



**CH2M HILL**  
2485 Natomas Park Drive  
Suite 600  
Sacramento, CA 95833-2937  
**Tel 916.920.0300**  
**Fax 916.920.8463**

## DOCKET

**09-AFC-4**

DATE	JAN 27 2011
RECD.	JAN 27 2011

January 27, 2011

Mr. Pierre Martinez  
Siting Project Manager  
California Energy Commission  
1516 Ninth Street  
Sacramento, CA 95814

Subject: Oakley Generating Station Project (09-AFC-4)  
Recorded Lot Line Adjustment

Dear Mr. Martinez:

Attached please find three (3) hardcopies of the Recorded Lot Line Adjustment for the Oakley Generating Station (09-AFC-4).

If you have any questions about this matter, please contact me at (916) 286-0278.

Sincerely,

CH2M HILL

A handwritten signature in blue ink, appearing to read "Douglas M. Davy".

Douglas M. Davy, Ph.D.  
AFC Project Manager

cc: POS List  
Project File


**WHEN RECORDED MAIL TO:**

City Clerk  
City of Oakley  
3231 Main Street  
Oakley, CA 94561

**RECORDING REQUESTED BY:**

DuPont De Nemours  
6000 Bridgehead Road  
Oakley, CA 94561

9



CONTRA COSTA Co Recorder Office  
STEPHEN L. WEIR, Clerk-Recorder  
**DOC- 2009-0234499-00**

Check Number  
Monday, OCT 05, 2009 08:20:15  
MOD \$9.00 REC \$13.00 FTC \$8.00  
RED \$1.00  
Ttl Pd \$31.00 Nbr-0000274848  
rrc/R9/1-9

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**LOT LINE ADJUSTMENT LLA 09-02*****Owner(s):***

DuPont De Nemours  
6000 Bridgehead Road  
Oakley, CA 94561

***Applicant:***

Ronald Greenwell & Associates  
10 S. Lake Drive, Suite 1  
Antioch, CA 94509

***Civil Engineer/  
Land Surveyor:***

Ronald Greenwell & Associates  
10 S. Lake Drive, Suite 1  
Antioch, CA 94509  
Attn. Philip Wootton, LS 8398

***Assessor's  
Parcel  
Number:***

037-020-012-3

***Location:******Description:***

See the attached legal descriptions labeled Exhibit A, Exhibit B & Exhibit C for legal descriptions of resultant Parcel A, Parcel B, Parcel C respectively, and Exhibit D for the plat to accompany the legal descriptions.

---

**WHEREAS**, a request has been submitted to adjust the property lines common to said parcels as identified by the parcel and lot numbers listed above, and;

**WHEREAS**, the requested adjustment is made solely for the purpose of correcting, confirming, or relocating property lines, and;

**WHEREAS**, no additional lot is being created, and;

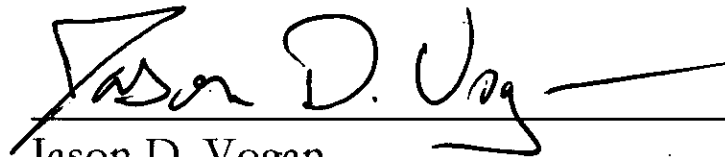
**WHEREAS**, the legal descriptions and plat maps have been reviewed by a licensed land surveyor or qualified licensed civil engineer and have been deemed to be technically correct, and;

**WHEREAS**, the requested adjustment does not result in a violation of any City Ordinance, and;

**WHEREAS**, the requested adjustment does not result in a violation of the Subdivision Map Act.

**NOW, THEREFORE, BE IT KNOWN**, that the City Engineer and the Community Development Director of the City of Oakley, County of Contra Costa, State of California, hereby grant approval that said property line adjustment may be legally recorded.

**BE IT ALSO KNOWN** that if the applicant does not take all necessary steps to record said lot line adjustment at the County Recorder's Office within one year from the date of approval hereon, this lot line adjustment will expire.

