El Segundo Energy Center LLC
301 Vista Del Mar Boulevard
El Segundo, CA 90245
Phone: 310.615.6028
Fax: 310.615.6060

December 7, 2012

Ms. Mary Dyas
Energy Facilities Siting Division
Docket No. AFC-00-14C
California Energy Commission
1516 Ninth Street, MS-15
Sacramento, CA 95814

RE: EL SEGUNDO ENERGY CENTER PROJECT
DOCKET NO. 00-AFC-14C
45TH STREET BERM DRAWINGS TO SUPPORT JOINT STATEMENT OF AGREEMENT

Dear Ms. Dyas:

El Segundo Energy Center LLC (ESEC) submits the attached drawings illustrating the planned improvements to the 45th Street Berm for review/comment by the parties of the July 3, 2012 complaint and the Cities of Manhattan Beach and El Segundo and for approval by the CA Energy Commission Compliance Project Manager. These drawings address conditions 5 and 6 of the Joint Statement of Agreement, dated September 5, 2012 and VIS-9 of the Conditions of Certification. Specifically, ESEC submits the redesigned 45th Street Berm Drawing (Appendix B, Sheet 1 to the VIS-9 Temporary Landscaping and 45th St. Berm) per condition 5; this drawing reflects the increased slope steepness to pull the berm back from the existing palm trees. ESEC also submits revised Appendix A, Sheet 4 of the VIS-9 Temporary Landscaping and 45th St, Berm per condition 6; this drawing illustrates the revised berm slope and the final location of the permanent fence along the southern property boundary.

If you have any questions or comments, please do not hesitate to contact me at (760) 710-2156.

Sincerely,

George L. Piantka, PE
Director, Environmental Business
NRG West Region

Enclosures: Revised 45th Street Berm Drawing (Appendix B to the Temporary Landscaping and 45th St. Berm – VIS-9 landscaping Plan)
Revised Sheet 4 of Appendix A to the Temporary Landscaping and 45th St, Berm – VIS-9 Landscaping Plan)

Cc: Kimberly Christensen, City of El Segundo, Planning Manager
Laurie Jester, City of Manhattan Beach, Planning Manager
Bob Perkins & Michelle Murphy, 4420 The Strand, Manhattan Beach
Lyle & Elsie Cripe, 4421 Ocean Avenue, Manhattan Beach
Nick & Doris Nickelson, 4421 Crest Drive, Manhattan Beach
John McKinsey, Stoel Rives LLP
File

NOVEMBER 29, 2012

EXISTING TANK

PARCEL 2
R.S.B. 163 / 51 - 53

CHEVRON
GAS STATION

REMOVE EXISTING VEGETATION IN AREAS TO RECEIVE NEW HYDROSEED, PLANTING, AND IRRIGATION, TYP.

REMOVE EXISTING VEGETATION IN AREAS TO RECEIVE NEW HYDROSEED, PLANTING, AND IRRIGATION, TYP.

BARK MULCH ALONG STREET EDGE

(7) EXISTING PALM TREES TO BE PROTECTED-IN-PLACE

BARK MULCH ALONG STREET EDGE

PATIO/ OVERHANG

PRIVATE RESIDENCE
4420 THE STRAND
MANHATTAN BEACH, CA

PRIVATE RESIDENCE
4421 THE STRAND
MANHATTAN BEACH, CA

PATIO/ OVERHANG

OCEAN DRIVE

PRIVATE RESIDENCE
4418 OCEAN DRIVE
MANHATTAN BEACH, CA

PRIVATE RESIDENCE
116 45th STREET
MANHATTAN BEACH, CA

PRIVATE RESIDENCE
120 45th STREET
MANHATTAN BEACH, CA

PRIVATE RESIDENCE
124 45th STREET
MANHATTAN BEACH, CA

20 0 20 40 60
SCALE: 1"=20'

SCALE: 1"=20'

KEY MAP

P-3

REGISTERED LANDSCAPE ARCHITECT
JEREMY FRANZINI L.I.C. NO. 4574
SIGNATURE
JUNE 30, 2013
RENEWAL DATE
DATE
STATE OF CALIFORNIA

RBF CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
949.472.3505 ▪ FAX 949.472.8122 ▪ www.RBF.com

