

# CALIFORNIA ENERGY COMMISSION

REPORT OF CONVERSATION Page 1 of 2

California Energy Commission

**DOCKETED**

11-AFC-02

TN # 66647

AUG 13 2012



## Siting, Transmission, and Environmental Protection Division

FILE: 11-AFC-2

PROJECT TITLE: Hidden Hills SEGS

<input checked="" type="checkbox"/> Email		<input type="checkbox"/> Meeting Location:	
<b>NAME:</b>	Mike Monasmith	<b>DATE:</b>	8/13/12
<b>TIME:</b>		<b>TIME:</b>	10:12
<b>WITH:</b>	Dana Crom, Inyo County Deputy Counsel		
<b>SUBJECT:</b>	General Plan Amendment, parcels in question not owned by Applicant, BrightSource Energy		

### Monasmith, Mike@Energy

**From:** Dana Crom [dcrom@inyocounty.us]  
**Sent:** Monday, August 13, 2012 10:12 AM  
**To:** bbrownlow@brightsourceenergy.com  
**Cc:** kcarunchio@inyocounty.us; rkeller@inyocounty.us; gregjames@earthlink.net; Joshua Hart; zpopovic@inyocounty.us; Monasmith, Mike@Energy; Ratliff, Dick@Energy; Willis, Kerry@Energy; admin@briggsandalexander.com  
**Subject:** Hidden Hills SEGS  
**Attachments:** LetterIncomplete.pdf

Brad –

Based on the letter from Briggs and Alexander docketed with the CEC on August 6, 2012, it appears that the application for general plan amendment (GPA) and zoning reclassification (ZR) filed by your client includes property which your client neither owns nor controls. The County will be unable to process the application for that parcel, or any other parcel, unless your client provides signed authorizations from each property owner.

According to the Inyo County Assessor, the project area subject to the application is owned by four different individuals and entities: Mary J. McMonigle, Section 20 LLC, Nick & Areti Tsiamis and Mary L. Wiley Trust date 1997. The application was signed by Stephen Scow, who I believe is the managing member of Section 20 LLC. However, the County does not have authorizations from the other three property owners. Moreover, based on the representations of Mr. Alexander, it appears that Mr. Scow and/or BrightSource do not hold any interest in the Tsiamis parcel.

I have attached a letter from Joshua Hart, Inyo County Planning Director, noting that the application for GPA and ZR is incomplete due in part to the authorization issues raised above. At this time, the County and your client intend to hold a public meeting in connection with the GPA and ZR in Tecopa on Wednesday, August 29, 2012. Of course, the County is concerned about going forward with that public meeting if the defects in the application are not remedied by the end of this week.

Please let me know how you would like the County to proceed. I plan to be in Sacramento for the review hearing this Thursday and am available to discuss this matter at this time.

I look forward to hearing from you.

DANA M. CROM  
DEPUTY COUNTY COUNSEL  
COUNTY OF INYO  
224 North Edwards Street  
P.O. Box M  
Independence, California 93526  
(760) 878-0229  
(760) 878-2241 Fax

# CALIFORNIA ENERGY COMMISSION



REPORT OF CONVERSATION Page 2 of 2



Planning Department  
168 North Edwards Street  
Post Office Drawer L  
Independence, California 93526

Phone: (760) 878-0263  
FAX: (760) 878-0382  
E-Mail: [inyoplanning@inyocounty.us](mailto:inyoplanning@inyocounty.us)

August 10, 2012

BrightSource Development, LLC  
1999 Harrison Street, Suite 2150  
Oakland, CA 94612

**RE: Notice of Incomplete Application – General Plan Amendment No. 2012-04/Zoning  
Reclassification No. 2012-04 (BrightSource Energy)**

To Whom It May Concern:

The above referenced application was received by the Planning Department on July 10, 2012 has been preliminarily reviewed. The application is hereby deemed **INCOMPLETE** since it has not been signed by all property owners or by a designated representative of the owners. Submission of the master application with a signature from all property owners or by a designated representative of the property owners is required.

It appears as if a General Plan Amendment/Zoning Reclassification is not necessary for those properties to be utilized for temporary construction on the western project boundary. Please confirm that these are not included in the request.

In order to authorize development on the site, a lot merger or reversion to acreage, and a road abandonment will be necessary. Please let me know when you expect to submit these applications.

Thank you. If you have any questions, please call me at (760) 878-0268 or email me at [jhart@inyocounty.us](mailto:jhart@inyocounty.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Hart".

Joshua Hart, AICP  
Planning Director

**CC:** Kerry Willis, Staff Counsel  
Amanda Stennick, Land Use Senior  
Chris Davis, Siting Office Manager

**Prepared by:** Mike Monasmith, Project Manager

Filename: ROC - Greg Helseth Cumulative Water.doc  
Directory: S:\PROJECTS\HIDDEN HILLS SOLAR\ROC's  
Template: C:\Documents and Settings\mmonasmi\Application  
Data\Microsoft\Templates\Normal.dotm  
Title: Siting's ROC Template  
Subject:  
Author: Joseph Diamond  
Keywords:  
Comments:  
Creation Date: 2/21/2012 3:27:00 PM  
Change Number: 2  
Last Saved On: 2/21/2012 3:27:00 PM  
Last Saved By: mmonasmi  
Total Editing Time: 15 Minutes  
Last Printed On: 8/13/2012 12:39:00 PM  
As of Last Complete Printing  
Number of Pages: 2  
Number of Words: 80 (approx.)  
Number of Characters: 458 (approx.)