



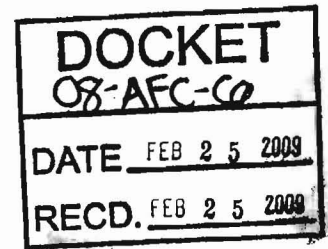
City of Pittsburg

Development Services Department – Planning Division
Civic Center - 65 Civic Avenue, Pittsburg, CA 94565

Telephone (925) 252-4920 • FAX: (925) 252-4814

February 25, 2009

James Adams, Environmental Planner II
California Energy Commission (CEC) – Environmental Office
1516 9th Street, MS 40
Sacramento, CA 95814-5504



RE: Landscaping Recommendations for the Willow Pass Generating Station

Dear Mr. Adams,

I have spoken with our public works department and found out some information regarding existing landscaping within some of the Key Observation Point (KOP) areas, as identified in the CEC Application for Certification for the proposed Willow Pass Generating Station. Below you will find my recommendations for landscaping within each of the KOP (1 through 6) areas, along with a brief explanation for the recommendation. All recommendations below would be consistent with the landscaping requirements contained within the Pittsburg Municipal Code (PMC) sections 18.54.115, 18.54.130, and 18.84.300-335, for landscaping within the IG (General Industrial) District.

- KOP 1:** I've checked with our public works department and they do not know why there is a landscaping "gap" at the location shown in the photo simulation. Based on this, staff would still recommend additional palm trees be planted within the landscaping "gap" to match the existing line of palms on either side; however, the applicant should first verify the depth and location of the underground water discharge pipes before finalizing any landscape plans that involve the planting of new palm trees. Staff also recommends the installation of some climbing vines or other dense shrubbery along the fence line at this location.
- KOP 2:** The photo simulation for this site shows one tall prominent tree in the center (possibly a pine?). After inspecting the site, staff recommends that the same type of tree be planted on either side (to the north and south) of the tree in the simulation. Two new trees should adequately screen the new towers from not only the parking lot (location of KOP 2), but also from the street, driveway entrance, and neighboring houses.
- KOP 3:** A site inspection indicated that new trees had recently been planted along the west side of Bayside Drive, at the location of KOP 3. According to the city's public works staff, the new trees that have been planted are camphor trees and they should grow to a height of approximately 25 to 30 feet and they should have a canopy spread of approximately 25 to 30 feet. Since the trees are located in the landscape strip right behind the light pole (as seen in the photo simulation), and since the light pole is approximately 14 to 16 feet tall, staff feels confident that the existing trees will eventually



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grow tall enough to completely screen the new towers, and therefore, staff does not recommend any new trees at KOP 3.

KOP 4: According to the city's public works staff, the trees that are existing along either side of Bayside Drive (between Front St. & 2nd Street) are a combination of raywood ash and camphor trees. Those trees are definitely not full grown yet. Once they are full grown they should reach a height of approximately 40 feet. Also, the public works staff does not believe that there is adequate space within these landscape strips to install any new trees, especially palm trees. Based on the physical constraints at this site (lack of space), staff does not believe that there is any available location that trees could be planted to screen the new towers. Since there is no space for new trees and since the existing trees still have a substantial amount of growing to do, staff does not recommend any new trees to screen the view from KOP 4.

KOP 5: While KOP 5 indicates an important view of the project site from a residential neighborhood, in order to block the view of the new towers from this KOP, trees would need to be planted along Willow Pass Road underneath the PG&E transmission line corridor. Planting trees in this location is not ideal, due to the low height of the power lines and the potential for tree limbs to interfere with power lines. As a result, staff recommends that no new trees be planted in this area.

KOP 6: KOP 6 also indicates another important view from the same neighborhood as KOP 5 (above); however, since this KOP is further down the street (to the west), tree plantings for KOP 6 are not limited because of the transmission line corridor. According to the city's public works department, the existing trees along the north side of Willow Pass Road are California pepper trees. Staff recommends that new California pepper trees be planted along the north side of Willow Pass Road, starting just north of 1215 Willow Pass Road, and continue down to the western edge of the PG&E transmission line corridor. The trees should be planted approximately every 60 feet.

