



City of Carlsbad

Planning Department

September 10, 2008

Mike Monasmith
Energy Facility Siting Project Manager
California Energy Commission
1516 Ninth Street, MS-15
Sacramento, CA 95814

CARLSBAD ENERGY CENTER PROJECT (07-AFC-6) – SEWER REPLACEMENT PROJECT

Dear Mr. Monasmith:

For the Energy Commission's consideration, attached is a September 5, 2008, letter and color plans from the City's Public Works Department, Engineering Division, to NRG, proponent of the Carlsbad Energy Center Project (CECP). The letter regards the City's replacement plans for and progress on the Vista/Carlsbad Interceptor Sewer and Agua Hedionda Lift station projects. Both projects would replace outdated facilities constructed in the late 1960s.

As the attachments provide, the sewer and lift station projects, planned along and within the west boundary of the CECP, are very relevant to its planning. Both projects would require easements that will impact area available for the CECP. The sewer easement proposed would also likely be adequate in width to accommodate the Coastal Rail Trail (CRT).

The City's planning efforts for the CRT and sewer and lift station projects date back approximately ten years. More recently, the City conditioned Cabrillo Power I LLC or its successors in interest to dedicate to Carlsbad easements for all three projects. These conditions were imposed as part of the City's 2006 approval of the desalination plant and related permits.

The dedication of easements for these necessary projects and the widening of Interstate 5 will impact the site planning for and design of the CECP. Accordingly, NRG's plans for the CECP need to take these projects into consideration.

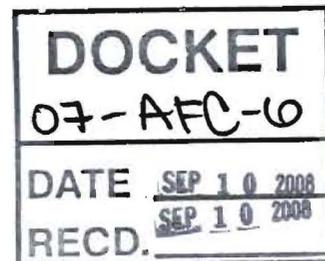
Carlsbad staff intends to follow up this letter with an exhibit to demonstrate the relationship of the freeway widening and sewer and lift station easements to the CECP.

Should you have any questions, please contact me at (760) 602-4618 or sdonn@ci.carlsbad.ca.us.

Yours very truly,

SCOTT DONNELL
Senior Planner

Enclosure





City of Carlsbad

Public Works - Engineering

September 5, 2008

Tim E. Hemig
Director, Environmental Business
NRG WEST
1817 Aston Avenue, Suite 104
Carlsbad, CA 92008

**PROJECT NO. 3949 - VISTA / CARLSBAD INTERCEPTOR SEWER REPLACEMENT
REQUEST FOR SEWER EASEMENT**

Dear Mr. Hemig:

As you know, the City of Carlsbad has been investigating alternatives for the replacement of the Vista / Carlsbad Interceptor Sewer and Agua Hedionda Lift Station currently located on and adjacent to NRG's property at the Encina Power Station. This pipeline and lift station are jointly owned by the City of Carlsbad and the City of Vista and were constructed in the late 1960's. These facilities have either reached their useful life or are undersized to meet the future needs of the area.

NRG and the City of Carlsbad last met on this issue on May 2, 2007 at your office to discuss NRG concerns with the location of the new lift station and pipeline. Since that time, the City has evaluated and selected a preferred alignment alternative for the replacement sewer and is nearing the completion of the preliminary design report. As you requested in this meeting, the City has located the replacement sewer lift station in a location that minimizes the impact to NRG's pad area and the panoramic views. The proposed lift station location and pipeline alignment are shown on the attached figures.

The design concept for the new lift station is to construct the structure into the existing slope so that only the roof and one face of the building are visible. Access to the roof hatches will be from the upper pad elevation and walk-in access to the building will be from the lower pad elevation (approximately the same elevation as the current lift station). The City plans to incorporate a number of redundancy features into the new lift station to minimize the potential for sewage spills. One of the features of the new design includes using the existing interceptor sewer in addition to constructing a new parallel sewer in order to provide a secondary conveyance system. As shown on the attached exhibit, an additional 20-foot easement is required from NRG, which is adjacent to the City's existing 17.5-foot wide sewer easement. The City will also need an easement for the new sewer lift station at the north end of the NRG site as shown on the attached figure. Additionally, the City has also determined that the combined sewer easement width will be adequate to serve the needs of the City's future Coastal Rail Trail project so that no additional right-of-way will be necessary for that project.



