

DOCKETED

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June 19, 2015

Mr. Keith Winstead
Project Manager
California Energy Commission
1516 Ninth Street
Sacramento, CA 95814-5512

Subject: Redondo Beach Energy Project (12-AFC-03)
Applicant's Comments on the Preliminary Staff Assessment – Visual Resource Assessment

Dear Mr. Winstead:

Attached please find the Redondo Beach Energy Project's Comments on the Preliminary Staff Assessment – Visual Resource Assessment. The comments were prepared in response to the California Energy Commission's (CEC) Redondo Beach Energy Project (RBEP) Preliminary Staff Assessment's (PSA) visual resource assessment.

If you have any questions about this matter, please contact me at (916) 286-0207.

Sincerely,

CH2M HILL

A handwritten signature in black ink, appearing to read "Jerry Salamy".

Jerry Salamy
AFC Project Manager

Attachment

cc: S. O'Kane, AES
G. Wheatland, ESH
C. Salazar, CH2M HILL

Redondo Beach Energy Project

(12-AFC-03)

Applicant's Comments on the Preliminary Staff Assessment

Submitted to
California Energy Commission

Prepared by
AES Southland Development, LLC

With Assistance from

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June 19, 2015

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Introduction

Attached are AES Southland Development, LLC's (AES or the Applicant) comments on the California Energy Commission's (CEC) Redondo Beach Energy Project (RBEP) Preliminary Staff Assessment's (PSA) visual resource assessment.

Visual Resources

In the PSA, CEC staff recommended the development of a “Site Screening and Landscape Concept Plan” and provided a variety of options. In response, an “Aesthetic Treatment Plan” has been submitted in to the CEC on June 4, 2015 (TN 204902). The Aesthetic Treatment Plan includes enhancements to the Landscape Concept Plan initially developed for RBEP, along with conceptual color treatment for the proposed RBEP. Specifically, the Aesthetic Treatment Plan:

- Adds vegetation within the project site boundary along the northern edge of the switchyard near Herondo Street, east of the power block and air-cooled condenser (ACC), and in the southeastern portion of the project site, adjacent to the Information Technology Center surface parking area; these additions are intended to enhance screening of portions of the project as visible from the north, east and south.
- Incorporates the orange and tan color tones, found on existing building exteriors in the adjacent harbor and commercial areas, into the power block enclosures, ACC, and other visible features, with the exception of the HRSG stacks.

Figure PSA-VIS-1 shows the enhanced landscape concept component of the Aesthetic Treatment Plan, and Figure PSA-VIS-2 shows the conceptual landscaping on an aerial base. The conceptual color treatment component is shown in the revised simulations for views from KOP 5, KOP 8 and KOP 9. In the revised view from KOP 5 (Figure PSA-VIS-3), additional landscaping and applied color treatments are visible in the simulated (B) view. Figure PSA-VIS-4 shows an expanded, panoramic view from KOP 5, which indicates the broader positive effects on views in the vicinity with the removal of RBGS. The updated existing view from KOP 8 (the A image in Figure PSA-VIS-5) reflects recent commercial development activities along Catalina Avenue, which include a screen that obscures a lower portion of the RBEP in the simulated (B) view. In the revised view from KOP 9 (Figure PSA-VIS-6), the conceptual color treatment as simulated relates to other visible buildings and the lower portions of turbine enclosures are partially screened by the enhanced landscaping.

All vegetation shown in these simulations appears as it would 5 years after planting.

