

City of Oakley  
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June 23, 2010

Bryan Bertacchi  
Radback Energy  
145 Town and Country Drive, Suite 107  
Danville, CA 94526

**DOCKET**

**09-AFC-4**

DATE JUN 23 2010

RECD. JUN 29 2010

**RE: REVIEW AND APPROVAL OF THE LANDSCAPE PLAN AND SCREEN TREE PLAN FOR THE OAKLEY GENERATING STATION PROJECT**

Dear Mr. Bertacchi:

The Zoning Administrator for the City of Oakley has reviewed and approved the Landscape Plan and Screen Tree Plan for the Oakley Generating Station Project. The Landscape Plan includes the use of primarily native California drought tolerant plants and rows of tall, evergreen trees with shrubs below along portion of the outside of the northern and western edges of the property. Existing eucalyptus trees along the northern boundary provide screening, and additional shrubs will be installed. The approved plans are attached for reference, and are also shown as Figure 5.13-9 Landscape Plan, submitted to the CEC for the Oakley Generating Station Project.

**CONDITIONS OF APPROVAL**

1. A detailed irrigation plan and water efficient landscape package as part of the plan check process. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Efficient Landscape Ordinance.
2. Landscaping shall conform to the City's Water Efficient Landscape Ordinance and shall be installed prior to final occupancy.

Approved:

Rebecca Willis, Zoning Administrator

**PRELIMINARY CONCEPT**  
 Subject to change based on  
 final engineering design.

HIGHWAY 160

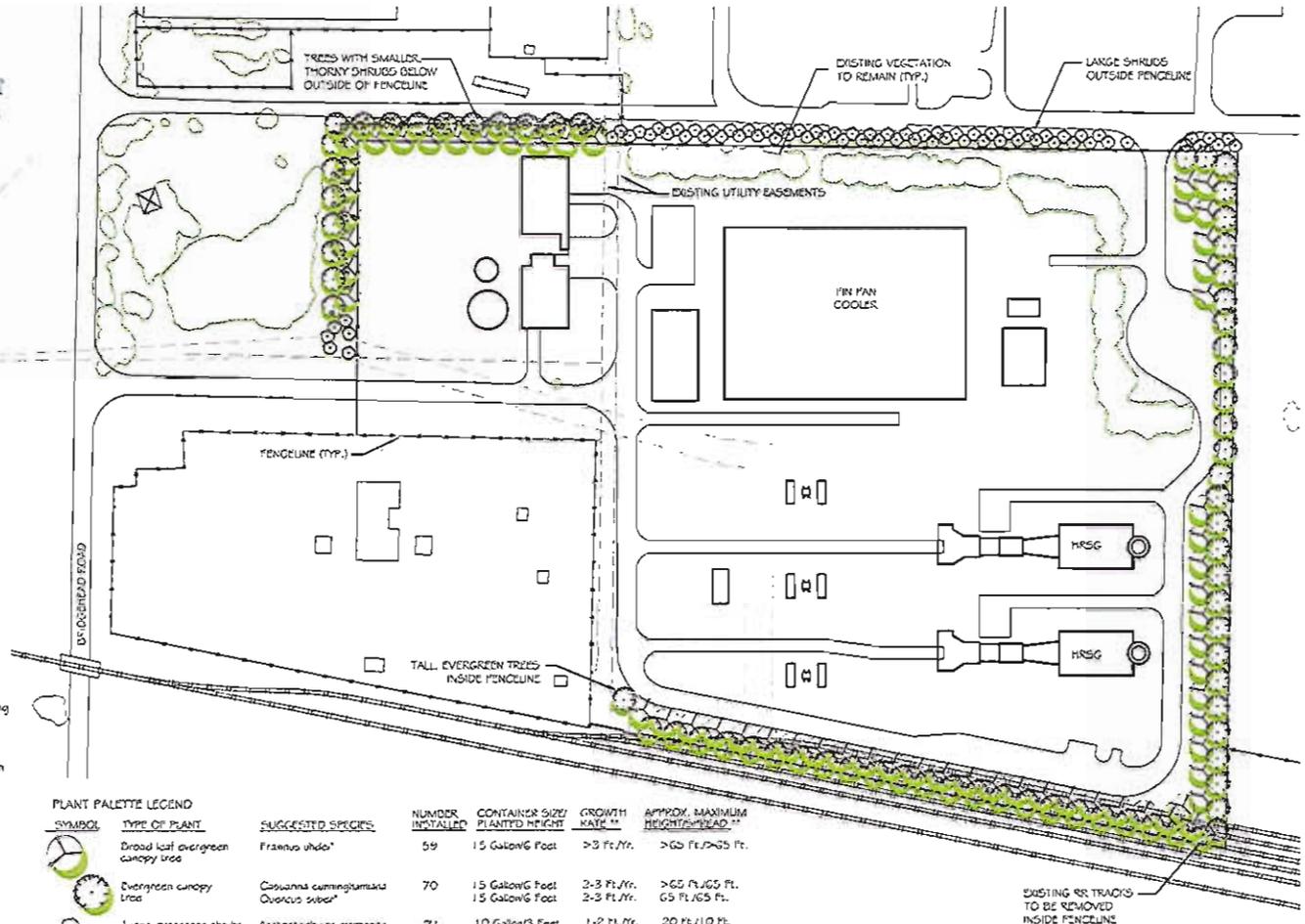
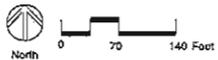
OVERHEAD CONDUCTOR (M.P.)

