November 28, 2011

VIA EMAIL

Mr. Eric Solorio, Siting Project Manager
California Energy Commission
1516 Ninth Street
Sacramento, CA 95814

Re:  Pio Pico Energy Center (11-AFC-01)
     Applicant’s Additional Responses to Staff’s Informal Data Requests
     Regarding Biological Resources

Dear Mr. Solorio:

On November 8, 2011, Energy Commission Staff Ann Crisp requested additional information related to Applicant Pio Pico Energy Center LLC’s responses to Staff’s previous informal data requests regarding biological resources. Enclosed please find Applicant’s responses to Ms. Crisp’s requests.

If you have any questions regarding these materials, please do not hesitate to contact me.

Respectfully submitted,

Melissa A. Foster

MAF:jmw
Enclosures
cc: Proof of Service
Request:

1. This is sent as a follow up to the conference call this afternoon regarding clarification of what was expected to be submitted in relation to the proposed transmission line routes. Please find attached the recorded easements from the County of San Diego that relate to biological resources. The recorded easements attached describe all the covenants terms, conditions, and restrictions placed on several of the easements included on PM 20473, specifically those related to biological resources. These include restrictions on any ground disturbance including but not limited to clearing of vegetation, construction, and vehicular activity. I have included the original email chain from Dave Jenkins regarding the expected scope of the map to be submitted as previously discussed. To clarify, in order for staff to prepare the staff assessment and any conditions of certification related to the installation of the transmission line I will need the following:

   1. Detailed site plan map based on PM 20473 (used as basemap) that depicts for both Transmission Line Route A and Route B (two routes total) the following: transmission line route, all pole locations, right of way, and construction staging and access areas (for construction, operation, and maintenance), and all areas to be avoided.

   2. Project description which describes how construction, operation, and maintenance of the transmission line will not result in impacts to any recorded easements depicted on PM 20473

The submittal should provide a detailed description of how all activities related to the construction, operation, and maintenance of the project will avoid any impacts to any areas recorded as easements, based on PM 20473. If you have any questions please let me know.

Response:

1. Refer to the attached Exhibit A – Transmission Routes showing the recorded County easements provided in Exhibit B - PM 20473. Except for the Fire Buffer easement, the depicted County easements will be avoided during construction and maintenance. (See Exhibit C for an email exchange with the SDCRFD consultant on the Fire Buffer exception.) Exhibit A is also overlayed by the detailed site plan depicting Transmission Line Route A and Route B routes, pole locations, rights of way, and access areas necessary for construction, operation, and maintenance of the proposed transmission facilities. After installation activities are complete, the conductors will be fully contained within the proposed right-of-way and will not impact any adjacent facilities.
2. The following describes Route A and Route B construction, operation, and maintenance activities.

**A. Aboveground Transmission Line Construction**

Construction of new transmission poles would include clearing of footing work locations, installation of foundations, and pole assembly and erection. After the poles are in place, crews would proceed with stringing of conductor and overhead ground wires. Construction would be completed with clean-up of construction sites and demobilization of equipment.

Typical transmission structures will consist of tubular steel poles on concrete drilled pier foundations. A typical foundation will have a diameter of 6 feet to 8 feet and a below grade depth of 20 feet to 35 feet, depending on the detailed design for geotechnical parameters at the site.

Wire-stringing activities will require vehicular or foot access throughout the length of the right-of-way in order to install the conductors from end to end. A pickup truck or a small all terrain vehicle (ATV) would generally be sufficient for this purpose, or the initial lead line could be laid out on foot.

Wire pulls are the length of any given continuous wire installation process between two selected points along the line. Wire pulls lengths are selected based on availability of dead end structures at the ends of each pull and suitable terrain for stringing equipment setups. The pulling equipment set-up sites require an average area of approximately 100 feet by 200 feet. The preliminary wire setup areas would be located on the Working Areas identified on Exhibit A.

Operation and maintenance (O&M) activities for the above ground transmission line will occasionally require workers to traverse the right-of-way either on foot or by ATV. O&M activities may include occasional clearing of vegetation within the right-of-way in order to maintain electrical clearances to the conductors, and occasional visual inspection at each structure location.

**Route A Construction and Maintenance Access.** During construction and operation/maintenance, the aboveground portion of the Transmission Line Route A would be adjacent to and accessed directly via Calzada de la Fuente and within the Otay Mesa Generating Project parcel.

**Route B Construction and Maintenance Access.** During construction and operation and maintenance, the Transmission Line Route B would be accessed via De la Fuente Court and within the Otay Mesa Generating Project parcel.

