CALIFORNIA ENERGY COMMISSION
1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov

DATE: January 25, 2013

TO: Interested Parties

FROM: Mary Dyas, Compliance Project Manager

SUBJECT: El Segundo Energy Center Project Complaint (12-CAI-05)

On November 26, 2012, a formal complaint was filed pursuant to Title 20, California Code of Regulations, section 1237, by Manhattan Beach resident Michael Dolen (complainant) whose residence is located on the Strand in the City of Manhattan Beach, south of the El Segundo Energy Center (ESEC) project. Staff prepared a report on the complaint required by Title 20 of the California Code of Regulations, section 1237(b), and a copy is enclosed for your information and review.

The original 630 megawatt (MW) ESEC was certified by the Energy Commission on February 2, 2005. A subsequent amendment to convert the ESEC to a nominal 560MW rapid response combined-cycle facility using dry-cooling and zero liquid discharge technology was approved by the Energy Commission on June 30, 2010. The facility is located at 301 Vista Del Mar, in the City of El Segundo, in Los Angeles County. Construction of the project commenced on June 6, 2011, and is approximately 76 percent complete.

The November 26, 2012 complaint raises the issues of visual impacts stemming from alleged noncompliance with Conditions of Certification along the southern boundary of the project property. The complaint addresses the following factors:

1. From the Application for Certification through present, NRG used false pretenses to mislead and deceive the Manhattan Beach community. As a result, the community was unaware of the harmful changes which its oceanfront landscape will soon endure.
2. NRG is constructing a new beachfront parking lot which was not visually depicted nor adequately disclosed in the Application for Certification.

The complaint concludes with the following requests that the Commission require the project owner to:

1. Provide a visual simulation with a vantage point from the Strand and 44th Street.
2. Cease planned construction of parking lot in the southwest quadrant of Parcel 2.
3. Work jointly with Manhattan Beach to create and execute a plan for visually acceptable camouflage.

Energy Commission staff has reviewed the complaint, and conducted site visits to the ESEC to review each of the complaint items. It is staff's opinion that the complainant does not provide sufficient evidence of any non-compliance by NRG. Because the re-engineering plans for the earthen berm are currently being revised and the draft is being reviewed, staff believes this complaint is premature in its filing and does not reflect the changes being made pursuant to the Murphy-Perkins Complaint Joint Statement of Agreement filings.

Staff believes that the landscaping issues brought forth by the complainant will be resolved by ongoing discussions and resolution work for the Murphy-Perkins Complaint (12-CAI-03) and review of the re-engineered berm plans. Staff will take the complainants concerns into consideration when reviewing and ultimately approving the revised berm engineering plans.

Staff is docketing, posting to the web, and mailing the report on January 25, 2013, and a written comment period will be open until February 8, 2013. Staff has concluded that no further investigation is needed and a hearing is not necessary.

The Dolen Complaint and staff's report have been posted on the Energy Commission's webpage at
http://www.energy.ca.gov/sitingcases/elsegundo/compliance/index.html#complaint .

Pursuant to Title 20, California Code of Regulations, section 1237(d), any person may submit written comments on the complaint or staff report within 14 days after issuance of the staff report. All comments must be in writing and must be sent to the Energy Commission Dockets Unit. Please include the docket number (00-AFC-14C) in the subject line or first paragraph of your comments. Those submitting comments electronically should provide them in either Microsoft Word format or as a Portable Document Format (PDF) to [docket@energy.ca.gov]. Please include your name or organization's name in the file name. Those preparing non-electronic written comments should mail or hand deliver them to:

California Energy Commission
Dockets Unit, MS-4
Docket No. 08-AFC-3C
1516 Ninth Street
Sacramento, CA 95814-5512

For further information on the staff report, please contact Mary Dyas, the Compliance Project Manager, at (916) 651-8891, or by e-mail to mdyas@energy.ca.gov.

For further information on how to participate in this proceeding, please contact the Energy Commission Public Adviser's Office, at (916) 654-4489, or toll free in California at (800) 822-6228, or by e-mail at publicadviser@energy.ca.gov. News media inquiries should be directed to the Energy Commission Media Office at (916) 654-4989, or by e-mail at mediaoffice@energy.ca.gov.

Enclosure
Mail List #: 7046

EL SEGUNDO ENERGY CENTER PROJECT
DOLEN COMPLAINT (12-CAI-05)
ENERGY COMMISSION STAFF REPORT

INTRODUCTION

On November 26, 2012, a post-certification complaint (Dolen Complaint)[1] was filed pursuant to Title 20, California Code of Regulations, section 1237, by Manhattan Beach resident Michael Dolen (complainant) who owns property on The Strand in the City of Manhattan Beach, south of the El Segundo Energy Center Project (ESEC). The complaint states that the project, as it is being constructed, does not comply with conditions of certification that were approved by the California Energy Commission (Energy Commission) in its decision dated February 2, 2005 (CEC-800-2005-001) and in the 2010 Amended Decision (CEC-800-2010-015).

PROJECT BACKGROUND

The ESEC site is bordered by Vista Del Mar Boulevard and the Chevron Refinery on the east, Santa Monica Bay on the west, the Chevron Marine terminal on the north, and 45th Street within the City of Manhattan Beach on the south. Project-related simulations and the proposed parking lot to be placed near the southern boundary are the subjects of the complaint.

The ESEC was originally certified by the Energy Commission on February 2, 2005 as a 630 megawatt (MW) natural gas-fired, combined cycle electric generation facility located in the City of El Segundo in Los Angeles County. The ESEC will replace the El Segundo Generating Station Units 1 and 2.

