

SDG&E August 9, 2012 Response
A. 11-10-015 Mira Sorrento Project PTC
Energy Division Data Request 03 Dated August 3, 2012
SDGE-ED-001: Q 1

Question #1

The City of San Diego requested additional information regarding the area shown as “restored coastal sage scrub” on Initial Study / Mitigated Negative Declaration Figure 5.5-1 (SDG&E Proponents Environmental Assessment Figure 4.3-1). Please disclose the purpose, intent, goal, entity, and timeline of the onsite restoration of coastal sage scrub.

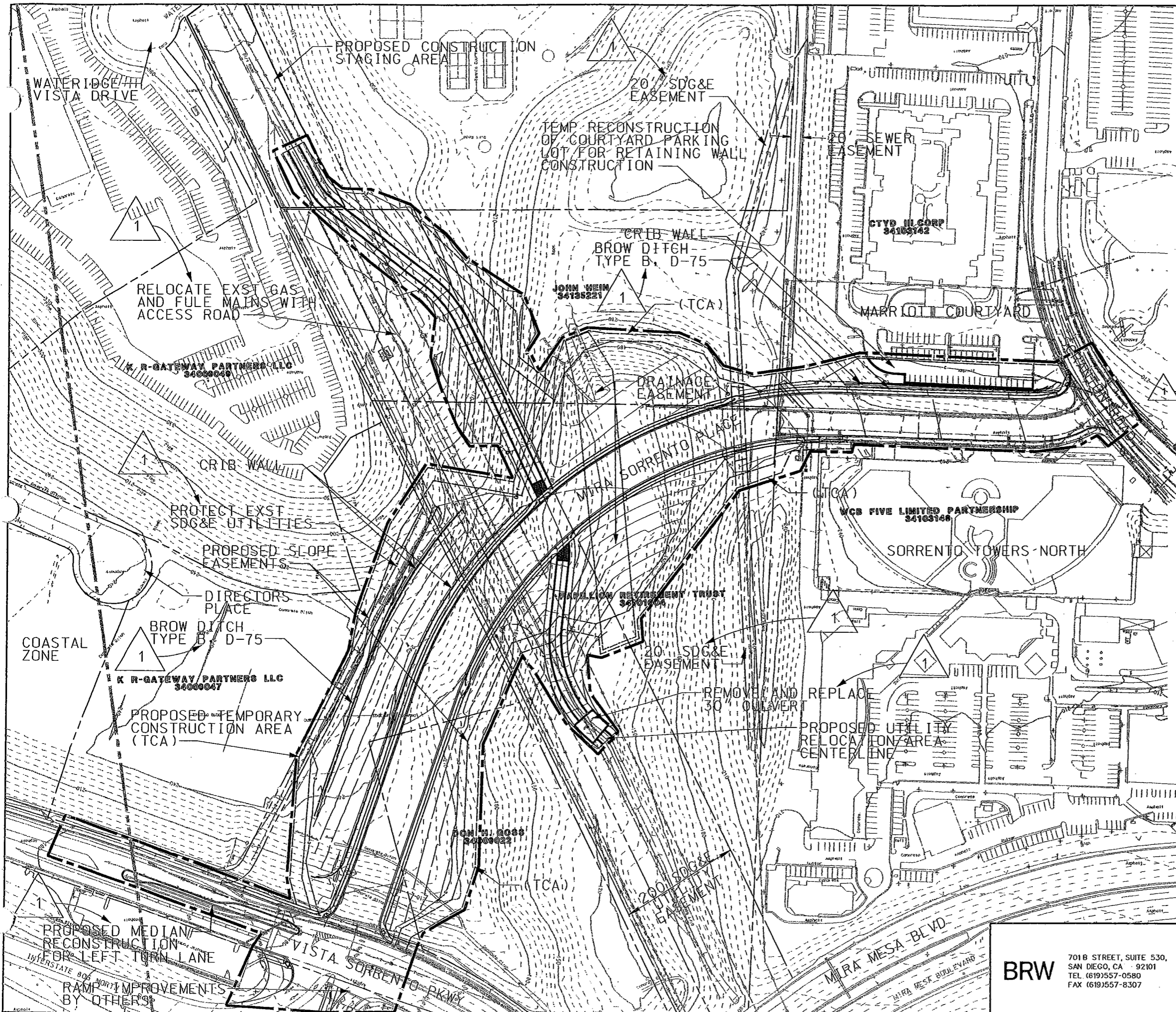
SDG&E Response Question #1:

