

DOCKET

09-AFC-2

DATE FEB 03 2009

RECD. DEC 02 2009

TURLOCK IRRIGATION DISTRICT
333 EAST CANAL DRIVE
POST OFFICE BOX 949
TURLOCK, CALIFORNIA 95381
(209) 883-8300

Don Pedro Dam and
Powerhouse



February 3, 2009

Mr. Tom Westbrook
Senior Planner
City of Ceres
2220 Magnolia Street
Ceres, CA 95307

SUBJECT: TID ALMOND 2 POWER PLANT: SUBMITTAL OF PREDEVELOPMENT
APPLICATION INFORMATION

Dear Mr. Westbrook:

As you know, the Turlock Irrigation District (TID) is developing a 174 MW gas-fired power plant immediately north of its existing Almond Power Plant to be known as the "Almond 2 Power Plant." Pursuant to Public Resources Code Section 25500 *et seq.*, the California Energy Commission (CEC) has exclusive siting jurisdiction over thermal-electric power plants 50 megawatts or greater. The CEC certification is issued in lieu of any state, local or regional permits or approvals that would be required but for the CEC's siting jurisdiction, including local land use approvals. Accordingly, the Almond 2 Power Plant will be reviewed and approved by the CEC.

While state law grants the CEC exclusive siting jurisdiction over the Almond 2 Power Plant, applications to the CEC must include an assessment of a project's consistency with applicable laws ordinances, regulations, and standards, including those of the City. In order to facilitate TID's preparation of its application to the CEC, we agree that it would be useful and valuable to have the City's review and comment on TID's CEC predevelopment application materials.

To facilitate our discussions with the City, TID has prepared the attached information. Although the CEC siting jurisdiction means that TID will not formally be submitting an application for development to the City, as a courtesy to facilitate your review and comment, TID has formatted the information to follow the form of presentation that the City typically uses in its review of projects within the City's jurisdiction.



We value the City's comments and appreciate the opportunity to sit down with you to discuss the Almond 2 Power Plant. Should you have any questions, please do not hesitate to contact me at 209-883-8232 or Susan Strachan at 530-757-2773.

Sincerely,

A handwritten signature in blue ink that reads "Randy Baysinger". The signature is written in a cursive style with a large, stylized "R" and "B".

Randy Baysinger
Assistant General Manager, Power Supply
Turlock Irrigation District

Attachment



Community Development Department
Planning Division
2220 Magnolia Street
Ceres, CA 95307
(209) 538-5774
FAX (209) 538-5759

PREDEVELOPMENT REVIEW APPLICATION NO. 09-_____

Project Description: The Almond 2 Power Plant will be a nominal 174 megawatt facility consisting of three General Electric Energy LM6000PG SPRINT natural gas-fired turbine generators and associated equipment. The facility will be located in Ceres, Stanislaus County, California, on a 4.4 acre parcel adjacent to the existing 49 MW Turlock Irrigation District Almond Power Plant.

Assessor's Parcel Number(s): 041-006-039 General Plan Designation M-2 General Industrial

Zoning District: PC-50 M-2 General Industrial Rezone or GPA? Yes No (If Yes, indicate new zone or designation)

Project Address or Location: 4500 Crows Landing Road, Modesto CA

Applicant/Representative: Turlock Irrigation District

Mailing Address: 333 East Canal Drive

City: Turlock State: CA Zip: 95381-0949

Phone: (209) 883-8300 Email address: _____

Property Owner: Turlock Irrigation District

Mailing Address: 333 East Canal Drive

City: Turlock State: CA Zip: 95381-0949

Phone: (209) 883-8300

Date of Submittal: _____ Re-submittal? Yes No

The purpose of the predevelopment meeting is to provide you with comments and identify important issues early in the review process to allow time for adjustments before either a formal application or building plans are submitted. It is important to recognize that the comments provided in this letter are preliminary and are not necessarily a complete list of City comments or issues. Staff does, however, make every attempt to address all known issues as soon as possible in the process.