On June 15, 2007, the project owner of the ESEC filed a petition with the Energy Commission to amend the Commission Decision to eliminate the use of ocean water as the cooling water source for the project by redesigning the facility to use fast-start turbines and dry-cooling. The permitting of the project was delayed on July 28, 2008, when a ruling by the Superior Court of Los Angeles vacated the South Coast Air Quality Management District (SCAQMD) air emission offset-related program. Effective January 1, 2010, California Law reinstated the offset program and SCAQMD issued the revised permit on May 18, 2010. The petition to amend was approved by the Commission on June 30, 2010. Demolition and construction activities began on June 6, 2011, and the facility is currently 75 percent complete. The revised project would be rated at 560 MW.

On July 3, 2012, a post-certification complaint (12-CAI-03) filed by Michelle Murphy and Robert Perkins (Murphy-Perkins Complaint) raised the issues of visual impacts stemming from non-compliance with Visual Resource Conditions of Certification VIS-2 and VIS-9, as well as public safety along the southern boundary of the project property.

[1] Available at: (http://www.energy.ca.gov/sitingcases/elsegundo/compliance/cai-05/2012-11-25_00-AFC-14_Dolen_Complaint.pdf)

On September 5, 2012, a Joint Statement of Agreement (JSA)[2] executed by ESEC, Complainants and the proposed intervenors, was signed by all parties. The resolution agreement was then submitted to the Energy Commission and approved at the September 13, 2012 business meeting. ESEC is currently working toward submitting final revised engineering drawings and plans for the earthen berm at the southern end of the project in accordance to the signed JSA.

DESCRIPTION OF THE DOLEN COMPLAINT

The November 26, 2012 complaint raises the issues of visual impacts stemming from alleged noncompliance with Visual Resource Conditions of Certification. The complaint alleges the following facts:

1. From the Application for Certification through present, NRG used false pretenses to mislead and deceive the Manhattan Beach community. As a result, the community was unaware of the harmful changes which its oceanfront landscape will soon endure.
2. NRG is constructing a new beachfront parking lot which was not visually depicted nor adequately disclosed in the Application for Certification.

The complaint concludes with the following requests that the Commission require the project owner to:

1. Provide a visual simulation with a vantage point from the Strand and 44th Street.
2. Cease planned construction of parking lot in the southwest quadrant of Parcel 2.
3. Work jointly with Manhattan Beach to create and execute a plan for visually acceptable camouflage.

COMPLAINT REVIEW AND INVESTIGATION PROCESS

Title 20 of the California Code of Regulations, section 1237(a), sets forth the requirements and review process for post-certification complaints. With regard to filing requirements, section 1237(a) provides in relevant part:

> *Any person must file any complaint alleging noncompliance with a commission decision…solely in accordance with this section. All such complaints…shall include the following information:*
>
> *(1) the name, address, and telephone number of the person filing the complaint (complainant);*
>
> *(2) the name, address, and telephone number of the person owning or operating, or proposing to own or operate, the project which is the subject of the complaint;*
>
> *(3) a statement of facts upon which the complaint is based;*
>
> *(4) a statement indicating the statute, regulation, order, decision, or condition of certification upon which the complaint is based;*
>
> *(5) the action the complainant desires the commission to take;*

[2] Joint Statement of Agreement http://www.energy.ca.gov/sitingcases/elsegundo/compliance/cai-03/2012-09-13_Commission_Order_12-CAI-03_El_Segundo_Complaint.pdf

(6) the authority under which the commission may take the action requested, if known, and;

(7) a declaration under penalty of perjury by the complainant attesting to the truth and accuracy of the statement of facts upon which the complaint is based.

The Dolen complaint has met all of the filing requirements. With regard to the post certification review process, section 1237(b) provides in relevant part:

> *Upon completion of the investigation of the alleged noncompliance, the commission staff shall file a report with the Docket Unit and with the committee assigned pursuant to section 1204 to hear such complaints, or the chairman if none has been assigned, setting forth the staff's conclusions. The report shall be filed no later than 30 days after the receipt by the designated compliance project manager of the complaint and shall be provided to the complainant, project developer, and other interested persons.*

When the Dolen Complaint was filed on November 26, 2012, staff requested of the complainant an additional 30 days in order to complete this report. The complainant was agreeable to the request for additional time. Therefore, staff has met the requirements for the filing of this report.

STAFF'S ASSESSMENT OF THE DOLEN COMPLAINT

Staff's assessment of each complaint item is based on information available to date. Pursuant to Title 20, California Code of Regulations, section 1237(b), staff has provided its conclusions on the validity of each claim. Energy Commission staff conducted a site visit to the ESEC on November 29, 2012 to review each of the complaint items filed by the complainant. The purpose of staff's review and site visit was to determine whether NRG is in non-compliance with those items discussed in the complaint letter. Staff responses and conclusions are based on the information gathered during the site visit, review of the Commission Decisions, including the conditions of certification, review of Visual Resource submittals for VIS-2 and VIS-9, and review of the Murphy-Perkins complaint and subsequent JSA submittals. Staff notes that VIS-2 submittals (Perimeter and On-site Landscaping Plans) and VIS-9 submittals (Temporary Landscape and 45th Street Berm Plan) were originally approved in mid-2007. An updated version of the VIS-2 plan was approved in April 2012 and revised plans for VIS-9 are currently under review.