In September 2006, the City of San Diego completed construction of the street named Mira Sorrento Place, which is adjacent to the Proposed Project site. In connection with this road construction project, the City replanted certain areas, including some areas that were replanted as mitigation for the loss of coastal sage scrub and some areas that were replanted for erosion control and not as mitigation for coastal sage scrub.

The attached excerpts of the Mira Sorrento Place construction drawings depict the two kinds of areas that were replanted. The areas shown as “Mitigation Area (Non-SDG&E)” were replanted to mitigate for the loss of coastal sage scrub habitat that occurred as a result of the road construction. These areas are outside of the SDG&E transmission corridor. The areas shown as “Replacement Planting Area” include areas located within the SDG&E transmission corridor that were replanted, but not as mitigation for the loss of coastal sage scrub habitat.

The term “Restored Coastal Sage Scrub” in SDG&E’s PEA Figure 4.3-1 refers to the areas of land that the City previously replanted in connection with its construction of Mira Sorrento Place.

SDG&E representatives previously met with City staff to confirm that the Proposed Project would not impact areas that were previously replanted as mitigation. The Proposed Project will not impact areas shown as Mitigation Area (Non-SDG&E) shown on the attached plans; therefore the City’s prior mitigation for the road construction project will remain undisturbed. The proposed biological monitoring of the proposed substation project will ensure that impacts to the City’s mitigation area are avoided.



SCALE 1"=80'

PROJECT SCOPE OF WORK

THE FOLLOWING IS A LIST OF THE MAJOR PROPOSED IMPROVEMENTS:

- REALIGN THE MIRA SORRENTO PLACE/SCRANTON ROAD INTERSECTION TO 4-LANE COLLECTOR GEOMETRIC STANDARDS.
- WIDEN EXISTING PORTION OF MIRA SORRENTO PLACE (APPROXIMATELY 560') FROM 40' ROAD WIDTH (55' RIGHT-OF-WAY) TO A 4-LANE COLLECTOR, 72' ROAD WIDTH (92' RIGHT-OF-WAY).
- DESIGN NEW RETAINING WALL (CRIB WALL) ON NORTH SIDE OF EXISTING MIRA SORRENTO PLACE FOR PROPOSED WIDENING.
- DESIGN A NEW TRAFFIC SIGNAL AT THE MIRA SORRENTO PLACE/SCRANTON ROAD INTERSECTION.
- EXTEND MIRA SORRENTO PLACE TO INTERSECT WITH VISTA SORRENTO PARKWAY (APPROXIMATELY 1,160') AS A 4-LANE COLLECTOR, 72' ROAD WIDTH (92' RIGHT-OF-WAY).
- RECONSTRUCT VISTA SORRENTO PKWY MEDIAN TO ACCOMMODATE A LEFT TURN LANE.
- IDENTIFY UTILITY IMPACTS ALONG PROPOSED ALIGNMENT AND ADVISE THE CITY OF THOSE FACILITIES THAT WILL REQUIRE RELOCATION OR ADJUSTMENT.
- MODIFY THE TRAFFIC SIGNAL AT THE VISTA SORRENTO PARKWAY/I-805 ON/OFF-RAMP INTERSECTION, TO INCLUDE THE NEW EXTENSION OF MIRA SORRENTO PLACE AND PROVIDE A LEFT-TURN MOVEMENT FROM THE I-805 OFF-RAMP TO NORTHBOUND VISTA SORRENTO PARKWAY.
- THE WORK WILL INCLUDE GRADING, PAVING, DRAINAGE, GUARDRAIL INSTALLATION STREETLIGHT INSTALLATION, TRAFFIC SIGNAL INSTALLATION AND MODIFICATION AND SLOPE LANDSCAPING/IRRIGATION.
- RELOCATE, REALIGN AND REPROFILE EXISTING SDG&E UTILITY PATROL ROAD (APPROXIMATELY 2,100 FT) TO INTERSECT WITH THE EXTENSION OF MIRA SORRENTO PLACE.