However, as the project changes or as additional information regarding the project is received, staff may identify other issues or have additional requirements and recommendations. Therefore, the more specific information that can be provided initially, the more specific and definitive the City can make its preliminary comments.

The following information is required to be illustrated on Site Plans A & B and Building Elevations:

Site Plan

A. Sheet 1 - Illustrate Project Site

- A vicinity map on the cover sheet.
- A scale (i.e. 1" = 30', etc.) and north arrow.
- Dimensions of the property.
- A legend with the following notations: Name of Project; Address and/or Assessor Parcel Number (APN); current and/or proposed zoning designation; proposed land use; square footage/acreage of the site; square footage of proposed building area(s); lot (building) coverage; landscape coverage; proposed parking ratio for anticipated uses for the site and indicate existing and proposed number of parking spaces.
- The location of existing (E) and proposed (N) improvements on the project site. These improvements shall be dimensioned and shall include, but not be limited to: buildings and/or structures, driveways and streets, curb/sidewalks; parking areas, loading areas; refuse enclosures; landscape areas, walls and fences; drainage systems; easements (i.e. utility, access, etc.); trees (type/species, that are 6" or greater in diameter measured at 2 feet above grade level).
- Building setbacks from property lines, dimensioned parking stalls and drive aisle widths, and landscape planter widths.
- Identify existing and proposed land uses on the property and the uses extending at least 100 feet beyond the property lines of the site.

The project name, APN, zoning designation, land use, square footage and other information can be found in Figure 1.

B. Sheet 2 - Illustrate Project Site and Surrounding Area

- A scale (i.e. 1" = 30', etc.) and north arrow.
- Dimensions of the project site.
- Building setbacks from property lines, dimensioned parking stalls and drive aisle widths, and landscape planter widths of the project site.
- The location of existing and proposed improvements on the project site and all improvements extending at least 100 feet beyond all the property lines. These improvements shall be dimensioned and shall include, but not be limited to: buildings and/or structures, driveways and streets, curb/sidewalks; parking areas, loading areas; refuse enclosures; landscape areas, walls and fences; drainage systems; easements (i.e. utility, access, etc.); trees (type/species, that are 6" or greater in diameter measured at 2 feet above grade level).
- Identify existing and proposed land uses on the project site and the uses extending at least 100 feet beyond the property lines of the project site.

The building setbacks, parking stalls, drive isles, and existing and proposed improvements can be found in Figure 1. Existing and proposed land uses of the project site and uses extending 100 feet beyond the property boundary can be found on Figure 2.

Building Elevations

- Illustrate the north, south, east, and west direction views of all proposed buildings and structures, including all mechanical, duct work, utility boxes, etc. The illustrations shall also include notations of overall building height, as well as heights at the finished floor, first floor and second floor (if applicable) levels.
- Clearly identify the type, texture, size and colors of the building materials proposed for all buildings or structures.