September 5, 2008

**PROJECT NO. 3949 - VISTA / CARLSBAD INTERCEPTOR SEWER REPLACEMENT
REQUEST FOR SEWER EASEMENT**

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The City would like to meet with you at your earliest convenience to answer any questions you may have of our project and to discuss the City's property needs associated with the project. As you may recall, the previous property owner of the Encina Power Station, Cabrillo Power, prepared a Precise Development Plan in partnership with Poseidon Resources for the Carlsbad Seawater Desalination Plant. The City of Carlsbad Planning Commission approved the Precise Development Plan (PDP 00-02) for the desalination plant on May 3, 2006 with certain conditions imposed on the facility. Conditions 16d & 16e of PDP 00-02 stipulates that Cabrillo Power or its successor in interest will dedicate easements to the City for the Coastal Rail Trail project and the Vista / Carlsbad Interceptor Sewer & Agua Hedionda Lift Station project.

We look forward to discussing this issue with you. Please contact me at (760) 602-2765 to schedule a date and time to meet.



TERRY L. SMITH
Senior Civil Engineer

Attachments

c: Bill Plummer
Sherri Howard
Scott Donnell
Joe Garuba



- LEGEND**
- EXISTING UTILITY EASEMENT
 - NEW UTILITY EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT

DATE: SEPTEMBER 2008
 PROJECT NUMBER: 134687
BROWN AND CALDWELL
 SAN DIEGO, CALIFORNIA

EXHIBIT A
NHG ENERGY PROPOSED EASEMENTS
 AREA: AGUA HEDIONDA LIFT STATION PROGRAM/ANALYSIS REPORT
 DATE: 08/20/08, CALIFORNIA

0 50 100
 FEET
 SCALE
FIGURE 1



LEGEND

- EXISTING UTILITY EASEMENT
- NEW UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

DATE: SEPTEMBER 2008
 PROJECT NUMBER: 124487
 BROWN AND CALDWELL
 SAN DIEGO, CALIFORNIA

EXHIBIT B
 NRG ENERGY PROPOSED EASEMENTS

AGUA MENDOCINA LIFT STATION
 PRELIMINARY DESIGN REPORT
 SAN DIEGO, CALIFORNIA

0 50 100
 FEET

FIGURE 2



**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 *CARLSBAD ENERGY CENTER*
*PROJECT***

**Docket No. 07-AFC-6
PROOF OF SERVICE
(Revised 9/10/2008)**

INSTRUCTIONS: All parties shall 1) send an original signed document plus 12 copies OR 2) mail one original signed copy AND e-mail the document to the web address below, AND 3) all parties shall also send a printed OR electronic copy of the documents that shall include a proof of service declaration to each of the individuals on the proof of service:

CALIFORNIA ENERGY COMMISSION
Attn: Docket No. 07-AFC-6
1516 Ninth Street, MS-15
Sacramento, CA 95814-5512
docket@energy.state.ca.us

APPLICANT

David Lloyd
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KAREN DOUGLAS
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DECLARATION OF SERVICE

I, Andrea Dykes, declare that on 9/10/08, I deposited copies of the attached Easements Document in the United States mail at Carlsbad, CA with first-class postage thereon fully prepaid and addressed to those identified on the Proof of Service list above.

OR

Transmission via electronic mail was consistent with the requirements of California Code of Regulations, title 20, sections 1209, 1209.5, and 1210. All electronic copies were sent to all those identified on the Proof of Service list above.

I declare under penalty of perjury that the foregoing is true and correct.

Andrea Dykes