

Site Scanner

101 N BEACH BLVD, LA HABRA, CA, 90631

Coordinates 33.931896, -117.968056 Report ID d7cd13dc-a15e-4cfe-931a-79b27ccac87e
Created 2026-10-04T01:32:36.056Z

1 FRANCHISE UTILITY

SOUTHERN CALIFORNIA EDISON CO resolved

Determined by point-in-polygon match against a single EIA/HIFLD certified service area boundary.

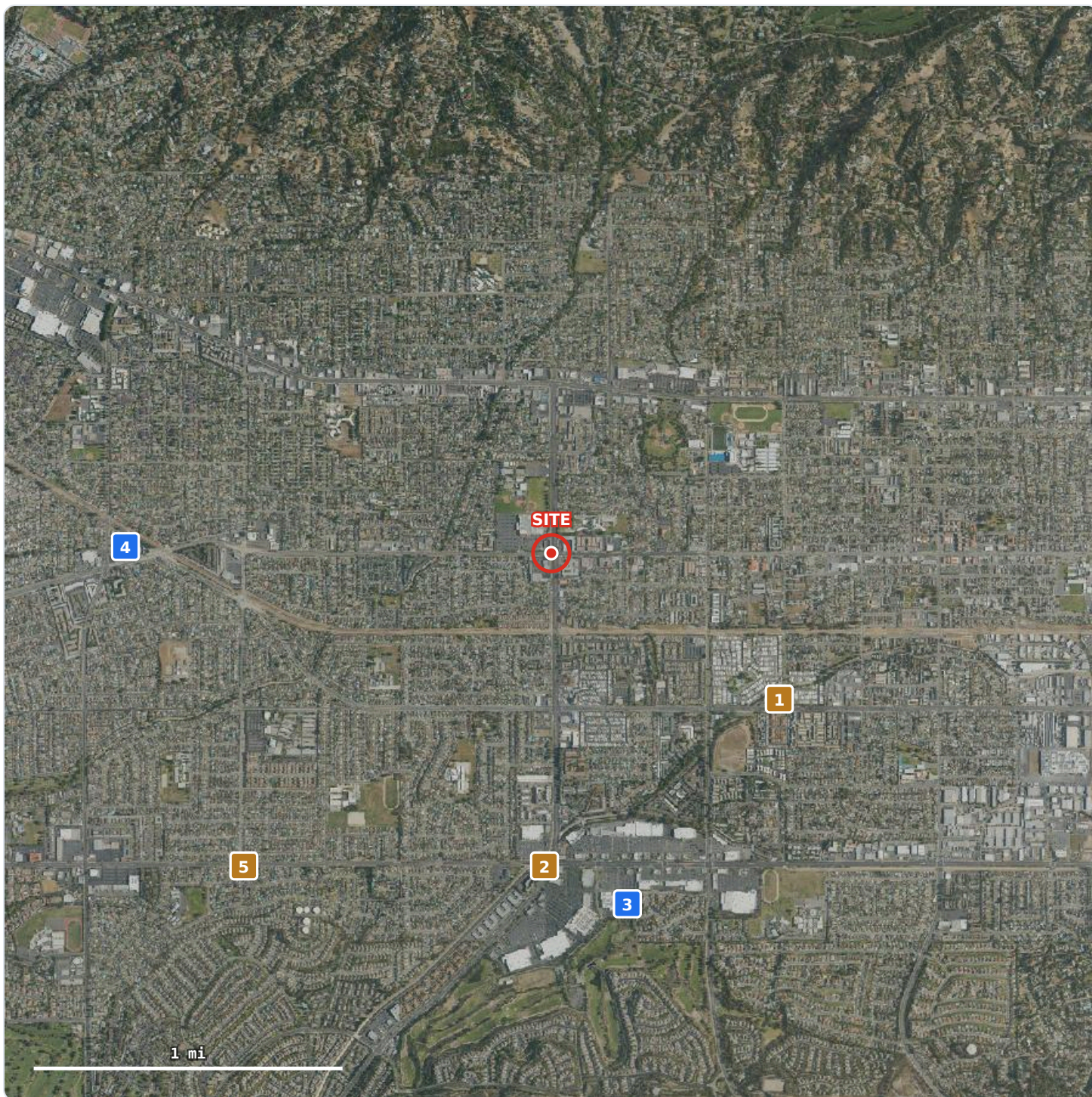
Ownership type	INVESTOR OWNED
Holding company	SOUTHERN CALIFORNIA EDISON
Control area	CISO
Customers	5,223,105
Data year	2022

Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

2 NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	0.88 mi	345 kV	2	COYOTE CREEK * LA HABRA, CA	named terminal facility
2	1.01 mi	66 kV	3	line tap point * LA HABRA, CA	line tap point
3	1.16 mi	66 kV	n/r	PARKWOOD LA HABRA, CA	utility substation
4	1.38 mi	66 kV	4	TELEGRAPH WHITTIER, CA	utility substation
5	1.42 mi	66 kV	2	unnamed in source data * LA MIRADA, CA	unidentified terminal facility

n/r = not recorded in source data · search radius 10 miles



1 COYOTE CREEK · 0.88 mi · 345 kV

2 unnamed record · 1.01 mi · 66 kV

3 PARKWOOD · 1.16 mi · 66 kV

4 TELEGRAPH · 1.38 mi · 66 kV

5 unnamed record · 1.42 mi · 66 kV

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

* **Not necessarily an interconnection point.**

- **named terminal facility** — Named facility with only 2 line connections. May be a distribution substation or a dedicated customer service rather than a transmission-level interconnection point.
- **line tap point** — Named TAP<id> in the source data — a junction on a transmission line rather than a load-serving substation. Not normally an interconnection point.
- **unidentified terminal facility** — Unnamed in the source data with 2 transmission line connections. Radial topology of this kind is consistent with a customer-owned on-site substation, a private industrial service, or a small distribution tap. Ownership is not recorded in HIFLD; verify before treating this as a utility asset.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 2 of 5 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

3 SITE CONTEXT

WATERSHED

San Gabriel

HUC-8 18070106

Source: USGS Watershed Boundary Dataset (WBD) · retrieved 2026-09-26
<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD

Outside the 0.2% annual chance floodplain (minimal hazard)

FIRM panel 06059C

Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved 2026-09-26
<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

LOCAL MORATORIA

1 instrument recorded for these jurisdictions none active

Census places this point in Orange County · Anaheim-Santa Ana-Garden Grove CCD · La Habra city. A county-level instrument is listed, and the point is inside an incorporated place — see Appendix B.

6 other instruments recorded within 25 miles (2 active or extended), measured to jurisdiction centroids.

Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23
<https://github.com/mjbommar/moratorium-data-2026>

4 DATA COMPLETENESS

6 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, substationVoltage, watershed, floodZone

1 of 5 nearby substations are unnamed in the source data.

5 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

6 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

GEOCODING

US Census Bureau Geocoding Services API

<https://geocoding.geo.census.gov/geocoder/locations/onlineaddress>

Benchmark Public_AR_Current · retrieved 2026-10-04

WATERSHED

USGS Watershed Boundary Dataset (WBD)

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

Retrieved 2026-09-26 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

Retrieved 2026-09-26 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

<https://github.com/mjbommar/moratorium-data-2026>

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

<https://geocoding.geo.census.gov/geocoder/geographies/coordinates>

Retrieved 2026-10-04 · Public domain (US Government work)

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

A recorded instrument is not a determination that this site is covered. Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

Orange County, CA replaced

Matched to the Census geography **Orange County**, which contains this point · sectors: battery storage · adopted 2025-01-28 · current end *until an event (see status)* · ID ca-orange-county-2025

This is a **county** instrument, and this point is also inside the incorporated place **La Habra city**. Whether a county instrument reaches incorporated places depends on the state and on the instrument's own text.

STATUS AS RECORDED

Replaced. The 45-day moratorium adopted 2025-01-28 was extended 10 months 15 days on 2025-03-11 (to expire 2026-01-26); the Board adopted permanent BESS development standards (Ordinance 25-017) on 2025-11-04, effective 2025-12-04, superseding the moratorium before its stated expiration.

LEGAL BASIS AS RECORDED

Interim urgency ordinance (approved via Supplemental Item #S32A, 2025-01-28); extended via Supplemental Item #S33E (2025-03-11); replaced by Ordinance 25-017 (Zoning Code Amendment CA 24-03), adopted by Board 2025-11-04, effective 2025-12-04

Within 25 miles

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Montebello, CA	City	expired	data centers	2026-02-11	n/r	10.1 mi
Baldwin Park, CA	City	extended	data centers	2026-03-04	2027-03-04	10.6 mi
El Monte, CA	City	extended	data centers	2026-03-18	2027-03-17	10.7 mi
Covina, CA	City	replaced	battery storage	2025-03	n/r	11.7 mi
Irwindale, CA	City	replaced	data centers	n/r	n/r	12.3 mi

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Monterey Park, CA	City	replaced	data centers	2026-01-21	n/r	12.4 mi

Distance is to the jurisdiction's centroid, not its boundary — a large county can begin much closer than the figure shown.

State-level actions — CA

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
SB57 (2025-2026)	enacted	other	Requires CPUC report to the Legislature by 2027-01-01 on whether new data center loads shift electrical costs to other customers; repeals 2031-01-01.

13 state-policy actions tracked for CA in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 33 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation
<https://github.com/mjbommar/moratorium-data-2026>

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.