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Docket Number:	12-AFC-03
Project Title:	Redondo Beach Energy Project
TN #:	204910-1
Document Title:	City of Redondo Beach - Preliminary Staff Assessment Comments - Visual Resources
Description:	N/A
Filer:	Jon Welner
Organization:	Jeffer Mangels Butler & Mitchell LLP
Submitter Role:	Intervenor Representative
Submission Date:	6/4/2015 11:23:29 PM
Docketed Date:	6/5/2015

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3 **STATE OF CALIFORNIA**
4 **California Energy Commission**

5 **In the Matter of:**

6 **REDONDO BEACH ENERGY PROJECT**

Docket No. 12-AFC-03

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8 **APPLICATION FOR CERTIFICATION**
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11 **INTERVENOR CITY OF REDONDO BEACH'S**
12 **COMMENTS ON THE PRELIMINARY STAFF ASSESSMENT:**
13 **VISUAL RESOURCES**

14
15 June 4, 2015
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9 **INTERVENOR CITY OF REDONDO BEACH'S**
10 **COMMENTS ON THE PRELIMINARY STAFF ASSESSMENT:**
11 **VISUAL RESOURCES**

12 In Visual Resources section of the Preliminary Staff Assessment ("PSA"), Staff
13 determine that the RBEP will have a significant impact on visual resources. To mitigate this
14 significant impact, Staff requested that AES prepare a Site Screening and Landscape Concept Plan,
15 which would be reviewed by Staff and the public prior to issuance of the Final Staff Assessment
16 ("FSA"):

17 The proposed siting of the RBEP structures in the northeast portion of
18 the project site without adequate screening presents acute visual
19 impacts due to their close proximity to differing adjacent uses; their
20 scale, mass, and industrial aesthetic is visually incompatible with said
21 uses, resulting in a continued degradation of the visual character and
22 quality of the coastal environment. To reduce the visual impacts of
23 the proposed power plant to less than significant, staff proposes, to
24 work with the project owner to prepare and present a site screening
25 and landscape concept plan that would effectively screen the major
26 facilities and structures of the RBEP from public view, create a
27 gradual visual transition between the project site and its adjacent uses,
28 and ensure greater visual compatibility between the project site and its
surrounding coastal environment. *The site screening and landscape
concept plan would be reviewed by staff and the public, and a
condition of certification requiring a final site screening and
landscape plan to be prepared and implemented based on an
acceptable concept plan will be proposed in the FSA.*

The PSA was issued almost a year ago. Today is the final day for submitting
comments on the PSA, and AES has not yet provided the required Site Screening and Landscape
Concept Plan, even in draft form.

1 The City of Redondo Beach therefore requests that when the Site Screening and
2 Landscape Concept Plan is eventually provided by AES, Intervenors and the public be given a
3 reasonable period of time to review the Plan and submit written comments to the Commission; and
4 Staff be given a reasonable period of time to review those comments and incorporate them into the
5 FSA.

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7 DATED: June 4, 2015

JEFFER MANGELS BUTLER & MITCHELL LLP



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10 By: _____

JON WELNER

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12 Attorneys for Intervenor CITY OF REDONDO
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