  
\_\_\_\_\_  
Jason D. Vogan  
City Engineer  
City of Oakley  
County of Contra Costa, State of California

5/12/09  
Date

  
\_\_\_\_\_  
Rebecca Willis  
Community Development Director  
City of Oakley  
County of Contra Costa, State of California

5/13/09  
Date

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Contra Costa

On May 12, 2009

Date

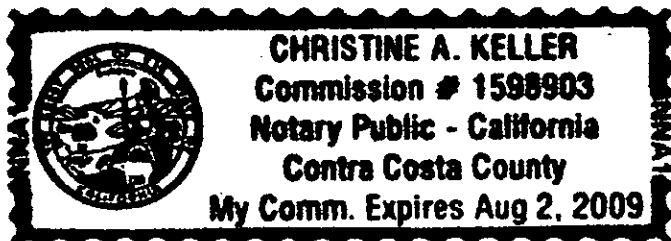
before me, Christine A. Keller - Notary Public

Here Insert Name and Title of the Officer

personally appeared

Jason D. Vogan

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christine A. Keller

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

Lotline Adjustment 09-02

Document Date:

5-12-09

Number of Pages:

Signer(s) Other Than Named Above:

Rebecca Willis

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Contra Costa

On May 13, 2009

Date

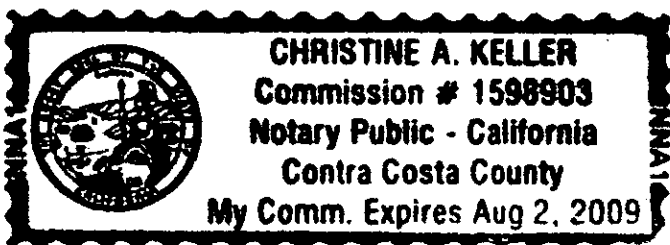
before me, Christine A. Keller - Notary Public

Here Insert Name and Title of the Officer

personally appeared

Rebecca Willis

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Christine A. Keller

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

Lot Line Adjustment 09-02

Document Date:

5-12-09

Number of Pages:

Signer(s) Other Than Named Above:

Jason D. Vogau

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

EXHIBIT "A"  
LLA 09-02

Legal Description of Lot Line Adjustment Parcel "A"  
Of the E. I. du Pont de Nemours and Company ("DuPont") Site

---

That parcel of land located in the City of Oakley, County of Contra Costa, State of California, being a portion of the northwest  $\frac{1}{4}$  of Section 22, Township 2 North, Range 2 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the northwest corner of said Section 22; thence along the west line of said Section South (This bearing used for the purposes of this description) 452.40 feet; thence leaving said section line East 30 feet to a point on the easterly right of way line of State Highway No. 24 (60 feet wide) known as Bridgehead Road, as said line is established in the Deed from John U. Diethelm et ux to the County of Contra Costa, dated June 13, 1925 and recorded July 14, 1925 in Book 3 of the Official Records of Contra Costa County at page 63 and the true Point of Beginning;

Thence from said Point of Beginning, South  $89^{\circ}56'02''$  East, 1454.94 feet; thence South  $00^{\circ}00'07''$  East, 924.89 feet to the north line of the Atchison, Topeka and Santa Fe Railway Company Right of Way as described in the Deed to the San Francisco and San Joaquin Valley Railroad Company, recorded February 11, 1899 in Book 81 of Deeds, page 307; thence, along said north line of said railroad, North  $79^{\circ}44'20''$  West, 837.38 feet to the southeast corner of the parcel of land described in the Deed from DuPont to Pacific Gas and Electric Company (PG&E), dated March 10, 1961 and recorded in Book 3839 of the Official Records of Contra Costa County at page 170 (3839 OR 170); thence, North  $00^{\circ}02'01''$  East, 372.30 feet to the northeast corner of said lands (3839 OR 170); thence, North  $89^{\circ}55'50''$  West, along the northerly line of the lands of PG&E, 631.20 feet to a point on the easterly line of the aforementioned State Highway No. 24; thence, North 404.34 feet along said easterly line to the Point of Beginning.

SUBJECT TO all easements and conveyances of record.

End of description.

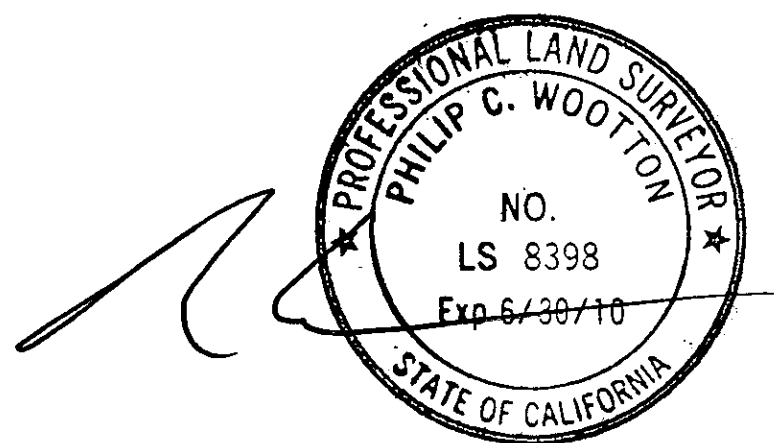


EXHIBIT "B"  
LLA 09-02

Legal Description of Lot Line Adjustment Parcel "B"  
Of the E. I. du Pont de Nemours and Company ("DuPont") Site

