

**PETITION FOR CHANGE OF THE PROJECT DESCRIPTION IN THE FINAL  
DECISION TO ERECT AND UTILIZE A FABRICATION/REPAIR SHOP AND  
WATER LABORATORY BUILDING  
PALOMAR ENERGY CENTER  
(O1-AFC-24C)**

<b>DOCKET</b>	
<b>01-AFC-24C</b>	
DATE	<u>AUG 31 2010</u>
RECD.	<u>SEP 14 2010</u>

**By:**

**SAN DIEGO GAS & ELECTRIC COMPANY  
SAN DIEGO, CALIFORNIA**

**Submitted to:**

**CALIFORNIA ENERGY COMMISSION**

**AUGUST 2010**

**PETITION FOR CHANGE OF THE PROJECT DESCRIPTION IN THE FINAL  
DECISION TO ERECT AND UTILIZE A FABRICATION/REPAIR SHOP AND  
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PALOMAR ENERGY CENTER  
(O1-AFC-24C)**

**1.0 INTRODUCTION**

San Diego Gas & Electric Company (SDG&E) is filing this petition for a proposed amendment of the project design as described in the Final Decision for the Palomar Energy Center (PEC), Docket 01-AFC-24 pursuant to 20 Cal. Code Regs. Section 1769(a)(1). San Diego Gas & Electric (SDG&E or "the applicant") is proposing to erect two small buildings that will support more effective management of the facility. The buildings will provide more room to carry out on-site fabrication and repairs and provide separate a separate space for the plant's water laboratory. Space will also be provided in the same building for a rest room for outside contractors outside of the plant's administration building. No changes in Conditions of Certification are necessary.

**2.0 DESCRIPTION OF PROPOSED MODIFICATION (Sec. 1769(a)(1)(A))**

Further details of the proposed facilities are as follows:

Fabrication/Repair Building. Fabrication and repair of parts and equipment is currently carried out within a section of the main administration building. PEC management need additional space to carry out these activities. Much of the maintenance activities the plant engages in requires clean work area due to the delicate nature of the equipment being repaired. Fabrication activities such as welding, grinding, and other similar work is incompatible with much of the other maintenance activities that take place in the current shop area. The new building will measure approximately 10x40x16 feet. It will be a metal sided double walled building of similar construction to the administration building.

The building will be located in the middle area of the plant site where previous excavation, backfill and compaction took place during plant construction. It will not be visible from off-site. The building will be painted the plant color (SW 1022 Cubist grey). Plot plans showing the location of the building and visual simulations are attached in Appendix 1.

Laboratory and Restroom Building. Currently the plant's water laboratory is located within the administration building. The plant chemist must make several trips per shift to obtain samples from sample lockers elsewhere on the site. Construction of a small separate laboratory building will eliminate the need for these trips and consolidate more of the sample storage and water analysis functions at one location. The building would measure approximately 30 x 45 x 16 feet. The building would be located just north of the administration and south of the Unit 2 Heat Recovery Steam Generator. The building will be painted the plant color (SW 1022 Cubist grey). It would not be visible from off-site. Plot plans showing the location of the building and visual simulations are attached in Appendix 2.

Outside contractors currently must either be allowed access to the administration in order to use rest room facilities or use portable restrooms on site. PEC management proposes to add a restroom facility to the same building that will house the water laboratory.

### **3.0 NECESSITY (Sec. 1769(a)(1)(B))**

The two buildings will improve safety, efficiency, and convenience of plant operations.

### **4.0 TIMING (Sec. 1769(a)(1)(C) and (D))**

SDG&E assumed ownership of the PEC about three years after issuance of the Final Decision and certification to Palomar Energy, LLC. Since taking ownership of the plant in 2006, SDG&E has continued to review the engineering and design of the plant to in

order to better serve the needs of SDG&E ratepayers. SDG&E has also benefited from experience gained operating the plant since assuming ownership. This “fine tuning” could not have taken place during the licensing proceeding because SDG&E was not the applicant, the plant was not yet operating, and Palomar Energy brought its own objectives to the development of the project for the merchant market. The addition of the fabrication/repair shop and water laboratory buildings does not change or undermine the assumptions, rationale, findings, or other bases of the Final Decision. The change complies with all laws, ordinances, regulations and standards and does not have a significant environmental impact, as further described below.

**5.0 ANALYSIS OF THE EFFECT OF THE MODIFICATIONS ON THE ENVIRONMENT (Sec. 1769(a)(1)(E))**

The requested equipment change will have no significant effects on any of the technical areas analyzed in the August 2003 Final Commission Decision. Please see Table 1 below.

**Table 1  
 Review of Effects of Installation and Operation of Emergency Engine**

TECHNICAL AREA	SIGNIFICANT ENVIRONMENTAL IMPACT (Y/N)?		NOTES
AIR QUALITY		N	no change
CULTURAL RESOURCES		N	Area for construction is prior filled area
EFFICIENCY		N	No impact
GEOLOGICAL		N	No change

TECHNICAL AREA	SIGNIFICANT ENVIRONMENTAL IMPACT (Y/N)?		NOTES
HAZARDS			
HAZARDOUS MATERIALS HANDLING		N	No change
LAND USE		N	No change
NOISE		N	No Change
PALEONTOLOGICAL RESOURCES		N	Area for construction is prior filled area
BIOLOGICAL RESOURCES		N	Area previously disturbed.
PUBLIC HEALTH		N	no change
RELIABILITY		N	No change
SOCIOECONOMICS		N	No change
SOILS		N	No change
TRAFFIC AND TRANSPORTATION		N	Construction traffic minimal

TECHNICAL AREA	SIGNIFICANT ENVIRONMENTAL IMPACT (Y/N)?		NOTES
T-LINE SAFETY AND NUISANCE		N	No change
TRANSMISSION SYSTEM ENGINEERING		N	No change
VISUAL RESOURCES		N	Structures will meet painting and visual requirements of Final Decision; See plot plan and visual simulations in Appendices 1 and 2.
WASTE MANAGEMENT		N	No change
WATER RESOURCES		N	No change
WORKER SAFETY		N	No change

**6.0 COMPLIANCE WITH LAWS, ORDINANCES, REGULATIONS AND STANDARDS (LORS) (Sec. 1769(a)(1)(F))**

The two new buildings will not affect compliance with any other LORS requirement. Therefore, the proposed modification is not anticipated to impact SDG&E's ability to

comply with the applicable LORS, as listed in Appendix A of the Commission Final Decision.

**7.0 POTENTIAL EFFECTS ON PUBLIC AND NEARBY PROPERTY OWNERS (Sec. 1769(a)(1)(G and I))**

The requested modification will not have any environmental impacts and will comply with all applicable LORS. Thus, the proposed equipment change is not anticipated to affect nearby property owners or parties in the application proceedings or the public

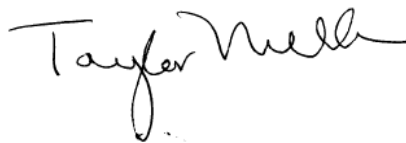
**8.0 LIST OF PROPERTY OWNERS (Sec. 1769(a)(1)(H))**

A list of property owners 1,000 feet of the plant site has previously been provided to the Commission CPM.

**9.0 SUMMARY OF REQUEST**

As demonstrated above, construction and use of the two new buildings will not have an adverse effect on the public or the environment. The change will not affect compliance with applicable LORS. Accordingly, SDG&E requests that the Energy Commission Staff expedite review of this petition, and request Commission approval of the proposed modified conditions in accordance with Title 20 CCR Section 1769.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Taylor Miller", written in a cursive style.

Taylor O. Miller  
Counsel to SDG&E

Petition for Change of Equipment (Fabrication/Repair Shop and Water Laboratory)  
August, 2010  
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Dated: August 31, 2010



**APPENDIX 1**

**SITE MAP AND VISUAL SIMULATIONS OF PROPOSED  
FABRICATION BUILDING**

**APPENDIX 2**

**SITE MAP AND VISUAL SIMULATIONS OF PROPOSED WATER  
LABORTORY AND RESTROOM BUILDING**



**BUILDING SUMMARY:**

<b>EXISTING BUILDINGS</b>	
WAREHOUSE	14,080 S.F.
OFFICE	7,540 S.F.
LUBE ROOM	240 S.F.
WAREHOUSE 2	4,491 S.F.
CANOPY	1,487 S.F.
TOTAL	27,818 S.F.
<b>PROPOSED BUILDINGS</b>	
WELD SHOP	945 SQ. F.T.
TOTAL	- 945 SQ. F.T.
<b>TOTAL SITE EXISTING + PROPOSED</b>	<b>28,763 S.F.</b>
<b>ALLOWABLE AREA:</b>	<b>13,500 S.F. (TABLE 503)</b>

**LANDSCAPE SUMMARY:**

REQUIRED:	10%
PROVIDED:	331,832
RETENTION AREA:	21,789
TOTAL EXISTING LANDSCAPE:	353,721

**PARKING SUMMARY:**

<b>PARKING REQUIRED</b>	
WAREHOUSE = 18,000 SQ. FT. X 2.4 STALLS =	46 STALLS
OFFICE = 7,540 SQ. FT. X 3.3 STALLS =	25 STALLS
TOTAL PARKING STALLS REQUIRED =	71 STALLS
<b>EXISTING PARKING PROVIDED</b>	
EMPLOYEE PARKING (8'X18')	80 STALLS
HANDICAP ACCESSIBLE STALLS	1 STALLS
TOTAL AUTO STALLS PROVIDED	81 STALLS

**PROJECT DATA:**

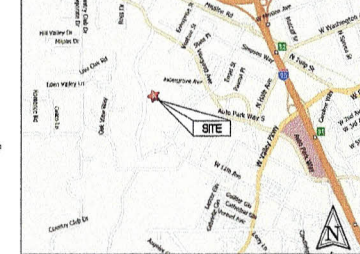
**PROJECT DESCRIPTION:**  
CONSTRUCTION OF A 4,491 SQ. F.T METAL STORAGE BUILDING. BUILDING WILL BE MADE OF PRE-FINISHED NON-INSULATED METAL WALLS WITH METAL ROOF WITH R-13 INSULATION.

**APPLICANT / OWNER:**  
SEMIRA UTILITIES - PALOMAR ENERGY CENTER  
2300 HARRISON PLACE, 501473  
ESCONDIDO, CA 92028

**APPLICANT'S REPRESENTATIVE / ARCHITECT / PLAN PREPARER:**  
CADIZ AND CADIZ ARCHITECTS  
110 WEST ESCALONES, SUITE #A  
SAN CLEMENTE, CA 92672  
949-361-0437  
949-361-0686  
CARLOS CADIZ, ARCHITECT  
CCADIZ@CADIZARCHITECTS.COM

**ASSESSOR'S PARCEL NUMBER:**  
232-591-01-00

**VICINITY MAP:**



**CONSULTANTS:**

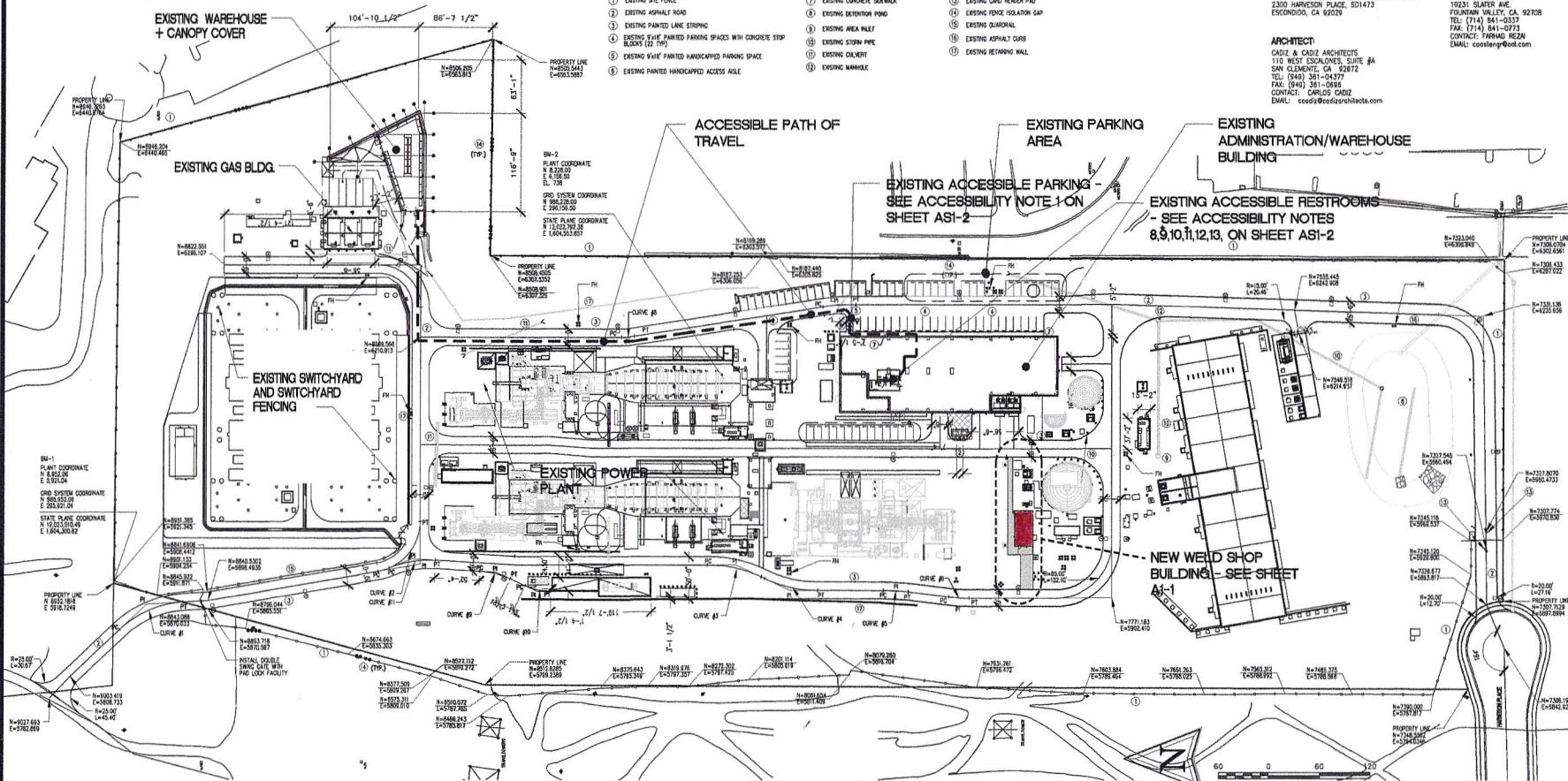
**OWNER:**  
SEMIRA UTILITIES - PALOMAR ENERGY CENTER  
2300 HARRISON PLACE, 501473  
ESCONDIDO, CA 92028

**STRUCTURAL ENGINEER:**  
COAST ENGINEERING  
10231 SLATER AVE.  
FOUNTAIN VALLEY, CA 92708  
TEL: (714) 841-0333  
FAX: (714) 841-0713  
CONTACT: FARRAD HAZEN  
EMAIL: coaste@coast.com

**ARCHITECT:**  
CADIZ & CADIZ ARCHITECTS  
110 WEST ESCALONES, SUITE #A  
SAN CLEMENTE, CA 92672  
TEL: (949) 361-0437  
FAX: (949) 361-0686  
CONTACT: CARLOS CADIZ  
EMAIL: ccadiz@cadizarchitects.com

**KEYNOTES**

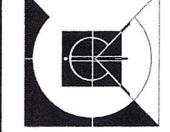
- |   |                              |                                |
|---|------------------------------|--------------------------------|
| ① EXISTING SITE FENCE   | ⑦ EXISTING CONCRETE SIDEWALK | ⑩ EXISTING GARD HEADER PAD     |
| ② EXISTING ASPHALT ROAD   | ⑧ EXISTING DETENTION POND    | ⑪ EXISTING FENCE ISOLATION GAP |
| ③ EXISTING PAINTED LANE STRIPING  | ⑨ EXISTING AREA PALET        | ⑫ EXISTING DIAGONAL            |
| ④ EXISTING 2' W/ PAINTED PARKING SPACES WITH CONCRETE STOP BLOCKS (2' W/) | ⑩ EXISTING STORM PIPE        | ⑬ EXISTING ASPHALT CURB        |
| ⑤ EXISTING 5' W/ PAINTED HANDICAPPED PARKING SPACE                        | ⑪ EXISTING CURBLET           | ⑭ EXISTING RETAINING WALL      |
| ⑥ EXISTING PAINTED HANDICAPPED ACCESS AISLE                               | ⑫ EXISTING MANHOLE           |                                |



**SITE PLAN**

REVISION	
BY	
DATE	

**CADIZ & CADIZ ARCHITECTS**  
110 WEST ESCALONES  
SUITE #A SAN CLEMENTE  
CALIFORNIA 92672  
TEL: (949) 361-0437  
FAX: (949) 361-0686  
ccadiz@cadizarchitects.com



CONSULTANTS:

**OWNER:**  
SDGE Sempra Energy utilities

**PROJECT:**  
PALOMAR ENERGY CENTER - WELD SHOP  
2300 HARRISON PLACE, 501473, ESCONDIDO, CA 92028

**SHEET TITLE:**  
ARCHITECTURAL SITE PLAN

**DRAWN BY:** LC  
**SCALE:** AS SHOWN  
**DATE:** 08/19/10  
**PROJECT NAME:**  
2925 PALOMAR WELD SHOP

**SHEET**  
**AS1-1**  
X OF 2





**Existing Condition**



**Simulated Condition**

**BUILDING SUMMARY:**

<b>EXISTING BUILDINGS</b>	
WAREHOUSE	14,080 S.F.
OFFICE	7,540 S.F.
LUBE ROOM	240 S.F.
WAREHOUSE 2	4,481 S.F.
CANOPY	1,467 S.F.
TOTAL	27,818 S.F.

**LANDSCAPE SUMMARY:**

<b>REQUIRED:</b>	10%
PROVIDED:	331,932
RETENTION AREA:	21,789
TOTAL EXISTING LANDSCAPE:	353,721

**PARKING SUMMARY:**

<b>PARKING REQUIRED:</b>	WAREHOUSE = 20,891 SQ. FT. X 24 STALLS = 51 STALLS
	OFFICE = 7,540 SQ. FT. X 3.3 STALLS = 25 STALLS
	TOTAL PARKING STALLS REQUIRED = 76 STALLS
<b>EXISTING PARKING PROVIDED:</b>	EMPLOYEE PARKING (9'X18') HANDICAP ACCESSIBLE STALLS TOTAL AUTO STALLS PROVIDED
	76 STALLS 1 STALLS 77 STALLS

**PROJECT DATA:**

**PROJECT DESCRIPTION:**  
CONSTRUCTION OF A 1,135 SQ. FT. METAL BUILDING. BUILDING WILL BE MADE OF PRE-FINISHED INSULATED METAL WALLS WITH METAL ROOF WITH R-31 INSULATION.

**APPLICANT / OWNER:**

SEMPRA UTILITIES - PALOMAR ENERGY CENTER  
2300 HARVESON PLACE, SD1473  
ESCONDIDO, CA 92029

**APPLICANT'S REPRESENTATIVE / ARCHITECT / PLAN PREPARED:**

CADIZ AND CADIZ ARCHITECTS  
110 W. ESCALONES, SUITE A  
SAN CLEMENTE, CA 92672  
949-361-0417  
949-361-0696  
CADIZ@CADIZARCHITECTS.COM

**ASSESSOR'S PARCEL NUMBER:**

232-591-01-00

**VICINITY MAP:**



**CONSULTANTS:**

**OWNER:**  
SEMPRA UTILITIES - PALOMAR ENERGY CENTER  
110 WEST ESCALONES, SUITE #A  
SAN CLEMENTE, CA 92672  
ESCONDIDO, CA 92029

**ARCHITECT:**  
CADIZ & CADIZ ARCHITECTS  
110 W. ESCALONES, SUITE A  
SAN CLEMENTE, CA 92672  
TEL: (949) 361-0417  
FAX: (949) 361-0696  
CONTACT: CARLOS CADIZ  
EMAIL: ccadiz@cadizarchitects.com