Additionally, in response to the Murphy-Perkins JSA, on December 7, 2012, ESEC submitted draft drawings[3] illustrating the planned improvements to the 45th Street Berm for review and comment by the parties of the Murphy-Perkins complaint and the cities of Manhattan Beach and El Segundo and for approval by the Energy Commission staff. These drawings address conditions 5 and 6 of the JSA, and Condition of Certification VIS-9. Specifically, ESEC submitted the redesigned 45th Street Berm Drawing per JSA condition 5 which reflects the increased slope steepness to pull the berm back from the existing palm trees along 45th Street. ESEC also submitted a revised Temporary

[3] December 7, 2012 submitted drawings which address conditions 5 and 6 of the JSA - http://www.energy.ca.gov/sitingcases/elsegundo/compliance/cai-03/2012-12-07_ESEC_12-CAI-03_45th_St_Berm_Drawings_Per_JSA.pdf

Landscaping and 45th Street Berm Plan per JSA condition 6 which illustrates the revised berm slope and the final location of the permanent fence along the southern property boundary.

Each Dolen complaint item and Energy Commission staff's response to these items are summarized below.

Complaint No.1 - **From the Application for Certification through present, NRG used false pretenses to mislead and deceive the Manhattan Beach community. As a result, the community was unaware of the harmful changes which its oceanfront landscape will soon endure.**

The complainant states that "NRG used false pretenses to mislead and deceive the Manhattan Beach community and as a result, the community was unaware of the harmful changes which its oceanfront landscape will soon endure."

The complainant also states that NRG misled the community with regards to the oceanfront landscaping of the project site. The complainant believes that the landscaping along 45th Street will not accomplish what is required in the Commission Decision or what NRG representatives have proclaimed it would in various venues.

Complaint Figures A and B

The complainant cites the February 16, 2007 Preliminary Landscape Plan which he claims does not call for a continuous row of tightly-spaced, large scaled trees along the southern property line and as shown in the Key Observation Point (KOP) 2 (Complaint Figure A) simulation from the 2005 Commission Decision. The complainant, throughout the complaint document, assumes this is final landscaping for purposes of screening the project. Condition of Certification VIS-9 required NRG to install "temporary" landscaping in locations that would not hinder construction and designed to be retained permanently if feasible. The intent was to mitigate for construction phase impacts to residents on 45th street, not to screen the power plant. Complaint Figure B which was submitted to illustrate what the 2005 KOP 2 simulation currently looks like, does not appear to be taken from the same KOP as Complaint Figure A and does not depict the future landscaping or the new proposed earthen berm elevation.

Included in the JSA drawings (**Attachment A**) is Sheet 4, which depicts the locations of plantings, the details of which are included in VIS-9 documents dated June 2007 that were submitted, and approved, to meet this condition in the 2007 Commission Decision. The selected plants are based on the approved plant palette (**Attachment B**), from the Landscape Committee meetings, which were conducted in accordance with Condition of Certification VIS-2 of the Commission Decision.

The overall installation of the 45th Street landscaping has been delayed due to various issues such as re-engineering the earthen berm slope to accommodate the existing palm trees and the installation of a concrete spillway and retaining wall, which have since been removed based on the Murphy-Perkins Complaint JSA. The earthen berm with the steeper slope and the existing palms will be included in the final revised landscape plan which is being updated as a result of the Murphy-Perkins Complaint and has yet to be filed for Energy Commission staff approval.

Complaint Figure C

The complainant provided a simulation to show how the El Segundo site will be viewed by the residents of The Strand. The complainant's simulation assumes utility vehicles will be parked at the top of the slope, which will be an overflow parking area for the project. However, utility vehicle parking is not consistent with the intended use of this area (refer to Complaint No. 2 of this document).

The slope of the earthen berm, as depicted in the complainant's simulation, is not the true top of the slope. In the December 7, 2012 JSA draft drawings provided by ESEC, Sheet 1is a draft revised concept study of the 45th Street berm depicting the re-engineered slope elevations (see **Attachment C**). NRG representatives have also informed staff during past site visits that the height of the earthen berm at the southwestern corner of the project site will be approximately seven feet higher than its current height when completed. Therefore, the simulation provided by the complainant is not a true representation of the most recent plans provided by ESEC.

Complaint Figure D

This ESEC flyer was not presented to Energy Commission staff as part of the licensing or compliance process. Thus, Energy Commission staff has no comments on the specific allegations pertaining to this figure.

Complaint Figures E and F

The complainant references the 1-year interim landscaping condition and the 8-year simulated view of the proposed landscaping viewed from residences along 45th Street in comparison to the approved KOP 2 simulation which is a view of the project from the Manhattan Beach State Park. The complainant questions why certain trees and landscaped plants are not within the view of the 1-year condition as reflected in the 8-year landscaped view. The complainant also states that the view is "from a very specific vantage point."

Staff notes that the 1-year and 8-year simulations called out by the complainant are views from the residences along 45th Street, not from the beach, and as previously stated in this document, the final revised plans for re-engineering the earthen berm have yet to be approved. Staff is considering the points raised by the complainant while we are reviewing the new designs.

Complaint Figures G and H

The complainant provides a simulation of a landscape overlay that appeared in the 2005 Commission Decision (page 174). The complainant states that the simulation "does not depict any trees that would achieve the height depicted in KOP 2." The figures denote that taller trees and smaller shrubs will be planted along Vista Del Mar to screen the project from passing motorists and that low trees and tall shrubs will be along the project boundary and the Chevron station.

