electric generating plant, or of electric transmission/power/distribution line facilities, or of new, upgraded or modified substations without first complying with the provisions of this General Order.

For purposes of this General Order, a transmission line is a line designed to operate at or above 200 kilovolts (kV). A power line is a line designed to operate between 50 and 200 kV. A distribution line is a line designed to operate under 50 kV.

### **SECTION II. PURPOSE OF THIS GENERAL ORDER**

The Commission has adopted these revisions to this General Order to be responsive to:

- the requirements of the California Environmental Quality Act (CEQA) (Public Resources (Pub. Res.) Code § 21000 et seq.);
- the need for public notice and the opportunity for affected parties to be heard by the Commission
- the obligations of the utilities to serve their customers in a timely and efficient manner; and
- the need to replace the present complaint treatment of under-200-kV projects with a new streamlined review mechanism.

### **SECTION III. NEED FOR COMMISSION AUTHORIZATION**

For purposes of this General Order, construction does not include any installation of environmental monitoring equipment, or any soil or geological investigation, or work to determine feasibility of the use of the particular site for the proposed facilities, which do not result in a serious or major disturbance to an environmental resource.

A. Certificate of Public Convenience and Necessity (CPCN)

No electric public utility shall begin construction in this state of any new electric generating plant having in aggregate a net capacity available at the busbar in excess of 50 megawatts (MW), or of the modification, alteration, or addition to an existing electric generating plant that results in a 50 MW or more net increase in the electric generating capacity available at the busbar of the existing plant, or of major electric transmission line facilities which are designed for immediate or eventual operation at 200 kV or more (except for the replacement of existing power line facilities or supporting structures with equivalent facilities or structures, the minor relocation of existing power line facilities, the conversion of existing overhead lines to underground, or the placing of new or additional conductors, insulators, or their accessories on or replacement of supporting structures already built) without this Commission's having first found that said facilities are necessary to promote the safety, health, comfort, and convenience of the public, and that they are required by the public convenience and necessity.

B. Permit to Construct

No electric public utility shall begin construction in this state of any electric power line facilities or substations which are designed for immediate or eventual operation at any voltage between 50 kV or 200 kV or new or upgraded substations with high side voltage exceeding 50 kV without this Commission's having first authorized the construction of said facilities by issuance of a permit to construct in accordance with the provisions of Sections IX.B, X, and XI.B of this General Order. An upgraded substation is one in which there is an increase in substation land area beyond the existing utility-owned property or an increase in the voltage rating of the substation above 50 kV. Activities which increase the voltage of a substation to the voltage for which the substation has been previously rated are deemed to be substation modification projects and not substation upgrade projects.

1. Compliance with Section IX.B is not required for:

- a. power line facilities or substations with an in-service date occurring before January 1, 1996, which have been reported to the Commission in accordance with the Commission's decision adopting GO 131-D.
- b. the replacement of existing power line facilities or supporting structures with equivalent facilities or structures.
- c. the minor relocation of existing power line facilities up to 2,000 feet in length, or the intersetting of additional support structures between existing support structures.
- d. the conversion of existing overhead lines to underground.
- e. the placing of new or additional conductors, insulators, or their accessories on supporting structures already built.
- f. power lines or substations to be relocated or constructed which have undergone environmental review pursuant to CEQA as part of a larger project, and for which the final CEQA document (Environmental Impact Report (EIR) or Negative Declaration) finds no significant unavoidable environmental impacts caused by the proposed line or substation.

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- g. power line facilities or substations to be located in an existing franchise, road-widening setback easement, or public utility easement; or in a utility corridor designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies for which a final Negative Declaration or EIR finds no significant unavoidable environmental impacts.
- h. the construction of projects that are statutorily or categorically exempt pursuant to § 15260 et seq. of the Guidelines adopted to implement the CEQA, 14 Code of California Regulations § 15000 et seq. (CEQA Guidelines).

However, notice of the proposed construction of such facilities must be made in compliance with Section XI.B herein, except that such notice is not required for the construction of projects that are statutorily or categorically exempt pursuant to CEQA Guidelines. If a protest of the construction of facilities claimed by the utility to be exempt from compliance with Section IX.B is timely filed pursuant to Section XIII, construction may not commence until the Executive Director or Commission has issued a final determination.

- 2. The foregoing exemptions shall not apply when any of the conditions specified in CEQA Guidelines § 15300.2 exist:
  - a. there is reasonable possibility that the activity may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies; or
  - b. the cumulative impact of successive projects of the same type in the same place, over time, is significant; or
  - c. there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

**C. Electric Distribution Lines and Other Substations**

The construction of electric distribution (under 50 kV) line facilities, or substations with a high side voltage under 50 kV, or substation modification projects which increase the voltage of an existing substation to the voltage for which the substation has been previously rated within the existing substation boundaries, does not require the issuance of a CPCN or permit by this Commission nor discretionary permits or approvals by local governments. However, to ensure safety and compliance with local building standards, the utility must first communicate with, and obtain the input of, local authorities regarding land use matters and obtain any non-discretionary local permits required for the construction and operation of these projects.

**SECTION IV. UTILITY REPORT OF LOADS AND RESOURCES**

Every electric public utility required to submit a report of loads and resources to the California Energy Commission (CEC) in accordance with Section 25300 et seq. of the Public Resources Code shall also furnish six copies of its report to the Public Utilities Commission.

## **SECTION V. UTILITY REPORT OF PLANNED TRANSMISSION/ POWER LINE, AND SUBSTATION FACILITIES**

Every electric public utility shall annually, on or before March 1, furnish to the Commission Advisory and Compliance Division (CACD) for its review three (3) copies<sup>1</sup> of a fifteen-year 15 forecast of planned transmission facilities of 200 kV or greater and a five-year (5) forecast of planned power line facilities and substations of between 50 kV and 200 kV.

A. The report shall include:

1. A list of transmission, power lines, and substations, arranged in chronological order by the planned service date, for which a CPCN or a permit to construct has been received, but which have not yet been placed in service.
2. A list of planned transmission, power lines, and substations of 50 kV or greater or planning corridors, arranged in chronological order by the planned service date, on which proposed route or corridor reviews are being undertaken with governmental agencies or for which applications have already been filed.
3. A list of planned transmission, power lines, and substations of 50 kV or greater or planning corridors, arranged in chronological order by the planned service date, on which planning corridor or route reviews have not started, which will be needed during the forecast periods.

