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June 14, 2013

Mr. Michael Rosauer
Project Manager
California Public Utilities Commission
505 Van Ness Avenue, 4th Floor
San Francisco, CA 94102

RE: Notice to Proceed (NTP) Request to Construct Mira Sorrento Substation

Dear Mr. Rosauer:

On December 27, 2012, the California Public Utilities Commission (CPUC) voted to grant the San Diego Gas & Electric Company (SDG&E) a Permit to Construct (Decision D.12-12-017) the Mira Sorrento Distribution Substation (Project) contingent upon implementation of the Mitigation Monitoring, Compliance and Reporting Program (MMCRP).

Purpose

SDG&E is formally requesting a Notice to Proceed (NTP) from the CPUC to begin construction of the Mira Sorrento Substation. The Project will be situated on a 3.7-acre parcel owned by SDG&E and located at the northeast corner of the intersection of Vista Sorrento Parkway and Mira Sorrento Place, just northeast of Interstate 805 (I-805) within the Mira Mesa Community Plan area of the City of San Diego, California. Please refer to Project Vicinity Map (Attachment A).

The proposed substation at full build out is planned to have four, 30-MVA transformer banks; four, 69-kilovolt (kV) tie lines; sixteen 12-kV circuits; four 12-kV capacitors (i.e., four bays of standard steel rack approximately 30' tall each consisting of 69 kV bus and 69 kV transformer); and a 40' long x 20' wide masonry block control shelter. Two tiered retaining walls would be constructed on the northeast side of the substation measuring approximately 32' and 20' in height, respectively. Access will be via two 30' wide driveways from Mira Sorrento Place into the west side of the substation.

Power would be supplied to the new substation via an existing SDG&E 69 kV transmission line (TL665). A total of six 12-kV underground distribution circuits will be routed to Mira Sorrento Place to tie into the existing underground system serving the area.

Construction is expected to last approximately 18 months from initial site development through energization, beginning in July 2013 and ending in the fourth quarter of 2014. Construction methods, equipment, and structures to be installed were described in detail and analyzed in the Final Initial Study / Mitigated Negative Declaration (MND) dated September 2012 (State Clearinghouse No. 20122061036). Project construction activities will include grading and site development; equipment and material staging and storage areas; substation below-grade components, substation above-grade components,

utilities installation; and energization.

Pre-Construction Mitigation Measures

A status report summary of the approved mitigation measures from the MND is provided in the Table below. Measures that are required to be implemented during construction and post construction have been included for your convenience.

<i>Measure</i>	<i>Status</i>	<i>Description</i>
APM-AES-1	Complete	Information was included in the contract documents as required.
APM-AES-2	Complete	Information was included in the contract documents as required.
APM-BIO-1	Complete	Information was included in the contract documents as required.
APM-BIO-2	Complete	Information was included in the contract documents as required. CAGN survey scheduled for 1 week prior to start of construction.
MM-BIO-1	Complete	Please see rare plant survey information in Attachment B.
MM-BIO-2	Complete	Monitors are identified and awaiting start of construction.
MM-BIO-3	Complete	Approved by CPUC June 6, 2013. See Attachment C.
MM-BIO-4	Complete	Information was included in the contract documents as required.
MM-BIO-5	Complete	Surveyors are identified and awaiting start of construction.
MM-BIO-6	Complete	Information was included in the contract documents as required.
APM-CUL-1	Complete	Please see paleontological monitor's qualifications in Attachment D.
APM-CUL-2	Complete	Information was included in the contract documents as required.
APM-CUL-3		This is a requirement during construction.
MM-CUL-1		A draft ADRP has been prepared. The ADRP will be provided to the CPUC for approval if a discovery is made during construction.
MM-CUL-2		This is a requirement during construction.
APM-GEO-1	Complete	Information was included in the contract documents as required.
APM-HAZ-1		This information will be provided prior to substation above grade construction work which is expected April 2014.
MM-HAZ-1a	Complete	Information was included in the contract documents as required. Training will be provided to prior to commencement of work.
MM-HAZ-1b		This information will be provided prior to substation above grade construction work which is expected April 2014.
MM-HAZ-1c		The SPCC will be provided to the CPUC 60 days before operation of the substation.
MM-HAZ-2	Complete	Information was included in the contract documents as required.
APM-HYD-1	Complete	The Waste Discharger Identification (WDID) number is: 9 37C365222

MM-HY-1	In Process	Construction activities are not expected to encounter groundwater until the week of August 26, 2013 (8 weeks into excavation work). No dewatering activities will take place until permit is issued, which is expected July 11, 2013.
MM-HY-2	In Process	SDG&E will provide this together with the permit as required in MM-HY-1
MM-NOI-1	Complete	Notification letter was approved by CPUC on June 12, 2013 and mailed to property owners within 300' on June 14, 2013. See Attachment G.
MM-NOI-2	Complete	Procedure was approved by CPUC on June 12, 2013
MM-TT-1	Complete	Traffic Control Plans approved by City of San Diego on June 12, 2013 See Attachment H and Attachment I.
MM-TT-2	Complete	Information was included in the contract documents as required.
MM-TT-3	Complete	During construction workers will be encouraged to carpool.

Pre-Construction Permit Status

Grading Permit: Issued June 7, 2013 (Attachment E).

Structural Permit: Pending. Final signature expected June 17, 2013 (placeholder Attachment F)

Traffic Control Permits: Issued June 12, 2013 (Attachment H and Attachment I).

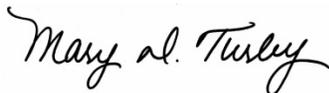
Encroachment Permits: Issued April 25, 2013 for a storm drain (Attachment J); and May 13, 2013 for a portion of the retaining wall (Attachment K).

Dewatering Permit: In process; expected July 11, 2013. Construction activities are not expected to encounter groundwater until the week of August 26, 2013 (8 weeks into excavation work). No dewatering activities will take place until permit issued.

Request for NTP

SDG&E respectfully requests authorization of the NTP. A pre-construction kick-off and WEAP training is scheduled on July 1, 2013. Should you have any questions or need additional information, please do not hesitate to contact me at (858) 654-1749 or by email at MTurley@semprautilities.com. Alternatively you may contact Rich Quasarano at (858) 654-8211 or by email at RQuasarano@semprautilities.com.