In staff's opinion, the complainant is trying to make a point that the shrubs and small trees shown in Complaint Figure G (which was actually produced by staff to address concerns of residents on 45th street, east of Highland) will not achieve the level of

screening depicted for KOP 2. These are two distinct viewing locations. The berm and tall vegetation along 45th Street west of the Chevron station is to address residential views along 45th Street, The Strand, and Manhattan State Beach. The landscaping (low trees, tall shrubs) north of the Chevron station, and the mix of taller trees and low shrubs along Vista Del Mar, as shown in Complaint Figure G (which was included in staff's Response to Direct Testimony filed on February 10, 2003), was to balance screening of the project with maintaining views of the surf zone from residences on Highland Street (which would be created by removal of the tank) and views of the bay while driving along Vista Del Mar. This was a concept offered by staff. What the complainant sees as contradictory actually is not because the two screening objectives (low trees/tall shrubs and taller trees/low shrubs) relate to two different viewing areas. As shown in Complaint Figure G, the complainant assumes the area shown in the right-hand portion of the photo is the landscaping area along 45th Street. Tall screening in the area, as depicted in Complaint Figure H is counter to what residents east of Highland Street wanted.

Complaint Figures I and J

The complainant provided two simulated views from the beach area stating that the top photo is not from the approved 2005 Application for Certification (AFC) as the photo indicates. Complaint Figure J compares the top photo from Complaint Figure I with the figure that actually appears in the 2005 AFC and shows an overlay of the two photo simulations as reflected in the bottom photo.

Staff agrees that the top simulated photo of Complaint Figure J is not from the 2005 AFC. However, staff would like to point out that the current re-engineering of the berm and the increased height at the southwestern corner of the project in the view of KOP 2 are not accurately depicted in either simulation.

Complaint No. 2 - NRG is constructing a new beachfront parking lot which was not visually depicted nor adequately disclosed in the Application for Certification.

Complaint Figures K and L

Complaint Figures K and L demonstrate that the remaining tank is on a raised elevated pad and once the final tank is removed, this portion of the site will be used as a parking lot that will be seen from The Strand. The complainant is correct that the Energy Commission's 2010 Amended Decision allows the use of Parcel 2 (at the southwestern corner of the project site) as an overflow parking area. The complainant also refers to Conditions of Certification LAND-5 and LAND-6, both of which placed conditions on the use of Parcel 2.

NRG representatives have informed staff that once the remaining tank is removed, all site remediation/soil restoration activities will be conducted in accordance with state law and that per the 2010 Amended Decision, the parcel will be used as an overflow parking area (as needed during maintenance), but not for daily parking or parking for utility vehicles as the complainant indicates.

Complaint Figure M

Complaint Figure M refers to a preliminary landscape plan, which indentifies what is marked as the original location for the parking lot on the northern end of the tank farm area and the "currently reported site" location of the overflow parking area at the southwestern corner of the project site. **Attachment D** shows Complaint Figure M in relation to the entire project site.

Staff notes that this drawing is marked as preliminary and the plans revising the slope of the earthen berm are still being finalized. The final plans will be submitted to the Energy Commission staff in the near future for approval. Per these plans, the height of the earthen berm will be higher than what is depicted in these figures and will further screen any vehicles from view. Staff believes the increased height of the re-engineered berm will change the height of the proposed trees and shrubs potentially shielding more of the facility and overflow parking area from view.

REQUESTS BY THE COMPLAINANT

The complaint concludes with a request that the Energy Commission take the following actions:

1. Require the Project Owner provide a simulation with vantage point from The Stand and 44th Street

Staff evaluated both the existing visual setting, and the anticipated visual change introduced by the ESEC, from representative, fixed vantage points called Key Observation Points (KOPs). KOPs are selected to be representative of the most characteristic and most sensitive viewing groups and locations from which a project would be seen. Energy Commission staff and the applicant's consultant selected eight KOPs to provide the basis for evaluation of project impacts by comparing the appearance of these views before and after project construction. Staff believes that the KOPs used in the assessments of the original and amended projects provided sufficient information upon which the Energy Commission could make a determination of the visual impacts of the ESEC.

The complainant suggests that NRG should be required to provide an additional simulation from the vantage point at The Strand and 44th Street. He also states that the largest affected group, the hundreds of homes in the North Manhattan Beach neighborhoods, was neglected as high viewer concern. Additionally, the complainant states that "a tiny location on the beach (KOP 2)" was used instead of "the most important beach view which is seen by tens of thousands (if not hundreds of thousands) of people per year, which is the Manhattan Beach Strand.

It is staff's position that KOP 2 is representative of the hundreds of thousands of annual visitors to Manhattan State Beach, at a point nearest the project site. KOP 9 (45th Street, Manhattan Beach) is representative of potential sensitive receptors within this portion of the viewshed and includes residents of approximately 166 homes in the City of Manhattan Beach along 45th Street. Staff believes that the KOP 2 (beach view) combined with the KOP 9 (45th Street view) are a good representation of the Strand-44th Street view. Thus, no further simulations are warranted.

Staff concludes that it is not necessary for the project owner to provide a new simulation because staff KOPs selected during the licensing process and used in staff's assessments of the project are representative of the most critical viewing groups from which the project will be seen.

2. Cease planned construction of parking lot in the southwest quadrant of Parcel 2.

As previously noted in this document, NRG representatives have indicated that, per the 2010 Amended Decision, Parcel 2 will be used as an overflow parking area (as needed during maintenance), and not as daily parking or parking for utility vehicles as the complainant indicates in his simulations. LAND-6 states approved uses in the paved area south of the designated parking area include overflow parking and temporary equipment staging during maintenance evolutions.