B. For each transmission or power line route, substation, or planning corridor included in the above lists, the following information, if available, shall be included in the report:

1. Planned operating date.
2. Transmission or power line name.
3. The terminal points (substation name and location).
4. Number of circuits.
5. Voltage — kV.
6. Normal and emergency continuous operating ratings — MVA.
7. Length in feet or miles.
8. Estimated cost in dollars as of the year the report is filed.
9. Cities and counties involved.
10. Other comments.

## **SECTION VI. UTILITY REPORT OF INFORMATION REGARDING FINANCING OF NEW ELECTRIC GENERATING AND TRANSMISSION CAPACITY**

Every electric public utility shall biennially, on or before June 1 of every odd numbered year, furnish a report to the Commission of the financial information designated in Appendix A hereto; provided however, that no public utility shall be required to submit such financial information if such utility does not plan for a fifteen-year (15) period commencing with the year in which the financial information is to be filed to (1) construct within the State of California any new electric

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<sup>1</sup>One copy to be stored in the CACD Annual Reports Section.

generating plant having in the aggregate a net capacity in excess of 50 MW, or (2) modify, alter, or add to any existing electric generating plant that results in a 50 MW, or more, net increase in the electric generating capacity of an existing plant within the State of California, or (3) construct in California any electric transmission line facilities which are designed for immediate or eventual operation at any voltage in excess of 200 kV (except for the replacement or minor relocation of existing transmission line facilities, or the placing of additional conductors, insulators or their accessories on, or replacement of, supporting structures already built).

**SECTION VII. ELECTRIC GENERATING AND RELATED TRANSMISSION FACILITIES SUBJECT TO THE WARREN-ALQUIST ENERGY RESOURCES CONSERVATION AND DEVELOPMENT ACT**

If an electric public utility proposes to construct electric generating and related transmission facilities which are subject to the power plant siting jurisdiction of the CEC as set forth in Section 25500 et seq. of the Public Resources Code, it shall comply with the following procedure:

- A. In accordance with Public Resources Code Section 25519(c) and Public Utilities Code Section 1001, the CEQA, and this Commission's Rules of Procedure No. 17.1 do not apply to any application filed pursuant to this section.
- B. Upon acceptance of an electric utility's Notice of Intent (NOI) filing by the CEC, the utility shall mail six copies of the NOI to the Executive Director of this Commission.
- C. When an electric utility files with the CEC an application for a certificate to construct (AFC) an electric generating facility pursuant to Section 25519 of the Public Resources Code and any AFC regulations of the CEC, it shall mail six copies of the AFC, including six copies of the CEC's Final Report in the NOI proceeding for the facility, to the Executive Director of this Commission.
- D. No later than 30 days after acceptance for filing of the AFC referred to above in Subsection C, the utility shall file with this Commission an application for a CPCN. The application shall comply with this Commission's Rules of Practice and Procedure, specifically Rules 2 through 8, 15, and 16, and shall include the data and information set forth in Appendix B hereto. In complying with this provision, the utility may include portions of the CEC's Final Report in its NOI proceeding by attaching such portions as an appendix to its application filed with this Commission. The utility may also include portions of the AFC filed with the CEC by reference. A copy of the application shall be mailed to the CEC and to every person, corporation, organization, or public agency that has intervened in the CEC's AFC proceeding.
- E. No later than 30 days after the filing of the application, the Commission staff shall review it and notify the utility in writing of any deficiencies in the information and data submitted in the application. The utility shall correct any deficiencies within 60 days thereafter, or explain in writing to the Commission staff why it is unable to do so. It shall include in any such letter an estimate of when it will be able to correct the deficiencies. Upon correction of any deficiencies in the application, any public hearings which are necessary may be held on the application while the utility's AFC application is under process.

before the CEC. The Commission may issue an interim decision on the application before the issuance by the CEC of a final decision in the AFC proceeding. However, any such interim decision shall not be final and shall be subject to review after the CEC issues its final decision in the AFC proceeding as prescribed in Public Resources Code Sections 25522 and 25530.

- F. No later than 30 days after issuance of a certificate by the CEC in a final decision in the utility's AFC proceeding in accordance with Public Resources Code Sections 25209, 25522, and 25530 the Commission shall issue a decision on the application for a CPCN from this Commission, unless a later date for issuance of the decision is mutually agreed to by the Commission and the applicant, or is necessitated by conditions under Paragraph G.
- G. In the event that the CEC's certificate in the AFC proceedings sets forth requirements or conditions for the construction of the proposed electric generating facility which were not adequately considered in the proceeding before the Commission, and which will have a significant impact on the economic and financial feasibility of the project, or the rates of the utility, or on utility system reliability, the utility, or Commission staff, or any party, may request that the Commission hold a public hearing on such implications. Any such hearing, if granted, shall be initiated no later than 30 days after the filing of any such request. It is the intent of this Commission that a final decision shall be issued within 90 days after conclusion of the hearing, if held.
- H. In the event that judicial review of the CEC's issuance of a certificate in the AFC proceeding is sought in any court, the utility shall immediately notify this Commission and include a copy of the court filing.

#### **SECTION VIII. ELECTRIC GENERATING FACILITIES NOT SUBJECT TO THE WARREN-ALQUIST ENERGY RESOURCES CONSERVATION AND DEVELOPMENT ACT**

An electric public utility proposing to construct in this state new generation facilities in excess of 50 MW net capacity, available at the busbar or proposing to modify an existing generation facility in this state in order to increase the total generating capacity of the facility by 50 MW or more net capacity available at the busbar, shall file for a CPCN not less than 12 months prior to the date of a required decision by the Commission unless the Commission authorizes a shorter period for exceptional circumstances.

- A. An application for a CPCN shall comply with this Commission's Rules of Practice and Procedure, specifically Rules 2 through 8, 15, and 16. In addition, it shall include or have attached to it the following:
  - 1. The information and data set forth in Appendix B.
  - 2. A statement of the reasons why and facts showing that the completion and operation of the proposed facility is necessary to promote the safety, health, comfort, and convenience of the public.
  - 3. Safety and reliability information, including planned provisions for emergency operations and shutdowns.
  - 4. A schedule showing the program for design, material acquisition, construction, and testing and operating dates.



