

**EAST CONTRA COSTA COUNTY
HABITAT CONSERVANCY**

DATE: December 9, 2013
TO: Governing Board
FROM: Conservancy Staff
SUBJECT: Agreement Amendment with Contra Costa Generating Station

RECOMMENDATION

Consider the following actions related to extending take coverage to Contra Costa Generating Station, LLC for the Oakley Generating Station Project:

- a. **AUTHORIZE** staff to file a Notice of Exemption for this Board action with the County Clerk.
- b. **AUTHORIZE** Executive Director to execute a Second Amendment to the Participating Special Entity Agreement with Contra Costa Generating Station, LLC, provided the Wildlife Agencies concur with the Agreement.

DISCUSSION

ITEM (A). California Environmental Quality Act (CEQA): The Board’s decision to authorize the Executive Director to execute a Second Amendment to the Participating Special Entity Agreement and to extend take authorization under the Second Amendment to Contra Costa Generating Station, LLC, for the Oakley Generating Station Project (“OGS Project”) is exempt from CEQA pursuant to a statutory exemption for public agency actions relating to thermal powerplant sites or facilities. (Pub. Resources Code section 21080 (b)(6); Cal. Code Regs., tit. 14, §15271.)

CONTINUED ON ATTACHMENT: Yes
ACTION OF BOARD ON: December 9, 2013 APPROVED AS RECOMMENDED: _____
OTHER _____

VOTE OF BOARD MEMBERS

___ UNANIMOUS
AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

I HEARBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF AN ACTION TAKEN AND ENTERED ON THE MEETING RECORD OF THE CONSERVANCY GOVERNING BOARD ON THE DATE SHOWN.

ATTESTED _____
*Catherine Kutsuris, SECRETARY OF THE EAST CONTRA COSTA COUNTY
HABITAT CONSERVANCY*

BY: _____, DEPUTY

For purposes of the OGS Project, the California Energy Commission (“CEC”) is the CEQA lead agency and has exclusive jurisdiction. The CEC’s regulatory program has been certified by the Secretary of Resources to be the functional equivalent of the CEQA environmental review process, and CEQA requirements pertaining to environmental impact reports and negative declarations therefore generally do not apply to the CEC. Instead, the CEC prepares “Staff Assessments” to analyze the potential environmental impacts of proposed projects. The Staff Assessment for the OGS Project is CEC Docket Number 09-AFC-4. Because the OGS Project is the subject of an environmental analysis prepared by the CEC pursuant to a certified regulatory program, CEQA does not apply to the Conservancy’s decision to enter into a Participating Special Entity Agreement, process amendments to the PSE Agreement, or to issue a Certificate of Inclusion for the OGS Project.

However, because the Second Amendment includes an increase in habitat disturbance and acres to be covered under the HCP/NCCP incidental take permit, Conservancy Staff consulted the CEC to confirm that the environmental analysis still accurately identifies the projects effects on HCP/NCCP Covered Species and natural communities. Based on consultation with the CEC’s Compliance Project Manager for the OGS Project, Mr. Craig Hoffman, it will not be necessary for the project owner to submit an amendment to the OGS Project CEC license to account for the generator tie-line construction design changes described in Addendum 2.0. Mr. Hoffman provided a letter to the Conservancy outlining their determination on the proposed modifications and the adequacy of the existing environmental analysis, which included the following findings (attached):

- Identified that the modifications to the project area do not require further environmental analysis (under the CEC’s functional equivalent to CEQA review).
- Determined that the modification to the project does not result in any new effects, or greater effects, than were analyzed in the CEC’s environmental analysis and that these changes do not introduce any new impacts or require changes to the Conditions of Certification with the CEC.

After reviewing the letter provided by Mr. Hoffman, Conservancy Staff has determined that Contra Costa Generating Station, LLC is in compliance with the CEC’s Condition BIO-21 and BIO-22 which mandates the owner to seek coverage under the HCP/NCCP and that the Conservancy’s process will ensure that any impacts resulting from the Second Amendment are fully mitigated without changes to, or deletions of, any conditions of certification by the CEC.

ITEM (B). At the March 21, 2011 meeting, the Board authorized staff to execute a Participating Special Entity (“PSE”) Agreement for take coverage of the ground-disturbing activities associated with the development, construction, and operation of the Oakley Generating Station and associated transmission line facilities. The Oakley Generating Station will be a combined-cycle, natural gas-fired power plant with a gross nominal generating capacity of 624-megawatts (“MW”) that is owned by Contra Costa Generating Station LLC. The OGS Project will consist of two natural gas-fired combustion turbines with heat recovery steam generators, a steam turbine, air-cooled condenser, and ancillary equipment. Power from the facility will be transmitted 2.4 miles to PG&E’s Contra Costa Substation on a new 230-kV single-circuit transmission line as

the project will replace the existing 60-kV line, located within an existing 80-foot-wide PG&E easement. Construction of this line will follow an existing PG&E transmission line right-of-way (“ROW”) and will consist of replacing existing steel-lattice towers with tubular steel poles and reconductoring the line. The Project includes construction of a new sanitary sewer force main from the project tie-in location on Bridgehead Road to the gravity main located in Main Street. Construction of this line would be within the Bridgehead Road and Main Street ROW’s. After Board approval of the Project, on May 24, 2011 the PSE Agreement was fully executed by Contra Costa Generating Station, LLC (“CCGS”) and the Conservancy. Subsequently, CCGS paid all mitigation fees, administrative costs, the contribution to recovery, and contribution to complementary conservation planning as required in the PSE Agreement. The Certificate of Inclusion authorizing activities to commence was issued on May 31, 2011.

Shortly after earthwork began, a concern arose regarding possible impacts to the existing PG&E gas pipelines underneath the main site access road as a result of on-going construction traffic over these pipelines. Additionally, the applicant wanted to modify the impact footprint on the project site to allow for the removal of four eucalyptus trees on the eastern edge of the site, trimming of several eucalyptus trees to allow room to grade and install bio-swales and trimming/removal of dead trees within the construction laydown area for worker safety purposes.

The applicant requested an amendment to the terms of the original PSE agreement between the Conservancy and CCGS dated May 24, 2011. The agreement amendment reflected the change in the project description including an increase in development fees, contribution to recovery, and cap on administrative fees. The total fees (development fees plus contribution to recovery) increased from \$530,441.06 to \$533,881.38. The applicant prepared Addendum 1.0 reflecting the modifications to the original Planning Survey Report Application as a result of the First Amendment which was incorporated within the PSE Agreement and Exhibit 1. The First Amendment was fully executed and a new Certificate of Inclusion was issued on October 27, 2011.

In the fall of 2013, CCGS initiated consultation with the Conservancy to request modifications to the Project description associated with the Oakley-Contra Costa 230 kV transmission line that runs 2.4 miles south and west from the OGS site to the PG&E Contra Costa substation in Antioch. CCGS seeks an amendment to the PSE Agreement in order to address changes to the project description resulting from the advancement of PG&E’s detailed design for the Oakley-Contra Costa 230 kV transmission line. These changes result from minor refinements and additions to the generator tie-line design and construction plan being finalized by PG&E which include newly designed access roads and work areas including work areas to be removed from the existing 60 kV tap to GWF to the two existing 60-kV transmission lines to the DuPont Substation. The proposed project site description and impact areas would be the same as the approved Planning Survey Report (“PSR”) with the exception of the proposed modifications detailed in Addendum 2.0 to the PSR. A complete description of the proposed changes and the resulting impacts on the original PSR and Certificate of Inclusion are described in Addendum 2.0.

The CCGS is requesting an amendment (a Second Amendment) to the PSE Agreement in order to obtain incidental take coverage for the new impacts along the Oakley-Contra Costa 230 kV

transmission line. In order to receive permit coverage under the HCP/NCCP by way of the Second Amendment, the Conservancy and CCGS must execute an Amendment to the PSE Agreement obligating compliance with the applicable terms and conditions of the Implementing Agreement, the HCP/NCCP, and the state and federal permits. The Conservancy staff has prepared and CCGS agrees with the terms of the proposed Second Amendment to the PSE Agreement for the Project (attached).

Attached, and to be incorporated as Exhibit 1 to the PSE Agreement, is Addendum 2.0 to the Planning Survey Report prepared by CH2M HILL (the biological consulting firm hired by CCGS to complete the Addendum) in consultation with Conservancy staff. Addendum 2.0 provides a detailed analysis of the impact acreage that will change per each segment of the project along the transmission line. Because the Project results in both acreage reductions and increases associated with various segments of the work along the transmission line Addendum 2.0 contains a series of impact tables outlining the changes which ultimately link to the tables in the Executive Summary. All the tables and impact changes per segment have been reviewed and approved by Staff. The amendment did not require CCGS to conduct new planning-level surveys as the reconnaissance level surveys along the Oakley-Contra Costa 230 kV transmission line where ground disturbing impacts will occur are still valid from the original PSR. Furthermore, pre-construction surveys and avoidance/minimization/construction monitoring measure requirements did not change as a result of the Second Amendment. In addition to providing updated land cover and impact maps (Figure 3-a, Rev 2 “Land Cover Habitat Survey”), Staff asked the applicant to prepare a set of maps that depicts the project as originally proposed verses the amendment (Figure 3-a, Rev 2 “Project Comparison”) in order to clearly depict how the project area is changing by way of the Second Amendment.

Key provisions of the Agreement:

- The Second Amendment results in changes to the impact acres to be covered under the HCP/NCCP permit, these changes are reflected in the tables below (see Addendum 2.0, Executive Summary):

Summary of Acreages Involved in the Proposed Project by Project Element, Proposed Modifications

Project Element	Permanent Disturbance (Acres)	Temporary Disturbance (Acres)	Paved/Urban Surfaces (Acres)	Exempt Acreage (Acres)	Total
Project Site	16.72	0.82	2.82	1.6	21.96
Construction Laydown Area	0	13.93	11.45	0.13	25.51
Soil Stockpile Area	0	5	2.22	0	7.22
Access Roads (DuPont Property)	0	0.21	2.01	0	2.22
Force Main Sewer Line ROW	0	0	1.52	0	1.52
T-Line ROW	0	18.15	4.2	0.18	22.53
T-Line ROW Modification/Addition	0.00	0.57	0.40	0.00	0.97
T-Line Pull Sites Outside T-Line ROW	0.00	0.44	0.11	0.00	0.55
T-Line Access Roads Outside T-Line ROW	0.00	1.90	0.51	0.00	2.41
Structure Work Areas Outside T-Line ROW	0.00	0.76	0.47	0.00	1.23
New Total (Amendment 2)	16.72	41.78	25.71	1.91	86.12
Total New or Changed Elements	0.0	3.67	1.49	0	5.16

Summary of Net Acreage Changes Resulting from Modifications Proposed under Amendment 2 (Proposed Modifications Minus the Original Project Acreage-Including Amendment 1 acreage)

Project Element	Permanent Disturbance (Acres)	Temporary Disturbance (Acres)	Paved/Urban Surfaces (Acres)	Exempt Acreage (Acres)	Total
Project Site	-	-	-	-	-
Construction Laydown Area	-	-	-	-	-
Soil Stockpile Area	-	-	-	-	-
Access Roads (DuPont Property)	-	-	-	-	-
Force Main Sewer Line ROW	-	-	-	-	-
T-Line ROW	-	-	-	-	-
T-Line ROW Modification	0	0.57	0.4	0	0.97
T-Line Pull Sites Outside T-Line ROW	0	-0.77	-0.06	0	-0.83
T-Line Access Roads Outside T-Line ROW	0	1.34	0.03	0	1.37
Structure Work Areas	0	0.76	0.47	0	1.23
Total Net Change (Additions minus previous)	0	1.90	0.84	0	2.74

- The Agreement provides that CCGS will reimburse the Conservancy for staff costs associated with processing the request for an amendment, up to a maximum reimbursement of \$5,000 (increasing the cap on administrative fees from \$47,000 to \$52,000).
- To date CCGS has submitted payment for \$533,881.38 in accordance with the PSE Agreement and the First Amendment. The additional fees owed by CCGS for the Second Amendment totals \$5,310.06 which amount includes \$2,655.03 in development fees and a contribution to recovery of \$2,655.03.
- Staff proposes a Contribution to Recovery in the amount of \$2,655.03. As set forth in the HCP/NCCP, the Conservancy may charge a Participating Special Entity a Contribution to Recovery to help the Conservancy cover certain costs associated with the HCP/NCCP that are not included in the mitigation fees (for example, the costs of preserve management beyond the permit term, the costs born by the Conservancy of exceeding mitigation requirements and contributing to the recovery of covered species (as is required because the plan is an NCCP and by state law NCCP's must contribute to recovery, etc.). Given the overall scale and proposed ground disturbing impacts associated with the Second Amendment, staff proposes a \$2,655.03 Contribution to Recovery. This amount is equal to the amount of the mitigation fees required for the impacts and staff believes this is consistent with the amount charged for the original Project and First Amendment (each of which set the Contribution to Recovery at or above 100% of the development fees) as well as previous Participating Special Entity projects.

- Staff is not requesting an increase in the Complementary Conservation Planning charge which the applicant paid as part of the original PSE Agreement to fund additional conservation planning in or near the HCP/NCCP area that will complement the HCP/NCCP and benefit species covered by the HCP/NCCP.
- The table below summarizes the HCP/NCCP fee summary for the Project, including Addendum 1.0, and the proposed Addendum 2.0:

Summary of East Contra Costa County HCP/NCCP Fees for the Oakley Generating Station

Project Element	Development Fee	Contribution to Recovery	Complimentary Conservation Planning	Temporary Impact Fee	Total
Original PSR	\$178,057.91	\$200,000.00	\$100,000.00	\$52,383.15	\$530,441.06
Addendum 1.0	\$213.24	\$1,720.16	\$0.00	\$1,506.92	\$3,440.32
Addendum 2.0	\$0.00	\$2,655.03	\$0.00	\$2,655.03	\$5,310.06
Total	\$178,271.15	\$204,375.19	\$100,000.00	\$56,545.10	\$539,191.44

- The Agreement provides that the Fees and Administrative Costs must be paid before work commences on the portion of the Project associated with the Second Amendment.

Next steps: If the Conservancy Governing Board authorizes staff to execute an Amendment to the PSE Agreement, key next steps in granting take coverage would be as follows:

- Contra Costa Generating Station, LLC signs the Second Amendment.
- Staff will ask the Wildlife agencies to review the Second Amendment and Addendum 2.0 and to concur that the Second Amendment and Addendum 2.0 includes all applicable requirements of the HCP/NCCP with regard to the Project and imposes a duty on Contra Costa Generating Station, LLC, to implement them. If, and only if, the Wildlife Agencies concur and the California Energy Commission approves the Project as described in the Second Amendment and Addendum 2.0 and based on the findings consistent with the Final Staff Assessment provided to the Conservancy, the Executive Director of the Conservancy will sign the Second Amendment. Note: Participating Special Entity Agreements and any amendments thereof, unlike the granting of take authorization by a participating City or County, require Wildlife Agency concurrence.
- Contra Costa Generating Station, LLC pays all required mitigation, contribution to recovery, and administrative costs, as outlined in the Second Amendment.
- The Conservancy issues Contra Costa Generating Station, LLC an updated Certificate of Inclusion consistent with the Second Amendment. Take authorization would then be in effect, subject to the terms of the PSE Agreement, First and Second Amendment and Certificate of Inclusion.
- Contra Costa Generating Station, LLC conducts pre-construction surveys to determine which species-specific avoidance and minimization measures are required during construction.

- Contra Costa Generating Station, LLC develops and submits a construction monitoring plan to the Conservancy in accordance to Section 6.3.3 of the HCP/NCCP.
- Contra Costa Generating Station, LLC implements the Project subject to the terms of the Second Amendment.

Attachments:

- **Attachment A:**
 - **Letter from CEC's Compliance Project Manager for the OGS Project, Mr. Craig Hoffman**

- **Attachment B:**
 - **PSE Agreement Second Amendment, including:**
 - Main body of amendment
 - Addendum 2.0
 - Main body of addendum
 - Updated Impact and Land Cover Map and Project Comparison Maps
 - Fee Calculator (Exhibit 2)

CALIFORNIA ENERGY COMMISSION

1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov

Attachment A



December 2, 2013

Krystal Hinojosa
East Contra Costa County Habitat Conservancy
Contra Costa County
Department of Conservation & Development
30 Muir Road
Martinez, CA 94553

RE: THE OAKLEY GENERATING STATION - (09-AFC-4C)

Modification to the Participating Special Entity and Certificate of Inclusion under the East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP).

BIO-21 and **BIO-22** Mitigation Fees.

Dear Ms. Hinojosa:

Energy Commission staff has reviewed the proposed modifications to the Oakley Generating Station Gen-Tie line and the need for proposed changes to the Participating Special Entity and Certificate of Inclusion for the Oakley project.

The Oakley Generating Station is a 624 megawatt project and was certified by the Energy Commission on May 18, 2011. The project is currently under construction and located in Contra Costa County.

The project owner has provided the Energy Commission with a compliance submittal consistent with **BIO-21** and **BIO-22**, and filed a request with the East Contra Costa County Habitat Conservancy to approve an amendment to address changes to the Oakley Generating Station project. These project modifications are the result of detailed engineering plans and design by PG&E for the Oakley-Contra Costa 230 kV transmission line. Specific modifications include:

- Modification of the interconnection with Contra Costa Substation that involves a minor extension of the generator tie-line corridor so that it enters the substation from the north;
- Removal of the 60 kV transmission line from GWF to the tap on the Contra Costa-DuPont 60 kV line, including associated structures;
- Removal of both 60 kV lines to the DuPont Substation, including associated structures;
- Addition of new and/or relocation and reduction in size of previously identified transmission line pull sites;

- New gravel/dirt roads outside of the transmission right-of-way (ROW) to access pole structures;
- Temporary crossing structures to protect public roadways during reconductoring;
- Redesigned temporary work areas around the transmission structures; and
- Minor changes of transmission tower locations within the ROW.

Based upon staff's review of the Gen-Tie line submittal, the proposed modification is not an amendment and is considered a compliance submittal consistent with the certified Oakley Generation Station project. Pursuant to section 1769(a)(2), Title 20, California Code of Regulations, "(w)here staff determines that there is no possibility that the modifications may have a significant effect on the environment, and if the modifications will not result in a change or deletion of a condition adopted by the commission in the final decision or make changes that would cause the project not to comply with any applicable laws, ordinances, regulations, or standards, no commission approval is required..."

Energy Commission staff has determined that approval by the full Commission is not required and the proposed modifications meet the criteria for approval at the staff level because:

- The proposed modification is consistent with the review and approval of the project;
- The proposed modification is consistent with the quality and quantity of impacts to biological species and habitats and no new species or habitats are impacted;
- The modification will not have any significant effect on the environment and is consistent the Energy Commission CEQA review and certification;
- Existing conditions of certification are sufficient to cover the proposed modification without changes to, or deletions of, any conditions of certification; and
- The project as modified will maintain full compliance with applicable LORS.

Based upon staff's review and findings, it is not necessary for the project owner to submit an amendment to the OGS CEC license and modifications to the Participating Special Entity Agreement between Contra Costa Generating Station and the East Contra Costa County Habitat Conservancy will be consistent with the requirements of **BIO-21** and **BIO-22**.

If you have any questions, please call me at (916) 654-4781 or e-mail me at craig.hoffman@energy.ca.us.

Sincerely,



Craig Hoffman
Compliance Project Manager

SECOND AMENDMENT

TO THE PARTICIPATING SPECIAL ENTITY AGREEMENT OF THE EAST CONTRA COSTA COUNTY HABITAT CONSERVATION PLAN/ NATURAL COMMUNITY CONSERVATION PLAN AND GRANTING TAKE AUTHORIZATION

Between

**the EAST CONTRA COSTA COUNTY HABITAT CONSERVANCY, the Implementing
Entity, and CONTRA COSTA GENERATING STATION LLC, a Participating Species
Entity**

RECITALS

The Participating Special Entity Agreement between the East Contra Costa County Habitat Conservancy (“Conservancy”) and Contra Costa Generating Station LLC (“Participating Special Entity” or “PSE”) was entered into May 24, 2011 (the “PSE Agreement”) and amended by the First Amendment to the Participating Special Entity Agreement on October 14, 2011. The Participating Special Entity Agreement, as amended by the First Amendment, is referred to herein as the “PSE Agreement”.