ESTIMATED YEAR CONSTRUCTION BEGINS - 2003

LEGEND

- LIMIT OF WORK LINE
- COASTAL ZONE BOUNDARY

SPECIFICATION NO. 8214
CITY CONTRACT, CIP No. 52-676.



PLANS FOR THE CONSTRUCTION OF
DEVELOPMENT SUMMARY SHEET
MIRA SORRENTO PLACE AND
VISTA SORRENTO PKWY

CITY OF SAN DIEGO, CALIFORNIA
ENGINEERING DEPARTMENT
SHEET 2 OF 86 SHEETS

FILE NAME: _____ DATE: _____ MISC. REVISIONS: _____		W.O. NO. 52676 BATTI SECTION HEAD HANBAL PROJECT MANAGER DESIGN ENGINEER 264-1704 LAMBERT COORDINATOR 30600-2
CONTRACTOR MUST NOTIFY THE BELOW LISTED AGENCY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION:	FOR CITY ENGINEER: <i>Paul Batta</i> 11/20/03 DATE: 11/20/03	UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133

BRW
701 B STREET, SUITE 530,
SAN DIEGO, CA 92101
TEL (619)557-0580
FAX (619)557-8307

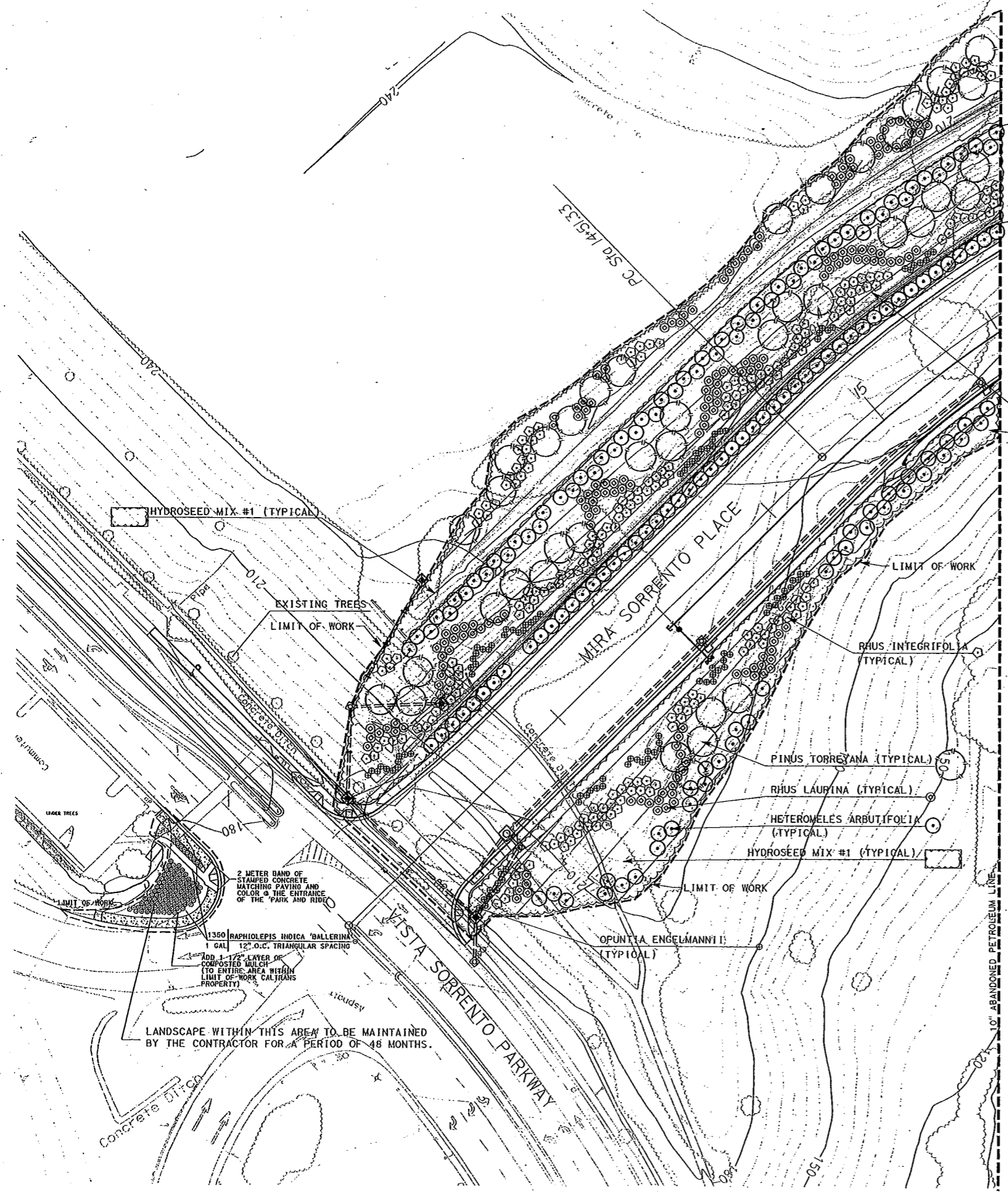
MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCES
 TRAFFIC SIGNAL / STOP SIGN - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAYS - 10 FEET

- NOTE:
1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY REGIONAL STANDARDS.
 2. ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
 3. REVEGETATION AND EROSION CONTROL TIMING - ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
 4. SLOPE PLANTING COVERAGE - PLANTS USED FOR EROSION CONTROL ON DISTURBED SOIL AND SLOPES SHALL ACHIEVE 70% SOIL COVERAGE WITHIN TWO YEARS OF BEING INSTALLED.
 5. SLOPE EROSION CONTROL - A MINIMUM OF 50% OF TOTAL SLOPE AREA SHALL BE PLANTED.

MACFADYENA UNGUIS-CATI VINE TO BE PLANTED TOP AND BOTTOM OF WALLS 6' O.C.

LANDSCAPE WITHIN THIS AREA TO BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 60 MONTHS.

SEE DWG 30600-72-D



ADDENDUM C
 SPECIFICATION NO. 8214
 CITY CONTRACT, CIP No. 52-676.0

PLANS FOR CONSTRUCTION OF

MIRA SORRENTO PLACE
 PLANTING PLAN

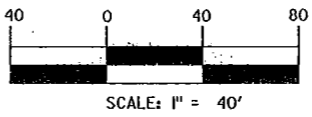
CITY OF SAN DIEGO, CA
 ENGINEERING DEPARTMENT
 SHEET 71 OF 86 SHEETS

M.O. NO. 52676



CONTRACTOR MUST NOTIFY THE BELOW LISTED AGENCY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION:		FOR CITY ENGINEER		DATE					JAMAL BATTA SECTION HEAD
DESCRIPTION	BY	APPROVED	DATE	FILMED					MICHAEL HANDEL PROJECT MANAGER
FILE NAME	DATE								DESIGN ENGINEER
AS-BUILT									264-170 LAMBERT COORDINATOR
CONTRACTOR INSPECTOR			DATE STARTED						30600-90
			DATE COMPLETED						

KIGA LANDSCAPE ARCHITECTURE + PLANNING
 KARASAKI THEILACKER LENO & ASSOCIATES
 3216 IMPERIAL STREET, SAN DIEGO, CA 92104
 SAN DIEGO PHONE: (619) 294-4177 SAN DIEGO FAX: (619) 294-9565
 145 S. CEDROS AVE. SUITE C-101, SOLANA BEACH, CA 92088
 SOLANA BEACH PHONE: (951) 481-2828 SOLANA BEACH FAX: (951) 481-3068