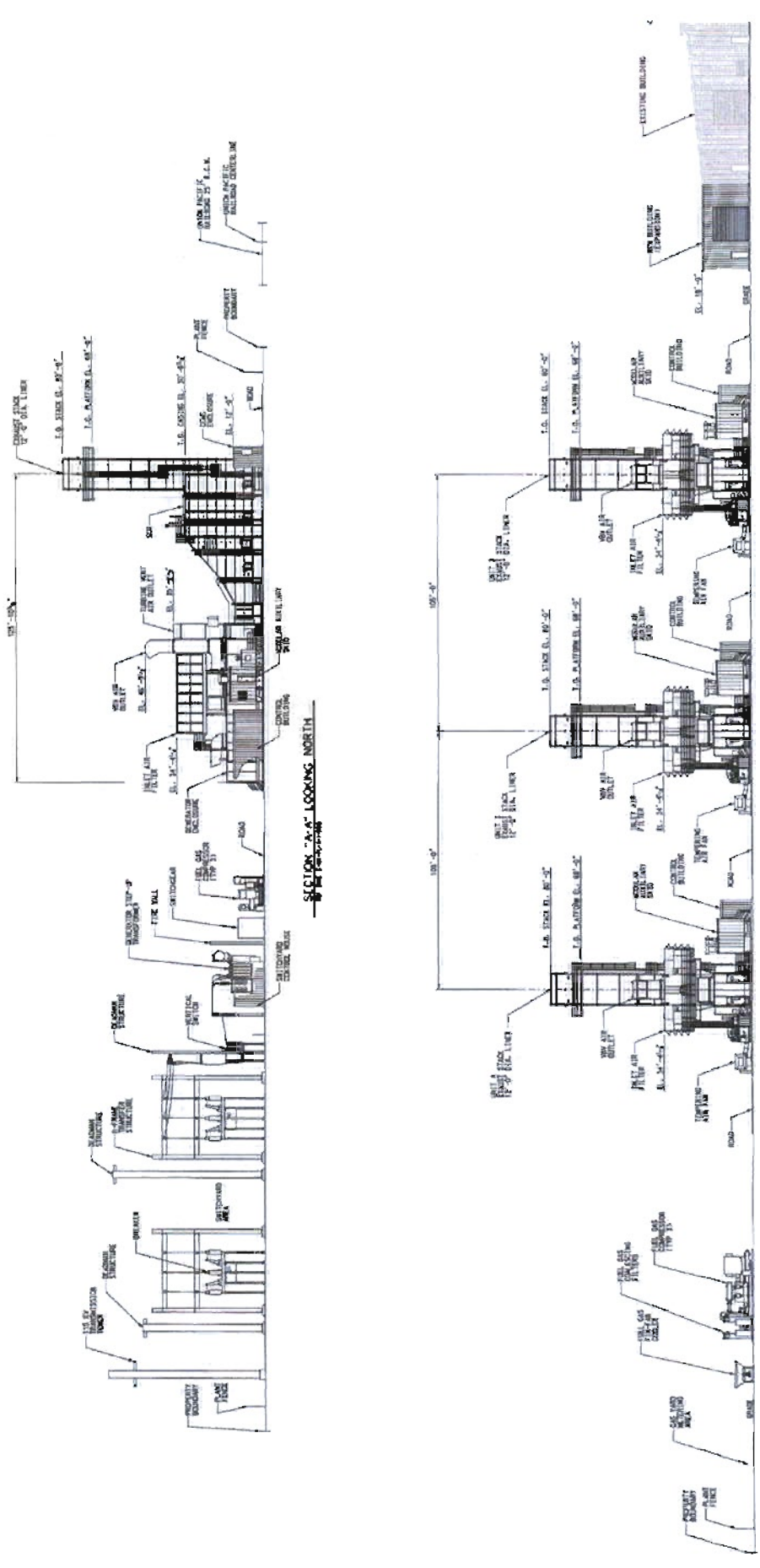
Building elevations and structures can be found on Figure 3.

NOTE: 13 copies of the plan(s) must be submitted on a minimum 11"x17" sheet and 1 full size copy that is at least 24"x36". **(We ask that the plans be folded to letter size (8½"x11").** These plans shall include the following information:

Predevelopment Review Meetings will be held on **Wednesdays**. Please check with the office as to the location of the meeting. **APPLICANTS MUST BE REPRESENTED.** All plans to be considered at these meetings must be submitted to the Planning Division before **5:00 p.m. the Wednesday prior to the meeting.**



Signature (Contractor, Owner or Authorized Agent)



SCALE 1/4" = 1'-0"

