

CALIFORNIA ENERGY COMMISSION
REPORT OF CONVERSATION Page 1 of 1



Energy Facilities Siting and
 Environmental Protection Division

FILE: 07-AFC-3

PROJECT TITLE: CPV Sentinel Energy Project

<input checked="" type="checkbox"/> Telephone	760-863-8277	<input type="checkbox"/> Meeting Location:	
NAME:	Paul Clark, Planning Director, Riverside County	DATE:	10-01-08
		TIME:	9:45 a.m.
WITH:	Negar Vahidi, Land Use Technical Specialist, Aspen Environmental Group		
SUBJECT:	Parcel Merger Issues related to proposed project site		

COMMENTS:

Paul Clark returned my phone call regarding our inquiry about the Sentinel parcel merger issue and the Latham & Watkins (L&W) letter sent to the CEC regarding the applicant's request to not merge the parcels. Paul had the following points to make:

- It must first be determined whether, or not, the three parcels in and of themselves are each legal recorded lots. This is the simplest thing to determine for the applicant and can be done by pulling the title records for each parcel/lot or checking with the County.
- Regarding the applicant's request in the L&W letter, in his 30 years in planning he's never seen such a request. He considers the applicants request highly irregular.
- If the project lots/parcels are not legal, they must first be legalized. Then, it can be decided by the County if a Certificate of Parcel Merger is necessary or some other procedure can be implemented to help with development restrictions such as lot boundaries and setbacks.
- There are other ways of tying lots together (e.g., lot line adjustment, etc.). But, first, their legality must be determined.
- He recommends a Condition of Certification to make sure the applicant complies with the Subdivision Map Act and County Regulations on parcel mergers. He agrees with our approach to the way we have the CoC right now.
- He highly recommends the applicant to contact him directly ASAP and set up and appointment to discuss this issue and begin the process of trying to resolve this issue prior to start of project construction.

DOCKET	
07-AFC-3	
DATE	<u>OCT 01 2008</u>
RECD.	<u>OCT 07 2008</u>

cc: John Kessler, CEC Siting PM Caryn Holmes, CEC Legal Counsel Dale Edwards/Paula David, Env Prot Off.	Signed:
	Name: Negar Vahidi