---

That parcel of land located in the City of Oakley, County of Contra Costa, State of California, being a portion of the northwest  $\frac{1}{4}$  of Section 22, Township 2 North, Range 2 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the northwest corner of said Section 22; thence along the west line of said Section South 452.40 feet; thence leaving said section line East 30 feet to a point on the westerly line of State Highway No. 24 (60 feet wide) known as Bridgehead Road, as said line is established in the Deed from John U. Diethelm et ux to the County of Contra Costa, dated June 13, 1925 and recorded July 14, 1925 in Book 3 of the Official Records of Contra Costa County at page 63, and the true Point of Beginning;

Thence, from said Point of Beginning, South  $89^{\circ}56'02''$  East, 767.91 feet; thence, North  $0^{\circ}50'49''$  West, 465.60 feet to the line dividing Sections 15 and 22; thence along said section line South  $89^{\circ}06'43''$  West 761.12 feet to a point on the east line of said Bridgehead Road; thence, along said east line, South  $00^{\circ}19'03''$  East 0.38 feet to an angle point in said line; thence continuing along said right of way South 452.49 feet returning to the Point of Beginning.

SUBJECT TO a non-exclusive easement for roadway and utility purposes across the south 30 feet, right angle measure, of the described Parcel "B".

ALSO SUBJECT TO a non-exclusive easement for roadway and utility purposes across the north 42 feet, right angle measure, of the described Parcel "B".

SUBJECT TO all easements and conveyances of record.

End of description.

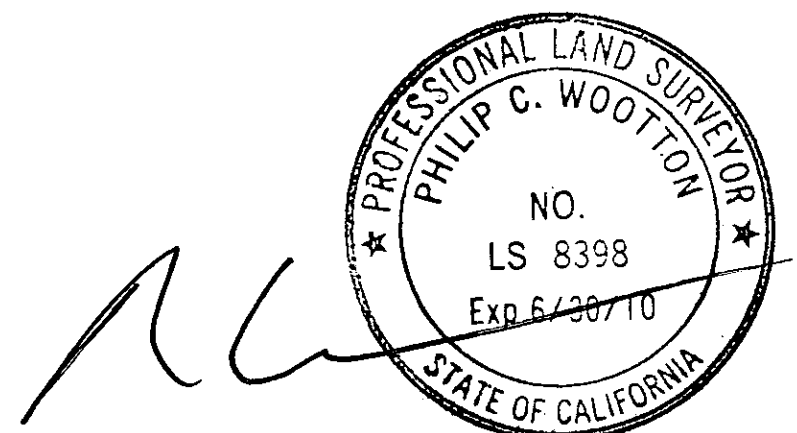


EXHIBIT "C"  
LLA 09-02

Legal Description of Lot Line Adjustment Parcel "C"  
Of the E. I. du Pont de Nemours and Company ("DuPont") Site

---

That parcel of land located in the City of Oakley, County of Contra Costa, State of California, being a portion of the northwest  $\frac{1}{4}$  of Section 22, Township 2 North, Range 2 East, Mount Diablo Base and Meridian, described as follows:

Commencing at the northwest corner of said Section 22; thence, along the west line of said Section 22, South 452.40 feet; thence East, 30.00 feet to a point hereafter referred to as Station 'A' on the easterly right of way line of State Highway No. 24 (60 feet wide) known as Bridgehead Road, as said line is established in the Deed from John U. Diethelm et ux to the County of Contra Costa, dated June 13, 1925 and recorded July 14, 1925 in Book 3 of the Official Records of Contra Costa County at page 63; thence, South  $89^{\circ}56'02''$  East, 767.91 feet hereafter referred to as Station 'B' and the true Point of Beginning;

