<table>
<thead>
<tr>
<th><strong>Docketed</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket Number:</strong></td>
</tr>
<tr>
<td><strong>Project Title:</strong></td>
</tr>
<tr>
<td><strong>TN #:</strong></td>
</tr>
<tr>
<td><strong>Document Title:</strong></td>
</tr>
<tr>
<td><strong>Description:</strong></td>
</tr>
<tr>
<td><strong>Filer:</strong></td>
</tr>
<tr>
<td><strong>Organization:</strong></td>
</tr>
<tr>
<td><strong>Submitter Role:</strong></td>
</tr>
<tr>
<td><strong>Submission Date:</strong></td>
</tr>
<tr>
<td><strong>Docketed Date:</strong></td>
</tr>
</tbody>
</table>
STATE OF CALIFORNIA
California Energy Commission

In the Matter of:

REDONDO BEACH ENERGY PROJECT
APPLICATION FOR CERTIFICATION

Docket No. 12-AFC-03

INTERVENOR CITY OF REDONDO BEACH'S
COMMENTS ON THE PRELIMINARY STAFF ASSESSMENT:
VISUAL RESOURCES

June 4, 2015

JEFFER MANGELS BUTLER & MITCHELL LLP
JON WELNER (Bar No. 178578), jwelner@jmbm.com
KIMBERLY A. HUANGFU (Bar No. 242251), khuangfu@jmbm.com
Two Embarcadero Center, Fifth Floor
San Francisco, CA 94111
Telephone: (415) 398-8080
Facsimile: (415) 398-5584

Attorneys for Intervenor CITY OF REDONDO BEACH

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

The proposed siting of the RBEP structures in the northeast portion of the project site without adequate screening presents acute visual impacts due to their close proximity to differing adjacent uses; their scale, mass, and industrial aesthetic is visually incompatible with said uses, resulting in a continued degradation of the visual character and quality of the coastal environment. To reduce the visual impacts of the proposed power plant to less than significant, staff proposes, to work with the project owner to prepare and present a site screening and landscape concept plan that would effectively screen the major facilities and structures of the RBEP from public view, create a gradual visual transition between the project site and its adjacent uses, 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.
The City of Redondo Beach therefore requests that when the Site Screening and Landscape Concept Plan is eventually provided by AES, Intervenors and the public be given a reasonable period of time to review the Plan and submit written comments to the Commission; and Staff be given a reasonable period of time to review those comments and incorporate them into the FSA.

DATED: June 4, 2015

JEFFER MANGELS BUTLER & MITCHELL LLP

By: JON WELNER

Attorneys for Intervenor CITY OF REDONDO BEACH