As a result, the Route B transmission line construction and maintenance activities avoid the County easements for archaeological conservation, biological and open space conservation, and drainage areas. Federal and state jurisdictional drainage areas would likewise be avoided.
B. Underground 230 kV Transmission Line Construction

An approximately 1500 foot portion of the Transmission Line Route A alternative would be placed underground to interconnect at the SDG&E Otay Substation end (refer to Exhibit A). An approximately 700 foot portion of the Transmission Line Route B alternative would be placed underground to interconnect at the Pio Pico facility end (refer to Exhibit A). Any underground segments would be installed either as direct buried in a trench or in duct bank. Trench for direct buried installation would be approximately 2 feet wide by 6 feet deep. Conductors would be buried at a depth of approximately 3 to 6 feet and encased in thermal concrete for heat dissipation. The thermal concrete above the conductors would extend to within 12 inches of the ground surface. Duct bank installation would consist of polyvinyl chloride (PVC) conduits laid side to side and encased in thermal concrete, buried approximately 5 feet deep. Duct bank would have approximately 3 to 4 feet of cover from the ground surface to the duct bank top of concrete. Duct bank installation may require a slope cut back for installation, resulting in an approximately 25’ wide disturbance area. Since underground segments would not require a splicing location, underground concrete vaults would not be required. Underground to above ground transition stations (risers) would be installed where the transmission line transitions from below ground to aboveground. Excess fill from any excavations would be hauled back to the Project site and used as fill on the Project site.

Construction Access

Access to the underground trench area during construction would be along the Calzada de la Fuente right of way and from the Otay Mesa Generating Project parcel for Route A, and along De la Fuente Court and from the Otay Mesa Generating Project parcel for Route B.

Maintenance Access

During operation and maintenance, access to the underground lines would not be required. Overhead conductor and structures inspection would be from Calzada De Le Fuente, the Pio Pico parcel and/or on the Otay Mesa Generating Project parcel.
Hi Maggie,

This is sent as a follow up to the conference call this afternoon regarding clarification of what was expected to be submitted in relation to the proposed transmission line routes. Please find attached the recorded easements from the County of San Diego that relate to biological resources. The recorded easements attached describe all the covenants terms, conditions, and restrictions placed on several of the easements included on PM 20473, specifically those related to biological resources. These include restrictions on any ground disturbance including but not limited to clearing of vegetation, construction, and vehicular activity. I have included the original email chain from Dave Jenkins regarding the expected scope of the map to be submitted as previously discussed. To clarify, in order for staff to prepare the staff assessment and any conditions of certification related to the installation of the transmission line I will need the following:

1. Detailed site plan map based on PM 20473 (used as basemap) that depicts for both Transmission Line Route A and Route B (two routes total) the following: transmission line route, all pole locations, right of way, and construction staging and access areas (for construction, operation, and maintenance), and all areas to be avoided.
2. Project description which describes how construction, operation, and maintenance of the transmission line will not result in impacts to any recorded easements depicted on PM 20473

The submittal should provide a detailed description of how all activities related to the construction, operation, and maintenance of the project will avoid any impacts to any areas recorded as easements, based on PM 20473. If you have any questions please let me know.

Thanks!

Ann

Staff Biologist
Biological Resources Unit
California Energy Commission
Siting, Transmission, and Environmental Protection Division
1516 9th Street, MS 40
Sacramento, CA 95814
(916) 651-3776 (office)
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e-mail: acrisp@energy.state.ca.us

>>> David Jenkins <djenkins@apexpowergroup.com> 9/26/2011 3:12 PM >>>
I am striving to get this submitted by this Friday. I have a couple small details to confirm with the landowner related to easements. Once I get that, the team will be able to produce a final figure and brief narrative. Does this time frame work for you?

Dave
Hi Dave,
I am the cultural resources specialist with the Energy Commission assigned to the Pio Pico project. The below email from you was forwarded to me a couple of weeks ago. As there is also a cultural resources Conservation Easement ("Area C" on County TPM 20473) that also lies within the path of Route B Transmission Line Alternative, I am also interested in the Figure and description of construction techniques, etc. that you indicated you would be providing (below). I would like to include the information in my Preliminary Staff Assessment. I just wanted to ask if you had an estimate as to when you think the information would be submitted to the CEC? I don’t need an exact date, but a ballpark estimate would be very helpful.
Thank you,
Sarah
Sarah M. Allred
Planner II (Cultural Resources)
California Energy Commission
Siting Transmission & Environmental Protection Division
1516 9th Street, MS 40
Sacramento, CA 95814-5512
(916) 654-5008

>>> Ann Crisp 9/15/2011 10:38 AM >>>
Hi Eric,
Will this email be docketed or treated as a pers comm.?
Thanks!
Ann

>>> "W. David Jenkins" <djenkins@apexpowergroup.com> 9/13/2011 12:17 PM >>>

Eric,

As we discussed today, PPEC will construct and maintain the transmission line (A or B) in a manner that will not cause any ground disturbance to MSCP sensitive areas. Furthermore, the line will be designed and located so that construction and operation of the line will not disturb Easements A, B or C as delineated on the County TPM 20473. I will direct the project engineer (Kiewit) to produce a figure based on the TPM that shows the pole locations, R/W and construction staging/access areas to this effect. For now, generally, the installation of Route B poles will utilize access from Paseo de la Fuente and the SDG&E substation. The conductors that span the MSCP sensitive area will be installed via helicopter to avoid ground disturbance of this area. Route A poles will be accessed via Calzada de la Fuente. The underground portion of Route A will be accessed by Calzada de la Fuente to the north, and the SDG&E substation from the south, thereby avoiding ground disturbance of MSCP sensitive areas.

