

CALIFORNIA ENERGY COMMISSION
REPORT OF CONVERSATION

DOCKET	
08-AFC-3	
DATE	MAR 09 2010
RECD.	MAR 09 2010



Siting, Transmission and Environmental Protection Division

FILE: 08-AFC-3
PROJECT TITLE: Marsh Landing Generating Station

<input checked="" type="checkbox"/> E-Mail				<input type="checkbox"/> Meeting Location:	
From:	Anne Connell, URS MLGS Project Manager	DATE:	3/9/10	TIME:	9:49 a.m.
To:	Negar Vahidi, Senior Land Use Technical Specialist, Aspen Environmental Group				
SUBJECT:	Clarification of Land Use, subdivision				

COMMENTS: Email in regard to the Marsh Landing Generating Station, 08-AFC-3

From: Anne_Connell@URSCorp.com
 Sent: Tuesday, March 09, 2010 9:49 AM
 To: Negar Vahidi
 Cc: 'Astennic@energy.state.ca.us'; Cottle, Lisa A.; 'mmonasmi@energy.state.ca.us'
 Subject: MLGS questions regarding subdivision

Below is an overview of the steps being taken to subdivide the existing parcel where the Marsh Landing Generating Station (MLGS) will be located. We can explain this further when we talk this morning. We will call you on your cell phone # at 10.

* The MLGS site, excluding linear facilities but including the construction laydown areas, is proposed to be located on a portion of what is now a single existing legal parcel in Contra Costa County (County) (APN 051-031-014). That single parcel is currently owned by Mirant Delta, LLC (Mirant Delta) and is also the site of the existing Contra Costa Power Plant (CCPP). Mirant Delta has initiated the County subdivision process to divide the single existing parcel into two new parcels, one of which will comprise the site of the MLGS. Creating a new separate parcel will facilitate conveyance of the MLGS site to Mirant Marsh Landing, LLC. (Mirant Marsh Landing).

* Mirant Delta originally planned to wait for the City of Antioch (City) to annex the existing CCPP site and to pursue subdivision through the City process. However, the City annexation remains in progress and is not yet complete. To facilitate conveyance of the MLGS site to Mirant Marsh Landing shortly after obtaining CEC certification for the MLGS, Mirant Delta has initiated the subdivision process with the County.

* The County requires applicants seeking a subdivision that affects four or fewer parcels to file a tentative minor subdivision map and, upon approval of the tentative minor subdivision map by the County's Zoning Administrator, a parcel map. Within 30 days following receipt of an application for a minor subdivision, the County Department of Conservation and Development, Community Development Division (Department) must determine whether the application is complete. Applications for minor subdivisions are reviewed by a minor subdivision committee, which prepares a report and recommendations on the application for submittal to the Zoning Administrator. The Zoning Administrator must hear the application within 50 working days after the original filing with the Department and render a decision within 15 calendar days after the hearing, unless the parties agree to extend those time limits. Once the tentative map is approved, the applicant applies for a parcel map which is reviewed by the County Public Works Department. If the map is satisfactory, it is presented to the County Board of Supervisors for approval within 10 days. The map can then be recorded, which effectuates the subdivision.

* Mirant Delta filed its application for a minor subdivision with the County in November 2009 and provided additional information in early March 2010. Based on the County process outlined above, it is currently anticipated that the subdivision will be approved in early to mid summer 2010. If, however, the subdivision cannot be completed by the time that Mirant Marsh Landing needs to acquire the project site for financing purposes, then a lease arrangement may be put in place to ensure that Mirant Marsh Landing has adequate site control to commence construction.

* Therefore, the MLGS would either be located on a new 27-acre parcel that is created through the subdivision, or on a 27-acre portion of the existing legal parcel that would be leased to Mirant Marsh Landing.

cc: Amanda Stennick, CEC Technical Senior	Prepared by: Mike Monasmith
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