SECTION A-A' LOOKING NORTH

SECTION B-B' LOOKING EAST

FIGURE 3
GENERAL ARRANGEMENT
CROSS SECTIONS
 ALMOND 2 POWER PLANT
 CERES, CALIFORNIA

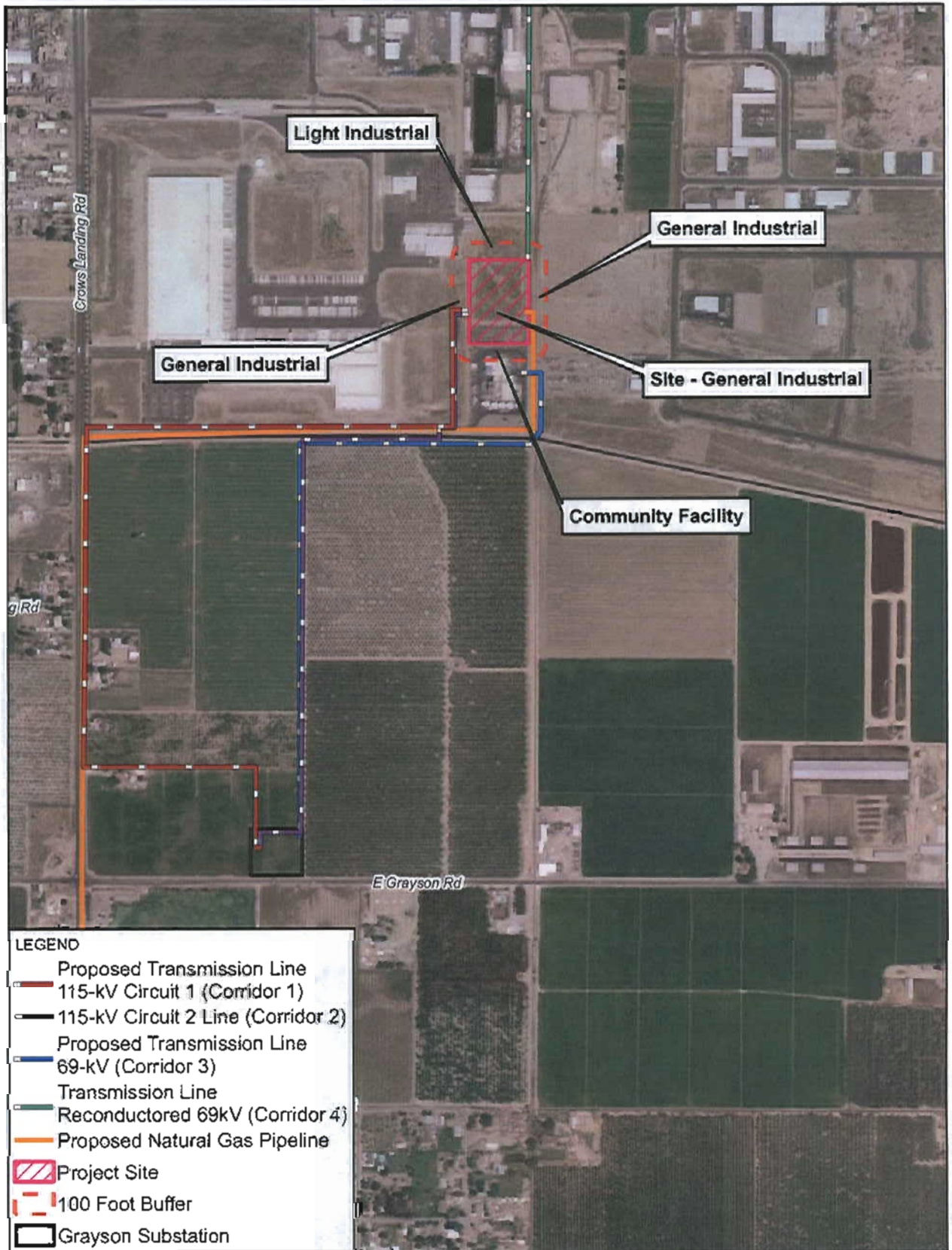
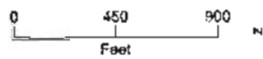


FIGURE 2
EXISTING LANDUSE WITHIN
100 FOOT OF SITE
 ALMOND ENERGY CENTER
 CERES, CALIFORNIA

This map was compiled from various scale source data and maps and is intended for use as only an approximate representation of actual locations.