Dave

From: Eric Solorio [mailto:ESolorio@energy.state.ca.us]
Sent: Wednesday, August 31, 2011 6:20 PM
To: djenkins@apexpowergroup.com; Ann Crisp; lincoln_hulse@URSCorp.com
Cc: Maggie_Fitzgerald@URSCorp.com
Subject: Re: PPEC Transmission line routes

Thanks Ann. I’ve copied Dave Jenkins since Maggie is out this week.
Eric

>>> Ann Crisp 8/31/2011 10:52 AM >>>
Hi Lincoln,
Could you please provide clarification on where the Transmission Line Route B poles and right of way will be located in relation the MSCP designations on the attached map? Also, clarify if Route A was implemented instead where would it be located in relation to the MSCP designations? This map was provided by MSCP
staff and the brown area is considered take authorized under MSCP, meaning it already went through the minor amendment process and impacts are allowed. The area in gray is a recorded biological open space according to the Parcel Map 20473; if impacts are proposed within that area it would require an open space vacation.

Please provide specific information regarding where the poles will be located as it relates to the MSCP designations on the attached map, how and where they will be accessed for installation and maintenance, including any access roads whether temporary or permanent, where any staging areas will be located, and where the 80 foot right-of-way is proposed.

Thank you,
Ann
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David Jenkins
APEX Power Group, LLC
(317) 431-1004 (cell)
djenkins@apexpowergroup.com
PROCEDURE OF SURVEY

BASIS OF BEARINGS:
The basis of bearings for this survey is the California coordinate system CCS83 ZONE 6, between stations 188 and 209, both having a California coordinate value of first order accuracy or better, as said stations are published in the San Diego County horizontal control book.

CONVERGENCE ANGLE AT STATION 209

GRAPHIC SCALE

1 inch = 200 feet

TOTAL NUMBER OF PARCELS = 4
TOTAL AREA OF THIS MAP = 77.53 acres.
LEGEND

NOTE A: INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE INTERESTS.

NOTE B: INFORMATION SHOWN HEREIN IS COMPILED FROM PUBLIC RECORDS OR REPORTS AND ITS INCLUSION IN THIS MAP DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP.

APPROXIMATE AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.
Your response is very timely and supportive. And, your lead to Mr. Abie is greatly appreciated. We [Mike King] plan to contact him. Our principal engineer, Crag Kebodeaux, is CCed, as he will direct all electric interconnect design work. I will keep you in our loop on the electric line/pole locations and communications to the CEC. Again, thanks.

Dave

regarding your proposed power line routes. Thanks for your submittal. I talked to Fire Chief Nissen. Fire District has no issues with the single poles, with conductors 70-80 feet above ground, going through a "Fire protection easement". My recommendation, of course, is that the fuel modification zones (Fire protection easement) you mentioned continue to be maintained as required.

I also recommend you contact Timothy Abie, with CCA, who is in charge of building a prison on north side of Calzada De La Fuente, where you show some poles. You should discuss your proposal with him and see if there are any issues. I talked to him and he didn't think there were but would like more information from you on your proposal, so he can check with his site plan engineer.

His contact information is:

Timothy Abie
CCA
Office phone: 615-263-6707
Cell: 615-815-6051 (Nashville Tenn)

e mail: timothy.abie@CCA.com

tell him I suggested you call him and touch bases with him on this. Nice guy.

Jim Hunt
Hunt Research Corp
Consultant to RFPD
APPLICATION FOR CERTIFICATION
FOR THE PIO PICO ENERGY CENTER, LLC

Docket No. 11-AFC-1
PROOF OF SERVICE
(Revised 11/22/11)

Pio Pico Energy Center, LLC

Applicant’s Additional Responses to Staff’s Informal Data Requests Regarding Biological Resources

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DECLARATION OF SERVICE

I, Judith M. Warmuth, declare that on November 28, 2011, I deposited copies of the aforementioned document and, if applicable, a disc containing the aforementioned document in the United States mail at 500 Capitol Mall, Suite 1600, Sacramento, California 95814, with first-class postage thereon fully prepaid and addressed to those identified on the Proof of Service list above.

AND/OR

Transmission via electronic mail, personal delivery and first class U.S. mail were 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 under the laws of the State of California 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.

Judith M. Warmuth