Staff concludes that the planned use of Parcel 2 as an overflow parking area is appropriate and in accordance with the approved uses in this paved area.

3. Work jointly with Manhattan Beach to create a plan for visually acceptable camouflage

Staff notes that this has been done. Per Condition of Certification VIS-2, NRG was required to establish a Landscape Committee to develop the final landscape plan. The Landscape Committee was comprised of two voting members from the City of El Segundo, two voting members from the City of Manhattan Beach, and two members (one vote) representing the project owner. The final plant selection was made in consultation with the Energy Commission staff, Coastal Commission staff, and the cities of El Segundo and Manhattan Beach.

Additionally, NRG is working with residents along 45th Street, the City of El Segundo and the City of Manhattan Beach to ensure that the earthen berm landscaping along the southern end of the project site is consistent with the landscape plans outlined in the Commission Decision.

Staff concludes that the Project Owner has already been working with the City of Manhattan Beach, both in the past and currently to ensure that the project is visually acceptable.

STAFF'S CONCLUSIONS

It is staff's opinion that the complainant does not provide sufficient evidence of any non-compliance by NRG. Because the re-engineering plans for the earthen berm are currently being revised and the draft is being reviewed, staff believes this complaint is premature in its filing and does not reflect the changes being made pursuant to the Murphy-Perkins Complaint JSA filings.

Staff believes that the landscaping issues brought forth by the complainant will be resolved by ongoing discussions and resolution work for the Murphy-Perkins Complaint and review of the re-engineered berm plans. Staff will take the complainants concerns into consideration when reviewing and ultimately approving the revised berm engineering plans. Staff has concluded that no further investigation is needed and a hearing is not necessary.

REFERENCES

ESEC 2000a. El Segundo Energy Center - Application for Certification. Submitted to the CEC/Docket Unit on December 18, 2000.

ESEC 2002a. El Segundo Energy Center – Visual Enhancement Proposals. Submitted to CEC/Compliance on March 19, 2002.

ESEC 2007a. El Segundo Energy Center - Petition to Amend Final Commission Decision for the El Segundo Power Redevelopment Project. Submitted to the CEC/Docket Unit on June 19, 2007.

ESEC 2007b. VIS-2 - Perimeter Screening and On-site Landscaping Plan dated June 14, 2007. Submitted to Compliance CPM on June 3, 2007

ESEC 2007c. VIS-9 - Temporary Landscaping and 45th Street Berm Plan dated June 14, 2007. Submitted to CEC/Compliance on June 1, 2007

ESEC 2012a. El Segundo Energy Center, LLC – 45th Street Berm Drawings to Support Joint Statement of Agreement Resolution. Submitted to CEC on December 7, 2012

ESEC/MP 2012a. El Segundo Energy Center, LLC and Murphy-Perkins - Joint Statement of Agreement / Complaint Resolution (12-CAI-03), dated September 5, 2012. Submitted to CEC/Docket Unit on September 5, 2012.

CEC 2005a. California Energy Commission - Commission Decision for the El Segundo Power Redevelopment Project. Publication CEC-800-2005-001-CMF. Dated February 2005.

CEC 2010a. California Energy Commission - Commission Decision to the Amendment for the El Segundo Power Redevelopment Project. Publication CEC-800-2010-015. Dated June 2010.

MP 2012a. Michelle Murphy and Robert Perkins - Murphy-Perkins Complaint (12-CAI-03) – ESEC Visual Resource Non-Compliance. Submitted to CEC/Docket Unit on July 3, 2012

ATTACHMENT A

JSA Drawings (Sheet 4) – 45th Street Berm Landscaping

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

PATIO/ OVERHANG

PRIVATE RESIDENCE
4420 THE STRAND
MANHATTAN BEACH, CA

PRIVATE RESIDENCE
4421 THE STRAND
MANHATTAN BEACH, CA

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

SCALE: 1"=20'

20 0 20 40 60

SCALE: 1"=20'

KEY MAP

P-3

REGISTERED LANDSCAPE ARCHITECT
JEREMY FRANZINI L.I.C. NO. 4514
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\DLVP\VIS-9\SHEET 4 BERM\5408-PL-003.DWG JFRANZINI 11/29/12 9:56 am