The PSE Agreement provides, in Section 10.4, that it may be amended with the written consent of both parties.

The Conservancy and PSE wish to amend the terms of the PSE Agreement to reflect minor modifications to the project footprint resulting from the advancement of PG&E’s detailed design for the Oakley-Contra Costa 203kV transmission line and a corresponding increase in fees by way of this Second Amendment (the “Second Amendment”).

AMENDMENT

- A. The Conservancy and the PSE agree to amend the PSE Agreement as follows:
1. The attached OGS Addendum 2.0 is added to and incorporated within Exhibit 1.

Contribution to Complementary Conservation Planning: **\$100,000.00**

To date the Participating Special Entity has submitted payment for \$533,881.38 in accordance with the PSE Agreement and First Amendment. The additional payment for the Second Amendment totals \$5,310.06. The additional payment for the Second Amendment must be paid in full before any ground-disturbance associated with Addendum 2.0 occurs. ~~The payment must be paid in full before the activities covered by Addendum 1.0 are implemented.~~ Notwithstanding the above, the Parties acknowledge that the Conservancy adjusts its fee schedule annually on March 15 of each year in accordance with the fee adjustment provisions of Chapter 9.3.1 of the HCP/NCCP. If PSE pays the additional payment for the Second Amendment before March 15, ~~2014~~ 2012 and construction of the portion of the OGS Project associated with Addendum 2.0 commences before March 15, ~~2014~~ 2012, the amount due will be as stated above. If PSE pays on or after March 15, ~~2014~~ 2012 or construction of the portion of the OGS Project associated with Addendum 2.0 does not commence before March 15, ~~2014~~ 2012, the amount due will be subject to the annual fee adjustments for the Development Fee and the Temporary Impact Fee, and subject to annual adjustments of the Contribution to Recovery and the Contribution to Complementary Conservation Planning based on the formula set forth in Chapter 9.3.1 for the HCP/NCCP wetland mitigation fee. Based on these adjustments, if PSE pays before March 15 of any year, but construction does not commence before March 15 of that year, PSE will either be required to submit an additional payment for any increases or be entitled to a refund without interest for any decreases.

6. Section 7.6 is amended as follows:

PSE shall compensate the Conservancy for its direct costs associated with this Agreement, including but not limited to, staff, consultant and legal costs incurred as a result of the review of the Application, drafting and negotiating this Agreement, monitoring and enforcement of this Agreement, and meetings and communications with PSE (collectively, Conservancy's "Administrative Costs"). Conservancy's Administrative Costs shall not exceed ~~\$47,000~~ \$52,000 in the aggregate. Conservancy acknowledges and agrees that PSE has paid ~~\$10,000~~ \$35,000 toward the Conservancy's Administrative Costs as of the Effective Date. Conservancy shall provide PSE with invoices detailing its Administrative Costs monthly or quarterly, at Conservancy's discretion. PSE shall remit payment of each invoice within thirty (30) days of receiving it.

This provision is not intended to, and shall not be construed to, limit PSE's duty to indemnify the Conservancy as provided in Section 7.7 of this Agreement.

- B. This Second Amendment may be executed in counterparts.
- C. All other terms and conditions of the PSE Agreement shall remain as originally agreed.
- D. The Conservancy shall issue a Certificate of Inclusion pursuant to Section 6.1 of the PSE Agreement that is revised to incorporate reference to this Second Amendment.

E. This Second Amendment shall take effect on the date after both the Conservancy and PSE have executed this Second Amendment.

IN WITNESS WHEREOF, the Conservancy and PSE hereto execute this Second Amendment.

**THE EAST CONTRA COSTA COUNTY
HABITAT CONSERVANCY**

Dated: _____

By: _____
JOHN KOPCHIK, Executive Director

**CONTRA COSTA GENERATING STATION
LLC (CCGS)**

Dated: _____

By: _____
BRYAN BERTACCHI, President

PSR Addendum

**Participating Special Entity
Planning Survey Report
Addendum 2.0**

**To Comply with and Receive Permit Coverage under the
East Contra Costa County Habitat Conservation Plan and
Natural Community Conservation Plan**

for the

Oakley Generating Station

(09-AFC-4C)

Submitted to:

East Contra Costa County Habitat Conservancy

December 4, 2013

Submitted by:



With Technical Assistance by:

CH2MHILL
2485 Natomas Park Drive
Suite 600
Sacramento, CA 95833

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Attachment

Temporary Fee Calculation Exhibit

Executive Summary

The purpose of this filing is to request the East Contra Costa County Habitat Conservancy's (Conservancy) approval to amend the Planning Survey Report (PSR) to address the following proposed changes to the Oakley Generating Station (OGS) project description resulting from the advancement of PG&E's detailed design for the Oakley-Contra Costa 230 kV transmission line:

- Modification of the interconnection with Contra Costa Substation that involves an extension of the generator tie-line corridor so that it enters the substation from the north and the addition of four towers
- Removal of the 60 kV transmission line from GWF to the tap on the Contra Costa-DuPont 60 kV line, including associated structures
- Removal of both 60 kV lines to the DuPont Substation, including associated structures
- Addition of new and/or relocation and reduction in size of previously identified transmission line pull sites
- New temporary gravel/dirt roads outside of the transmission right-of-way (ROW) to access pole structures and temporary use of existing dirt roads
- Temporary crossing structures to protect public roadways during reconductoring
- Redesigned temporary work areas around the transmission structures
- Changes to the location of transmission tower location 2/21

Figure 1 shows the locations of the new features. Tables revised as part of the proposed changes have been included in this addendum and a revision number has been added to identify that changes have been made from the PSR and previous Addendum. For example, Table I.1, Rev 02 presents the second revised summary of acreages by project element. Table I.1 is shown in three parts, for clarity. Table I.1a provides the acreages by project element as proposed under Amendment 1. Table I.1b shows the acreages by project element proposed under this amendment (Amendment 2). Table I.1c shows the acreage increases due to the proposed Amendment 2 modifications, by project element (Table 1b minus Table 1a).

Table I.1a, Rev02

Summary of Acreages Involved in the Proposed Project by Project Element, Under Amendment 1

Project Element	Permanent Disturbance (Acres)	Temporary Disturbance (Acres)	Paved/Urban Surfaces (Acres)	Exempt Acreage (Acres)	Total
Project Site	16.72	0.82	2.82	1.6	21.96
Construction Laydown Area	0	13.93	11.45	0.13	25.51
Soil Stockpile Area	0	5	2.22	0	7.22
Access Roads (DuPont Property)	0	0.21	2.01	0	2.22
Force Main Sewer Line ROW	0	0	1.52	0	1.52
T-Line ROW	0	18.15	4.2	0.18	22.53
T-Line ROW Modification	0	0	0	0	0
T-Line ROW Pull Sites Outside Tline ROW	0	1.21	0.17	0	1.38
Tline Access Roads Outside Tline ROW	0	0.56	0.48	0	1.04
Structure Work Areas	0	0	0	0	0
Previous Total (Amendment 1)	16.72	39.88	24.87	1.91	83.38

Table I.1b, Rev02

Summary of Acreages Involved in the Proposed Project by Project Element, Proposed Modifications

Project Element	Permanent Disturbance (Acres)	Temporary Disturbance (Acres)	Paved/Urban Surfaces (Acres)	Exempt Acreage (Acres)	Total
Project Site	16.72	0.82	2.82	1.6	21.96
Construction Laydown Area	0	13.93	11.45	0.13	25.51
Soil Stockpile Area	0	5	2.22	0	7.22
Access Roads (DuPont Property)	0	0.21	2.01	0	2.22
Force Main Sewer Line ROW	0	0	1.52	0	1.52
T-Line ROW	0	18.15	4.2	0.18	22.53
T-Line ROW Modification/Addition	0.00	0.57	0.40	0.00	0.97
T-Line Pull Sites Outside T-Line ROW	0.00	0.44	0.11	0.00	0.55
T-Line Access Roads Outside T-Line ROW	0.00	1.90	0.51	0.00	2.41
Structure Work Areas Outside T-Line ROW	0.00	0.76	0.47	0.00	1.23
New Total (Amendment 2)	16.72	41.78	25.71	1.91	86.12
Total New or Changed Elements	0.0	3.67	1.49	0	5.16

Table I.1c, Rev02

Summary of Net Acreage Changes Resulting from Modifications Proposed under Amendment 2

Project Element	Permanent Disturbance (Acres)	Temporary Disturbance (Acres)	Paved/Urban Surfaces (Acres)	Exempt Acreage (Acres)	Total
Project Site	-	-	-	-	-
Construction Laydown Area	-	-	-	-	-
Soil Stockpile Area	-	-	-	-	-
Access Roads (DuPont Property)	-	-	-	-	-
Force Main Sewer Line ROW	-	-	-	-	-
T-Line ROW	-	-	-	-	-
T-Line ROW Modification	0	0.57	0.4	0	0.97
T-Line Pull Sites Outside T-Line ROW	0	-0.77	-0.06	0	-0.83
T-Line Access Roads Outside T-Line ROW	0	1.34	0.03	0	1.37
Structure Work Areas	0	0.76	0.47	0	1.23
Total Net Change (Additions minus previous)	0	1.90	0.84	0	2.74

The proposed modifications affect the acreage totals for the transmission line right-of-way due to the extension of the ROW to allow for interconnection at the north end of the substation, pull sites outside of the transmission line ROW, transmission line access roads outside of the transmission line ROW and new structure work areas outside of the ROW. The new design results in a small (2.74 acre) net increase in total acreages, compared with the acreage totals indicated in Addendum 1 (Table I.1c Rev 2).

Acreage reductions—The size of individual pull sites is significantly smaller than previously designed resulting in a reduction of the total acreage of pull sites outside of the ROW (from 1.38 to 0.55 acres, reduction of 0.83).

Acreage increases—Increases in the total acreages of disturbance stem from three sources:

- The transmission line ROW corridor increases from 22.53 to 23.50 acres (increase of 0.97 acres) because of the extension of the ROW corridor and modification to the interconnection at the Contra Costa Substation that is needed to facilitate entry at the north end of the substation and also because of a small modification to the ROW to avoid an existing building at Tower 2/21.
- Temporary use of existing access roads has changed and there will be newly constructed temporary access roads. Acreage increases due to use of existing and new access road will total 2.41 acres for a net increase of 1.37 acres over previous plans (1.04 acres).
- In addition, there are newly designated temporary structure work areas outside of the transmission corridors that were not previously in the construction plan, that total 1.23 acres.

Acreage increases total 5.16 acres for a net increase of 2.74 acres, compared with Amendment 1.

Calculating the additional ECCCHCP mitigation fee involves one additional step— that of taking into consideration the fee zone in which the changes (both acreage reductions and increases) has taken place.

Table A2-1a-c summarizes the acreage changes, by fee zone and project element. Table A2-1a shows the existing planned acreages (under Amendment 1) for the project design elements that are proposed to experience changes or modifications under Amendment 2. Table A2-1b shows the acreages by fee zone and project design element as proposed under this Amendment. Table A2-1c shows the difference between these two, which is the basis for calculating the incremental fee required under Amendment 2.

TABLE A2-1a

Acreage Modifications by Fee Zone - Amendment 1

Project Design Element	Total Area (Acres)	Area Inside ESA Fencing (Exempt Acres)	Mitigation Acres Required (minus Urban and Exempt)
Fee Zone I:			
Transmission ROW modification	0.0	0	0.0
Pull Sites outside the ROW	0.33	0	0.33
Access Roads outside the ROW	0.46	0	0.01
Structure Work Areas outside the ROW	0.0	0	0.00
Zone I total	0.79	0	0.34
Fee Zone IV:			
Transmission ROW modification	0.00	0	0.00
Pull Sites outside the ROW	1.05	0	0.88
Access Roads outside the ROW	0.58	0	0.55
Structure Work Areas outside the ROW	0.00	0	0.00
Zone IV total	1.63	0	1.43
Overall Total	2.42	0	1.77

TABLE A2-1b

Acreege Modifications by Fee Zone - Proposed Under Amendment 2

Project Design Element	Total Area (Acres)	Area Inside ESA Fencing (Exempt Acres)	Mitigation Acres Required (minus Urban and Exempt)
Fee Zone I:			
Transmission ROW modification	0	0	0
Pull Sites outside the ROW	0.16	0	0.16
Access Roads outside the ROW	1.02	0	0.55
Structure Work Areas outside the ROW	0.17	0	0.05
Zone I total	1.35	0	0.76
Fee Zone IV:			
Transmission ROW modification	0.97	0	0.57
Pull Sites outside the ROW	0.40	0	0.28
Access Roads outside the ROW	1.39	0	1.35
Structure Work Areas outside the ROW	1.05	0	0.70
Zone IV total	3.81	0	2.90
Overall Total	5.16	0	3.66

As shown below, the basis for the temporary impact fee calculations is 0.43 acres in Zone I and 1.47 acres in Zone IV.

TABLE A2-1c

Acreege Modifications by Fee Zone - Net Change Resulting from Amendment 2 Proposal

Project Design Element	Total Area (Acres)	Area Inside ESA Fencing (Exempt Acres)	Mitigation Acres Required (minus Urban and Exempt)
Fee Zone I:			
Transmission ROW modification	0	0	0
Pull Sites outside the ROW	-0.17	0	-0.17
Access Roads outside the ROW	0.56	0	0.55
Structure Work Areas outside the ROW	0.17	0	0.05
Zone I total	0.56	0	0.43
Fee Zone IV:			
Transmission ROW modification	0.97	0	0.57
Pull Sites outside the ROW	-0.65	0	-0.60
Access Roads outside the ROW	0.81	0	0.80
Structure Work Areas outside the ROW	1.05	0	0.70
Zone IV total	2.18	0	1.47
Overall Total	2.74	0	1.90

The resulting mitigation requirement would increase the temporary impact fee by \$2,655.03. Table ES-1, Rev2 provides a summary of the original PSR fees, the fees associated with Addendum 1.0, and the fees associated with Addendum 2.0.

Table ES-1, Rev2

Summary of East Contra Costa County HCP/NCCP Fees for the Oakley Generating Station

Project Element	Development Fee	Contribution to Recovery	Complimentary Conservation Planning	Temporary Impact Fee	Total
Original PSR	\$178,057.91	\$200,000.00	\$100,000.00	\$52,383.15	\$530,441.06
Addendum 1.0	\$213.24	\$1,720.16	\$0.00	\$1,506.92	\$3,440.32
Addendum 2.0	\$0.00	\$2,655.03	\$0.00	\$2,655.03	\$5,310.06
Total	\$178,271.15	\$204,375.19	\$100,000.00	\$56,545.10	\$539,191.44

Note on Rounding Errors:

Please note that there are minor discrepancies of 0.01 or 0.02 acres in some of the acreages listed in the Executive Summary tables and subsequently in the tables on the following pages. These are the result of rounding error that results from reducing numbers at six decimal places to numbers at two decimal places. The tables were produced by copying measurements of GIS coverage shape areas from the GIS into a computer spreadsheet and adding formulas to create sums in the tables, and then copying the tables and sums to the document. The numbers input to the spreadsheet from GIS are provided to six decimal places and were rounded to two decimal places for readability, but this did introduce some rounding error.

To address this, we truncated the numbers to three decimal places (0.001 acre), summed them, and rounded the displayed result to 2 decimal places. This eliminates most, but not all of the rounding error. Truncating to two decimal places would eliminate the problem but would also introduce error by reducing the impact acreages.

Conservancy staff has meticulously verified all the acreage calculations in Addendum 2.0 and noted some rounding error discrepancies but felt that the overall totals were true to the impacts and that the acreage provided satisfies the requirements for the impact tracking database.

SECTION 1

Proposed Modifications (PSR Section I)

1.1 Background

On May 18, 2011, the California Energy Commission (CEC) approved and licensed the Oakley Generating Station (OGS), owned by Contra Costa Generating Station LLC (CCGS LLC). As part of the CEC Conditions of Certification, CCGS LLC also received permit coverage as a Participating Special Entity (PSE) under the East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP) on May 24, 2011, and was issued a Certificate of Inclusion on May 31, 2011.

As previously described in the original Planning Survey Report (PSR), the OGS will be a natural-gas-fired, combined-cycle electrical generating facility rated at a gross nominal generating capacity of 624 megawatts. The facility is located at 5950 Bridgehead Road in Oakley, on a 21.95-acre parcel that was formerly part of a larger 210-acre parcel owned by E. I. du Pont de Nemours and Company (DuPont). The project site is located at the western city limits of Oakley, adjacent to the eastern city limits of Antioch in Contra Costa County.

The project site is bounded on the west by the Pacific Gas and Electric Company (PG&E) Antioch Terminal, a large natural gas transmission hub; on the north by formerly industrial property belonging to DuPont that has been abandoned; on the east by DuPont's former titanium dioxide production area; and to the south by a vineyard and the Burlington Northern Santa Fe railroad. A small wetland area is located at the northwestern corner of the site.

The facility will tie into the regional electrical grid at the PG&E Contra Costa Substation in Antioch. Power will be transmitted to the grid through a 230-kilovolt (kV) connection to the substation, which is located 2.4 miles to the southwest of the OGS. The project will replace the existing 60-kV line, located within an existing 80-foot-wide PG&E easement, with a 230-kV line.

An addendum was prepared in 2011 (Addendum 1.0) which included modifications that slightly increased the acreage totals for the project site, construction laydown area, and access roads. The permanent disturbance mitigation acreage increased 0.02-acre to allow for the removal of trees within the existing groves in the project construction laydown areas. The temporary mitigation acreage for the project site, construction laydown area, and access roads increased 1.32-acres under this addendum. The addendum resulted in an increase of the mitigation requirement cost by \$1,720.16.

The purpose of this filing (Addendum 2.0) is to request the East Contra Costa County Habitat Conservancy's (Conservancy) approval to amend the PSR to address the proposed changes to the OGS project description. The need for the proposed changes was not known to CCGS LLC at the time of the issuance of the PSE and Certificate of Inclusion for OGS. These changes result from minor refinements and additions to the generator tie-line design and construction plan being finalized by PG&E. These include newly designed access roads and work areas including work areas needed to remove the existing 60 kV tap to GWF to the two existing 60-kV transmission lines to the DuPont Substation. This scope was not previously part of the project.

The proposed project site description and impact areas would be the same as the approved PSR with the exception of the proposed modifications detailed herein. A complete description of the proposed changes and the resulting impacts on the original PSR and Certificate of Inclusion are described in the following sections.

1.2 Overview of Modifications

CCGS LLC proposes to amend the Conservancy PSR to address design changes identified as engineering design has been further refined by PG&E. Proposed design changes to the OGS project description include the following:

- Modification of the interconnection to Contra Costa Substation involving an extension of the generator tie-line so that it enters the substation from the north, including four new transmission towers
- Removal of the DuPont and GWF 60 kV transmission line segments, including associated structures
- Addition of new and/or relocation and re-scaling of previously identified transmission line pull sites
- New temporary gravel/dirt roads to access pole structures and temporary use of existing dirt access roads
- Installation of temporary crossing structures to protect public roadways during reconductoring
- Redefined temporary work areas around the transmission structures
- Changes of one transmission tower location within the ROW

Figures revised as part of the proposed changes are included in this addendum, and a revision number is added to identify that changes have been made. PSR Figures 1b; 3a; 4, and 5, were updated to Revision 2 reflect the changes.

The proposed modifications do not affect the soil stockpile, construction laydown area, or the force main sewer line areas.

1.3 Proposed Project Description Modifications

The following sections describe the proposed project description changes under Addendum #2.

1.3.1 Transmission Corridor Modifications

There are two changes to the transmission corridor. These involve adding new corridor area with three additional towers so that the line can interconnect at the north end of the Contra Costa Substation and a minor adjustment of the corridor location a few feet to the at Tower 2/21 feet that expands the total corridor acreage slightly.