Thence, from said Point of Beginning, South  $89^{\circ}56'02''$  East, 687.03 feet; thence South  $00^{\circ}00'07''$  East, 924.89 feet to the north line of the Atchison, Topeka and Santa Fe Railway Company right of way as described in the Deed to the San Francisco and San Joaquin Valley Railroad Company, recorded February 11, 1899 in Book 81 of Deeds, page 307; thence, along said north line of said railroad, South  $79^{\circ}44'20''$  East, 277.86 feet to the east line of the property described in the Deed from George Ruckstuhl and Anna Ruckstuhl to DuPont dated March 15, 1955 and recorded March 16, 1955 in Book 2496 of the Official Records of Contra Costa County at page 142; thence, along said east line North  $00^{\circ}12'09''$  West, 1455.66 feet to the line dividing Sections 15 and 22; thence along said section line South  $89^{\circ}06'43''$  West, 962.33 feet; thence, South  $00^{\circ}50'49''$  East, 465.60 feet to the Point of Beginning.

SUBJECT TO a non-exclusive easement for roadway and utility purposes across the north 42 feet, right angle measure, of the described Parcel "C".

SUBJECT TO all easements and conveyances of record.

End of description.





POINT OF COMMENCEMENT  
1" BRASS DISC IN CONC.  
MON. STAMPED "C.C.CO."

*BASIS OF BEARINGS*

**BRIDGEHEAD ROAD 60'**

NORTH(1)

## REFERENCES

- (1) 2578 OR 378  
(2) 2496 OR 146  
(3) 2496 OR 142  
(4) 3010 OR 476

PG&amp;E

404.34  
3010  
OR  
476  
189.60  
NORTH  
(500'15)

$$(589.45'E)(4)$$

76701'

1454.94'  
2578 OR  
DUPONT

**PROPOSED  
PARCEL 'B'  
AREA = 8.06AC**

**PROPOSED  
AREA =**

NEW ADJUSTED  
PLOT LINES

687.03'

NOT LINES BEING DELETED

**PROPOSED PARCEL  
AREA = 21.95AC**

1369.71'(1)(3)

1369.71(1)(3)

500.00'07"E 924.89'

$$\frac{277.86'}{444.50'(2)(3) \dots}$$

837.38'  
N79°44'20"W(2)(3)

W 1/4 CORNER SECTION 22

END PK NAIL & BRASS SHINER PER 105 LSM 17

# STATE HIGHWAY 4

**W.O. 1236.44F**

**PREPARED BY**



**RONALD  
GREENWELL  
& ASSOCIATES, INC.**

# LAND SURVEYING & DEVELOPMENT

10 SOUTH LAKE DRIVE, SUITE 1  
ANTIOCH, CALIFORNIA 94509  
TEL.(925) 778-0626  
FAX(925) 778-7160

**EXHIBIT "D"**

LLA 09-02

DUPONT OAKLEY SITE  
6000 BRIDGEHEAD ROAD

OAKLEY

**CALIFORNIA**

	DRAWN	PW	CKD	RG
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1
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92	1	1	1	1
93	1	1	1	1
94	1	1	1	1

APP'D RG

SCALE 1"=300'

DATE 04-17-09

REV.	DATE
------	------

MD	05/07/09
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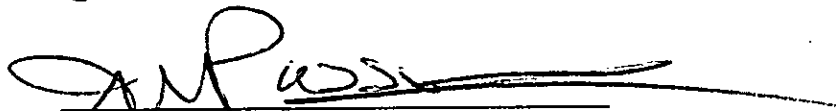
PW	09/09/09
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**SHEET 1 OF 1**

## OWNER'S CERTIFICATE

This is to certify that the undersigned, as the fee title owner of the real property described as PARCELS ABC within the above lot line adjustment, requested preparation of this lot line adjustment and consents to the recordation of the same.

Judith W. Passwaters  
(print name)

  
(signature)

12/18/08  
(date)

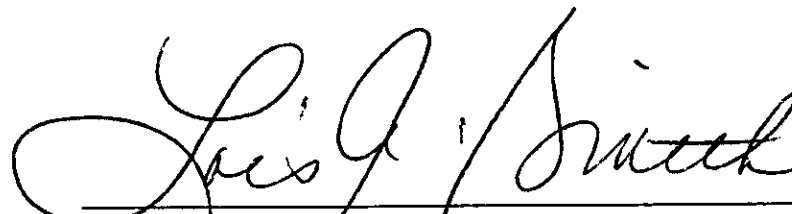
State of Delaware)

)ss.