ATTACHMENT B

Plant Palette

TREES

*BRAHEA EDULIS
Guadalupe Island Fan Palm

CHAMAEROPS HUMILIS
Mediterranean Fan Palm

*CUPRESSUS MACROCARPA
Monterey Cypress

*LYONOTHAMNUS FLORIBUNDUS
Catalina Ironwood

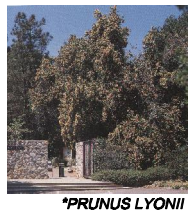
MELALEUCA NESOPHILA
Pink Melaleuca

MELALEUCA QUINQUENERVIA
Cajeput Tree

METROSIDEROS EXCELSA
New Zealand Christmas Tree

*PINUS TORREYANA
Torrey Pine

*PRUNUS ILICIFOLIA
Hollyleaf Cherry


*PRUNUS LYONII
Catalina Cherry

SHRUBS AND GROUNDCOVERS

*AGAVE SHAWII
Shaw Agave

*ARCTOSTAPHYLOS 'JOHN DOURLEY'
John Dourley Manzanita

*ARTEMISIA CALIFORNICA
California Sagebrush

*BACCHARIS PILULARIS
Coyote Brush

CARISSA MACROCARPA 'TUTTLE'
Dwarf Natal Plum

*CEANOTHUS GLORIOSUS
Point Reyes Ceanothus

CISTUS PURPUREUS
Rock Rose

DODONAEA VISCOSA
Purple Hopseed Bush

*HETEROMELES ARBUTIFOLIA
Toyon

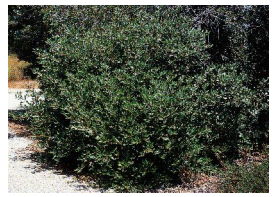
*JUNCUS PATENS
Wire Grass

JUNIPERUS CONFERTA
Shore Juniper

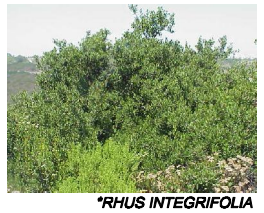
*LAVATERA ASSURGENTIFLORA
California Tree Mallow

*MYRICA CALIFORNICA
Pacific Wax Myrtle

PHORMIUM TENAX
New Zealand Flax


*RHAMNUS CALIFORNICA
Coffeeberry

RHAPHIOLEPIS SSP.
Indica


*RHUS INTEGRIFOLIA
Lemonade Berry

*ROSMARINUS SSP.
Rosemary

*SALVIA LEUCOPHYLLA
Purple Sage

*SALVIA MELLIFERA
Black Sage

WESTRINGIA FRUTICOSA
No Common Name

HYDROSEED GROUNDCOVER

*ABRONIA MARITIME
Sand Verbena

*ACHILLEA MILLEFOLIUM
White Yarrow

*AMBROSIA CHAMISSONIS
Beach Bur-Sage

*ANTIRRHINUM NUTTALLIANUM
Nuttal's Snapdragon

*ATRIPLEX PATULA
Spear Oracle

*CAMISSONIA CHEIRANTHIFOLIA
Beach Evening Primrose

*ERIOGONUM PARVIFOLIUM
Sea Cliff Buckwheat

*ESCHSCHOLZIA CAESPITOSA
Dwarf California Poppy

*GNAPHALIUM BICOLOR
Everlasting

*ISOCOMA MENZIESII
Coast Goldenbush

*LUPINUS CHAMISSONIS
Dune Beach Lupine

*LUPINUS NANUS
Sky Lupine

*PHACELIA RAMOSISSIMA
Branching Phacelia

*TRIFOLIUM GRACILENTUM
Pin-Point Clover

*Indicates native plant

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
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02/16/07

El Segundo Power II, LLC

Plant Palette

ATTACHMENT C

JSA Drawings – Revised Concept Study showing elevations of 45th Street Berm

EXISTING TANK

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

CHEVRON GAS STATION

WATER QUALITY FEATURE (ON-SITE DRAINAGE)

AC PAVING

2:1 SLOPE

TOP OF BERM: (41.5) AC PAVING

TRANSITION FROM EL. 49.00 TO EL. 41.50

END OF AC PAVING

40.0 TOE OF SLOPE

1.5:1 SLOPE

TOP OF BERM: 49.0

PLANTED

3:1 SLOPE

TOP OF BERM: 57.0 PLANTED

TOP OF BENCH: 49.0

TOP: 7.0' ABOVE TOP OF CURB (PLANTED)

PERSONNEL ACCESS

FH#25

PIV

EXIST. CHAIN LINK FENCE

BIOSWALE: GRASS/LOW-LEVEL PLANTING

CATCH BASIN (TYP.)

PROPERTY LINE (TYP.)

