



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:

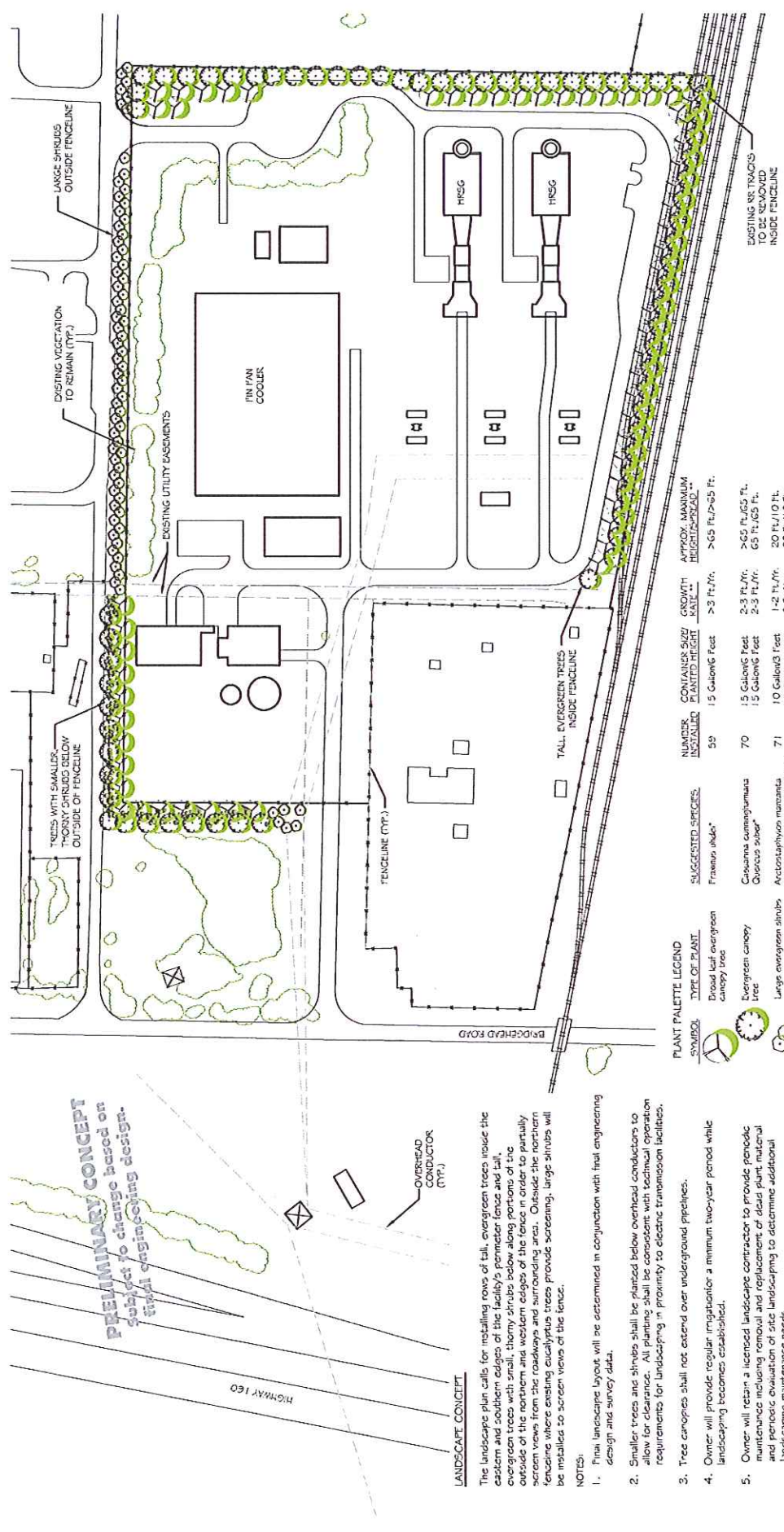
The Zoning Administrator for the City of Oakley has reviewed and approved the Landscape Plan and Screen Tree Plan for the Oakley Generating Station Project. The Landscape Plan includes the use of primarily native California drought tolerant plants and rows of tall, evergreen trees with shrubs below along 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

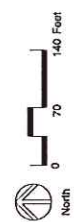


PRELIMINARY CONCEPT
 Subject to change based on
 final engineering design.

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 areas. 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.



SYMBOL	TYPE OF PLANT	SUGGESTED SPECIES	NUMBER INSTALLED	CONTAINER SIZE PLANTED HERE	GROWTH RATE	APPROX. MAXIMUM HEIGHT
	Broad leaf evergreen canopy tree	Fraxinus arbuscula	50	15 Gallons	>3 ft./yr.	>65 ft./2-5 ft.
	Deciduous canopy tree	Quercus agrifolia	70	15 Gallons	2-3 ft./yr.	>65 ft./65 ft.
	Large evergreen shrub	Arctostaphylos manzanita	71	10 Gallons	1-2 ft./yr.	30 ft./10 ft.
	Small, thorny evergreen shrub	Myrica californica	10	10 Gallons	2 ft./yr.	25 ft./25 ft.
	Small, thorny evergreen shrub	Muhlenbergia parviflora	10	10 Gallons	2 ft./yr.	25 ft./25 ft.
	Small, thorny evergreen shrub	Myrica californica	10	10 Gallons	2 ft./yr.	25 ft./25 ft.
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* Recommended species for Contra Costa County Landscaping Standards (2008) and City of Oakland Commercial and Industrial Design Guidelines (2009).

** Estimates for trees and large shrubs based on information contained in: Riemer, Jeffrey, L. and W. Mark. "Selecting a Tree Selection Guide." <http://selecting-canopy.com> (last visited 23 Apr. 2009).

Source: Environmental Vision, June 2009

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

CH2M HILL