Modifications to the Corridor at the Contra Costa Substation

Under the current project design, the generator tie-line enters Contra Costa Substation at the substation's eastern boundary. Changes to the substation since 2011 included the installation of a new 230 kV transformer in the southern half of the substation that prevents interconnection at the eastern portion of the substation. As a result, the transmission line ROW has been angled to the northwest, and extended with four additional towers to an interconnection point at the north end of the substation. This ROW corridor extension takes place in an area previously designated as pull site/work area, rather than ROW corridor, so that this modification will result in an increase in the overall acreage designated as ROW. In addition, and by agreement with ECCCHC, the four additional towers are not considered new permanent impact areas because the new towers have a much smaller footprint than the steel lattice towers that they will replace along the entire transmission ROW so the net result is an increase in habitat (See Section 1.3.6)

The additional acreages, by land use type, are as follows:

Ruderal	0.57
<u>Urban</u>	<u>0.40</u>
Total	0.97

Table 1.5, Rev1 shows the total transmission line impacts by cover type, as revised by this modification.

The changes to pull site and structure work areas acreages and locations associated with the interconnection modifications are discussed in detail in following sections that address the pull sites and structure work areas.

Modifications to the Corridor at Tower 2/21

Tower 2/21 (1E in the previous tower numbering system) is the northernmost tower in the ROW before the corridor turns east into the Oakley Generating Station. Cellular phone equipment was installed on this tower after 2011, when the PSR was last amended, and a small service building has been added at the base of the tower. PG&E has agreed to move the new tower location 30 feet to the north to accommodate the new service building. This tower change expands the overall square footage of the corridor slightly (by 0.04 acre), but results in a net increase in urban land impacts of 0.05 acres and net reduction in ruderal habitat impacts of 0.01 acre and so is beneficial in terms of habitat impacts, as reflected in Table I.5, Rev 1.

Table I.5, Rev1

New Transmission Line Corridor ROW and Tower 2/21 Impacts Modification, by Habitat Cover Category

Habitat Cover	Total Area (Acres)	Area Inside ESA Fencing (Acres)	Mitigation Acres Required	Years of Disturbance (minimum is 2 years per guidelines)	Fee Zone
Fee Zone I					
Ruderal	0.00	0	0.00	3	I
Urban	0.00	0	-	3	I
Vineyard	0.00	0	0.00	3	I
Total (Fee Zone I)	0.00	0	0.00		
Fee Zone IV					
Ruderal	0.57	0	0.57	3	IV
Urban	0.40	0	-	3	IV
Vineyard	0.0	0	0.00	3	IV
Total (Fee Zone IV)	0.97	0	0.57		
Additional ROW Acres	0.97	0	0.57		
Previous Total, ROW	22.53	0.18	18.15		
New Total ROW acres	23.50	0.18	18.72		

1.3.2 Removal of 60 kV Lines to GWF and the DuPont Substation

Since the most recent PSR Addendum was submitted in 2011, GWF's #4 facility has shutdown making the 60kV tap from the DuPont-Contra Costa 60 kV transmission line no longer necessary. In addition, PG&E is planning to switch DuPont's service from transmission level to distribution level, meaning that both 60 kV lines to the DuPont substation can be removed. PG&E has decided to remove the 60 kV lines as part of the final construction of the Oakley-Contra Costa 230 kV line. Removal of the existing 60kV transmission line includes demolition of existing CC-DuPont pole structures 2/23, 2/24 and Tap A02/48. Removal of the transmission line would require construction of a temporary pull site adjacent to the west of the GWF#4 Tap 0/1, five temporary invasive crossing structures; one on either side of Bridgehead Road and three that span the northbound, median, and southbound lanes, respectively, of the Antioch Bridge Toll Road (Highway 160) (as depicted on Figure 3-c). These temporary crossing structures are installed to secure

netting below the power cables as a safety measure to prevent cables from falling onto the highway as they are removed from the overhead transmission poles.

Project components located outside of the previously identified project area include:

- GWF Pull Site
- Work area around GWF#4 Tap 0/1
- Work area around the existing GWF to DuPont pole structures 2/24 and Tap A02/48
- Five crossing structures

Because the GWF Tie-Line removal elements (pull sites, work areas, crossing structures) are the same as those considered for the remainder of the generator tie-line corridor, their acreages of impact are not accounted for separately in this section, but are included in the discussions of the various elements later in this section (pull sites, structure work areas).

1.3.3 Transmission Line Pull Sites

Proposed modifications include changes to the size and locations of the transmission line conductor pull sites. Four pull sites were identified in the original PSR (Pull Sites PS-1 through PS-4) totaling approximately 1.38 acres of disturbance. Changes to pull site design are summarized in Table A2-2.

TABLE A2-2

Changes to Transmission line Pull Sites outside of Previous Project Area

Pull Site	Change	Additional Temporary Disturbance Outside the Transmission Line ROW (acres)	Depicted on Figure-landcover habitat maps 3-Rev 2
2/21	Replace PS-1	0.09	3-a, 3-b, 3-c
2/23	New, on Project Site	0.00	3-a and 3-b
GWF	New	0.09	3-c
1/14a	Replace PS-2	0.08	3-h
1/14b	Replace PS-3	0.09	3-h
0/1	Replace PS-4	0.09	3-h
0/3	Replace PS-4	0.09	3-h
0/4	Replace PS-4	0.05	3-h
TOTAL		0.56	

Pull Site 4 (PS-4) was originally identified in an area adjacent to the east of the PG&E Contra Costa Substation. Under this Addendum, PS-4 will be split into three smaller pull sites (Pull Sites 0/1, 0/3 and 0/4). Pull Sites 0/1 and 0/4 (see Figure 3-h) are outside of the previous impact area. New ROW corridor (see previous section) occupies part of the area formerly designated as PS-4.

PS-3 was originally identified as being located adjacent to the east of the PG&E ROW as the ROW makes a 90 degree turn to the west near 60kV tower 7E. PS-2 was to the north of PS-3 and was largely contained within the PG&E ROW. These pull sites have been relocated, reduced in size, and renamed as Pull Sites 1/14a and 1/14b (see Figure 3-h). Pull Sites 1/14a and 1/14b would decrease the temporary disturbance acreage previously identified for PS-3 and PS-2.

Two new pull sites (Pull Sites 2/21 and 2/23) have been added to the project, replacing former PS-1. Pull Site 2/21 is located just outside of the power plant site to the west and Pull Site 2/23 is located within the power plant site. Pull Site 2/21 would increase the temporary disturbance (see Figures 3-a and 3-b).

The proposed modifications would result in an overall reduction in the total acreage of temporary t-line pull sites located outside the ROW from 1.38 acres to 0.55 acres and the total temporary impact area mitigation requirement would decrease from 1.21 acres to 0.44 acres. The pull site areas are categorized as “Urban”, “Ruderal”, and “Vineyard” and would remain within Development Fee Zones I and IV (Table I.6a, Rev 02).

TABLE I.6a, Rev1

Temporary Transmission Line Pull Site Impacts Outside the Existing 80-foot T-Line ROW, by Habitat Cover Category

Habitat Cover	Total Area (Acres)	Area Inside ESA Fencing (Acres)	Mitigation Acres Required	Years of Disturbance (minimum is 2 years per guidelines)	Fee Zone
Fee Zone I					
Ruderal	0.00	0	0.00	3	I
Urban	0.00	0	-	3	I
Vineyard	0.16	0	0.16	3	I
Total (Fee Zone I)	0.16	0	0.16		
Fee Zone IV					
Ruderal	0.28	0	0.28	3	IV
Urban	0.11	0	-	3	IV
Vineyard	0.00	0	0.00	3	IV
Total (Fee Zone IV)	0.39	0	0.28		
Total Acres	0.55	0	0.44		
Previous Total	1.38	0	1.21		
Net Decrease	-0.83	0	-0.77		

1.3.4 Access Road Modifications

The original PSR identified a total of 1.04 acres of temporary transmission line access road disturbance outside of the ROW including use of existing roads or modified roads. Proposed modifications under this amendment include changes to the usage of existing dirt access roads and some temporary new dirt/gravel access roads that would be used during construction to move equipment from paved roads to the ROW corridor. Any newly constructed access road areas would be restored to their previous condition after construction is over. These are in open (ruderal) field habitats.

Table A2-3 lists the access routes that will use existing dirt roads and that extend outside of the ROW.

TABLE A2-3

Existing Dirt Access Roads to be Used to Access the ROW

Identifier - Access to Tower Structure(s)	Temporary Disturbance Outside of the T-line Area (acres)	Depicted on Figure
EAR-1 – WA49	0.72	3-c, 3-d
EAR-2 – 2/20	0.47	3-c, 3-e
EAR-3 – 1/17	0.17	3-f, 3-g
EAR-4 – 1/15, 1/16	0.04	3-g, 3-h
EAR-5 – 1/14, 1/15	0.31	3-g, 3-h

**TABLE A2-3
Existing Dirt Access Roads to be Used to Access the ROW**

Identifier - Access to Tower Structure(s)	Temporary Disturbance Outside of the T-line Area (acres)	Depicted on Figure
EAR-6 - 0/9, 1/10, 1/11	0.43	3-i, 3,j
EAR-7 - 0/8	0.001	3-k
AR-8 - 0/7	0.001	3-k, 3-l
EAR-9 - 0/6	0.05	3-l
TOTAL	2.19	

Use of the existing dirt access roads would not result in any permanent impacts. Roads may require minor repair of erosional damage to allow for vehicle access but repair would not extend beyond the existing, constructed roadway.

There would also be five of temporary new roads would extend outside of the ROW. These roads, combined, would result in 0.22-acres of additional temporary disturbance outside of the ROW, combined (see Table A2-4 below).

**TABLE A2-4
New Dirt/Gravel Temporary Access Roads**

Identifier - Access to Tower Structure(s)	Temporary Disturbance Outside of the T-line Area (acres)	Depicted on Figure
DAR-01 - 2/22	0.002	3-a, 3-b
DAR-02 - 1/18	0.07	3-f
DAR-04 - 1/15	0.01	3-g
DAR-05 - 1/14	0.01	3-h
DAR-06 - 1/12	0.05	3-i
DAR-07 - WA19	0.07	3-l, 3-j
DAR-08 - 1/10	0.002	3-j
DAR-10 - 0/8	0.001	3-k
DAR-12 - 0/5, 0/6	0.005	3-l, 3-m
TOTAL	0.22	

Combined, the new temporary new access roads and use of existing dirt roads would total an addition of 2.41 acres of new temporary habitat disturbance. As stated above, these temporary roads would be restored to their pre-construction condition as ruderal open field habitats after construction is complete.

The access road areas are categorized as “Urban”, “Ruderal” and “Vineyard” and would remain within Development Fee Zones I and IV (Table I.6b, Rev 02).

**TABLE I.6b, Rev 02
Use of Access Roads (Existing and New) Outside the Existing 80-foot T-Line ROW, by Habitat Cover Category**

Habitat Cover	Total Area (Acres)	Area Inside ESA Fencing (Acres)	Mitigation Acres Required	Years of Disturbance (minimum is 2 years per guidelines)	Fee Zone
Fee Zone I					
Ruderal	0.48	0	0.48	3	I
Urban	0.47	0	-	3	I
Vineyard	0.07	0	0.07	3	I
Total (Fee Zone I)	1.02	0	0.55		
Fee Zone IV					
Ruderal	1.26	0	1.26	3	IV
Urban	0.04	0	-	3	IV
Vineyard	0.09	0	0.09	3	IV
Total (Fee Zone IV)	1.39	0	1.35		
Total Acres	2.41	0	1.90		
Previous total	1.04	0	0.56		
Net Increase	1.37	0	1.34		

1.3.5 Structure Work Areas

There are three kinds of structure work areas that PG&E has identified as outside of the existing corridor. These are:

- Removing the GWF tap and two DuPont 60 kV lines and their towers will require several temporary work areas that are outside of the existing transmission corridor (Figure 3-c, -d). The work areas are rectangular and centered on the transmission towers and tap to be removed.
- PG&E has identified additional temporary work areas that are outside of the corridor for conductor crossing structures (Figure 3-a, -b, -c, -f, and -j). These are temporary structures installed on either side of a roadway during reconductoring to support a safety net that would prevent cable from sagging onto the roadway area when conductor is being spooled onto the towers and pulled through.
- There are several circular work areas in and near the Contra Costa Substation property (Figure 3-n, Rev 2). Five of these are small work areas for removal of existing towers. Three larger circular work areas are centered on the new transmission towers established for the modified corridor that will bring the line into the northern end of the substation. The larger circular areas are within the new extension of the transmission corridor but extend beyond it.

Table A2-5 lists the work areas and their acreages (extent outside of the transmission ROW corridor not occupied by other work areas or pull sites). Table I.8, Rev 0 is a new table that accounts for the acreages by land cover type and fee zone. There is no comparable table in the original PSR because all work areas were then located entirely inside of the ROW corridor.

**TABLE A2-5
New Structure Work Areas**

Identifier - Access to Tower Structure(s)	Additional Temporary Disturbance Outside of Previous Project Area (acres)*	Notes	Depicted on Figure
WA-1 – 0/1	0.002	Almost entirely in corridor	3-n
WA-3 – 0/2	0.168	Large WA for installation	3-n
WA-4 - NA	0.028	Small WA for removal	3-n
WA-5 - NA	0.028	Small WA for removal	3-n
WA-6 - NA	0.028	Small WA for removal	3-n
WA-7 - NA	0.028	Small WA for removal	3-n
WA-8 - NA	0.028	Small WA for removal	3-n
WA-9 – 0/3	0.135	Large WA for installation, WA-8 inside	3-n
WA-10 – 0/4	0.121	Large WA for installation, PS-4 inside	3-n
WA-19 – NA	0.197	For work at tower out of ROW, DAR-07 inside	3-l, 3-j
WA-26 – 1/14	0.003	Rectangular WA tip outside ROW corridor	3-h
WA-29 – 1/17	0.003	Rectangular WA tip outside ROW corridor	3-f
WA-35 – 1/17	0.080	Circular, for line crossing on Main Street	3-f
WA-40– 2/21	0.003	Rectangular WA tip outside ROW corridor	3-a, 3-b, 3-c
WA-43 – NA	0.024	GWF-DuPont structure demolition WA	3-a, 3-b, 3-c
WA-44 – NA	0.026	GWF-DuPont structure demolition WA	3-a, 3-b, 3-c
WA-46 – NA	0.112	DuPont Substation structure demolition WA	3-a, 3-b
WA-49 – NA	0.114	GWF-DuPont removal WA	3-c
WA-51 – NA	0.026	Temporary crossing structure – Filbert Street	3-l, 3-j
WA-52- NA	0.026	Temporary crossing structure – GWF/SR 160	3-c
WA-53 – NA	0.026	Temporary crossing structure – GWF/SR 160	3-c
WA-54 - NA	0.026	Temporary crossing structure – GWF/SR 160	3-c
TOTAL	1.23		

The proposed modifications would result in a net increase in acreage due to work areas of 1.23 acres.

Table I.8, Rev 0

New Temporary Structure Work Areas Outside the Existing 80-foot T-Line ROW, by Habitat Cover Category

Habitat Cover	Total Area (Acres)	Area Inside ESA Fencing (Acres)	Mitigation Acres Required	Years of Disturbance (minimum is 2 years per guidelines)	Fee Zone
Fee Zone I					
Ruderal	0.05	0	0.05	3	I
Urban	0.12	0	-	3	I
Vineyard	0.0	0	0.0	3	I
Total (Fee Zone I)	0.17	0	0.05		

Table I.8, Rev 0

New Temporary Structure Work Areas Outside the Existing 80-foot T-Line ROW, by Habitat Cover Category

Habitat Cover	Total Area (Acres)	Area Inside ESA Fencing (Acres)	Mitigation Acres Required	Years of Disturbance (minimum is 2 years per guidelines)	Fee Zone
Fee Zone IV					
Ruderal	0.50	0	0.51	3	IV
Urban	0.35	0	-	3	IV
Vineyard	0.20	0	0.20	3	IV
Total (Fee Zone IV)	1.05	0	0.71		
Total Acres					
Previous Total	0.00	0	0.00		
Net Increase	1.22	0	0.76		

1.3.6 Transmission Tower 2/21 Re-Location

The final construction design also reflects a change in the location of tower 2/21 to accommodate the cell tower building, as described in Section 1.3.1. In addition, new monopole towers will replace the existing steel-lattice towers in the same location at 15 of the 21 tower locations. There are five new towers (0/1, 0/2, 0/3, 0/4 and 1/19) that will be monopoles.

Tower replacement provides the opportunity to restore ruderal and vineyard habitat within the transmission line ROW. The existing steel lattice towers each cover an area 25 x 25 feet (625 square feet). The new steel monopoles are approximately 6 feet in diameter and so cover a much smaller area (<100 square feet). The total area covered by the existing lattice towers is 0.22 acres, 0.03 acres of which is urban land, resulting in an impact to 0.19 acres of habitat. The new monopole towers will cover 0.05 acres, 0.01 of which is urban land, resulting in an impact to 0.4 acres of habitat. The net gain of ruderal and vineyard habitat that will be realized by replacing the steel lattice towers with the monopoles is 0.15 acre (0.19-0.04). Replacement of the steel lattice towers by monopole towers is therefore considered a net habitat benefit, rather than a new permanent impact, by agreement with the ECCCHC. Previous tower footprints will be restored to natural conditions after removal of the steel lattice towers. For these reasons, the tower acreages are not accounted for here either as impact reductions or increases but are included in the transmission line ROW acreages.

SECTION 2

Land Cover Types (PSR Section II)

Changes to the land cover types associated with the proposed modifications include the vineyard, ruderal, and urban land cover types for the ROW modifications, pull sites, work areas, and access roads (Table 1, Rev 02). Therefore, only the acreage totals for these three categories have been updated in Table 1, Rev 02.

The modifications proposed in this Addendum resulted in both reductions and additions in acreages (reductions in pull site acreage and increases in transmission line ROW modifications, access roads, and work areas). There is an overall net increase of approximately 2.74 acres, 0.84 acres of it Urban land (see also Table I.1c Rev 2).

Table A2-6 compares concerns only the column furthest to the right in Table 1, Rev02 (“Impacts on the Electrical Transmission Line Route, Pull Sites, Access Roads, Work Areas, and Force Main, Acreage of Land to be ‘Temporarily Disturbed’ by Project”), because this is the only column for which the land use cover acreages will change as a result of the modifications proposed under Amendment 2. The table shows how this column of the previous table (Table 1, Rev01) that accompanied Amendment 1 has been incremented. In the original PSR and in Amendment 1, this column includes the acreages for the Force Main, which did not change under either amendment. It is reflected in the table as 1.52 acres under both Amendments 1 and 2 in the Urban Land row. Table 1, Rev2 is on the following page.

Table A2-6

Land Use Cover Type Increases Under Amendment 2*

Land Use Cover Type	Acreage under Amendment 1	Acreage Under Amendment 2	Acreage Increase, Amendment 2
Ruderal	1.52	3.14	1.63
Urban	2.17	3.01	0.84
Vineyard	0.25	0.53	0.28
Total	3.94	6.68	2.74

*Includes the Force Main for both Amendment 1 and 2; 1.52 acres of Urban Land.

See updated Figure 3a, Rev 02, Land Cover Habitat Survey.

The proposed modifications would not cause any permanent impacts or affect jurisdictional wetlands and waters, nor would they change the species-specific planning survey requirements, including covered and no-take plants.