TOE

FENCE

CHAIN-LINK FENCE AT TOE OF SLOPE 8' MIN. FROM PROPERTY LINE

PROPOSED SWALE WITH SUBDRAIN PER SUBDRAIN DETAIL

PALM TREE (TYP.) PROTECT IN PLACE

LOW-LYING VEGETATION

WATER VALVE

CURB LINE

45th STREET

AC PAVING

RAMP TO PARKING LOT

PATIO/ OVERHANG

PRIVATE RESIDENCE 4420 THE STRAND MANHATTAN BEACH, CA

PRIVATE RESIDENCE 4421 THE STRAND MANHATTAN BEACH, CA

OCEAN DRIVE

PRIVATE RESIDENCE 4418 OCEAN DRIVE MANHATTAN BEACH, CA

PRIVATE RESIDENCE 116 45th STREET MANHATTAN BEACH, CA

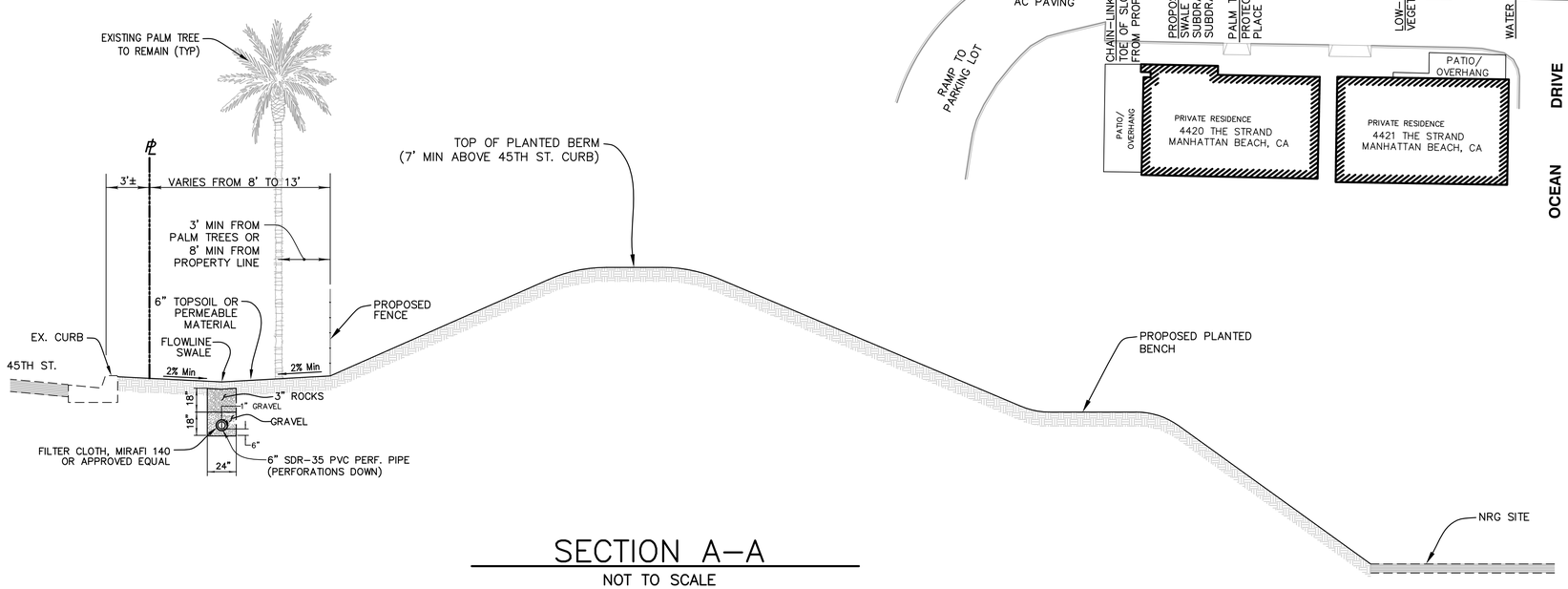
PRIVATE RESIDENCE 120 45th STREET MANHATTAN BEACH, CA

PRIVATE RESIDENCE 124 45th STREET MANHATTAN BEACH, CA

PLANT NORTH

0' 10' 20' 40' 60'

SCALE: 1" = 20'



SECTION A–A

NOT TO SCALE

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

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

nrg

CITY OF EL SEGUNDO

EL SEGUNDO ENERGY CENTER

301 VISTA DEL MAR BOULEVARD

45th STREET BERM
REVISED CONCEPT STUDY

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

DATE: 12/03/12

SCALE: 1" = 20'