County of New Castle)

On December 18, 2008, before me, Lois A. Smith, the undersigned Notary Public, personally appeared Judith W. Passwaters, Global Directory, Facilities Services and Real Estate personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public State of Delaware

LOIS A. SMITH  
NOTARY PUBLIC  
STATE OF DELAWARE  
My commission expires August 9, 2011



END OF DOCUMENT



**BEFORE THE ENERGY RESOURCES CONSERVATION AND DEVELOPMENT  
COMMISSION OF THE STATE OF CALIFORNIA  
1516 NINTH STREET, SACRAMENTO, CA 95814  
1-800-822-6228 – WWW.ENERGY.CA.GOV**

**APPLICATION FOR CERTIFICATION  
FOR THE *OAKLEY GENERATING STATION***

**Docket No. 09-AFC-4  
PROOF OF SERVICE  
(Revised 1/25/2011)**

**APPLICANT**

Greg Lamberg, Sr. Vice President  
RADBACK ENERGY  
145 Town & Country Drive, #107  
Danville, CA 94526  
[Greg.Lamberg@Radback.com](mailto:Greg.Lamberg@Radback.com)

**APPLICANT'S CONSULTANTS**

Douglas Davy  
CH2M HILL, Inc.  
2485 Natomas Park Drive, Suite 600  
Sacramento, CA 95833  
[ddavy@ch2m.com](mailto:ddavy@ch2m.com)

**COUNSEL FOR APPLICANT**

Scott Galati  
Marie Mills  
Galati & Blek, LLP  
455 Capitol Mall, Suite 350  
Sacramento, CA 95814  
[sgalati@gb-llp.com](mailto:sgalati@gb-llp.com)  
[mmills@gb-llp.com](mailto:mmills@gb-llp.com)

**INTERESTED AGENCIES**

California ISO  
*E-mail Preferred*  
[e-recipient@caiso.com](mailto:e-recipient@caiso.com)

**INTERVENORS**

Robert Sarvey  
501 W. Grantline Road  
Tracy, CA 95376  
[Sarveybob@aol.com](mailto:Sarveybob@aol.com)

**ENERGY COMMISSION**

JAMES D. BOYD  
Vice Chair and Presiding Member  
[jboyd@energy.state.ca.us](mailto:jboyd@energy.state.ca.us)

Kourtney Vaccaro  
Hearing Officer  
[kvaccaro@energy.state.ca.us](mailto:kvaccaro@energy.state.ca.us)

Pierre Martinez  
Siting Project Manager  
[pmartine@energy.state.ca.us](mailto:pmartine@energy.state.ca.us)

Kevin W. Bell  
Staff Counsel  
[kwbell@energy.state.ca.us](mailto:kwbell@energy.state.ca.us)

Jennifer Jennings  
Public Adviser  
*E-mail preferred*  
[publicadviser@energy.state.ca.us](mailto:publicadviser@energy.state.ca.us)

### DECLARATION OF SERVICE

I, Mary Finn, declare that on January 27, 2011, I served and filed copies of the attached Recorded Lot Line Adjustment, dated January 27, 2011. The original document filed with the Docket Unit, is accompanied by a copy of the most recent Proof of Service list, located on the web page for this project at:

<http://www.energy.ca.gov/sitingcases/oakley/index.html>.

The documents have been sent to both the other parties in this proceeding (as shown on the Proof of Service list) and to the Commission's Docket Unit, in the following manner:

*(Check all that Apply)*

#### FOR SERVICE TO ALL OTHER PARTIES:

- ☒ sent electronically to all email addresses on the Proof of Service list;
- ☐ by personal delivery;
- ☐ by delivering on this date, for mailing with the United States Postal Service with first-class postage thereon fully prepaid, to the name and address of the person served, for mailing that same day in the ordinary course of business; that the envelope was sealed and placed for collection and mailing on that date to those addresses **NOT** marked "email preferred."

**AND**

#### FOR FILING WITH THE ENERGY COMMISSION:

- ☒ sending an original paper copy and one electronic copy, mailed and emailed respectively, to the address below (*preferred method*);

**OR**

- ☐ depositing in the mail an original and 12 paper copies, as follows:

#### **CALIFORNIA ENERGY COMMISSION**

Attn: Docket No. 09-AFC-4  
1516 Ninth Street, MS-4  
Sacramento, CA 95814-5512  
[docket@energy.state.ca.us](mailto:docket@energy.state.ca.us)

I declare under penalty of perjury that the foregoing is true and correct, that I am employed in the county where this mailing occurred, and that I am over the age of 18 years and not a party to the proceeding.



---

Mary Finn