5. Available site information, including maps and description, present, proposed, and ultimate development; and, as appropriate, geological, aesthetic, ecological, tsunami, seismic, water supply, population, and load center data, locations and comparative availability of alternate sites, and justification for adoption of the site selected.
  6. Design information, including description of facilities, plan efficiencies, electrical connections to system, and description of control systems, including air quality control systems.
  7. A Proponent's Environment Assessment (PEA) on the environmental impact of the proposed facility and its operation so as to permit compliance with the requirements of CEQA and this Commission's Rule of Practice and Procedure 17.1 and 17.3. If a PEA is filed, it may include the data described in Items 1 through 6, above.
- B. No later than 30 days after the filing of the application, the Commission staff shall review it and notify the utility of any deficiencies in the information and data submitted in the application. The utility shall correct any deficiencies within 60 days thereafter or explain in writing to the Commission staff why it is unable to do so. It shall include in any such letter an estimate of when it will be able to correct the deficiencies. Upon correction of any deficiencies in the application, the commission staff shall determine whether CEQA applies, and if so, whether a Negative Declaration or an EIR has been or will be prepared, and the process required by CEQA and Commission Rule 17.1 will be followed in addition to the Commission's standard decision-making process for applications. The Commission shall issue a decision within the time limits prescribed by Government Code Section 65920 et seq. (the Permit Streamlining Act).

#### **SECTION IX. TRANSMISSION LINE, POWER LINE, AND SUBSTATION FACILITIES**

##### **A. Transmission Line Facilities of 200 kV and Over**

An electric public utility desiring to build transmission line facilities in this state for immediate or eventual operation in excess of 200 kV shall file for a CPCN not less than 12 months prior to the date of a required decision by the Commission unless the Commission authorizes a shorter period because of exceptional circumstances

1. An application for a CPCN shall comply with this Commission's Rules of Practice and Procedure 2 through 8, 15, and 16 and shall also include the following:
  - a. A detailed description of the proposed transmission facilities, including the proposed transmission line route and alternative routes, if any; proposed transmission equipment; such as tower design and appearance, heights, conductor sizes, voltages, capacities, substations, switchyards, etc.; and a proposed schedule for certification, construction, and commencement of operation of the facilities.

- b. A map of suitable scale of the proposed routing showing details of the right-of-way in the vicinity of settled areas, parks, recreational areas, scenic areas, and existing electrical transmission lines within one mile of the proposed route.
  - c. A statement of facts and reasons why the public convenience and necessity require the construction and operation of the proposed transmission facilities.
  - d. A detailed statement of the estimated cost of the proposed facilities.
  - e. Reasons for adoption of the route selected, including comparison with alternative routes, including the advantages and disadvantages of each.
  - f. A schedule showing the program of right-of-way acquisition and construction.
  - g. A listing of the governmental agencies with which proposed route reviews have been undertaken, including a written agency response to applicant's written request for a brief position statement by that agency. (Such listing shall include The Native American Heritage Commission, which shall constitute notice on California Indian Reservation Tribal governments.) In the absence of a written agency position statement, the utility may submit a statement of its understanding of the position of such agencies.
  - h. A PEA or equivalent information on the environmental impact of the project in accordance with the provisions of CEQA and this Commission's Rule of Practice and Procedure, Rules 17.1 and 17.3. If a PEA is filed, it may include the data described in Items a through g above.
2. No later than 30 days after the filing of the application the Commission staff shall review it and notify the utility in writing of any deficiencies in the information and data submitted in the application. The utility shall correct any deficiencies within 60 days thereafter, or explain in writing to the Commission staff why it is unable to do so. It shall include in any such letter an estimate of when it will be able to correct the deficiencies. Upon correction of any deficiencies in the application, the Commission staff shall determine whether CEQA applies, and if so, whether a Negative Declaration or an EIR has been or will be prepared, and the process required by CEQA and Commission Rules of Practice and Procedure 17.1 will be followed in addition to the Commission's standard decision-making process for applications. The Commission shall issue a decision within the time limits prescribed by Government Code Sections 65920 et seq. (the Permit Streamlining Act).
- B. Power Line Facilities Between 50 kV and 200 kV and Substations Designed to Operate Over 50 kV Which Are Not Included in Subsection A of this Section.

Unless exempt as specified in Section III herein, or already included in an application before this Commission for a CPCN, an electric public utility desiring to build power line or substation facilities in this state for immediate or eventual operation between 50 kV and 200 kV or substations for immediate or

eventual operation over 50 kV, shall file for a permit to construct not less than nine (9) months prior to the date of a required decision by the Commission unless the Commission authorizes a shorter period because of exceptional circumstances. An application for a permit to construct shall comply with the Commission's Rules of Practice and Procedure No. 2 through 8 and 15 through 17.

1. The application for a permit to construct shall also include the following:
  - a. A description of the proposed power line or substation facilities, including the proposed power line route; proposed power line equipment, such as tower design and appearance, heights, conductor sizes, voltages, capacities, substations, switchyards, etc., and a proposed schedule for authorization, construction, and commencement of operation of the facilities.
  - b. A map of the proposed power line routing or substation location showing populated areas, parks, recreational areas, scenic areas, and existing electrical transmission or power lines within 300 feet of the proposed route or substation.
  - c. Reasons for adoption of the power line route or substation location selected, including comparison with alternative routes or locations, including the advantages and disadvantages of each.
  - d. A listing of the governmental agencies with which proposed power line route or substation location reviews have been undertaken, including a written agency response to applicant's written request for a brief position statement by that agency. (Such listing shall include The Native American Heritage Commission, which shall constitute notice on California Indian Reservation Tribal governments.) In the absence of a written agency position statement, the utility may submit a statement of its understanding of the position of such agencies.
  - e. A PEA or equivalent information on the environmental impact of the project in accordance with the provisions of CEQA and this Commission's Rules of Practice and Procedure 17.1 and 17.3. If a PEA is filed, it may include the data described in Items a through d above.
  - f. The above information requirements notwithstanding, an application for a permit to construct need not include either a detailed analysis of purpose and necessity, a detailed estimate of cost and economic analysis, a detailed schedule, or a detailed description of construction methods beyond that required for CEQA compliance.
2. No later than 30 days after the filing of the application for a permit to construct, the CACD shall review it and notify the utility in writing of any deficiencies in the information and data submitted in the application. Thereafter, within 30 days, the utility shall correct any deficiencies or explain in writing to the CACD when it will be able to correct the deficiencies or why it is unable to do so. Upon correction of any deficiencies in the application, the CACD shall determine whether CEQA applies, and if so, whether a Negative Declaration or an EIR must be prepared, and the process required by CEQA and the Commission's Rules of Practice and Procedure 17.1 will be followed.