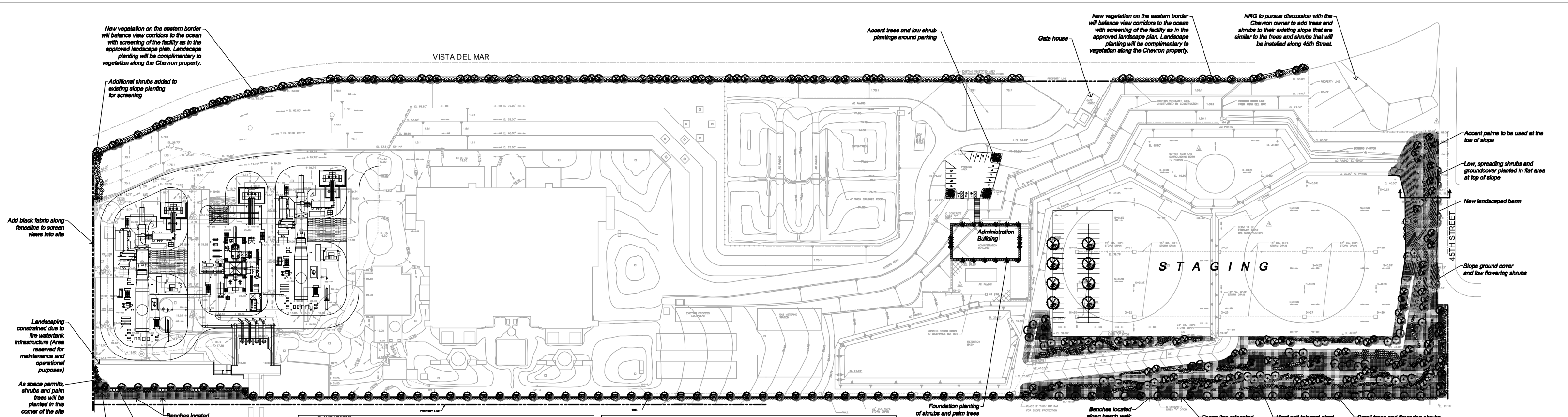
PROJECT NUMBER 2NRG010101

SHEET 1 OF 1

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

ATTACHMENT D

Preliminary Landscape Plan for entire project site

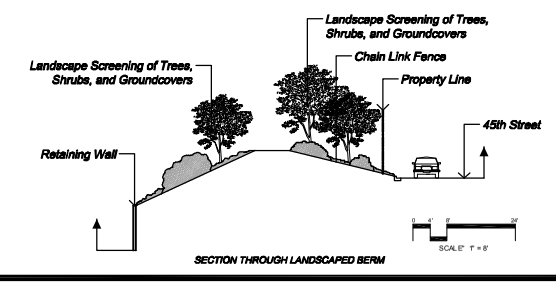


PLANT LEGEND					
TREES	COMMON NAME	SIZE	MATURE SIZE	GROWTH RATE	LOCATION
*Brahea edulis	Guadalupe Island Fan Palm	4' B.T.H.	30'H X 15'W	Slow	VDM, SW
Chamaerops humilis	Mediterranean Fan Palm	2' BTH	30' H&W	Slow	VDM
*Cupressus macrocarpa	Monterey Cypress	24" box	40' H&W	Fast	SL
*Lyonothamnus floribundus	Catalina Ironwood	24" box	35'H X 15' W	Moderate	SL, SW
Melaleuca nesophila	Pink Melaleuca	24"/36" box	20' H&W	Fast	SL
Melaleuca quinquenervia	Cajeput Tree	24"/36" box	30' H x 15' W	Fast	VDM, SW
Metrosideros excelsa	New Zealand Christmas Tree	24"/36" box	30'H X 30'W	Moderate	VDM, SL, SW
*Pinus torreyana	Torrey Pine	24"/36" box	50'H x 30'W	Fast	SL, SW
*Prunus ilicifolia	Hollyleaf Cherry	24" box	10'-20' H&W	Moderate	SL
*Prunus lyonii	Catalina Cherry	24"box	15'-20' H&W	Moderate	VDM, SL, SW
SHRUBS AND GROUNDCOVERS					
*Agave shawii	Shaw Agave	5 gallon	3'H X 3'W	Moderate	SL
*Arctostaphylos 'John Dourley'	John Dourley Manzanita	1 gallon	3'H X 6'W	Moderate	VDM, SL
*Artemisia californica	California Sagebrush	1 gallon	3'H X 6'W	Moderate	SL
*Baccharis pilularis	Coyote Brush	5 gallon	2'H X 8' W	Moderate to Fast	VDM, SL, SW
Carissa macrocarpa 'Tuttle'	Dwarf Natal Plum	5 gallon	3'H X 5'W	Fast	VDM, SL
Cistus purpureus	Rock Rose	5 gallon	4'H X 4'W	Moderate	VDM, SL
*Ceanothus gloriosus	Point Reyes Ceanothus	1 gallon	2'H X 6'W	Moderate	SL, SW
Dodonaea viscosa	Purple Hopseed Bush	5 gallon	10'-15' H&W	Fast	SL, SW
*Heteromeles arbutifolia	Toyon	5 gallon	6'-10' H&W	Fast	SL
*Juncus patens	Wire Grass	1 gallon	2'H X 2'W	Fast	SL
Juniperus conferta	Shore Juniper	1 gallon	2'H X 2'W	Moderate	SL, SW
*Leymus sassugeotiflora	California Tree Mallow	5 gallon	4'H X 8'W	Fast	SL, SW
*Myrica californica	Pacific Wax Myrtle	5 gallon	10'-15' H&W	Moderate	SL, SW

PLANT LEGEND (continued)					
SHRUBS AND GROUNDCOVERS	COMMON NAME	SIZE	MATURE SIZE	GROWTH RATE	LOCATION
Phormium spp.	New Zealand Flax	5 gallon	4'H-4'W	Moderate	VDM
Rhaphiolepis spp.	India Hawthorn	5 gallon	4'H X 6'W	Moderate	VDM, SW
*Rhamnus californica	Coffeeberry	5 gallon	8'H X 8'W	Moderate	SL, SW
*Rhus integrifolia	Lemonade Berry	5 gallon	4'-8' H&W	Slow	SL, SW
Rosmarinus spp.	Rosemary	5 gallon	3'-5' H&W	Moderate	VDM, SL, SW
*Salvia leucophylla	Purple Sage	1 gallon	4'-8' H&W	Fast	SL
*Salvia mellifera	Black Sage	1 gallon	5'H & 4'W	Fast	SL
Westringia fruticosa	No Common Name	5 gallon	5'H & 8'W	Moderate	SL
HYDROSEED GROUNDCOVER					
*Abronia maritima	Sand Verbena				
*Achillea millefolium	White Yarrow				
*Ambrosia chamissonis	Beach Bur-Sage				
*Antirrhinum nuttalianum	Nuttal's Snapdragon				
*Atriplex pentula	Spear Oracle				
*Cerastoonis chalranthifolia	Beach Evening Primrose				
*Eriogonum parvifolium	Sea Cliff Buckwheat				
*Eschscholzia ceespitosa	Dwarf California Poppy				
*Grephalium bicolor	Everlasting				
*Iacoma menziesii	Coast Goldenbush				
*Lupinus chamissonis	Dune Bush Lupine				
*Lupinus nanus	Sky Lupine				
*Phacelia remoelaisma	Branching Phacelia				
*Trifolium gracilentum	Pin-Point Clover				

PLANTING NOTES
*Indicates native plant
Planting to comply with City of El Segundo Landscape Requirements
Jute mesh will be installed on slopes
Hydroseed mix to include wood fiber and binder
VDM=Vista Del mar
SL=Slopes
SW=In front of Sea Wall

IRRIGATION CONCEPT
The irrigation system will utilize reclaimed water and be a fully automatic, electrically controlled, overhead spray system that provides 100% coverage with 70% overlap. Low precipitation rate spray heads, accurately programmable controllers, and a rain sensing device will be utilized to promote conservative water use. In-line check valves shall be used on steep slopes. Pop-up heads will be used at edges near pedestrian uses.



SECTION THROUGH LANDSCAPED BERM

Graphic Scale

North

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02/16/07

El Segundo Power II, LLC

Preliminary Landscape Plan

H:\PDATA\J0100400\REPORTS\1_2002 AFC COOD\LANDSCAPE\CONCEPT PLAN\J0100CP001.DWG JPARKER 6/4/12 2: