



City of Carlsbad

Office of the City Manager

December 20, 2007

Mike Monasmith
Energy Facility Siting Project Manager
California Energy Commission
1516 - 9th Street
MS-15
Sacramento, CA 95814

DOCKET	
07-AFC-6	
DATE	DEC 20 2007
RECD.	DEC 27 2007

CARLSBAD ENERGY CENTER PROJECT (07-AFC-6) – CITY OF CARLSBAD SECOND SUBMITTAL DATA REQUESTS (#49-#61)

Dear Mr. Monasmith,

Thank you for providing the City of Carlsbad a continued opportunity to identify areas of concern regarding the Carlsbad Energy Center's Application for Certification (AFC).

As you are aware, the proposed Energy Center presents a number of complex issues for the City that we continue to try to understand and work through. As our evaluation of the AFC progresses, the City has identified other areas of concern and uncertainty that we respectfully request the Commission consider. Outlined below are the second series of proposed data requests from the City (#'s 49 - 61).

Air Quality

Background

Due to several different projected annual operating hours contained in the AFC, the City is unclear as to what the actual operating hours will be.

49. Please identify projected annual hours of plant operation, including anticipated number of starts and stops.
50. In light of the passage of AB 32, please provide the projected carbon footprint for the proposed Carlsbad Energy Center? Please identify and explain proposed mitigation measures.

Land Use

Background

There are numerous indications from the applicant, both written and verbal, on a perceived future change in land use for the land west of the train tracks (current location of existing Encina Power Station). Based on this representation,



51. Please re-evaluate the environmental impacts (including all applicable sections of the AFC) with that changed land use contemplated (either Tourist-Serving Commercial or Open Space for purposes of evaluation).
52. Please explain the process for retiring Encina Generation Units 4 & 5. Please identify demolition costs, probable demolition schedule, costs associated with relocating San Diego Gas and Electric's switchyard to a conforming location (east of the rail line) and the appropriate site layout for the relocation. Please provide a reclamation plan for the existing Encina power station site which includes the removal of the existing ocean-based fuel supply lines.

Background

The City of Carlsbad has historically not permitted structures above 45 feet. This includes the development of the Four Seasons Aviara and Legoland Amusement Park.

53. Please identify how the proposed power plant will conform to City regulations.

Background

There is a number of significant construction projects scheduled to occur in the vicinity of the proposed Carlsbad Energy Center in approximately the same time frame (Interstate 5 widening and Poseidon Resources Desalination Plant).

54. Please evaluate potential cumulative impacts from overlapping construction schedules of the I-5 widening, the desalination plant, and the proposed power plant.

Noise

Background

Contained in the AFC is a proposed power plant construction schedule that includes uses a 24/7 work schedule. This proposal does not conform to the City's regulations. Furthermore, the City wants to make clear that it has never approved a 24/7 work schedule for construction projects other than those required by emergencies.

55. Submit a construction schedule that complies with City ordinances (7 a.m. –dusk Monday –Friday; 8 a.m. – Dusk Saturday, no work Sunday)

Socioeconomics

Background

The anticipated lifespan of the proposed power plant is 40 years. The applicant has made reference to the potential economic benefits to the City, but has only included the financial impacts for the first year of operation.

56. Provide a comprehensive 20-year financial forecast of the economic benefits to the City (property tax, franchise fees, business license, etc.).

Traffic and Transportation

Background

The AFC was unclear regarding the proposed haul routes for construction as well as ongoing operations for the Carlsbad Energy Center. Considering the above mentioned adjacent construction, including the I-5 widening project, the City is uncertain about the traffic impacts caused by this plant.

57. Please identify proposed haul routes (including traffic control plans and general times of delivery) for construction as well as ongoing operations.

Visual Resources

Background

Visual impacts from the proposed Carlsbad Energy Center continue to pose numerous questions for the City. In the AFC, a number of visual references were provided, however these all portray the existing site conditions, not what the site will look like in the next 5-10 years based on the widening of I-5, the removal of the various existing oil tanks, and the removal of the current Encina Power Station. Furthermore, anticipated re-use of the existing Encina power station as some other type of land use should require that the applicant study the visual impacts from the property immediately west of the railroad tracks.

58. Provide visual site depictions of the proposed power plant without the existing oil tanks and Encina Power Station. This includes visual representation from the west side of the railroad tracks looking east at the proposed plant.
59. Provide visuals from freeway looking west which incorporates the proposed alignment of the I-5 freeway. Incorporate preliminary plans obtained from CalTrans for the I-5 widening in the vicinity of the proposed power plant. Please provide cross-sections from CalTrans throughout the power plant project site. Cross sections should delineate the existing improvements (freeway, slope, containment berm, storage tanks, etc.) as well as indicate the proposed improvements (new pavement, retaining wall, cut/fill slopes). The location of the screening trees should also be shown. Upon these cross sections, the proposed power plant should be shown to provide a graphical representation of the proximity and visibility of the power plants to/from the freeway.
60. Provide lighting plan, including visual depictions, of construction and ongoing operational lighting for proposed power plant, including those contained on the exhaust stacks.

Hazardous Materials

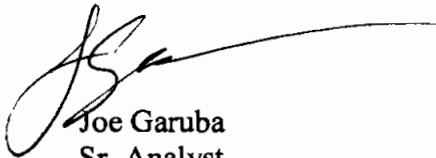
Background

The AFC was silent regarding the use of a secondary fuel source. However, on a number of occasions, representatives from NRG have made public statements that jet fuel will be available as a backup fuel supply.

61. Please identify any fuel source other than natural gas. If one exists, now or contemplated for the future, please explain the type, delivery mechanism, storage location, and proposed quantity.

Should you have any questions regarding this letter, please contact Joe Garuba, City Manager's Office, (760) 434-2893 or jgaru@ci.carlsbad.ca.us.

Sincerely,



Joe Garuba
Sr. Analyst
City Manager's Office

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