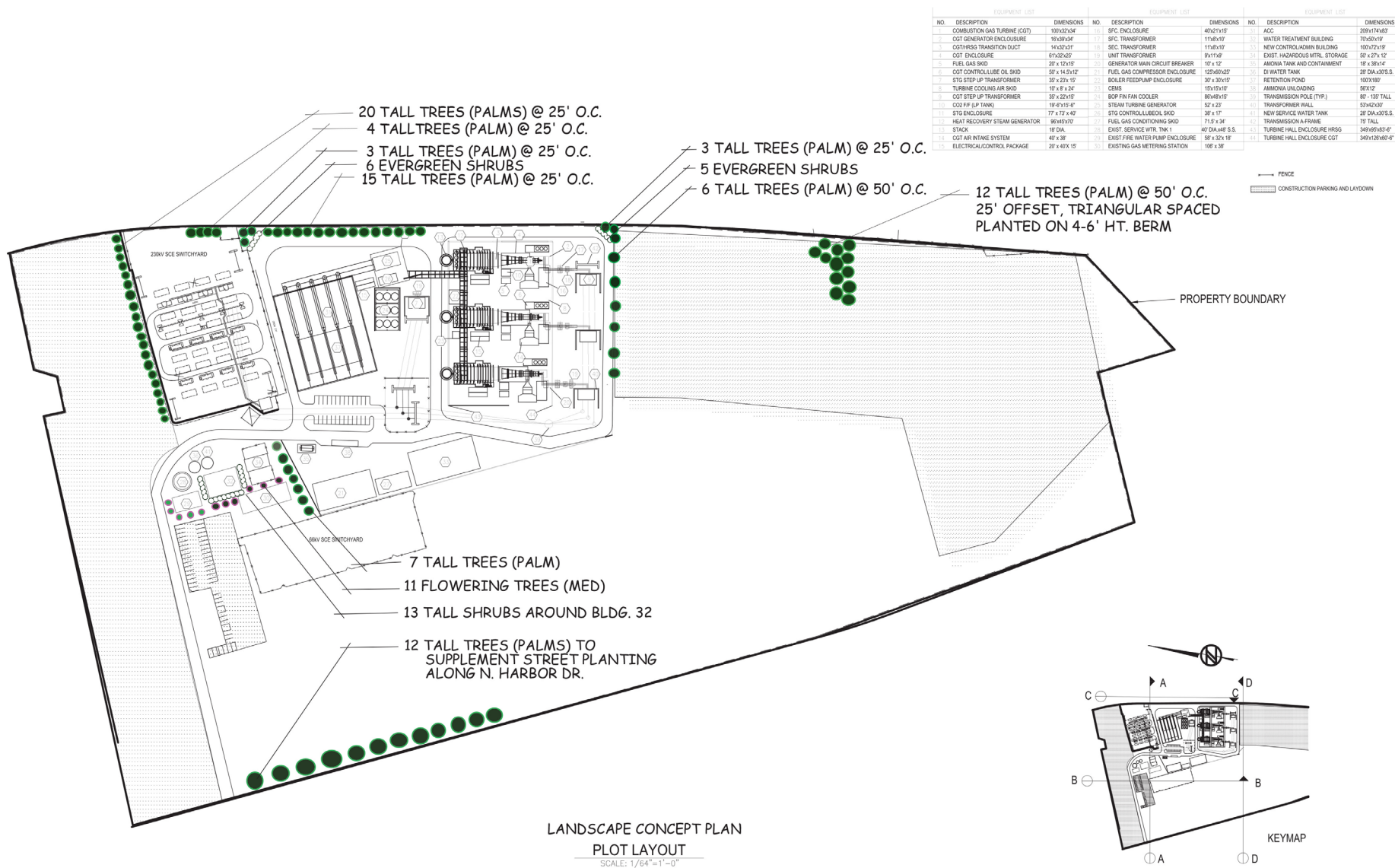


FIGURE PSA-VIS-1
Aesthetic Treatment Plan –
Conceptual Plan View
 AES Redondo Beach Energy Project – PSA Comments
 Redondo Beach, California