3. If the Commission finds that a project properly qualifies for an exemption from CEQA, the Commission will grant the permit to construct.
4. If the CACD determines, after completing its initial study, that the project would not have a significant adverse impact on the environment, the CACD will prepare a Negative Declaration. If the initial study identifies potential significant effects, but the utility revises its proposal to avoid those effects, then the Commission could adopt a Mitigated Negative Declaration. In either case, the Commission will grant the permit to construct.
5. If the initial study identifies potentially significant environmental effects, the CACD will prepare an EIR. The severity and nature of the effects, the feasibility of mitigation, the existence and feasibility of alternatives to the project, and the benefits of the project would all be considered by the Commission in deciding whether to grant or deny the permit to construct. The Commission intends to issue a permit to construct or disapprove the project within eight months of accepting the application as complete. This time limit may be extended if necessary to comply with the requirements of CEQA, but may not exceed the time limits specified in CEQA (for the preparation of an EIR).
6. If no protests or requests for hearing are received (pursuant to Section XII), a CACD Examiner shall be assigned and the Commission shall issue an ex parte decision on the application within the time limits prescribed by Government Code Section 65920 et seq. (the Permit Streamlining Act). If a protest or request for hearing is received, the matter shall be assigned to an administrative law judge, and the Commission shall issue a decision on the application within the time limits prescribed by the Permit Streamlining Act.

#### **SECTION X. POTENTIAL EXPOSURE TO ELECTRIC AND MAGNETIC FIELDS (EMF)**

##### **A. Application for CPCN or Permit to Construct**

Applications for a CPCN or Permit to Construct shall describe the measures taken or proposed by the utility to reduce the potential exposure to electric and magnetic fields generated by the proposed facilities, in compliance with Commission order. This information may be included in the PEA required by Rules of Practice and Procedure 17.1.

##### **B. EMF Technical Assistance**

The EMF education program administered by the California Department of Health Services for regulated electric utility facilities, established in Investigation (I.) 91-01-012, is available to provide independent information about EMF to local government, other state agencies, and the public to assist in their consideration of the potential impacts of facilities proposed by electric utilities hereunder. Local government and the public should first contact their public health department.

## SECTION XI. NOTICE

### A. Applications for a CPCN or Permit to Construct

Notice of the filing of each application for a CPCN for facilities subject to the provisions of Sections VII, VIII, and IX.A of this General Order and of the filing of each application for a permit to construct for facilities subject to Section IX.B of this General Order, shall be given by the electric public utility within ten days of filing the application:

1. By direct mail to:
  - a. The planning commission and the legislative body for each county or city in which the proposed facility would be located, the CEC, the State Department of Transportation and its Division of Aeronautics, the Secretary of the Resources Agency, the Department of Fish and Game, the Department of Health Services, the State Water Resources Control Board, the Air Resources Board, and other interested parties having requested such notification. The utility shall also give notice to the following agencies and subdivisions in whose jurisdiction the proposed facility would be located: the Air Pollution Control District, the California Regional Water Quality Control Board, the State Department of Transportation's District Office, and any other State or Federal agency which would have jurisdiction over the proposed construction; and
  - b. All owners of land on which the proposed facility would be located and owners of property within 300 feet of the right-of-way as determined by the most recent local assessor's parcel roll available to the utility at the time notice is sent; and
2. By advertisement, not less than once a week, two weeks successively, in a newspaper or newspapers of general circulation in the county or counties in which the proposed facilities will be located, the first publication to be not later than ten days after filing of the application; and
3. By posting a notice on-site and off-site where the project would be located.

A copy of the notice shall be delivered to the CPUC Public Advisor and the CACD on the same day it is mailed. A declaration of mailing and posting as required by this subsection shall be filed with the Commission within five (5) days of completion.

Three copies of each application for electric generation facilities shall be served on the Executive Director of the Energy Commission. If applicable, three copies shall be served on the Executive Director of the Coastal Commission. If applicable, three copies shall be served on the Executive Director of the S.F. Bay Conservation and Development Commission. Upon request by any public agency, the applicant shall provide at least one copy of its application to said public agency. A copy of the application shall be kept available for public inspection at the utility's office(s) in the county or counties in which the proposed facility would be located.

**B. Power Line Facilities Between 50 kV and 200 kV and Substations Designed to Operate Over 50 kV Which Are Not Included in Subsection A of this Section**

The utility shall give notice of the construction of any power line facilities or substations between 50 kV and 200 kV deemed exempt pursuant to Section III herein, not less than 30 days before the date when construction is intended to begin by:

1. Direct mail to the planning director for each county or city in which the proposed facility would be located and the Executive Director of the Energy Commission; and
2. Advertisement, not less than once a week, two weeks successively, in a newspaper or newspapers of general circulation in the county or counties in which the proposed facility would be located, the first publication to be not later than 45 days before the date when construction is intended to begin; and
3. By posting a notice on-site and off-site where the project would be located.
4. Filing an informational advice letter with the CACD in accordance with General Order 96-A, which includes a copy and distribution list of the notices required by items 1-3 herein. On the same day, a copy of the advice letter must be delivered to the CPUC Public Advisor.

**C. Contents of Notices**

Each utility shall consult with the CACD and CPUC Public Advisor to develop and approve a standard for the notice required by subsections A and B, which shall contain, at a minimum, the following information:

1. The Application Number assigned by the CPUC or the Advice Letter Number assigned by the utility; and
2. A concise description of the proposed construction and facilities, its purpose and its location in terms clearly understandable to the average reader; and
3. A summary of the measures taken or proposed by the utility to reduce the potential exposure to electric and magnetic fields generated by the proposed facilities, in compliance with Commission order; and
4. Instructions on obtaining or reviewing a copy of the application, including the Proponent's Environmental Assessment or available equivalent, from the utility; and
5. The applicable procedure for protesting the application or advice letter, as defined in Sections XII and XIII, including the grounds for protest, when the protest period expires, delivery addresses for the CPUC Docket Office, CACD, and the applicant and how to contact the CPUC Public Advisor for assistance in filing a protest.