SECTION 3: PRECONSTRUCTION SURVEY RESULTS FOR SELECTED COVERED WILDLIFE (PSR SECTION III)

TABLE 1, Rev 02

Revised Land Cover Type Acreages

Land Cover Type (acres, except where noted)	Impact Acres on the following segments of the Project: Project Site, Laydown Areas, and Soil Stockpile Areas		Impacts on the Electrical Transmission Line Route, Pull Sites, Access Roads, Work Areas, and Force Main	
	Acreage of Land to be "Permanently Disturbed" by Project	Acreage of Land to be "Temporarily Disturbed" by Project	Acreage of Land to be "Permanently Disturbed" by Project	Acreage of Land to be "Temporarily Disturbed" by Project
Irrigated agriculture:				
Vineyard	13.9	0	0	5.48
Grassland:				
Ruderal	2.7	18.6	0	16.33
TOTAL	16.72	19.96	0	21.81
Urban	2.8	15.67	0	7.24
TOTAL (*Developed acre types)	2.8	15.67	0	7.24
TOTAL (Acre to be impacted, minus the developed acre types)	16.72	19.96	0	21.81

SECTION 3

Preconstruction Survey Results for Selected Covered Wildlife (PSR Section III)

New elements associated with this addendum do not introduce new species or impacts and will take place outside of sensitive habitats, occurring only on ruderal, urban, and vineyard land use cover types. These new elements are also adjacent to or very near areas of previous study. New areas not previously within the project footprint (power plant, transmission line, pull sites, work areas) include:

- Work Area 46 – Tower removal adjacent to DuPont Substation, urban land bordering the laydown yard
- Pull Site 2/21 – Urban land north of former PS-1
- Work Area 43 – Ruderal habitat adjacent to the power plant site
- Work Area 44 – Urban land adjacent to Bridgehead Road
- Work Areas 52, 53, and 54 – Ruderal habitat in the shoulders and median of State Route 160
- Work Area 49 – Ruderal habitat (vacant land adjacent to Main Street)
- GWF Pull Site – Ruderal habitat (vacant land adjacent to Main Street)
- EAR-1 – Ruderal habitat adjacent to railroad right-of-way
- EAR-2 – Urban Land between Bridgehead Road and the ROW
- DAR-02 – Access road through ruderal habitat that is a cultivated field
- Work Area 35 – Partly urban land in Main Street and partly ruderal habitat in cultivated field
- EAR-3, -4 – Urban, ruderal, and vineyard, connecting from Elm Street
- EAR-5 – Ruderal and vineyard, connecting from Elm Street
- Pull Site 1/14a - Vineyard adjacent to the ROW corridor
- DAR-6 – Ruderal habitat (vacant land adjacent to the ROW corridor)
- EAR-6 – Ruderal habitat connecting from Filbert Street and vineyard habitat connecting with Oakley Avenue
- Work Area 19 and DAR-07 – Vineyard adjacent to the ROW corridor
- EAR-9 – Ruderal habitat near Viera Street
- Work Areas 05, 06, 07, and 08 – Tower removal areas partly ruderal and partly urban near Contra Costa Substation
- Pull Site 01 – Partly ruderal, partly urban in utility area adjacent to the Contra Costa Substation
- Work Areas 01, 03 – Partly ruderal, partly urban in utility area adjacent to the Contra Costa Substation

The new work areas were inspected in the field by project biologist Rick Crowe on November 11, 2013. No new habitats or species concerns were identified at this time. PSR Figure 5, showing Special Status Species, based on California Natural Diversity database records has been updated. There are no newly designated special status species in the region that are known to occur within or near the project boundary.

SECTION 4

Landscape and Natural Community-Level Avoidance and Minimization Measures (PSR Section IV)

The proposed modifications would not alter the implementation of the following HCP/NCCP conservation measures listed in the March 2011 PSR:

- Conservation Measure 1.11 – Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Covered Migratory Birds
- Conservation Measure 1.7 – Establish Stream Setbacks
- Conservation Measure 2.12 – Wetland, Pond, and Stream Avoidance and Minimization
- Conservation Measure 1.6 – Minimize Development Footprint Adjacent to Open Space
- Conservation Measure 1.8 – Establish Fuel Management Buffer to Protect Preserves and Property
- Conservation Measure 1.9 – Incorporate Urban-Wildland Interface Design Elements
- Conservation Measure 1.10 Maintain Hydrologic Conditions and Minimize Erosion
- Conservation Measure 1.12 – Implement Best Management Practices for Rural Road Maintenance
- Conservation Measure 1.13 – Implement Best Management Practices for Flood Control Facility Maintenance
- Conservation Measure 1.14 – Design Requirements for Covered Roads outside the Urban Development Area

SECTION 5

Mitigation Measures (PSR Section V)

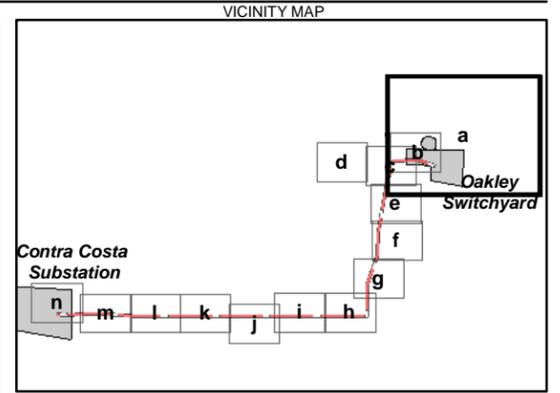
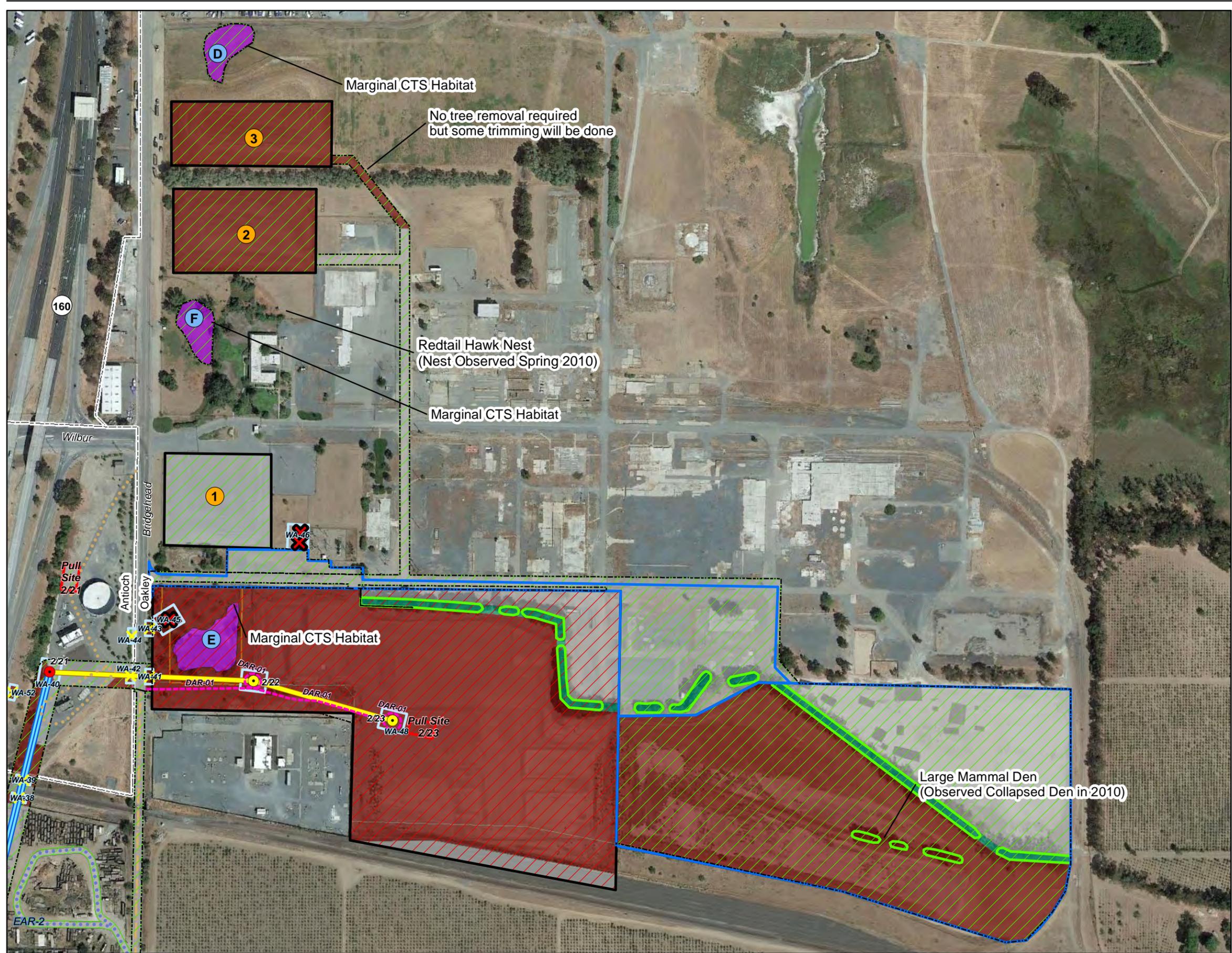
The temporary impact acreage increase by 1.90 acres resulting in an increase in the mitigation fee by \$2,655.03 and the Contribution to Recovery by \$2,655.03 for a total payment owed under the Second Amendment in the amount of \$5,310.05.

The temporary fee calculation Exhibit 2 is included as an attachment to this addendum.



Figures





LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- ◆ Crossing Structures Flagger
- ✕ Crossing Structures Invasive
- ◆ Crossing Structures Non-Invasive
- ✕ Demo Structure

Infrastructure

- New Dirt Access Road
- Structure Work Areas
- Pull Site
- Staging Area
- New 230 kV CC 05 - 2-21 to 2-23
- New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
- Ruderal
- Urban
- Vineyard
- Wetland
- Sanitary Sewer Force Main
- Existing Paved Access Road
- Existing Dirt Access Road
- ESA Fencing
- Wetland E Conservation Easement
- Project Site
- City Limits
- Soil Stockpile Area
- Wetland Area

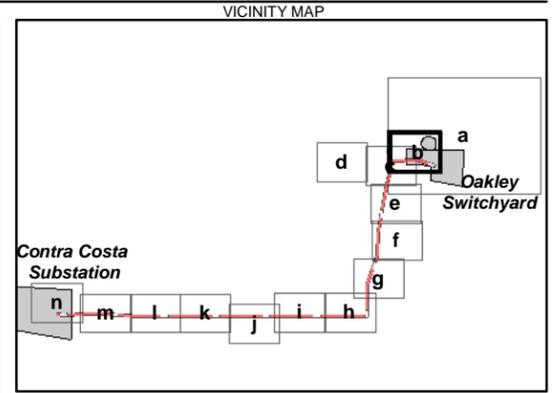
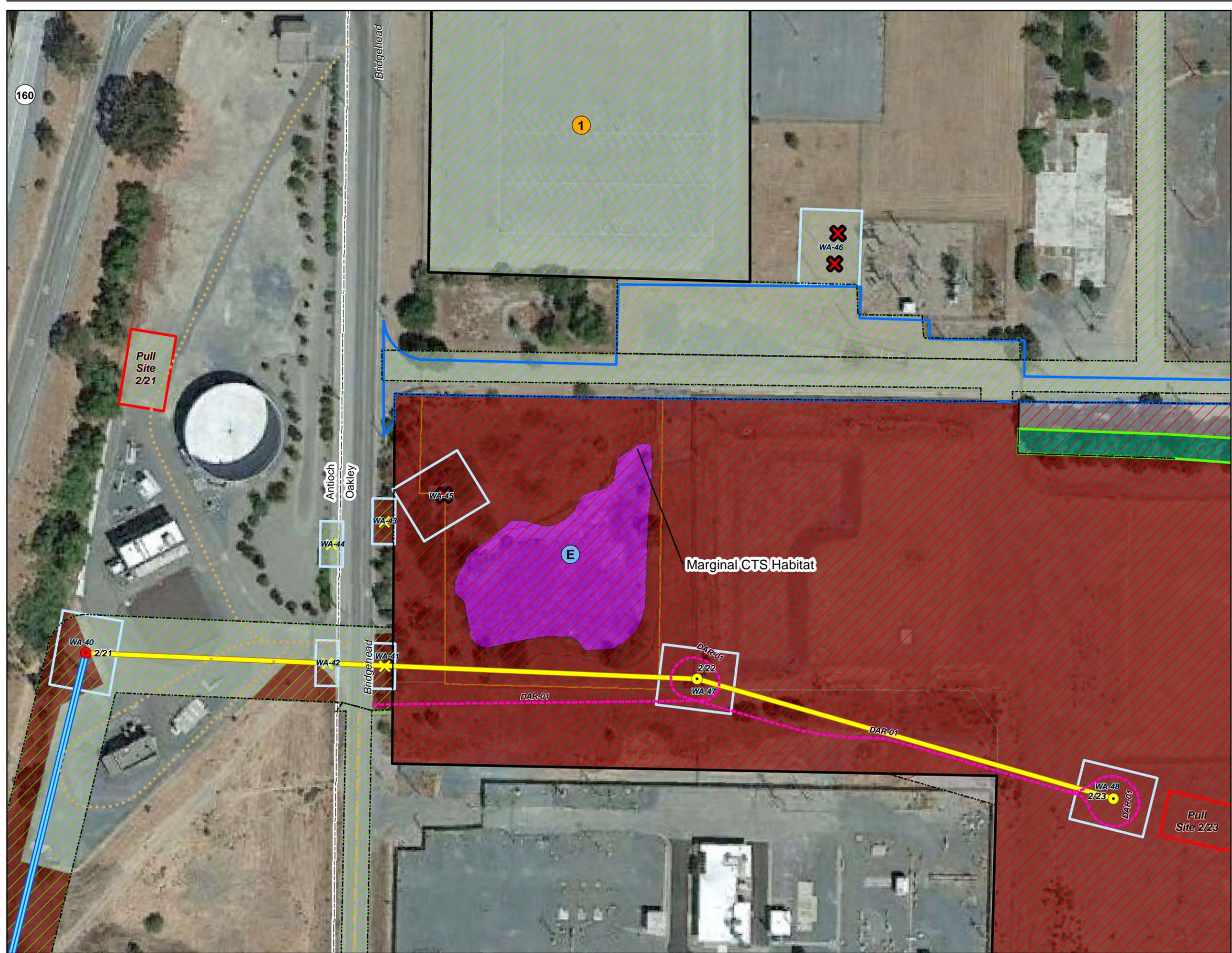
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- Temporary

Image Source: Google 2012

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Figure 3-a, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- ⬠ Crossing Structures Flagger
- ✕ Crossing Structures Invasive
- ◊ Crossing Structures Non-Invasive
- ✕ Demo Structure

--- New Dirt Access Road

□ Structure Work Areas

□ Pull Site

□ Staging Area

— New 230 kV CC 05 - 2-21 to 2-23

— New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
- Ruderal
- Urban
- Vineyard
- Wetland

— Sanitary Sewer Force Main

— Existing Paved Access Road

— Existing Dirt Access Road

□ ESA Fencing

□ Wetland E Conservation Easement

□ Project Site

□ City Limits

● Soil Stockpile Area

● Wetland Area

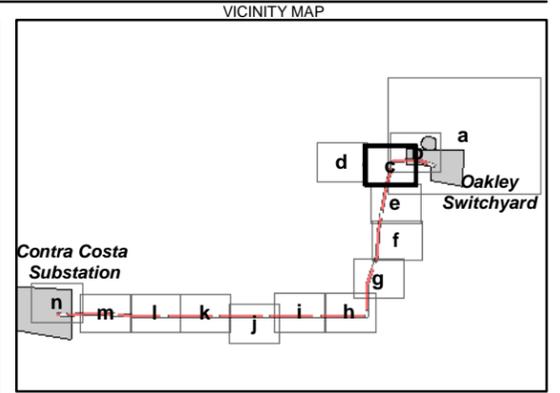
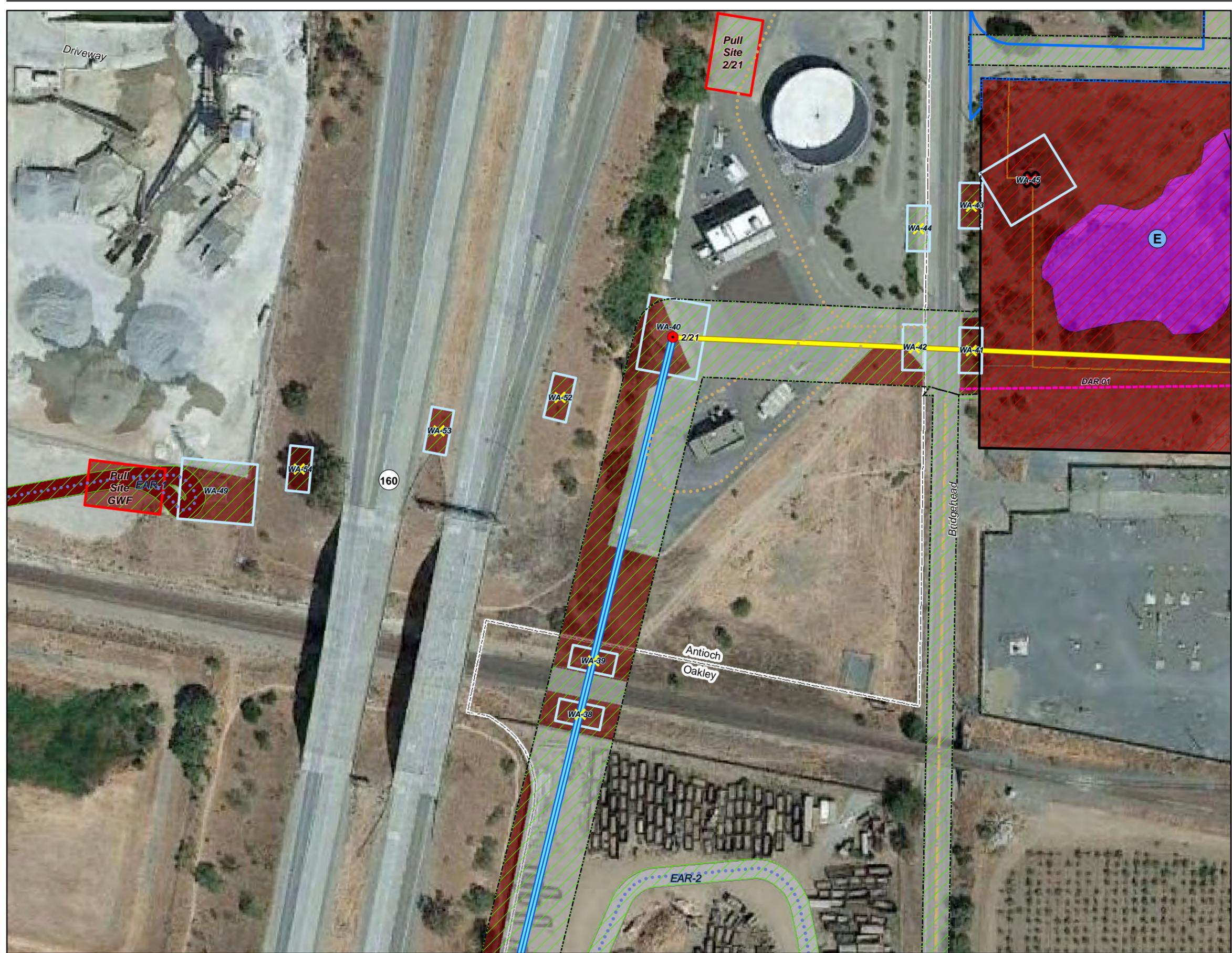
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Image Source: Google 2012

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Figure 3-b, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- ⬠ Crossing Structures Flagger
- ✕ Crossing Structures Invasive
- ◇ Crossing Structures Non-Invasive
- ✖ Demo Structure

--- New Dirt Access Road

□ Structure Work Areas

■ Pull Site

■ Staging Area

— New 230 kV CC 05 - 2-21 to 2-23

— New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
- Ruderal
- Urban
- Vineyard
- Wetland

- Sanitary Sewer Force Main
- Existing Paved Access Road
- Existing Dirt Access Road