**LANDSCAPE CONCEPT**

The landscape plan calls for installing rows of tall, evergreen trees inside the eastern and southern edges of the facility's perimeter fence and tall, evergreen trees with small, thorny shrubs below along portions of the outside of the northern and western edges of the fence in order to partially screen views from the roadways and surrounding area. Outside the northern fence line where existing eucalyptus trees provide screening, large shrubs will be installed to screen views of the fence.

**NOTES:**

1. Final landscape layout will be determined in conjunction with final engineering design and survey data.
2. Smaller trees and shrubs shall be planted below overhead conductors to allow for clearance. All planting shall be consistent with technical operation requirements for landscaping in proximity to electric transmission facilities.
3. Tree canopies shall not extend over underground pipelines.
4. Owner will provide regular irrigation for a minimum two-year period while landscaping becomes established.
5. Owner will retain a licensed landscape contractor to provide periodic maintenance including removal and replacement of dead plant material and periodic evaluation of site landscaping to determine additional landscaping maintenance needs.



**PLANT PALETTE LEGEND**

SYMBOL	TYPE OF PLANT	SUGGESTED SPECIES	NUMBER INSTALLED	CONTAINER SIZE/ PLANTED HEIGHT	GROWTH RATE **	APPROX. MAXIMUM HEIGHT/SPREAD **
	Broad leaf evergreen canopy tree	<i>Fraxinus uhdei</i> <sup>1</sup>	59	15 Gallon/6 Feet	>3 Ft./Yr.	>60 Ft./>65 Ft.
	Evergreen canopy tree	<i>Casuarina cunninghamiana</i> <i>Quercus siber</i> <sup>1</sup>	70	15 Gallon/6 Feet 15 Gallon/6 Feet	2-3 Ft./Yr. 2-3 Ft./Yr.	>65 Ft./65 Ft. 65 Ft./65 Ft.
	Large evergreen shrub	<i>Arctostaphylos manzanita</i> <i>Prostrantodesmon californicum</i> <i>Heteromeles arbutifolia</i> <i>Myrica californica</i>	71	10 Gallon/3 Feet 10 Gallon/3 Feet 10 Gallon/3 Feet 10 Gallon/3 Feet	1-2 Ft./Yr. 3 Ft./Yr. 1-2 Ft./Yr. 2 Ft./Yr.	20 Ft./10 Ft. 20 Ft./12 Ft. 25 Ft./20 Ft. 25 Ft./20 Ft.
	Small, thorny evergreen shrub	<i>Muhlenbergia pinnata</i> <i>Nesaea californica</i>	101	3 Gallon/1.5 Feet 3 Gallon/1.5 Feet	n.a. n.a.	5 Ft./3 Ft. 3 Ft./3 Ft.

<sup>1</sup> Recommended species for Contra Costa County Landscaping Standards (2006) and City of Oakley Commercial and Industrial Design Guidelines (2005).

\*\* Estimates for trees and large shrubs based on information contained in: Roman, Jeffrey L. and W. Mark. "Decid Trees: A Tree Selection Guide." <http://decidtree.caipoly.edu/> (Site visited 23 April, 2009)

**FIGURE 5.13-9**  
**LANDSCAPE PLAN**  
 CONTRA COSTA GENERATING STATION  
 OAKLEY, CALIFORNIA