**SECTION XII. PROTEST AND REQUEST FOR PUBLIC HEARINGS**

Pursuant to the Commission Rules of Practice and Procedure, Article 2.5, those to whom notice has been sent under Section XI.A hereof and any other person

entitled under the Commission's Rules of Procedure to participate in a proceeding for a CPCN or a permit to construct may, within 30 days after the notice was mailed or published, object to the granting in whole or in part of the authority sought by the utility and request that the Commission hold hearings on the application. Any such protest shall be filed in accordance with Article 2.5. If the Commission, as a result of its preliminary investigation after such requests, determines that public hearings should be held, notice shall be sent to each person who is entitled to notice or who has requested a hearing.

The Commission's Public Advisor shall provide information to assist the public in submitting such protests.

### **SECTION XIII. PROTEST TO REQUIRE THE UTILITY TO FILE FOR PERMIT TO CONSTRUCT**

Those to whom notice has been given under Section XI.B hereof and any other person or entity entitled to participate in a proceeding for a permit to construct may, within 20 days after the notice was mailed and published, contest any intended construction for which exemption is claimed by the utility from the requirements of Section III.B if such persons or entities have valid reason to believe that any of the conditions described in Section III.B.2 exist or the utility has incorrectly applied an exemption as defined in Section III herein. The protest shall be filed with the CACD, specifying the relevant utility advice letter number, in accordance with General Order 96-A, Section III.H. On the same date a protest is filed with the Commission, the protestant shall serve a copy on the subject utility by mail. The utility shall respond within five business days of receipt and serve copies of its response on each protestant and the CACD. Construction shall not commence until the Executive Director has issued an Executive Resolution.

Within 30 days after the utility has submitted its response, the Executive Director, after consulting with CACD, shall issue an Executive Resolution on whether: the utility is to file an application for a permit to construct, or the protest is dismissed for failure to state a valid reason. Also, the Executive Director shall state the reasons for granting or denying the protest and provide a copy of each Executive Resolution to the Commission's Public Advisor.

The Commission's Public Advisor shall provide information to assist the public in submitting such protests.

### **SECTION XIV. COMPLAINTS AND PREEMPTION OF LOCAL AUTHORITY**

- A. Complaints may be filed with the Commission for resolution of any alleged violations of this General Order pursuant to the Commission's Rules of Practice and Procedure 9 through 13.1. A complaint which does not allege that the matter has first been brought to the staff for informal resolution may be referred to the staff to attempt to resolve the matter informally (Rules of Practice and Procedure No. 10).
- B. This General Order clarifies that local jurisdictions acting pursuant to local authority are preempted from regulating electric power line projects, distribution lines, substations, or electric facilities constructed by public utilities subject

to the Commission's jurisdiction. However, in locating such projects, the public utilities shall consult with local agencies regarding land use matters. In instances where the public utilities and local agencies are unable to resolve their differences, the Commission shall set a hearing no later than 30 days after the utility or local agency has notified the Commission of the inability to reach agreement on land use matters.

- C. Public agencies and other interested parties may contest the construction of under-50-kV distribution lines and electric facilities by filing a complaint with the Commission pursuant to the Commission's Rules of Practice and Procedure 9 through 13.1.

**SECTION XV. STATE AGENCY REVIEW OF ELECTRIC GENERATING AND RELATED TRANSMISSION FACILITIES NOT SUBJECT TO THE WARREN-ALQUIST ENERGY RESOURCES CONSERVATION AND DEVELOPMENT ACT**

Nothing in this order shall be construed to preempt or otherwise limit the jurisdiction of state agencies other than this Commission to exercise the full range of their jurisdiction under state or federal law over facilities subject to this order.

A coastal development permit shall be obtained from the Coastal Commission for development of facilities subject to this order in the coastal zone.

**SECTION IXV. CEQA COMPLIANCE**

Construction of facilities for which a CPCN or permit to construct is required pursuant to this General Order shall not commence without either a finding that it can be seen with certainty that there is no possibility that the construction of those facilities may have a significant effect on the environment or that the project is otherwise exempt from CEQA, or the adoption of a final EIR or Negative Declaration. Where authority must be granted for a project by this Commission, applicant shall comply with Rule 17.1 of our Rules of Practice and Procedure:

Special Procedure for Implementation of the CEQA of 1970 (Preparation of EIRs). This latter requirement does not apply to applications covering generating and related transmission facilities for which a certificate authorizing construction of the facilities has been or will also be issued by the CEC. For all issues relating to the siting, design, and construction of electric generating plant or transmission lines as defined in Sections VIII and IX.A herein or electric power lines or substations as defined in Section IX.B herein, the Commission will be the Lead Agency under CEQA, unless a different designation has been negotiated between the Commission and another state agency consistent with CEQA Guidelines § 15051(d).

**PUBLIC UTILITIES COMMISSION  
OF THE STATE OF CALIFORNIA**

By **WESLEY M. FRANKLIN**  
Acting  
Executive Director

August 11, 1995

G.O. 131-D



Appendix A - General Order No. 131-D

**INFORMATION TO BE INCLUDED IN THE UTILITY  
REPORT REGARDING FINANCING OF NEW ELECTRIC  
GENERATING CAPACITY AND TRANSMISSION LINE PROJECTS**

- I. A statement, detailing the economic assumptions used to project all construction expenditures and annual operating costs, including the methodology, assumptions, and sources and authorities associated therewith for a fifteen-year (15) period commencing with the year in which the report is filed, for each of the following:
  - A. Operating Revenues
    1. Electric
    2. Gas, if applicable
    3. Miscellaneous
    4. Total
  - B. Operating Expenses
    1. Cost of Electric Energy
    2. Cost of Gas sold, if applicable
    3. Transmission and Distribution
    4. Maintenance
    5. Depreciation
    6. Taxes on Income
    7. Property and Other Taxes
    8. Other
    9. Total
  - C. Operating Income
  - D. Other Income and Deductions
    1. Allowance for Equity Funds Used During Construction
    2. Gains on Bonds Purchased for Sinking Fund
    3. Subsidiary Income
    4. Other — Net
    5. Total
  - E. Income Before Interest Charges
  - F. Interest Charges
    1. Short-term
    2. Long-term
    3. Less Allowance for Borrowed Funds Used During Construction
    4. Total
  - G. Net Income
  - H. Preferred Dividend Requirement

I. Earnings Available for Common Stock

J. Average Number of Shares of Common Stock Outstanding (Thousands)

K. Earnings Per Share of Common Stock

L. Dividends Per Share of Common Stock

1. Declared Basis
2. Paid Basis

II. An estimate for each of the following capital requirements items for each year for a fifteen-year period commencing with the year in which the report is filed:

A. Construction expenditures by year broken down by:

1. Generation projects over \$100 million, including those, if any, located out-of-state
  - a. Busbar, including switchyard, expenditures
2. All other generation projects, including those, if any, located out-of-state
  - a. Busbar, including switchyard, expenditures
  - b. Associated transmission expenditures
3. Non-generation transmission expenditures
4. Distribution expenditures
5. Other expenditures

Breakdown of each item in 1 above into the following elements:

Directs	(M&S + Labor)	Indirects	AFDC	Total
\$	\$	\$	\$	\$

B. Bond retirements, sinking fund retirements, etc.

C. Investments in subsidiary companies

III. An estimate for each of the following items for each year for a fifteen-year period commencing with the year in which the report is filed:

A. Capital balances as of January 1

B. Capital ratios as of January 1

C. Imbedded costs of debt and preferred stock

D. Debt, preferred and common stock issues:

1. Amount (\$ and shares)
2. Yield and cost of each issue

- E. Income tax information
  - 1. Tax operating expense
  - 2. State tax depreciation
  - 3. Federal tax depreciation
  - 4. ITC or other credits available and used

F. Short-term debt balances

G. Annual equivalent rate used to compute the Allowance for Funds Used During Construction

IV. Data showing the estimated Results of Operation for electric utility operations for each year for a fifteen-year (15) period, commencing with the year in which the report is filed, in the format set forth below:

A. Kilowatt-hour Sales

- 1. Total
- 2. Residential

B. Average Price ( $\text{\$/kWh}$ )

C. Number of Residential Customers

D. Gross Revenue - Total

- 1. Base Rates
- 2. ECAC Rates
- 3. ECAC Rate Increases
- 4. Non-ECAC Rate Increases
- 5. Misc. Operating Revenues

E. Operating Expenses - Total

- 1. Production - Fuel and Purchased Power - Total
  - a. Oil
  - b. Gas
  - c. Nuclear
  - d. Coal
  - e. Geothermal
  - f. Combined Cycle
  - g. Purchased Power
  - h. Other (explain)
- 2. Production O&M (non-fuel)
- 3. Transmission
- 4. Distribution
- 5. Customer Accounts
- 6. A&G
- 7. Depreciation & Amortization

8. Taxes - Total

- a. State Income
- b. Federal Income
- c. Ad Valorem
- d. Other

9. Other (explain)

F. Net Operating Income

G. Rate Base (Weighted Average)

H. Rate of Return

I. Net-to-Gross Multiplier

- V. For those electric utilities which also operate other public utility departments, such as natural gas, steam, and water service, an estimate of the following financial information by department for each year for a fifteen-year (15) period, commencing with the year in which the report is filed. Any separate utility operation that contributes to less than one (1) percent of the utility's total gross operating revenues may be excluded.

- A. Gross Revenue
- B. Operating Expenses
- C. Net Operating Income
- D. Rate Base (Weighted Average)
- E. Rate of Return

- VI. The following variable will be provided by the staff of the Public Utilities Commission for use by the utility in generating certain financial information required by Appendix A:

- A. Return on Common Equity
- B. Dividend Yield
- C. Market to Book Ratio
- D. Cost of Long-Term Debt (including incremental cost)
- E. Cost of Preferred Stock (including incremental cost)
- F. Common Stock Price
- G. Annual equivalent rate used to compute the Allowance for Funds Used During Construction

These variable will be furnished 60 days before the annual utility report is due and will be developed by the staff based on its independent expertise.

Appendix B - General Order No. 131-D

**INFORMATION TO BE INCLUDED IN AN APPLICATION  
FOR A CERTIFICATE OF PUBLIC CONVENIENCE AND  
NECESSITY FOR ELECTRIC GENERATING FACILITIES**

- I. A detailed description of the proposed generating facility and related facilities and the manner in which the same will be constructed, including the type, size, fuel capabilities, and capacity of the generating facilities.
- II. A map of suitable scale showing the location of the proposed power plant and related facilities, and a description of the location of the proposed power plant and related facilities.
- III. A listing of federal, state, regional, county, district, or municipal agencies from which approvals either have been obtained or will be required covering various aspects of the proposed facility, including any franchises and health and safety permits and the planned schedule for obtaining those approvals not yet received.
- IV. Load and resource data setting forth recorded and estimated loads (energy and demands), available capacity and energy, and margins for 5 years actual and 20 years estimated on the same basis, as reported to the CEC including a statement of the compatibility of the proposed generating facility with the most recent biennial report issued by the CEC pursuant to Section 25309 of the Public Resources Code.
- V. Existing rated and effective operating capacity of generating plants and the planned additions for a ten-year (10) period.
- VI. Estimated cost information, including plant costs by accounts, all expenses by categories, including fuel costs, plant service life, capacity factor, total generating cost per kWh (1) at plant, and (2) including related transmission, levelized for the economic life of the plant, year by year for the 12 years commencing with the date of commercial operation of the plant, and comparative costs of other alternatives considered on a levelized or year-by-year basis depending upon availability of data. Estimated capital and operating costs of power to be generated by the proposed plant for all competitive fuels which may be lawfully used in the proposed plant. When substantially the same data are prepared for utility planning purposes they may be used to satisfy all or any portion of these requirements.
- VII. For any nuclear plant a statement indicating that the requisite safety and other license approvals have been obtained or will be applied for.
- VIII. Such additional information and data as may be necessary for a full understanding and evaluation of the proposal.

(End of Appendix)



# Planning Commission Meeting, July 23, 2024 - AV Content for Richard and Laurie Rebd



Laurie Rebd <laurierebd@gmail.com>

To Welch, Madalyn

[Retention Policy](#) [Inbox - 1 Year \(1 year\)](#)

Expires 7/18/2025

Reply	Reply All	Forward		
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Thu 7/18/2024 1:35 PM

This sender laurierebd@gmail.com is from outside your organization.

You replied to this message on 7/18/2024 1:38 PM.

Hi Madalyn,

Would you kindly have the media from this link available at the July 23 meeting.

<https://photos.app.goo.gl/py67dHUEVu44sYiV6>

Thank you!

Richard and Laurie Rebd

**From:** [Ramos, Ricky](#)  
**To:** [Welch, Madalyn](#)  
**Subject:** FW: FILE #24-484 - Additional Public Comments  
**Date:** Tuesday, July 23, 2024 9:16:30 AM

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**From:** Cheryl DeMarco, AIA <demarco.architect@gmail.com>  
**Sent:** Tuesday, July 23, 2024 8:51 AM  
**To:** Planning Commission <planning.commission@surfcity-hb.org>; CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Edward Twining <BTwining@twininginc.com>; Don Kennedy <don@kennedy4hb.com>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>  
**Subject:** FILE #24-484 - Additional Public Comments

**TO: CITY OF HUNTINGTON BEACH, CALIFORNIA**  
**FILE #: 24-484**  
**RE: ZONING MAP AMENDMENT (ZMA) NO. 24-003**  
**FROM: CHERYL DEMARCO, AIA**

PS "Public-Semipublic District" will impact the existing residential properties surrounding them. The zoning amendments will cause changes to properties adjacent to residential properties. This zoning change can affect property value and neighborhoods. It has me very concerned that a 50' high drug abuse center, homeless shelter, or recycling center could be placed next to homeowners.

I believe this change of zoning needs careful assessment. These zoning changes should not be approved at the Planning Commission, especially under the current development standards for the PS zone. Per the ZMA, the process is "a clean-up" for the city but should be properly explained to the public. There is not a specific "state law or code" that mandates this as suggested by Zoning Administrator at prior public meetings.

The Development Standards for PS are:

Front 10'  
Side 0' \*  
Street 10'  
Rear 0' \*  
50' max height

\*214.08 D) Along a side or rear property line abutting an R district, a 10-foot setback is required, and structures within 45 feet of the district boundary shall not exceed 18 feet in height.

The city is proposing that an existing residential area abutting a PS property, may develop a structure with 10' setbacks, 18' height within 45'. But then the structure could be 50' tall when it is setback 45' from the property line, which would be 15' higher than the maximum 35' in current R zone.

1. The existing residential home values will be affected if one of the allowable uses is built behind a neighborhood.
2. A residential zone next to a PS zone can dramatically change the adjacent neighborhood.
3. Proposed project in the PS zone include a Maintenance and Operations



Building next to residential.

4. Proposed project in the PS zone include and a Bus Yard at Sowers Elementary with residential bedrooms in direct view and within 90' of the Bus Yard.

5. What happens if an allowable use was built next to an existing residential building with windows looking right into someone's house?

6. What if parking is placed right behind someone's home?

7. What happens if there is a 18' school structure setback 10' from the property line with windows facing the residential homes?

8. Cemetery, Emergency Kitchen, Drug abuse center, Homeless Shelter, Recycling Center and other types of Public and Semipublic should not be next to a neighborhood.

9. What "Structures" is the city referring to under Accessory Uses?

More importantly note the allowable uses if these properties were to redevelop under the PS zone:

<b>Public and Semipublic</b>		
Cemetery	PC	
Convalescent Facilities	PC	
Cultural Institutions	PC	
Day Care, General	PC	
Government Offices	L-1	
Hospitals	PC	
Maintenance & Service Facilities	L-1	
Park & Recreation Facilities	PC	
Public Safety Facilities	PC	
Religious Assembly	ZA	
Residential Care, General	PC	
Schools, Public or Private	PC	
Utilities, Major	PC	
Utilities, Minor	P	
<b>Commercial Uses</b>		
Commercial Parking Facility	L-3	
Communication Facilities	L-4	
Eating and Drinking Establishments	L-2	
Vehicle/Equipment Sales and Services	L-1	
<b>Accessory Uses</b>		
Accessory Uses and Structures	P/U	
<b>Temporary Uses</b>		(A)
Animal Shows	TU	
Circuses and Carnivals	TU	
Commercial Filming, Limited	TU	
Trade Fairs	P	

**Per ZONING CODE 204.08**

**Public and Semipublic Use Classifications.**

A. Cemetery. Land used or intended to be used for the burial of human remains and dedicated for cemetery purposes. Cemetery purposes include columbariums, crematoriums, mausoleums, and mortuaries operated in conjunction with the cemetery, business and administrative offices, chapels, flower shops, and necessary maintenance facilities.

B. Clubs and Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests. This classification includes union halls, social clubs and youth centers.

C. Community and Human Service Facilities.

1. Drug Abuse Centers. Facilities offering drop-in services for persons suffering from drug abuse, including treatment and counseling without provision for on-site residence or confinement.

2. Primary Health Care. Medical services, including clinics, counseling and referral services, to persons afflicted with bodily or mental disease or injury without provision for on-site residence or confinement.

3. Emergency Kitchens. Establishments offering food for the "homeless" and others in need.

4. Emergency Shelters. Establishments offering food and shelter programs for "homeless" people and others in need. This classification does not include facilities licensed for residential care, as defined by the State of California, which provide supervision of daily activities.

5. Residential Care, General. Twenty-four-hour non-medical care for seven or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed by the State of California.

D. Convalescent Facilities. Establishments providing care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services. This classification includes assisted living facilities.

E. Cultural Institutions. Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and art galleries.

F. Day Care, Large-Family. Non-medical care and supervision for seven to 12 persons, or up to 14 persons if two of the persons are six years of age or older on a less than 24-hour basis. Children under the age of 10 years who reside in the home shall be counted for purposes of these limits.

G. Day Care, General. Non-medical care for 13 or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, and day-care centers for children or adults.

H. Emergency Health Care. Facilities providing emergency medical service with no provision for continuing care on an inpatient basis.

I. Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.

J. Heliports. Pads and facilities enabling takeoffs and landings by helicopter.

K. Hospitals. Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research,

and administrative services for patients and employees.

L. Maintenance and Service Facilities. Facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas. This classification includes corporation yards, equipment service centers, and similar facilities.

M. Marinas. A boat basin with docks, mooring facilities, supplies and equipment for small boats.

N. Park and Recreation Facilities. Noncommercial parks, playgrounds, recreation facilities, and open spaces.

O. Public Safety Facilities. Facilities for public safety and emergency services, including police and fire protection.

P. Religious Assembly. Facilities for religious worship and incidental religious education, but not including private schools as defined in this section.

Q. Schools, Public or Private. Educational institutions having a curriculum comparable to that required in the public schools of the State of California.