DATE	BY	DESCRIPTION	APP'D	DATE
11/26/12	RBF	REVISED PLANTING ON 45TH STREET BERM		

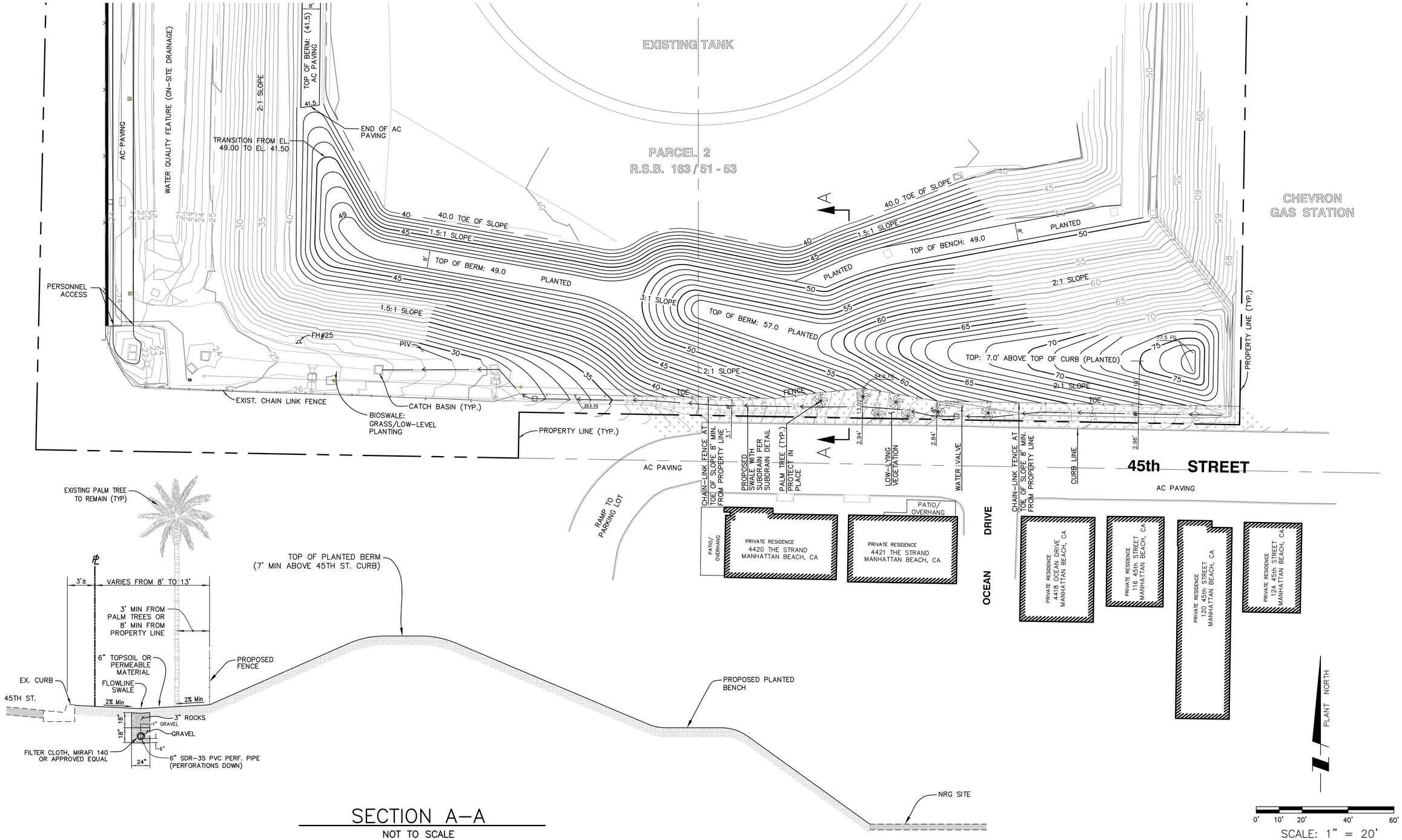
REVISIONS

PLANTING PLAN FOR:

EL SEGUNDO POWER REDEVELOPMENT PROJECT

SHEET 4 OF 13 SHEETS

H:\PDATA\0105408\CADD\LVIS-9\SHEET 4 BERM\5408-PL-003.DWG JFRANZINI 11/29/12 9:56 am



SECTION A–A
NOT TO SCALE

DESIGNED SAB					
DRAFTED SAB					
CHECKED RJT / RP	REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK: Y11332

"LACO BM TAG IN W CB 3M (10 FT) S/O BCR @ SW COR DRWY ENT TO SCE GENERATING STA #301 VISTA DEL MAR 11.6M (38FT) W/O & 21.6M (71 FT) S/O C/L INT"

AS STATED BY LOS ANGELES COUNTY PUBLIC WORKS

ELEV. 90.760 ADJUSTMENT 2005

nrg
301 VISTA DEL MAR BOULEVARD
EL SEGUNDO, CALIFORNIA
(310) 615-6041

EL SEGUNDO ENERGY CENTER
301 VISTA DEL MAR BOULEVARD
45th STREET BERM
REVISED CONCEPT STUDY

CITY OF EL SEGUNDO — COUNTY OF LOS ANGELES — STATE OF CALIFORNIA

DATE:	12/03/12
SCALE:	1" = 20'
PROJECT NUMBER	2NRG010101
SHEET	1
OF	1

DWG Name: M:\2NRG010101\ENGR\EXHIB\PL-GRADING-1-20scale.dwg Plotted on Dec 07, 2012 - 11:28:32