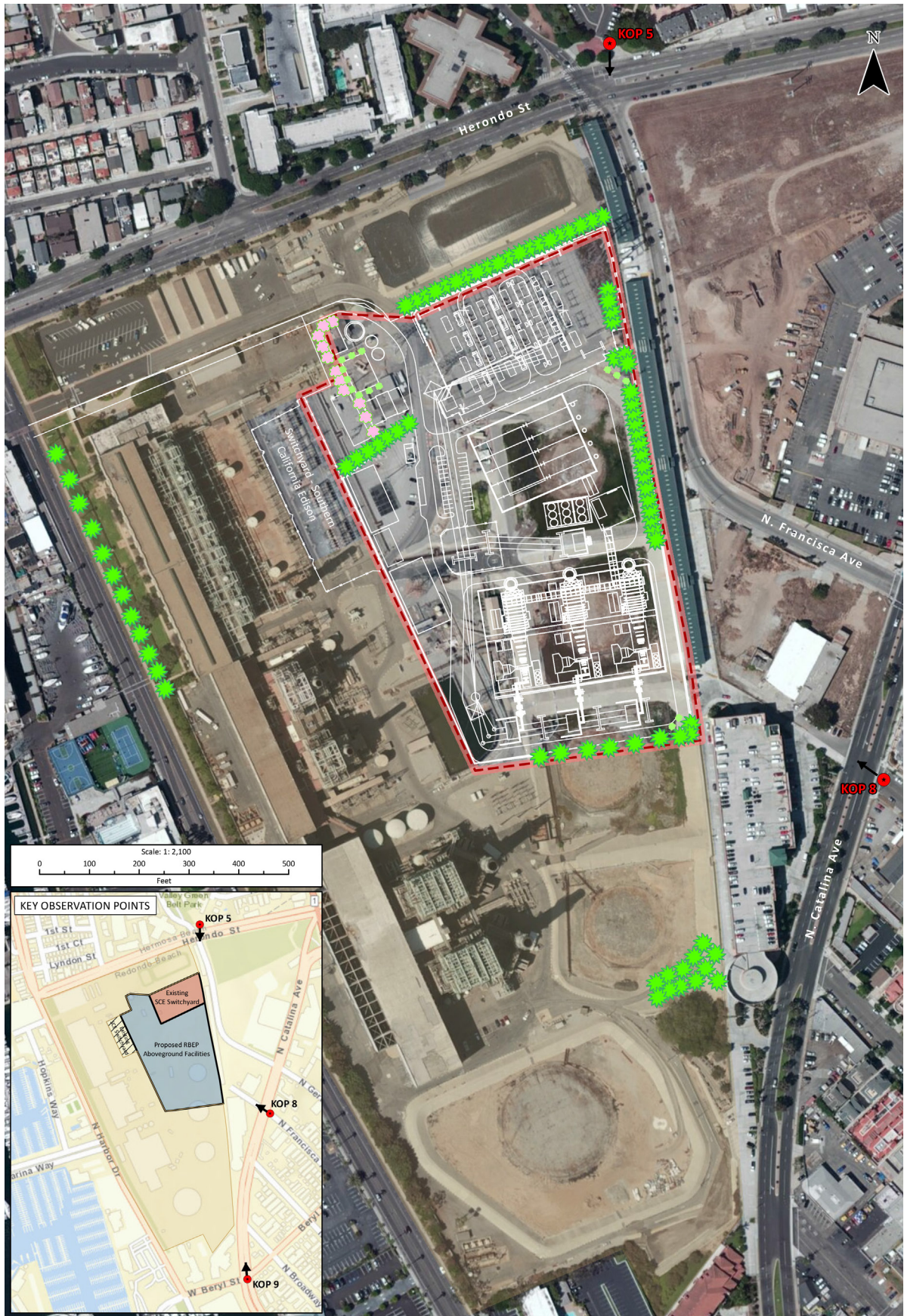


FIGURE PSA-VIS-2
Aesthetic Treatment Plan –
Conceptual Plan on Aerial Base
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A. Updated (June 2015) existing view from PSA KOP 5.



B. Simulated view from PSA KOP 5 showing RBGS removed and RBEP constructed with Aesthetic Treatment Plan, including the conceptual landscaping plan and plant color treatment.

FIGURE PSA-VIS-3
Updated View and Simulated View
from PSA KOP 5
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A. Updated (June 2015) existing, panoramic view to south and southwest from PSA KOP 5.



B. Simulated panoramic view from PSA KOP 5 showing RBGS removed and RBEP constructed with Aesthetic Treatment Plan, including the conceptual landscaping plan and plant color treatment.

FIGURE PSA-VIS-4
Panoramic View from PSA KOP 5
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 Redondo Beach, California



A. Updated View and Simulated View from PSA KOP 8.



B. Simulated view from PSA KOP 8 showing RBGS removed and RBEP constructed with Aesthetic Treatment Plan, including the conceptual landscaping plan and plant color treatment.

FIGURE PSA-VIS-5
Updated View and Simulated View
from PSA KOP 8
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A. Updated (June 2015) existing view from PSA KOP 9.



B. Simulated view from PSA KOP 9 showing RBGS removed and RBEP constructed with Aesthetic Treatment Plan, including the conceptual landscaping plan and plant color treatment.

FIGURE PSA-VIS-6
Updated View and Simulated View
from PSA KOP 9
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