- ESA Fencing
- Wetland E Conservation Easement

- Project Site
- City Limits
- Soil Stockpile Area
- Wetland Area

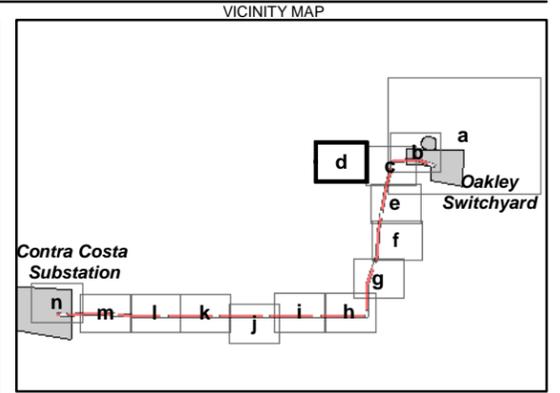
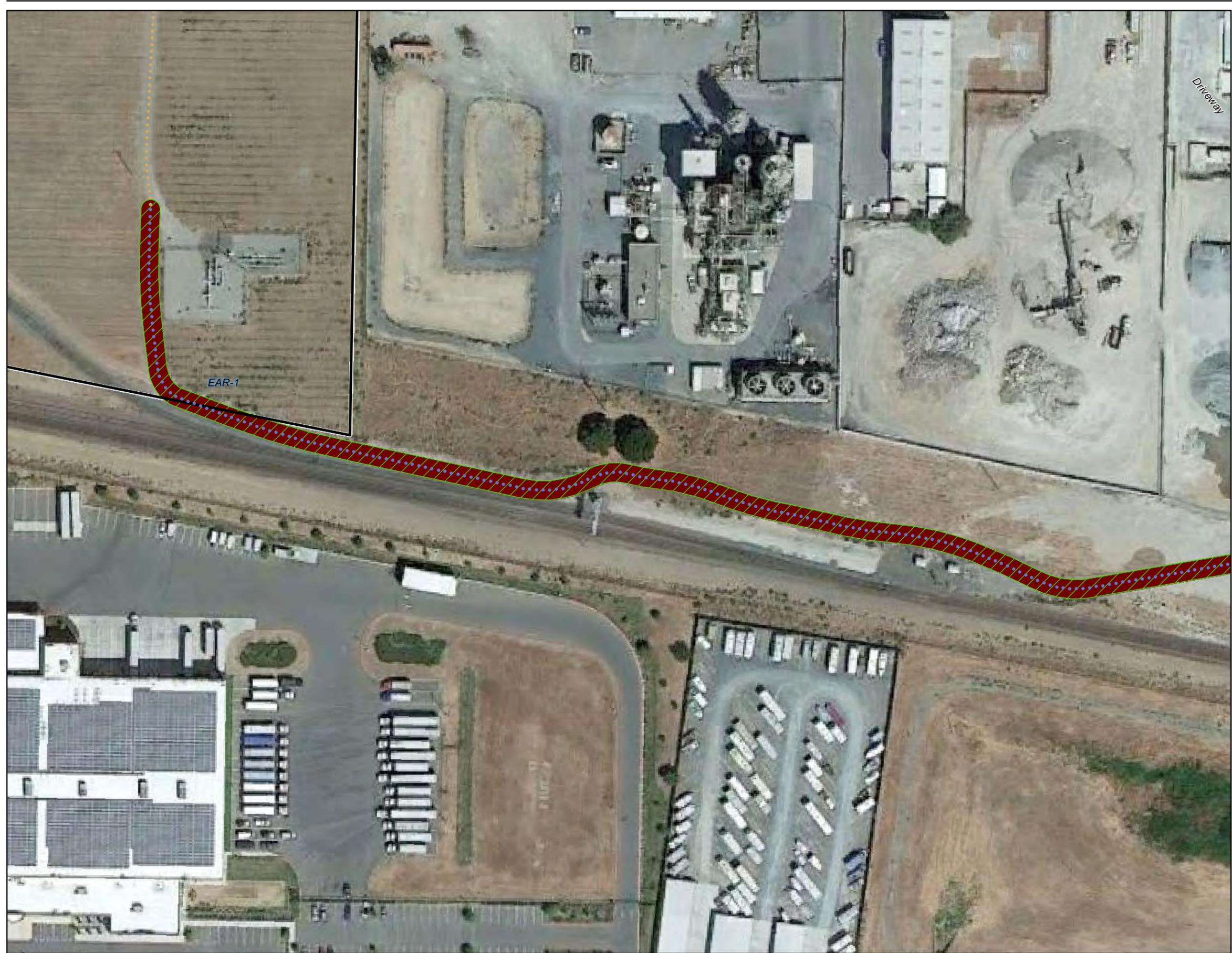
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Image Source: Google 2012

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Figure 3-c, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- ⬠ Crossing Structures Flagger
- ✕ Crossing Structures Invasive
- ◇ Crossing Structures Non-Invasive
- ✕ Demo Structure

Infrastructure

- New Dirt Access Road
- Structure Work Areas
- Pull Site
- Staging Area
- New 230 kV CC 05 - 2-21 to 2-23
- New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
- Ruderal
- Urban
- Vineyard
- Wetland
- Sanitary Sewer Force Main
- Existing Paved Access Road
- Existing Dirt Access Road
- ESA Fencing
- Wetland E Conservation Easement
- Project Site
- City Limits
- Soil Stockpile Area
- Wetland Area

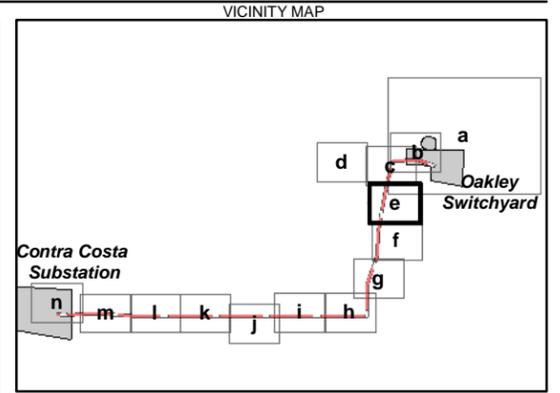
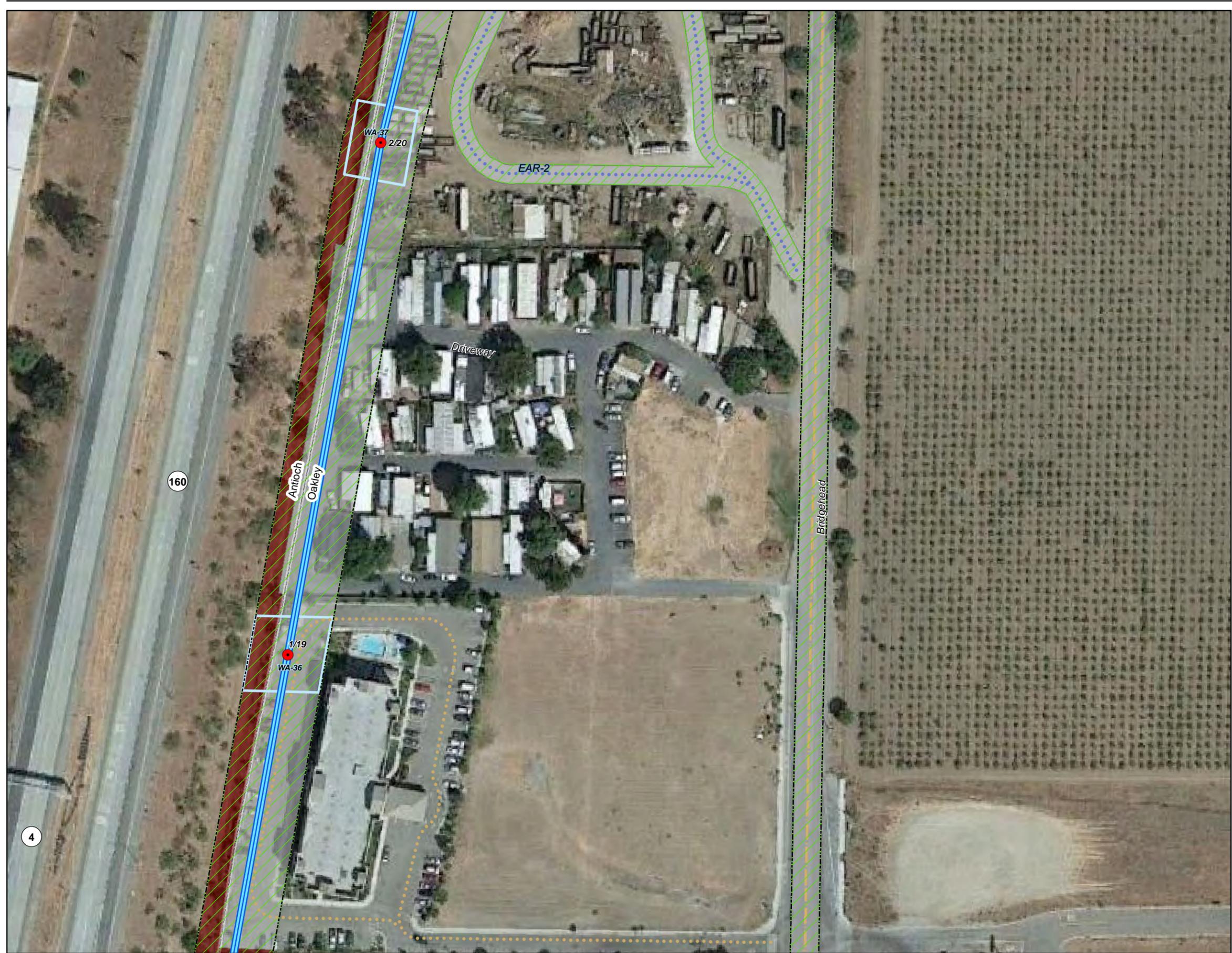
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Image Source: Google 2012

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Figure 3-d, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- ⬠ Crossing Structures Flagger
- ✕ Crossing Structures Invasive
- ◇ Crossing Structures Non-Invasive
- ✖ Demo Structure

Infrastructure

- New Dirt Access Road
- Structure Work Areas
- Pull Site
- Staging Area
- New 230 kV CC 05 - 2-21 to 2-23
- New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
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- Existing Dirt Access Road
- ESA Fencing
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- Project Site
- City Limits
- Soil Stockpile Area
- Wetland Area

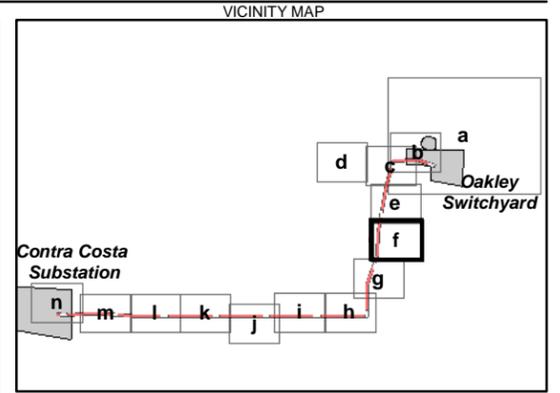
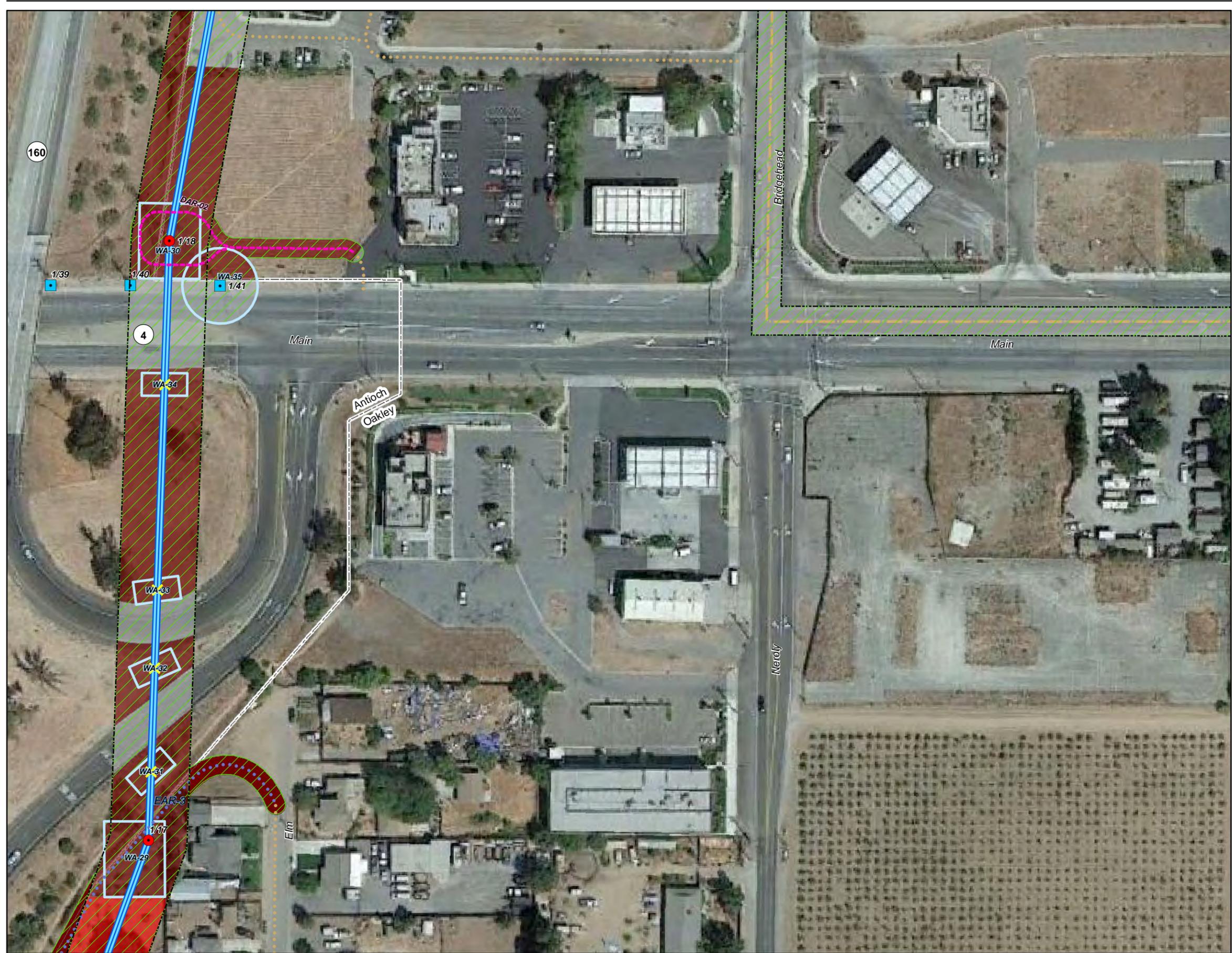
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Image Source: Google 2012

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Figure 3-e, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- ⬠ Crossing Structures Flagger
- ✕ Crossing Structures Invasive
- ◇ Crossing Structures Non-Invasive
- ✖ Demo Structure

--- New Dirt Access Road

□ Structure Work Areas

□ Pull Site

□ Staging Area

— New 230 kV CC 05 - 2-21 to 2-23

— New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
- Ruderal
- Urban
- Vineyard
- Wetland

— Sanitary Sewer Force Main

— Existing Paved Access Road

— Existing Dirt Access Road

□ ESA Fencing

□ Wetland E Conservation Easement

□ Project Site

□ City Limits

● Soil Stockpile Area

● Wetland Area

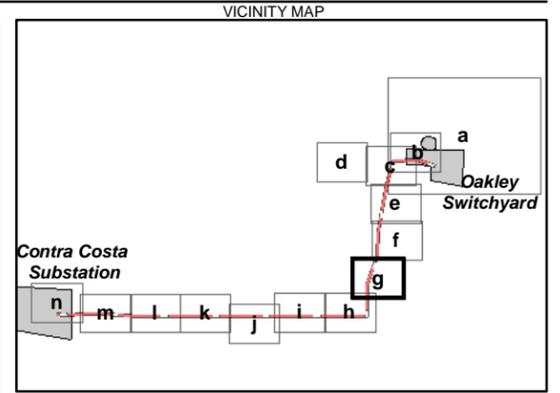
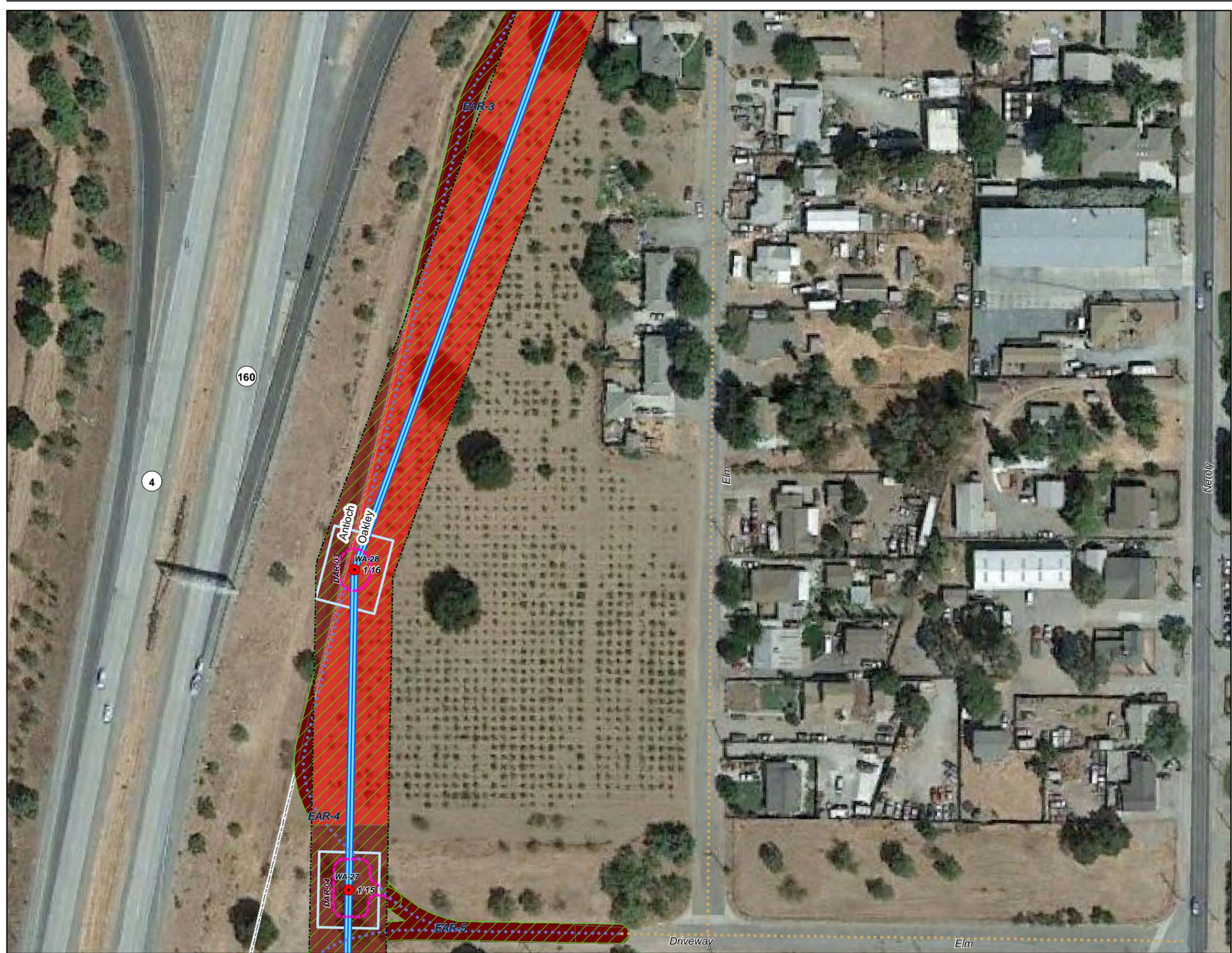
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Image Source: Google 2012

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Figure 3-f, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- ⬠ Crossing Structures Flagger
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- ◇ Crossing Structures Non-Invasive
- ✖ Demo Structure

— New Dirt Access Road

□ Structure Work Areas

□ Pull Site

□ Staging Area

— New 230 kV CC 05 - 2-21 to 2-23

— New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
- Ruderal
- Urban
- Vineyard
- Wetland