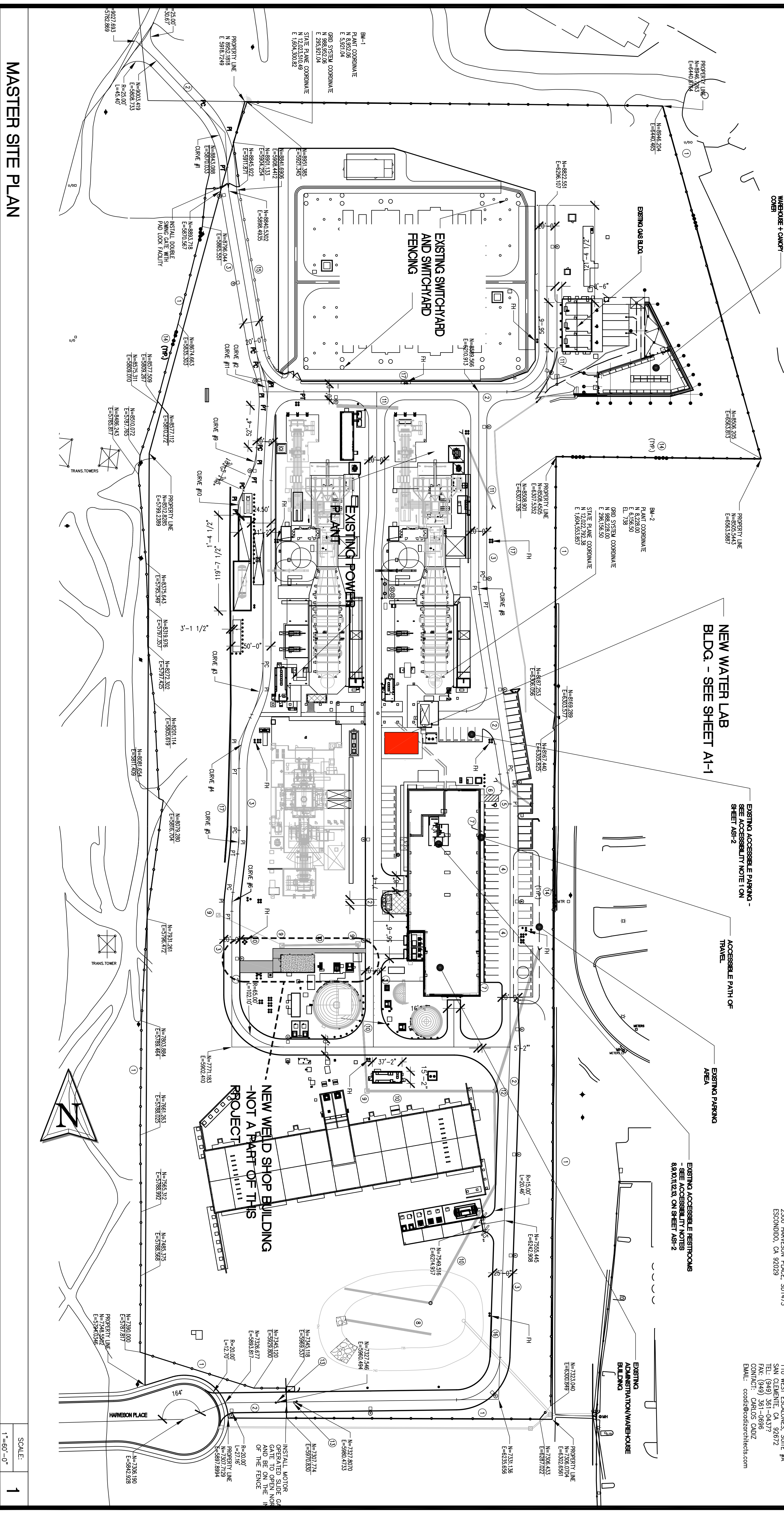
**PROPOSED BUILDINGS**

WELD SHOP	945 SQ. FT. (NOT A PART OF THIS PROJECT)
WATER LAB	1,135 SQ. FT.
TOTAL	2,080 SQ. FT.

ALLOWABLE AREA: 13,500 S.F. (TABLE 503)

**KEYNOTES**

- EXISTING SITE FENCE
- EXISTING ASPHALT ROAD
- EXISTING PAINTED LINE STRIPES
- EXISTING 9"X18' PAINTED PARKING SPACES WITH CONCRETE STOP BLOCKS (24' TYP)
- EXISTING 9"X18' PAINTED HANDICAPPED PARKING SPACE
- EXISTING PAINTED HANDICAPPED ACCESS AISLE
- EXISTING CONCRETE SIDEWALK
- EXISTING DETENTION POND
- EXISTING AREA INLET
- EXISTING STORM PIPE
- EXISTING CULVERT
- EXISTING MANHOLE
- EXISTING CONCRETE REINFORCED PAVEMENT
- EXISTING TRENCH SOLUTION GAP
- EXISTING CULVERT
- EXISTING ASPHALT CURB
- EXISTING RETAINING WALL



**MASTER SITE PLAN**

SCALE: 1" = 60'-0"

OWNER: **SDGE** Semptra Energy Utilities

PROJECT: **PALOMAR ENERGY CENTER - PROJECT #**  
110 WEST ESCALONES, SUITE A  
2300 HARVESON PLACE, ESCONDIDO, SD1473, CA. 92029

SHEET TITLE: **ARCHITECTURAL SITE PLAN**

DATE: 07/29/10  
PROJECT NAME: 3027 SEMPRA PALOMAR WTR LAB  
SHEET: AS1-1

CONSULTANT

**CADIZ \* CADIZ ARCHITECTS**  
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TEL (949) 361-0437  
FAX (949) 361-0696  
ccadiz@cadizarchitects.com

ARCHITECT'S SEAL AND SIGNATURE

REVISION

MK	DATE	BY	REVISION
1	XXXX		xxxxxx