R. Utilities, Major. Generating plants, electrical substations, above-ground electrical transmission lines, switching buildings, refuse collection, transfer, recycling or disposal facilities, flood control or drainage facilities, water or wastewater treatment plants, transportation or communications utilities, and similar facilities of public agencies or public utilities.

S. Utilities, Minor. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, underground water and sewer lines, and recycling and collection containers.

#### **Per Zoning: 204.14 Accessory Use Classifications.**

Accessory Uses and Structures. Uses and structures that are incidental to the principal permitted or conditionally permitted use or structure on a site and are customarily found on the same site. This classification includes detached or attached garages, home occupations, caretakers' units, and dormitory type housing for industrial commercial workers employed on the site, and accessory dwelling units.

#### **Per Zoning: 230.08 Accessory Structures.**

For purposes of applying these provisions, accessory structures are inclusive of minor accessory structures, except where separate provisions are provided in this section.

A. Timing. Accessory structures shall not be established or constructed prior to the start of construction of a principal structure on a site, except that construction trailers may be placed on a site at the time site clearance and grading begins and may remain on the site only for the duration of construction.

B. Location. Except as provided in this section, accessory structures shall not occupy a required front, side or street side yard or court. An accessory structure shall be set back five feet from the rear property line except no setback is required for accessory structures, excluding garages and carports, which abut an alley.

Minor accessory structures may be located within the front yard setback provided they do not exceed 42 inches in height. Minor accessory structures may be located in required side and rear yard setbacks provided:

1. The structure is located in the rear two-thirds of the lot;
2. A minimum five-foot clearance is maintained between said structure and the dwelling if it is located in a required side yard;
3. Minor accessory structures over eight-foot high shall be screened by a two-foot high lattice fence/wall extension above the six-foot high fence/wall to protect views from an adjacent property. The screening shall be provided by

the property owner installing the minor accessory structure;

C. Maximum Height. Fifteen feet, except a detached garage for a single-family or multi-family dwelling may exceed the maximum height when it is designed to be architecturally compatible with the main dwelling and does not include habitable floor area.

D. Maximum Size in RL District. In an RL District, the total gross floor area of accessory structures, including garages, more than four feet in height that are not attached to a dwelling shall not exceed 600 square feet or 10% of lot area, whichever is more.

E. Patio Covers. A patio cover open on at least two sides and complying with all other provisions of this subsection may be attached to a principal structure provided a five-foot clearance to all property lines is maintained.

F. Decks. A deck 30 inches or less in height may be located in a required yard.

G. Separation. The distance between buildings on the same lot shall not be less than 10 feet.

Cheryl DeMarco, AIA

Architect | Realtor

[demarco.architect@gmail.com](mailto:demarco.architect@gmail.com)

949.478.4660

*This email and any attachments are confidential. If you are not the intended recipient of this email, please immediately delete its contents and notify us that you received the email unintentionally.*

**From:** [Dan Jamieson](#)  
**To:** [Welch, Madalyn](#); [Planning Commission](#)  
**Subject:** Comment, ZONING MAP AMENDMENT (ZMA) NO. 24-003  
**Date:** Friday, July 19, 2024 2:07:14 PM

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July 19, 2024

Comment, July 23, 2024 Planning Commission meeting, re ZONING MAP AMENDMENT (ZMA) NO. 24-003 (MAPPING CONSISTENCY CLEAN-UP PROJECT - UTILITY SITES)

Dear HB Planning Commission:

My neighborhood in North HB is adjacent to the railroad right-of-way formerly used by the Navy. This is the parcel city staff identified as Example 14 on staff's PowerPoint presentation. It is unimproved open space. My property on Spa Drive directly abuts the right-of-way (now known locally and I.D.'ed on some maps as The Monarch Nature Trail).

The city should consider zoning this site as open space, preventing any improper development.

Some background. I was alerted to the first notice about this zoning change by a neighbor. I almost missed a similar notice the city sent me in 2017 listing a number of items, including a proposal to store 900 cars for an auto dealer directly behind my back fence on the right-of-way. We had 10 days to alert people and get down to the zoning administrator meeting to stop this idea. Turns out the city didn't own the land, nor was it zoned for car storage. We still have PTSD from that episode.

(See OC Register: <https://www.ocregister.com/2017/04/12/huntington-beach-pulls-plug-on-auto-storage-plan/>. "The city withdrew a proposal to use a stretch of open space in northern Huntington Beach for five years as an automobile storage site for about 900 cars after a large crowd of residents came to a meeting to protest and express concerns.")

The 75-foot width of The Monarch Nature Trail will make any development difficult or impossible. And as my neighbor and former environmental engineer Norm Kramer explained at your June 25, 2024 meeting, railroad sites--and this site in particular--are usually quite contaminated. The military used the railroad since WWII until the early 1990s when the tracks were removed. The site is contiguous with the original Boeing facility, and has suffered from years of dumping. Any grading, construction or storage on the site will raise serious environmental and health challenges. Roughly 100 HB residents live in homes directly abutting the right-of-way.

HB has long recognized the site as a possible bike path and open space (see the 2013 Bike Master Plan). In 2017, the city claimed money from the proposed car-park lease would fund a "regional trail system for walkers, runners and bikers," The OC Register reported. Later, in the city's joint bid with Long Beach for the Amazon headquarters, the Trail was pitched as a future bikeway. Meanwhile, the city of Westminster is seeking to turn its section of the right-of-way into an improved trail (the Trail continues eastward along the North side of the Westminster Mall). (Note: A portion of the Trail identified as Example 14 east of Springdale may be within the city of Westminster.)

After the city dropped the car park idea, residents adopted part of the Trail. Since then, hundreds of community volunteers of all ages and abilities have been active in maintaining the

site, supporting a variety of native plants (including stands of the protected southern tar plant), helping to attract butterflies and wildlife, and making the Trail inviting to the many walkers, runners, bikers and dog-walkers who enjoy the open space!

While I understand the need for the proposed zoning changes, an open-space zoning for the old rail corridor should be considered. The current IL zoning allows a variety of uses, as does the proposed PS zoning (which also includes open space). But both allow a variety of developed uses, including storage yards. Residents have already made their views known about storage on the site.

I appreciate the Planning Commission's sensitivity to residents regarding the proposed rezoning, and allowing us time to research the zoning change and comment.

Sincerely,

Dan Jamieson

14341 Spa Dr.

Huntington Beach

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