— Sanitary Sewer Force Main

— Existing Paved Access Road

— Existing Dirt Access Road

□ ESA Fencing

□ Wetland E Conservation Easement

□ Project Site

□ City Limits

- Soil Stockpile Area
- Wetland Area

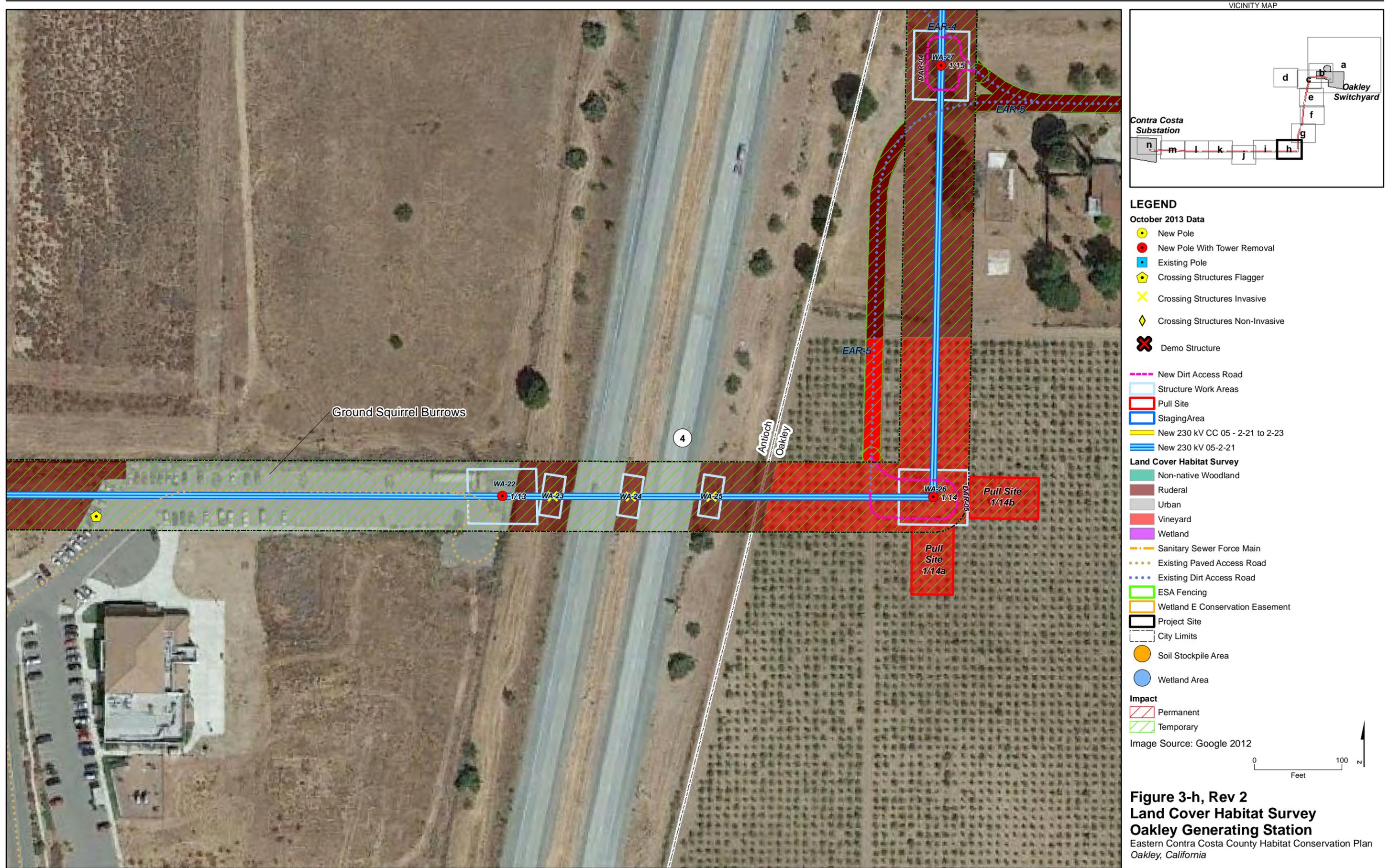
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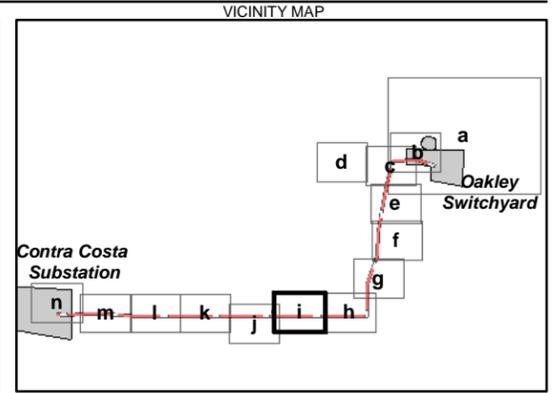
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Figure 3-g, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California





LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- Crossing Structures Flagger
- Crossing Structures Invasive
- Crossing Structures Non-Invasive
- Demo Structure

Infrastructure

- New Dirt Access Road
- Structure Work Areas
- Pull Site
- Staging Area
- New 230 kV CC 05 - 2-21 to 2-23
- New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
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- Existing Dirt Access Road
- ESA Fencing
- Wetland E Conservation Easement
- Project Site
- City Limits
- Soil Stockpile Area
- Wetland Area

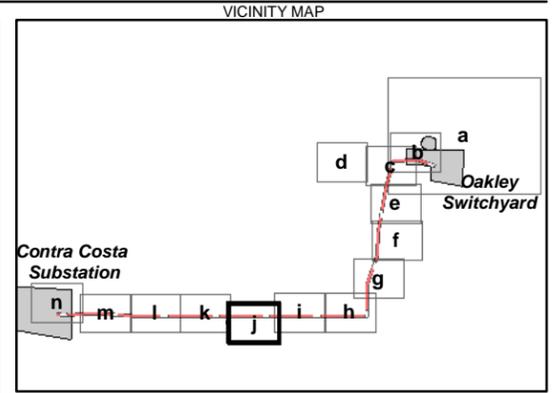
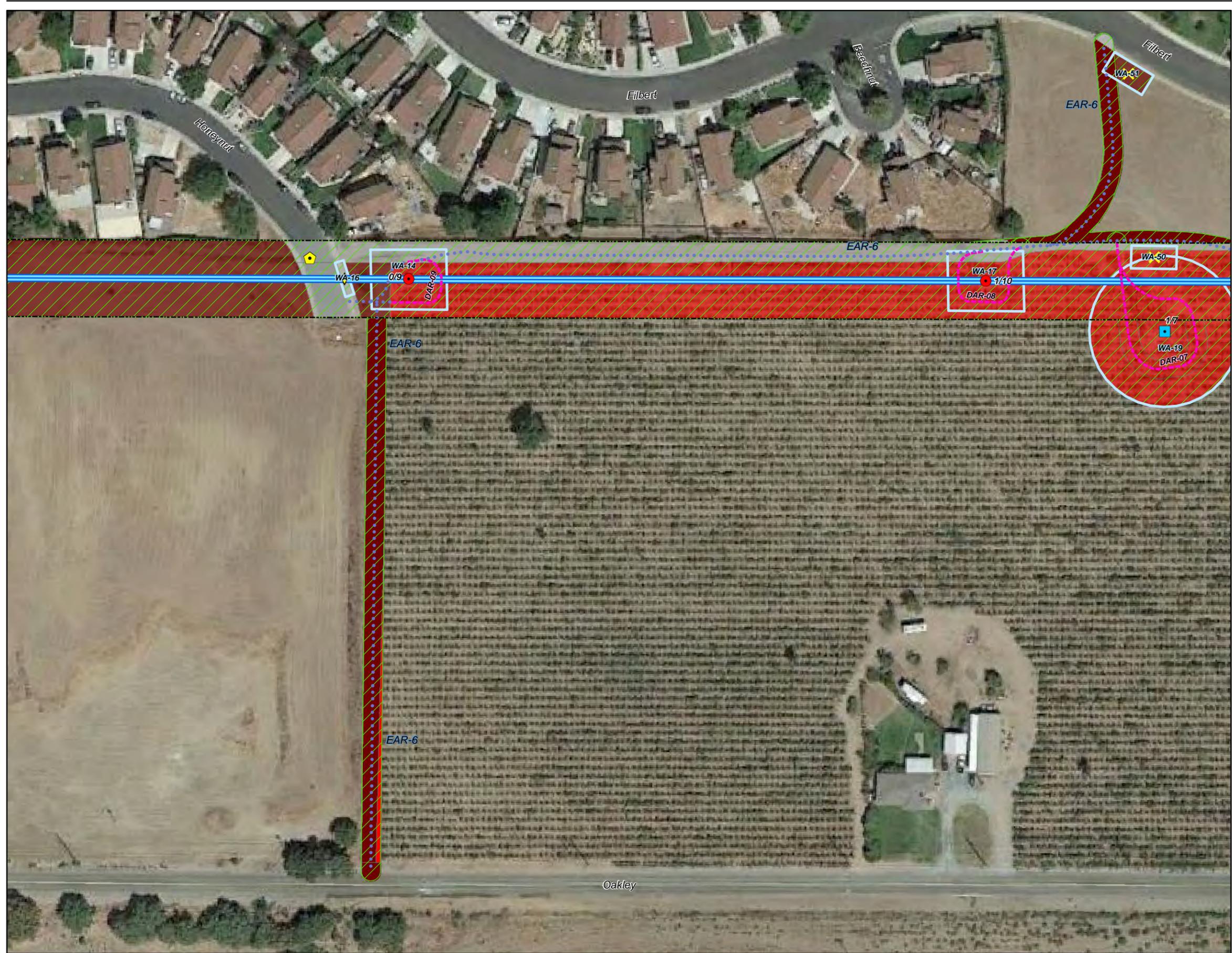
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Figure 3-i, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- Crossing Structures Flagger
- Crossing Structures Invasive
- Crossing Structures Non-Invasive
- Demo Structure

Infrastructure

- New Dirt Access Road
- Structure Work Areas
- Pull Site
- Staging Area
- New 230 kV CC 05 - 2-21 to 2-23
- New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
- Ruderal
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- Vineyard
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- Existing Dirt Access Road
- ESA Fencing
- Wetland E Conservation Easement
- Project Site
- City Limits
- Soil Stockpile Area
- Wetland Area

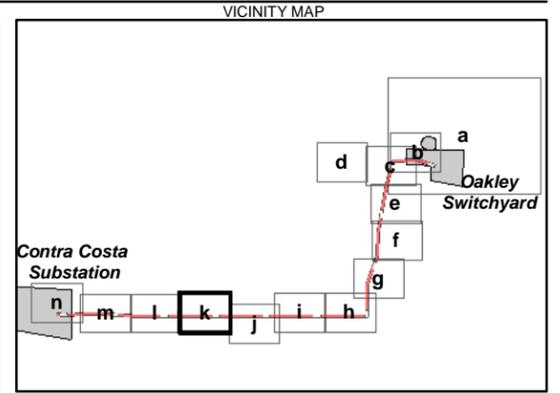
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Image Source: Google 2012

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Figure 3-j, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

October 2013 Data

- New Pole
- New Pole With Tower Removal
- Existing Pole
- ⬠ Crossing Structures Flagger
- ✕ Crossing Structures Invasive
- ◊ Crossing Structures Non-Invasive
- ✖ Demo Structure

--- New Dirt Access Road

□ Structure Work Areas

□ Pull Site

□ Staging Area

— New 230 kV CC 05 - 2-21 to 2-23

— New 230 kV 05-2-21

Land Cover Habitat Survey

- Non-native Woodland
- Ruderal
- Urban
- Vineyard
- Wetland
- Sanitary Sewer Force Main
- Existing Paved Access Road
- Existing Dirt Access Road
- ESA Fencing
- Wetland E Conservation Easement
- Project Site
- City Limits
- Soil Stockpile Area
- Wetland Area

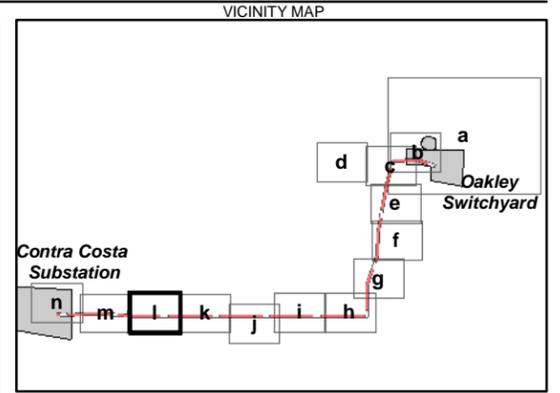
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- ▨ Temporary

Image Source: Google 2012

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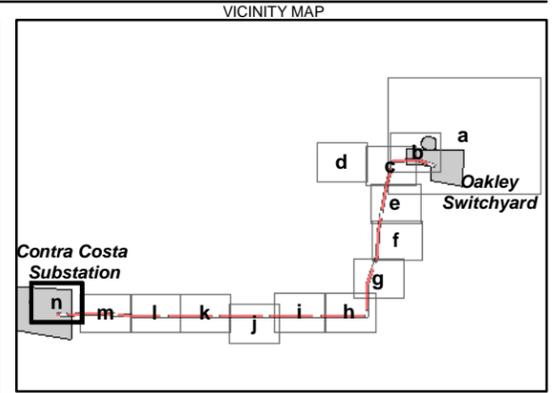
Figure 3-k, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

- October 2013 Data**
- New Pole
 - New Pole With Tower Removal
 - Existing Pole
 - ⬠ Crossing Structures Flagger
 - ✕ Crossing Structures Invasive
 - ◆ Crossing Structures Non-Invasive
 - ✕ Demo Structure
- Infrastructure**
- New Dirt Access Road
 - Structure Work Areas
 - Pull Site
 - Staging Area
 - New 230 kV CC 05 - 2-21 to 2-23
 - New 230 kV 05-2-21
- Land Cover Habitat Survey**
- Non-native Woodland
 - Ruderal
 - Urban
 - Vineyard
 - Wetland
 - Sanitary Sewer Force Main
 - Existing Paved Access Road
 - Existing Dirt Access Road
 - ESA Fencing
 - Wetland E Conservation Easement
 - Project Site
 - City Limits
 - Soil Stockpile Area
 - Wetland Area
- Impact**
- Permanent
 - Temporary
- Image Source: Google 2012
- 0 100 Feet N

Figure 3-I, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND

- October 2013 Data**
- New Pole
 - New Pole With Tower Removal
 - Existing Pole
 - ⬠ Crossing Structures Flagger
 - ✕ Crossing Structures Invasive
 - ◇ Crossing Structures Non-Invasive
 - ✖ Demo Structure
- Infrastructure**
- New Dirt Access Road
 - Structure Work Areas
 - ▭ Pull Site
 - ▭ Staging Area
 - New 230 kV CC 05 - 2-21 to 2-23
 - New 230 kV 05-2-21
- Land Cover Habitat Survey**
- Non-native Woodland
 - Ruderal
 - Urban
 - Vineyard
 - Wetland
- Other Features**
- Sanitary Sewer Force Main
 - Existing Paved Access Road
 - Existing Dirt Access Road
 - ESA Fencing
 - Wetland E Conservation Easement
 - Project Site
 - City Limits
 - Soil Stockpile Area
 - Wetland Area
- Impact**
- ▨ Permanent
 - ▨ Temporary
- Image Source: Google 2012

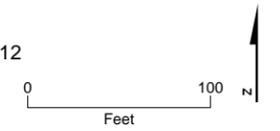
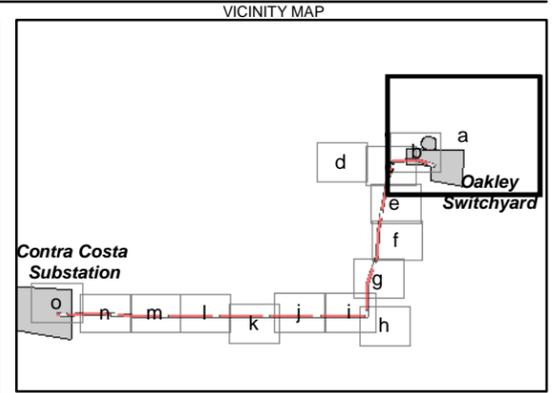


Figure 3-n, Rev 2
Land Cover Habitat Survey
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 2013 Project Data
 2011 Project Data

Image Source: Google 2012

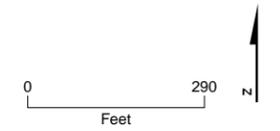
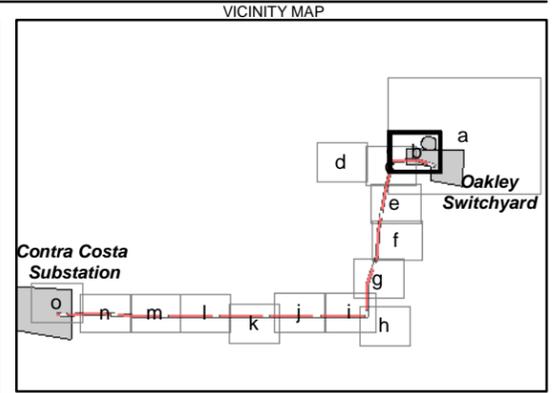
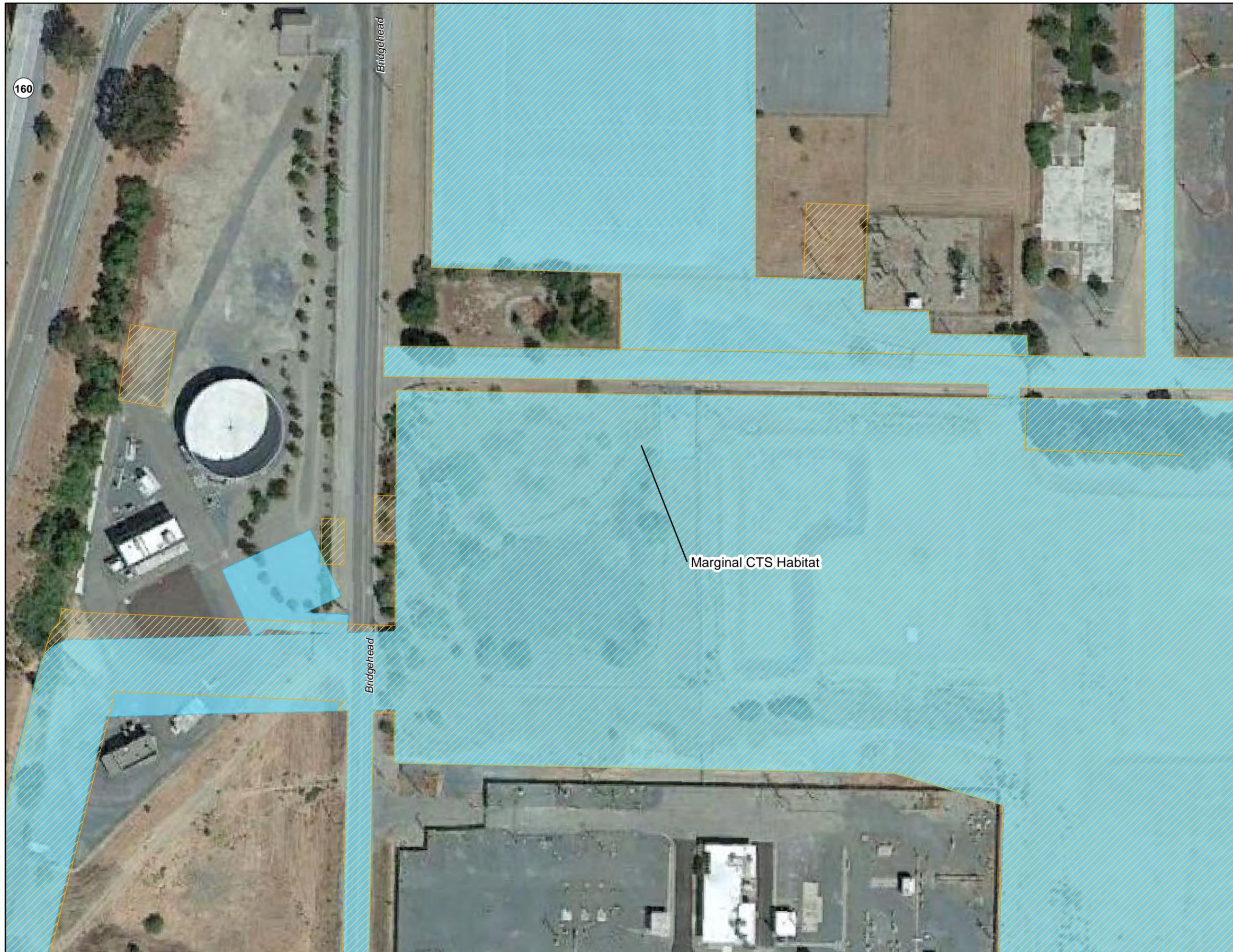


