

**CALIFORNIA ENERGY COMMISSION**  
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**Energy Facilities Siting and  
 Environmental Protection  
 Division**

FILE: 07-AFC-4

PROJECT TITLE: CVEUP

<b>DOCKET</b>	
<b>07-AFC-4</b>	
DATE	OCT 18 2007
RECD.	OCT 23 2007

<input checked="" type="checkbox"/> Telephone	619-691-5005	<input type="checkbox"/> Meeting Location:	
<b>NAME:</b>	Ed Batchelder, City of Chula Vista Building & Planning Department	<b>DATE:</b>	10-18-07
		<b>TIME:</b>	4:30 p.m.
<b>WITH:</b>	Negar Vahidi, Land Use Technical Specialist, Aspen Environmental Group		
<b>SUBJECT:</b>	City of Chula Vista Land Use Concerns		

**COMMENTS:**

On 10-17-07, I left a message for Mr. Michael Meacham, Director of the City of Chula Vista Conservation & Environmental Services Department, in an attempt to establish contact with the City and solicit information regarding any potential land use issues they may have related to the CVEUP.

On 10-18-7, Mr. Ed Batchelder from the City's Building & Planning Department returned my call. He and his staff are in charge of long range planning for the City. I told Mr. Batchelder that I wanted to coordinate with the City early in the process to ensure that their planning and land use issues were addressed in the Land Use Staff Assessment. I raised the following issues/questions (listed below) that I have identified to date. His comments and response to each of those issues are also outlined below.

- **NV:** Based on the current land use and zoning designations for the proposed project site and laydown areas, the CVEUP is inconsistent with the designations and would require a CUP if the City was the regulating agency. Therefore, we'd like to address the City's CUP conditions in the Land Use Staff Assessment.
- **EB:** Will coordinate with the Community Development Department (the dept in charge of CUPs) to obtain a copy of the CUP that the City was planning on issuing MMC's previous 49 MW proposed project. It is likely that the same type of conditions would apply to the CVEUP. Will provide this information to me.
- **NV:** Aside from the City's General Plan and Zoning Code, and the MSCP, what other plans should we be reviewing for the project's consistency?
- **EB:** Following are a list of plans or issues that need to be addressed:
  - The site may be subject to a *Precise Plan* or a "Modifier" to its zoning designation.
  - The site is adjacent to the City's Greenbelt and subject to the *Greenbelt Master Plan*.
  - The CVEUP site is near the Otay Valley Regional Park, and therefore the *Otay Valley Regional Park Concept Plan and Design Guidelines* should be reviewed. There should be a discussion of how the project would affect ongoing park operations.
  - The Biological Resources Staff Assessment should address the *MSCP Subarea Plan*, since the site is within the Otay River Corridor.
  - The *Environmental Element* of the City's General Plan should be addressed and reviewed especially the sub chapter on Environmental Justice issues. The

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Environmental Health Coalition (EHC) is a very active and vocal group in the community and they will want impacts on the City's environmental justice communities addressed. The EHC's focus is on polluting uses and emissions. So, the air quality analysis should address these issues and the plan.

Mr. Batchelder also had a lot of questions regarding the CEC's Staff Assessment process, and where the process is at right now. I explained to him that we are in the early stages of the process and are currently focused on discovery and identifying issues. He wanted to know how issues would be identified, and how the City would know what those issues are. I explained to him that we are currently working on the Issue Identification Report, which will be public at some point soon. Also, I let him know that there's an upcoming Informational Hearing at the end of November where the City can discuss its issues with Staff in a public forum. He said that he would like to be notified of the Informational Hearing and all future public meetings for CVEUP. He also would like some project information.

I let him know that I will let Christopher Meyer know about our discussion, and so that he can let other technical staff know about issues relevant to their analyses. Based on my conversation with Mr. Batchelder, following are a list of action items that require follow-up:

- He'd like to receive copies of the AFC Project Description, aerial photos of the site, and site plans (including elevations)
- He'd like to be notified of all upcoming project meetings and documents. His e-mail address is [ebatchelder@ci.chula-vista.ca.us](mailto:ebatchelder@ci.chula-vista.ca.us)
- He'd like to speak with the Project Manager to discuss issues related to other analyses in the Staff Assessment and other folks at the City that should be notified about the project.

<b>cc:</b> Eric Knight, CEC Siting Division Christopher Meyer, CEC Siting PM	<b>Signed:</b>
	<b>Name:</b> Negar Vahidi