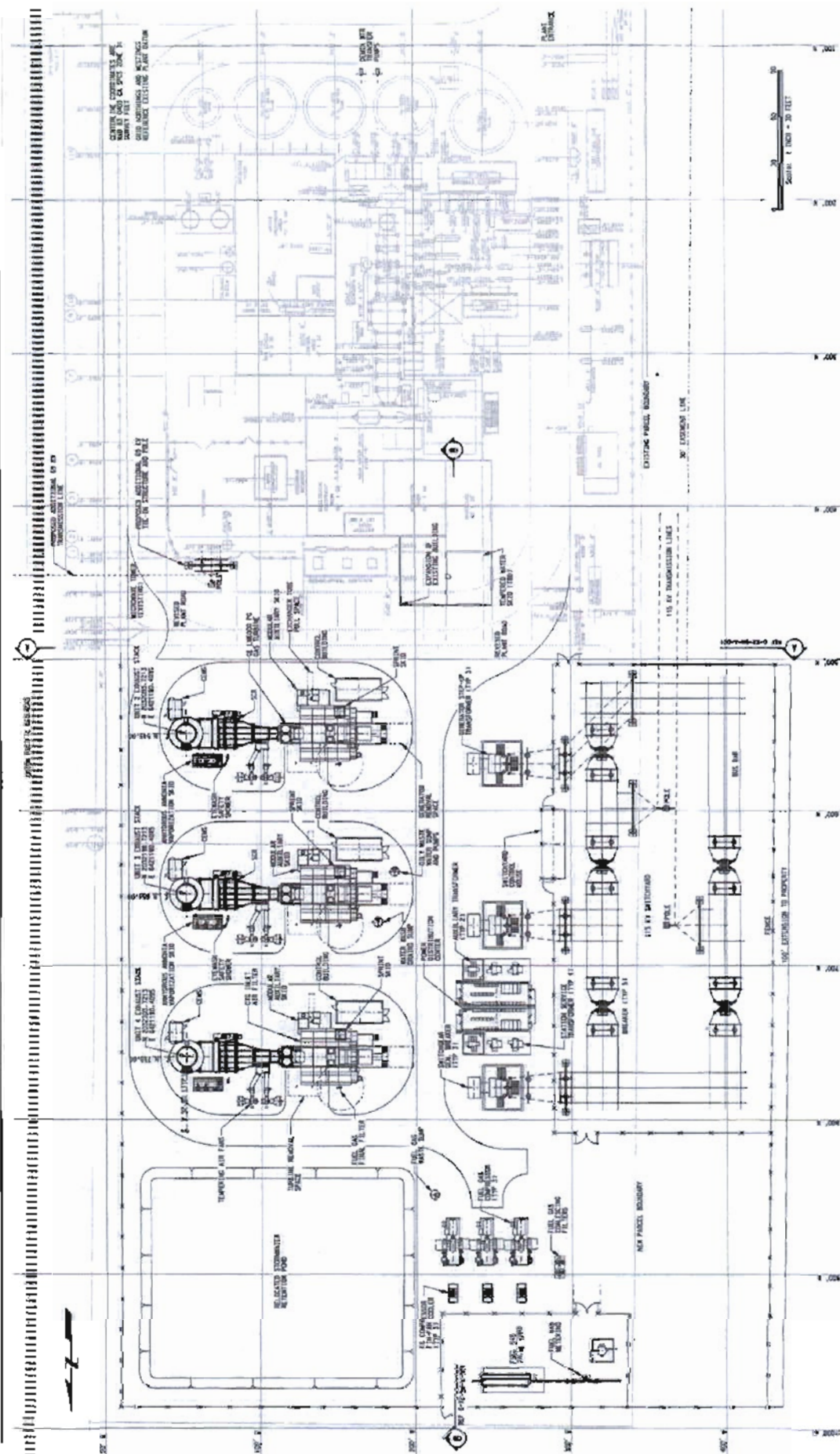


FIGURE 1
GENERAL ARRANGEMENT
 ALMOND 2 POWER PLANT
 CERES, CALIFORNIA

APR 04-1-006-2039
 Zoning Designation: M-2 General Industrial
 Proposed Land Use: General Industrial
 Site is approximately 174,239 square feet