Figure 3-a, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 2013 Project Data
 2011 Project Data

Image Source: Google 2012

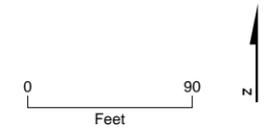
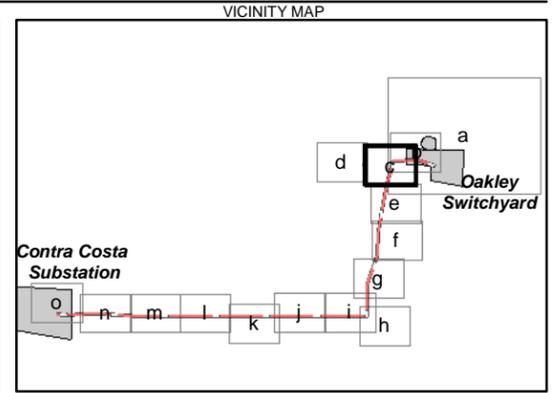
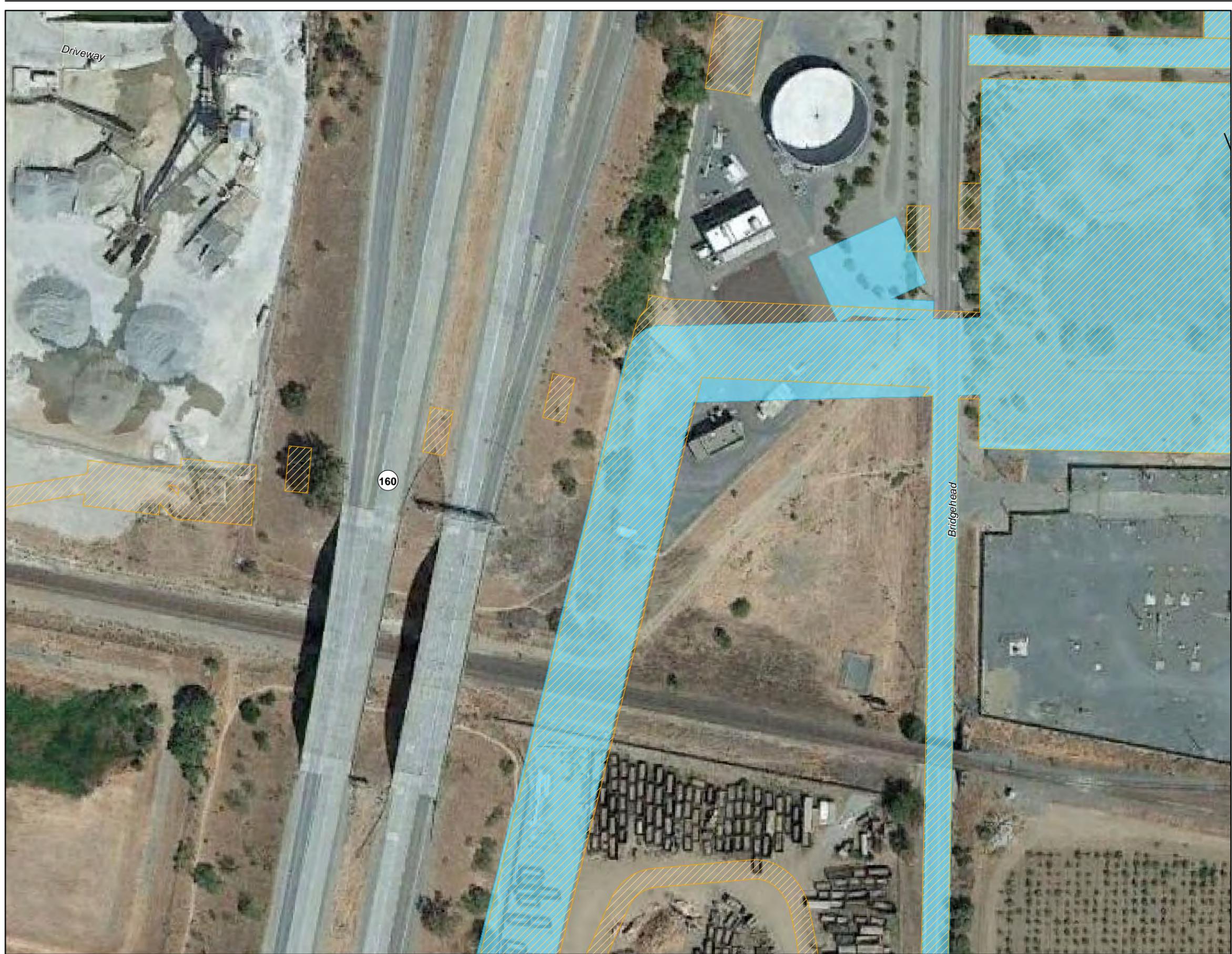


Figure 3-b, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 [Orange hatched box] 2013 Project Data
 [Blue solid box] 2011 Project Data

Image Source: Google 2012

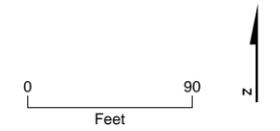
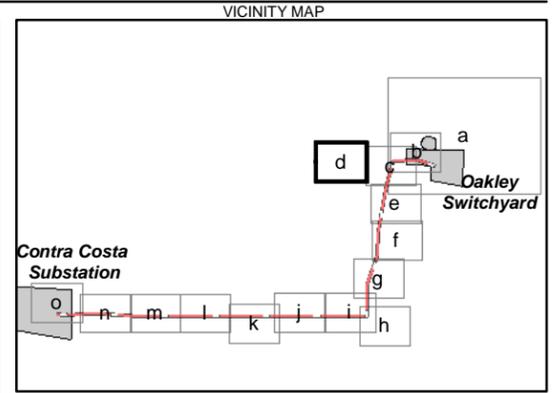
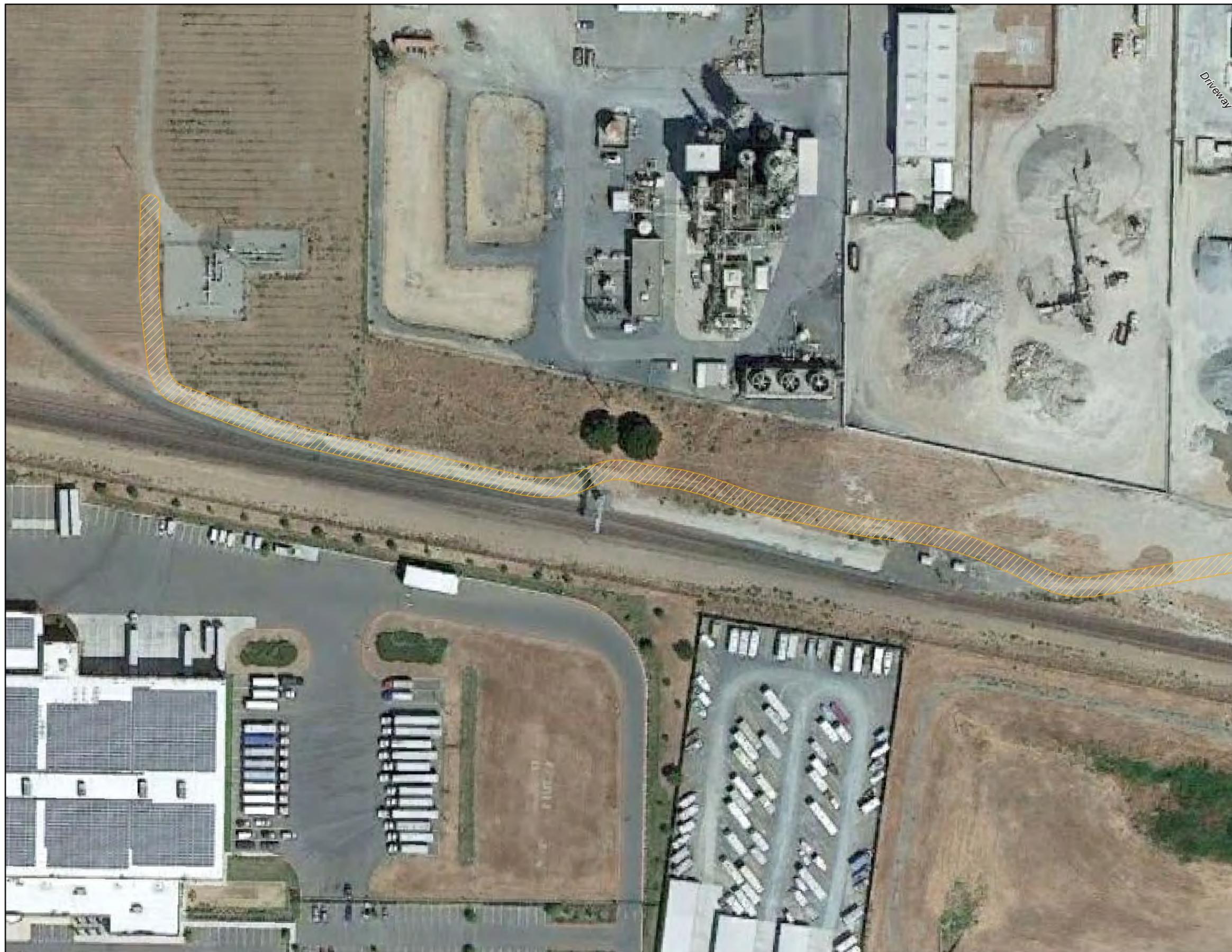


Figure 3-c, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 2013 Project Data
 2011 Project Data

Image Source: Google 2012

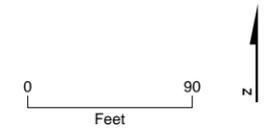
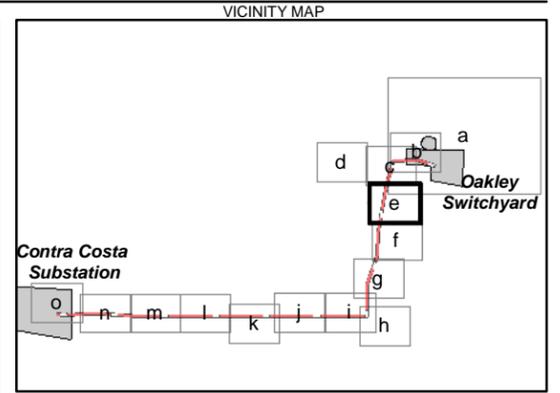


Figure 3-d, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 [Orange hatched box] 2013 Project Data
 [Blue hatched box] 2011 Project Data

Image Source: Google 2012

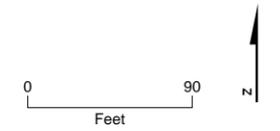
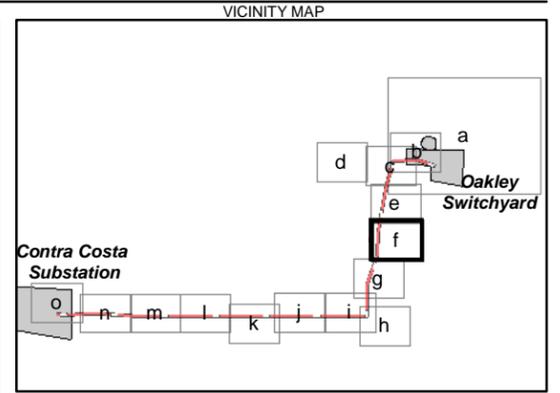
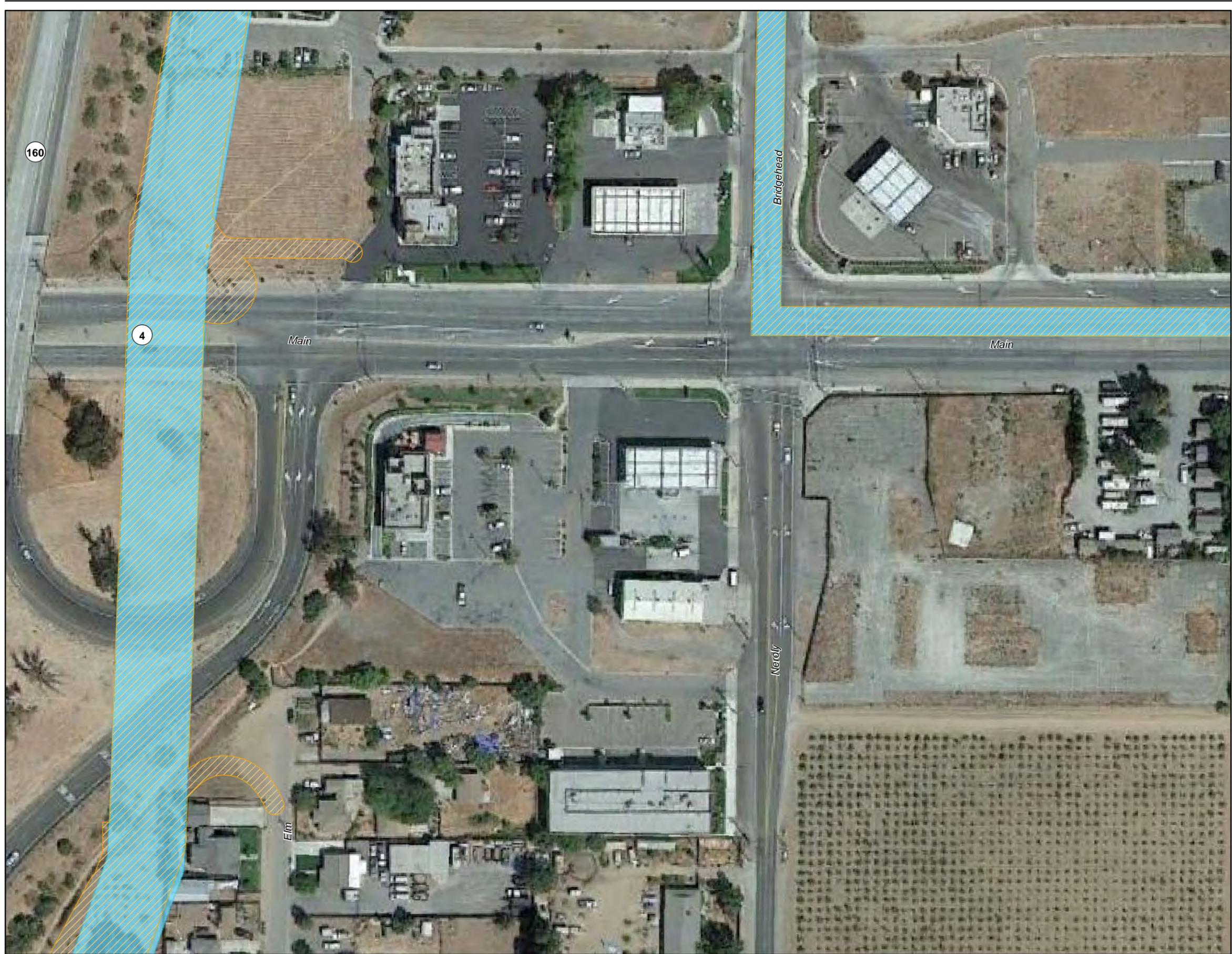


Figure 3-e, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 [Orange hatched box] 2013 Project Data
 [Blue hatched box] 2011 Project Data

Image Source: Google 2012

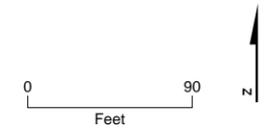
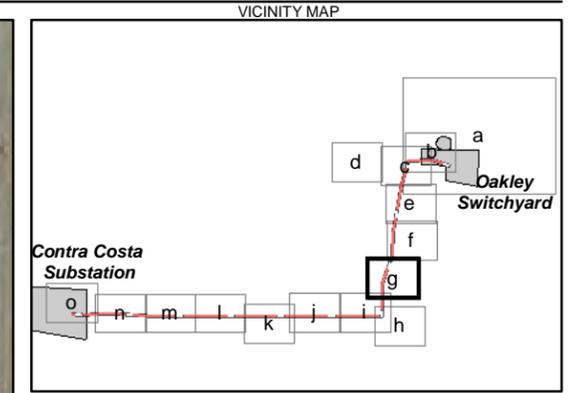


Figure 3-f, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 [Hatched Orange Box] 2013 Project Data
 [Solid Light Blue Box] 2011 Project Data

Image Source: Google 2012

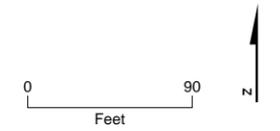
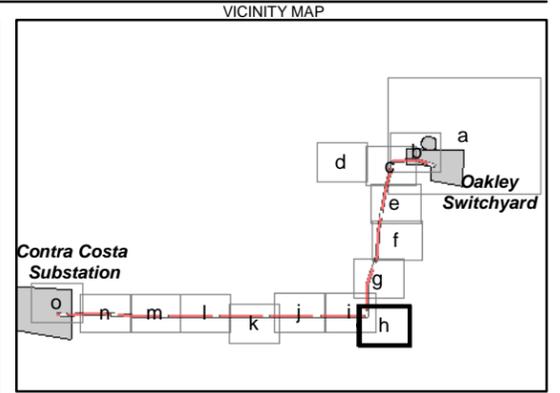


Figure 3-g, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 [Orange hatched box] 2013 Project Data
 [Light blue box] 2011 Project Data