If you have any questions or need any further clarification regarding the recommendations presented above, please do not hesitate to contact me via phone at (412) 252-6941, or via email at kvahl@ci.pittsburg.ca.us.

Sincerely,


Kristin Vahl
Associate Planner



**BEFORE THE ENERGY RESOURCES CONSERVATION AND DEVELOPMENT
COMMISSION OF THE STATE OF CALIFORNIA
1516 NINTH STREET, SACRAMENTO, CA 95814
1-800-822-6228 – WWW.ENERGY.CA.GOV**

APPLICATION FOR CERTIFICATION
**FOR THE WILLOW PASS
GENERATING STATION**

Docket No. 08-AFC-6

PROOF OF SERVICE
(Revised 2/23/2009)

APPLICANT

Chuck Hicklin, Project Manager
Mirant Corporation
P.O. Box 192
Pittsburg, CA 94565
chuck.hicklin@mirant.com

Jonathan Sacks, Project Director
Steven Nickerson
Mirant Corporation
1155 Perimeter Center West
Atlanta, GA, 30338
jon.sacks@mirant.com
steve.nickerson@mirant.com

CONSULTANTS

*Dale Shileikis
Kathy Rushmore
URS Corporation
221 Main Street, Suite 600
San Francisco, CA 94105-1917
Kathy_Rushmore@URSCorp.com
Dale_shileikis@URSCorp.com

COUNSEL FOR APPLICANT

*Karleen O'Connor
Lisa Cottle
Winston & Strawn LLP
101 California Street
San Francisco, CA 94111-5802
(e-mail preferred)
lcottle@winston.com
koconnor@winston.com

INTERESTED AGENCIES

California ISO
e-recipient@caiso.com

*Marc Grisham, City Manager
Garrett D. Evans
General Manager, Pittsburg Power
Company
65 Civic Avenue
Pittsburg, CA 94565
MGrisham@ci.pittsburg.ca.us
gevans@ci.pittsburg.ca.us

Greggory L. Wheatland
Ellison, Schneider & Harris
2015 H Street
Sacramento, CA 95811-3109
glw@eslawfirm.com

INTERVENORS

California Unions for Reliable Energy
("CURE")
Gloria D. Smith & Marc D. Joseph
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, California 94080
gsmith@adamsbroadwell.com
mdjoseph@adamsbroadwell.com

ENERGY COMMISSION

KAREN DOUGLAS
Chair and Presiding Member
kldougla@energy.state.ca.us

JAMES D. BOYD
Vice Chair and Associate Member
jboyd@energy.state.ca.us

Paul Kramer
Hearing Officer
pkramer@energy.state.ca.us

Ivor Benci-Woodward
Project Manager
lbenciwo@energy.state.ca.us

Dick Ratliff
Staff Counsel
dratliff@energy.state.ca.us

Elena Miller
Public Adviser
publicadviser@energy.state.ca.us

DECLARATION OF SERVICE

I, April Albright, declare that on March 2, 2009, I served and filed copies of the attached City of Pittsburg Landscaping Recommendations for Willow Pass Generating Station. The original document, filed with the Docket Unit, is accompanied by a copy of the most recent Proof of Service list, located on the web page for this project at:

[<http://www.energy.ca.gov/sitingcases/willowpass/index.html>]. The document has been sent to both the other parties in this proceeding (as shown on the Proof of Service list) and to the Commission's Docket Unit, in the following manner:

(Check all that Apply)

For service to all other parties:

 ✓ sent electronically to all email addresses on the Proof of Service list;

 ✓ by personal delivery or by depositing in the United States mail at Sacramento, California with first-class postage thereon fully prepaid and addressed as provided on the Proof of Service list above to those addresses **NOT** marked "email preferred."

AND

For filing with the Energy Commission:

 ✓ sending an original paper copy and one electronic copy, mailed and emailed respectively, to the address below (preferred method);

OR

 depositing in the mail an original and 12 paper copies, as follows:

CALIFORNIA ENERGY COMMISSION

Attn: Docket No. 08-AFC-6

1516 Ninth Street, MS-4

Sacramento, CA 95814-5512

docket@energy.state.ca.us

I declare under penalty of perjury that the foregoing is true and correct.

Original signed by _____
April Albright