LP-1

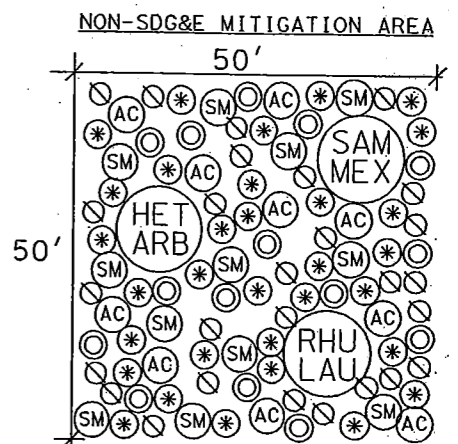
SEE DWG 30600-74-D

- NOTE:
1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY REGIONAL STANDARDS.
 2. ALL SLOPE REVEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
 3. REVEGETATION AND EROSION CONTROL TIMING - ALL REQUIRE REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
 4. SLOPE PLANTING COVERAGE - PLANTS USED FOR EROSION CONTROL ON DISTURBED SOIL AND SLOPES SHALL ACHIEVE 100% SOIL COVERAGE WITHIN TWO YEARS OF BEING INSTALLED.
 5. SLOPE EROSION CONTROL - A MINIMUM OF 50% OF TOTAL SLOPE AREA SHALL BE PLANTED.

LANDSCAPE WITHIN THIS AREA TO BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 90 CALENDAR DAYS. SUBSEQUENT TO CONTRACT PERIOD, MAINTENANCE RESPONSIBILITIES FOR THE PROPERTY WILL BE TURNED OVER TO THE COURTYARD AT MARRIOTT.

CRIB WALL
SEE CRIB WALL DETAIL
LONICERA J. 'HALLIANA'
LONICERA J. 'HALLIANA'
AS GROUND COVER (TYPICAL)

LANDSCAPE ON THIS PAGE TO BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 60 MONTHS, WITH THE EXCEPTION OF THE AREA NOTED ABOVE.



DENSITY OF PLANTING SHOWN ON THE 50' X 50' GRID. THE CIRCLES ARE APPROXIMATE SPREADS OF THE PLANTS.

PLANT NAME	QUANTITY	CONTAINER
HETEROMELES ARBUTIFOLIA - CALIF. TOYON	1	1 GAL
RHUS LAURINA - LAUREL SUMAC	1	1 GAL
SAMBUCUS MEXICANA - MEXICAN ELDERBERRY	1	1 GAL
BACCHARIS PILULARIS - COYOTE BRUSH	32	D40 LINE
SALVIA MELLIFERA - BLACK SAGE	12	D40 LINE
ARTEMISIA CALIFORNICA - CALIFORNIA SAGEBRUSH	10	D40 LINE
ENCELIA CALIFORNICA - CALIFORNIA ENCELIA	15	D40 LINE
ERIOFONUM FASCICULATUM - FLAT TOP BUCKWHEAT	27	D40 LINE

ADDENDUM C
SPECIFICATION NO. 8214
CITY CONTRACT, CIP No. 52-67

PLANS FOR CONSTRUCTION

MIRA SORRENTO PLACE
PLANTING PLAN

CITY OF SAN DIEGO, CA
ENGINEERING DEPARTMENT
SHEET 72 OF 86 SHEETS

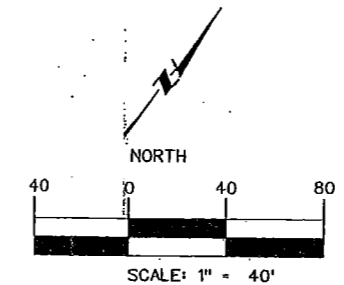


CONTRACTOR MUST NOTIFY THE BELOW LISTED AGENCY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION:

DESCRIPTION	BY	APPROVED	DATE	FILED
Misc. REVISIONS				

AS-BUILT

CONTRACTOR INSPECTOR: *Jamal J. Lambert* DATE STARTED: 11/20/03 DATE COMPLETED: 3/31/05



MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCES
TRAFFIC SIGNAL / STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAYS - 10 FEET

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UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133

SEE DWG 30600-71-D

SEE DWG 30600-73-D