Image Source: Google 2012

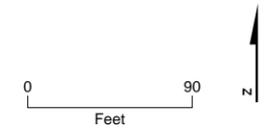
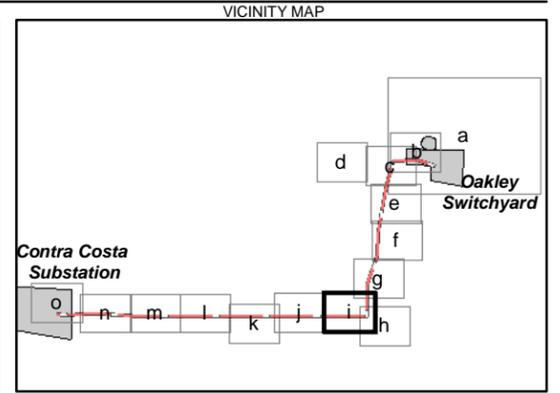
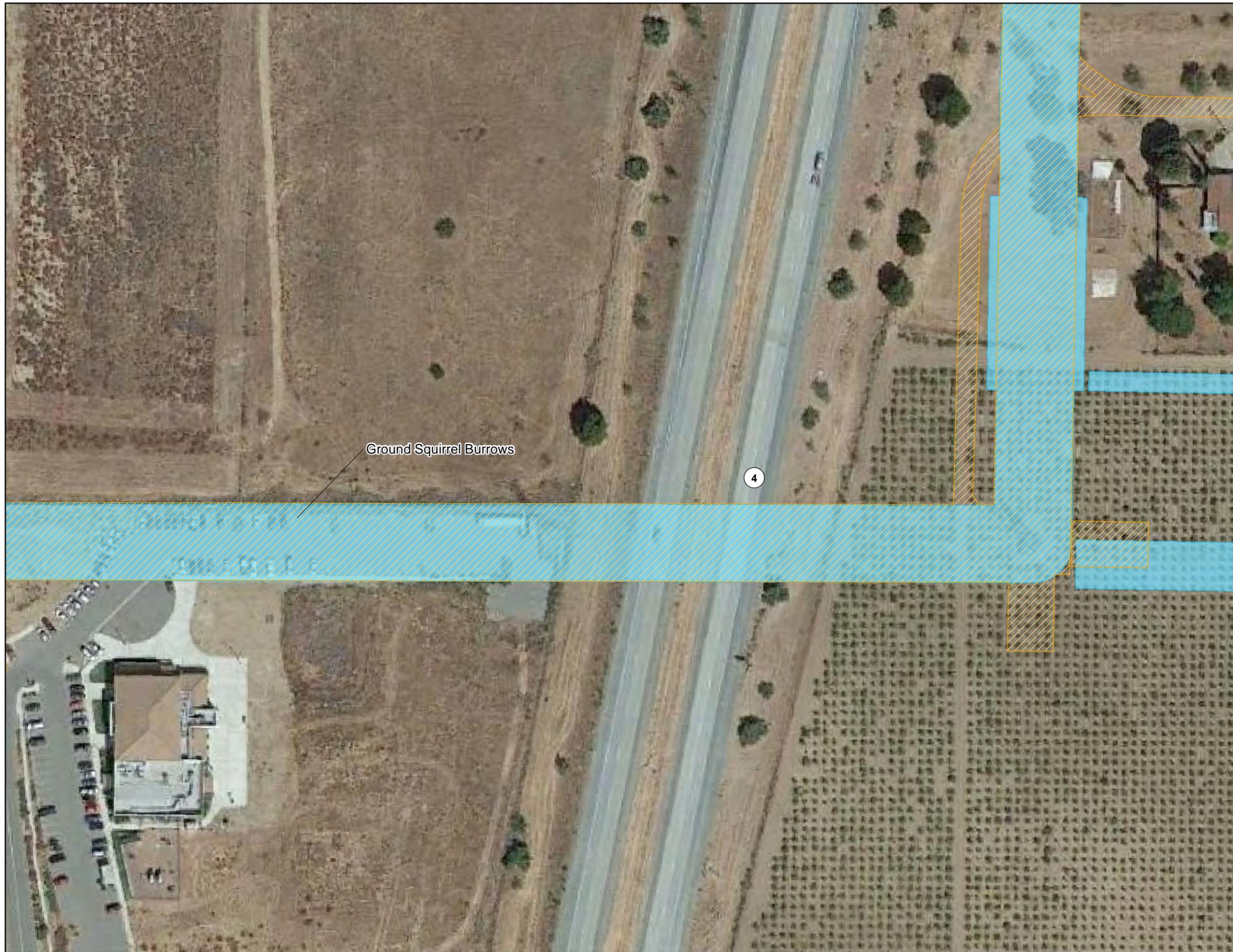


Figure 3-h, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 2013 Project Data
 2011 Project Data

Image Source: Google 2012

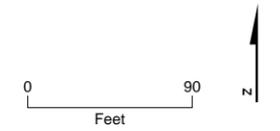
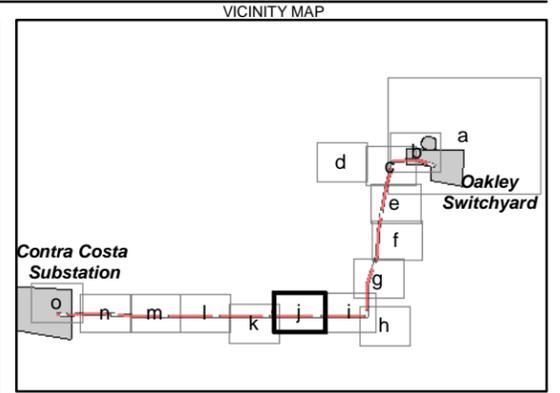
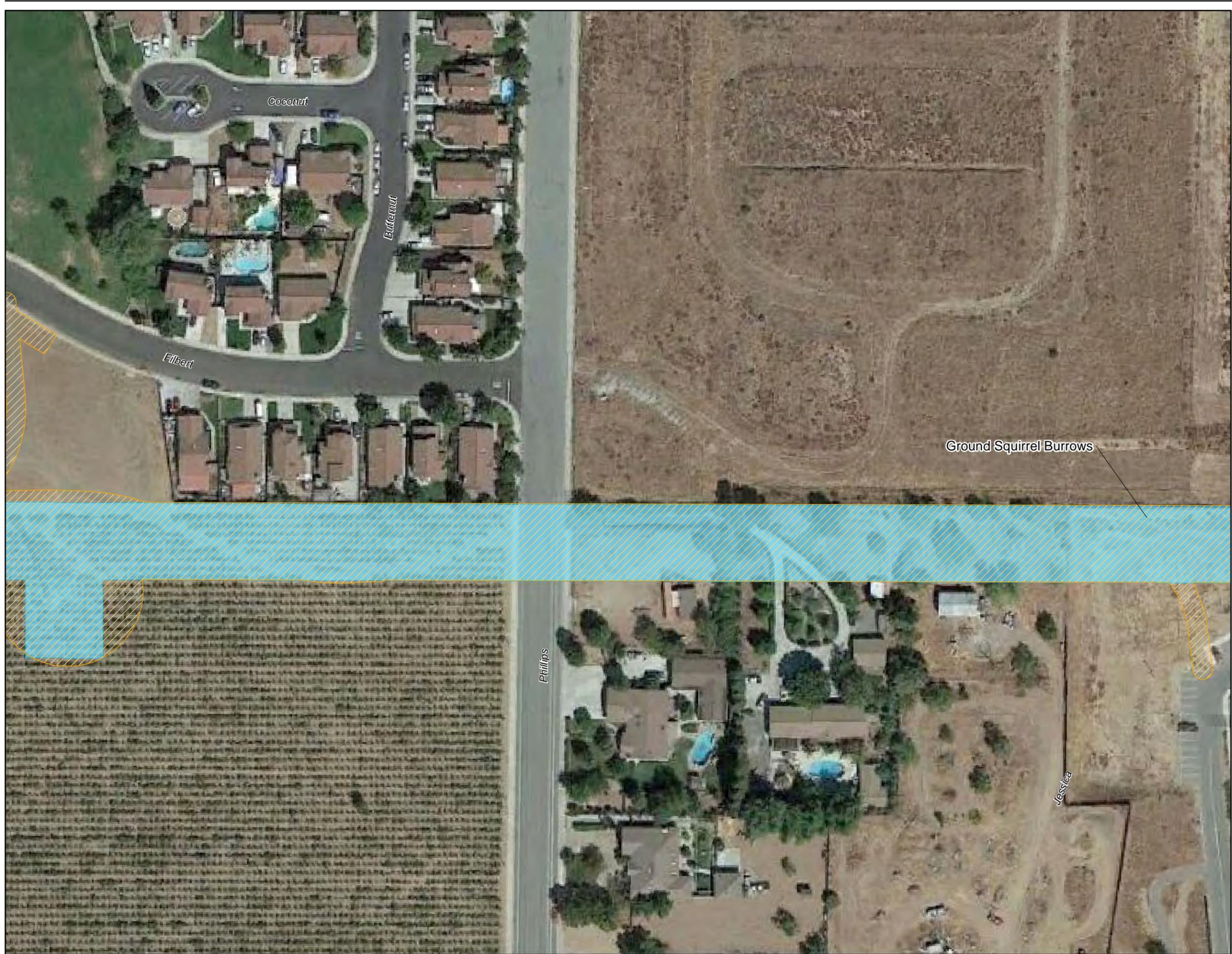


Figure 3-i, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 [Yellow hatched box] 2013 Project Data
 [Blue hatched box] 2011 Project Data

Image Source: Google 2012

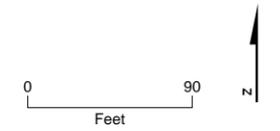
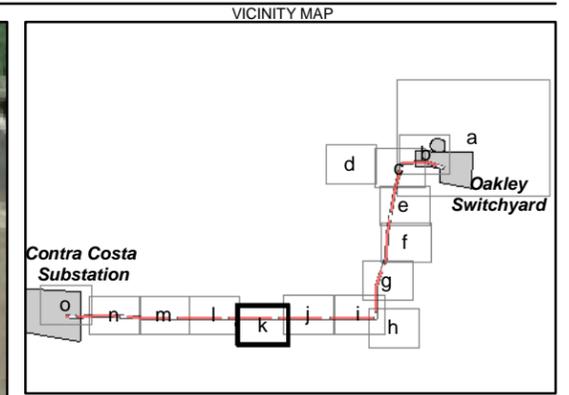
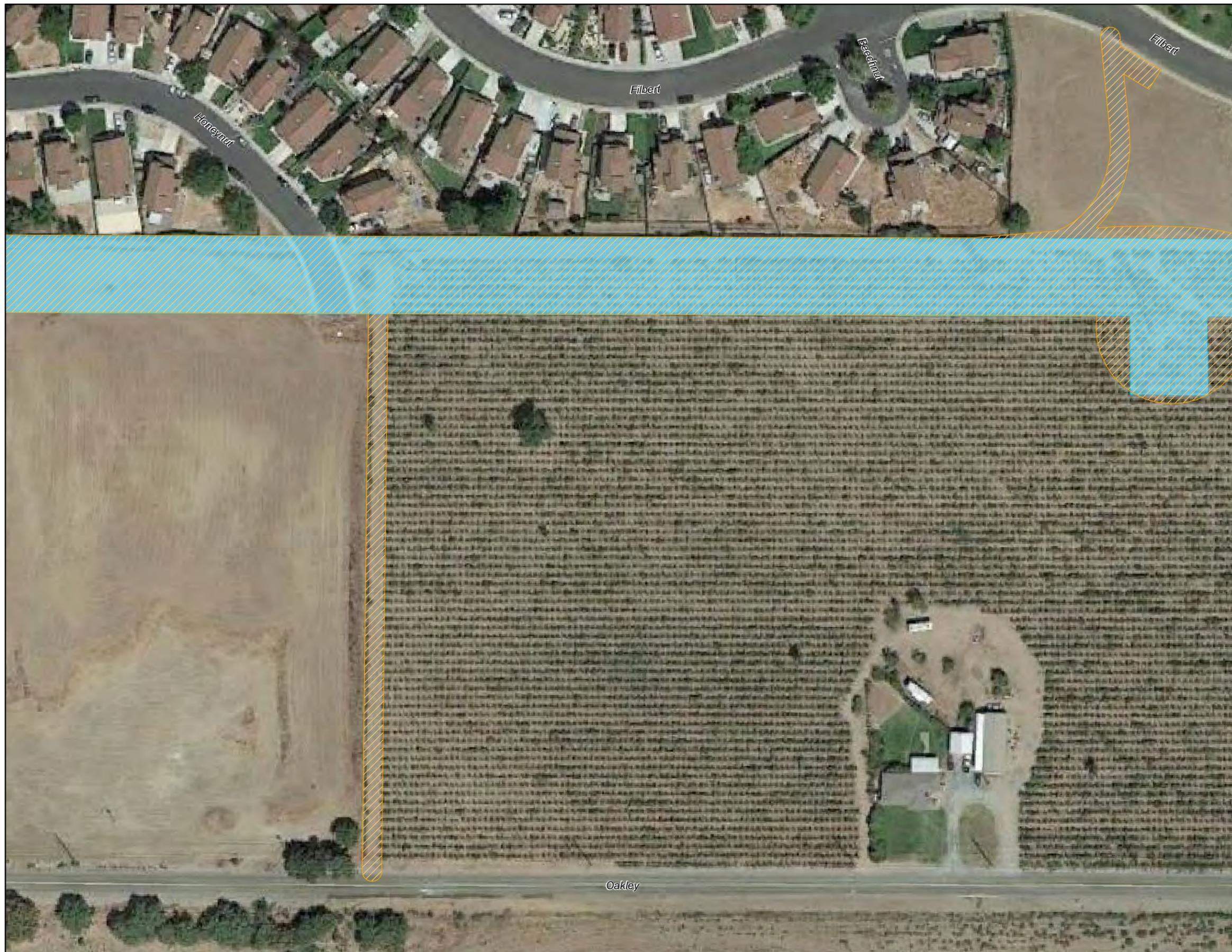


Figure 3-j, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 2013 Project Data
 2011 Project Data

Image Source: Google 2012

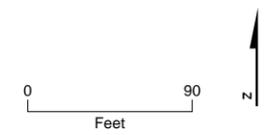
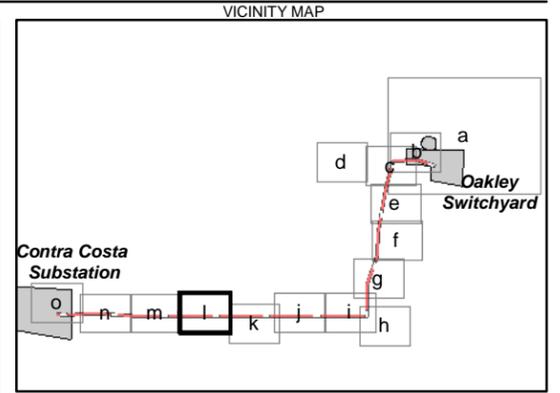


Figure 3-k, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 2013 Project Data
 2011 Project Data

Image Source: Google 2012

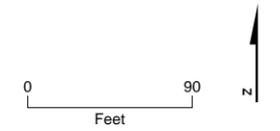
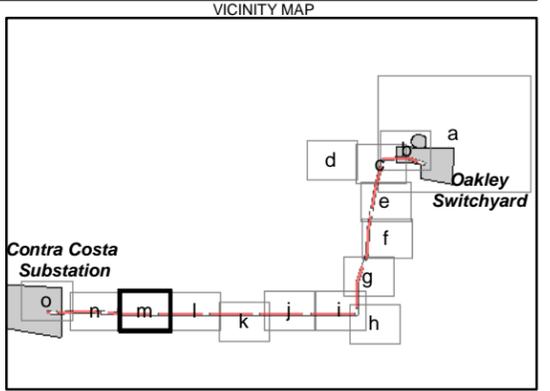


Figure 3-I, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 2013 Project Data
 2011 Project Data

Image Source: Google 2012

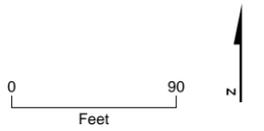
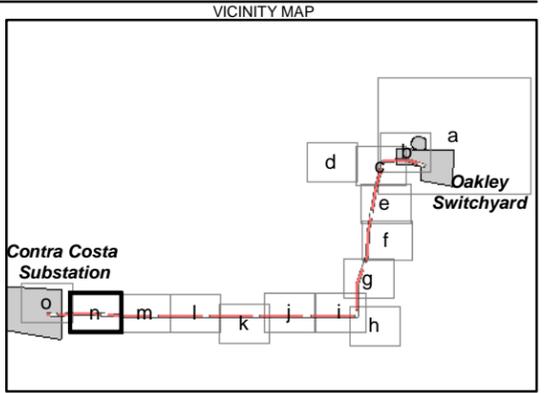


Figure 3-m, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 2013 Project Data
 2011 Project Data

Image Source: Google 2012

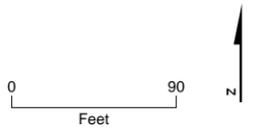
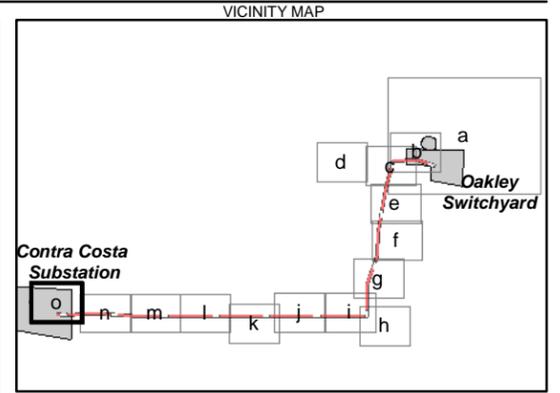


Figure 3-n, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California



LEGEND
 [Hatched Orange Box] 2013 Project Data
 [Solid Light Blue Box] 2011 Project Data

Image Source: Google 2012

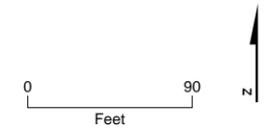


Figure 3-o, Rev 2
Project Comparison
Oakley Generating Station
 Eastern Contra Costa County Habitat Conservation Plan
 Oakley, California

Attachment
Temporary Fee Calculation Exhibits

Exhibit 2: TEMPORARY IMPACT FEE CALCULATOR WORKSHEET

PROJECT APPLICANT INFO:

Project Applicant: CCGS LLC
 Project Name: Oakley Generating Station, PSR Addendum #2
 APN (s): 037-020-012, 2.4-mile-long PG&E easement/right-of-way
 Date: December 2, 2013 Jurisdiction: Participating Special Entity

TEMPORARY DEVELOPMENT IMPACT FEE (see appropriate ordinance or HCP/NCCP Figure 9-1 to determine Fee Zone)

	Acreage of land to be temporarily disturbed (from Table 1) ¹		Years of Disturbance (2 years is the minimum for ground-disturbing)		Fee per Acre (subject to change on 3/15/14 ²)	
Fee Zone 1	0.43	x	3	/30	\$10,076.00	\$433.27
Fee Zone 2	0.00	x	0	/30	\$20,152.00	\$0.00
Fee Zone 3	0.00	x	0	/30	\$5,038.00	\$0.00
Fee Zone 4 ³	1.47	x	3	/30	\$15,114.00	\$2,221.76
Temporary Impact Fee Total =						\$2,655.03

****TEMPORARY WETLAND MITIGATION FEE**

	Acreage of wetland		Yrs. Of Disturbance (minimum shown)		Fee per Acre (subject to change on 3/15/14 ²)	
Riparian woodland / scrub	0.000		5.00	x	\$87,978.00	= \$ -
Perennial Wetland	0.000		2.00	x	\$129,261.00	= \$ -
Seasonal Wetland	0.000		2.00	x	\$299,636.00	= \$ -
Alkali Wetland	0.000		2.00	x	\$302,668.00	= \$ -
Ponds	0.000		2.00	x	\$163,972.00	= \$ -
Aquatic (open water)	0.000		2.00	x	\$81,986.00	= \$ -
Slough / Channel	0.000		2.00	x	\$119,488.00	= \$ -
Streams						
Linear Feet						
0						
Streams 25 Feet wide or less (Fee is per Linear Foot)	0.00		2.00	x	\$334.00	= \$0.00
Streams greater than 25 feet wide (Fee is per Linear Foot)	0.00		2.00	x	\$501.00	= \$0.00
Wetland Mitigation Fee Total =						\$ -

FEE REDUCTION

Development Fee reduction (authorized by Implementing Entity) for land in lieu of fee _____
 Development Fee reduction (up to 33%, but must be approved by Conservancy) for permanent assessments _____
 Wetland Mitigation Fee reduction (authorized by Implementing Entity) for wetland restoration/creation performed by applicant _____

Reduction Total = \$0.00

CALCULATE FINAL TEMPORARY IMPACT FEES

Development Fee Total	2655.03
Wetland Mitigation Fee Total	+ 0.00
Fee Subtotal	= 2655.03
Contribution to Recovery	= 2655.03
TOTAL TEMPORARY IMPACT FEES TO BE PAID =	\$5,310.05

Notes:

1 City/County Planning Staff will consult the land cover map in the Final HCP/NCCP and will reduce the acreage subject to the Development Fee by the acreage of the subject property that was identified in the Final HCP/NCCP as urban, turf, landfill or aqueduct land cover.

2 The Conservancy Board adopted a periodic fee audit required by the HCP/NCCP on June 27, 2013. The fee schedule listed above is based on the periodic audit as adopted on June 27, 2013.

3 "Fee Zone 4" is not shown on Figure 9.1 of the HCP/NCCP but refers to the fee applicable to those few covered activities located in northeastern Antioch (see page 9-21 of the HCP).

Template date: June 27, 2013