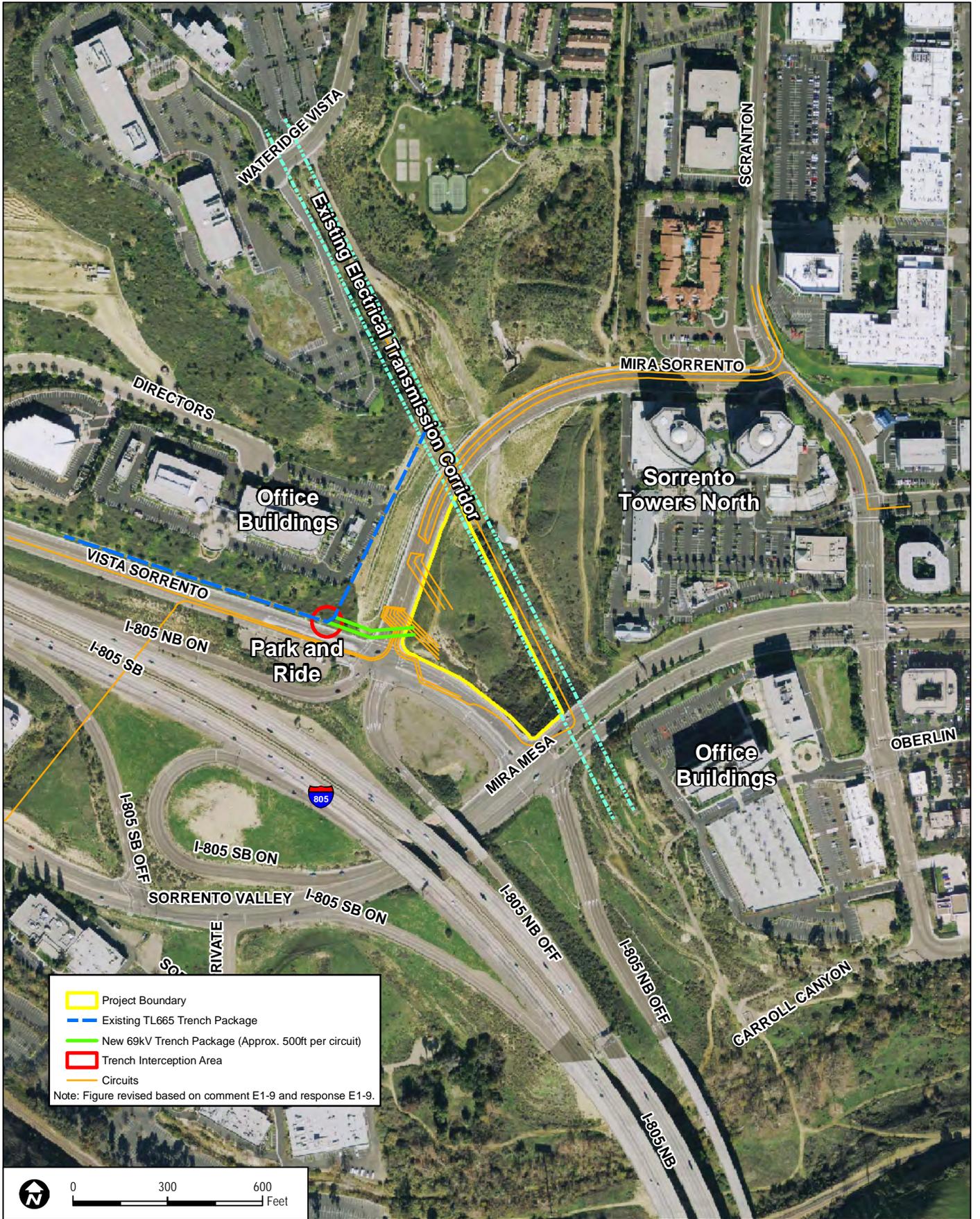
Sincerely,



Mary I. Turley
Project Manager
San Diego Gas & Electric Company

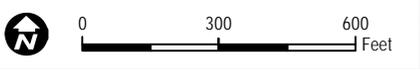
Attachment A: Project Vicinity Map
Attachment B: Rare Plant Survey Letter
Attachment C: Workers Environmental Awareness Program (WEAP) Booklet
Attachment D: Paleontological Monitor's Qualifications
Attachment E: Grading Permit
Attachment F: Structural Permit (Pending)
Attachment G: Construction Notification Letter
Attachment H: Traffic Control Permit (Grading)
Attachment I: Traffic Control Permit (K-Rail)
Attachment J: Encroachment Permit (Storm Drain)
Attachment K: Encroachment Permit (Retaining Wall)

cc: Richard Quasarano, SDG&E Environmental Project Manager
David Hochart, Dudek Environmental Compliance Director



Project Boundary
 Existing TL665 Trench Package
 New 69kV Trench Package (Approx. 500ft per circuit)
 Trench Interception Area
 Circuits

Note: Figure revised based on comment E1-9 and response E1-9.



1927 Fifth Avenue
San Diego, CA 92101
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2033 East Grant Road
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F 520.293.3051

2027 Preisker Lane, Ste. G
Santa Maria, CA 93454
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F 619.308.9334



An Employee-Owned Company

August 1, 2012

Mr. Alex Jewell
RBF Consulting
9755 Clairemont Mesa Blvd., Suite 100
San Diego, CA 92124

Reference: Results of the 2012 Rare Plant Focused Survey for the Mira Sorrento Substation Project (RECON Number 4938)

Dear Mr. Jewell:

Per San Diego Gas & Electric's request, RECON biologists conducted surveys for rare plants within and adjacent to the Mira Sorrento Substation project area located in the community of Mira Mesa in the city of San Diego, San Diego County, California (Figures 1 and 2). The survey area included the project site and a surrounding 100-foot buffer (Figure 3).

Existing Conditions

Characteristics of the soils found within the survey area are summarized below from the Soil Survey of San Diego Area, California (USDA 1973).

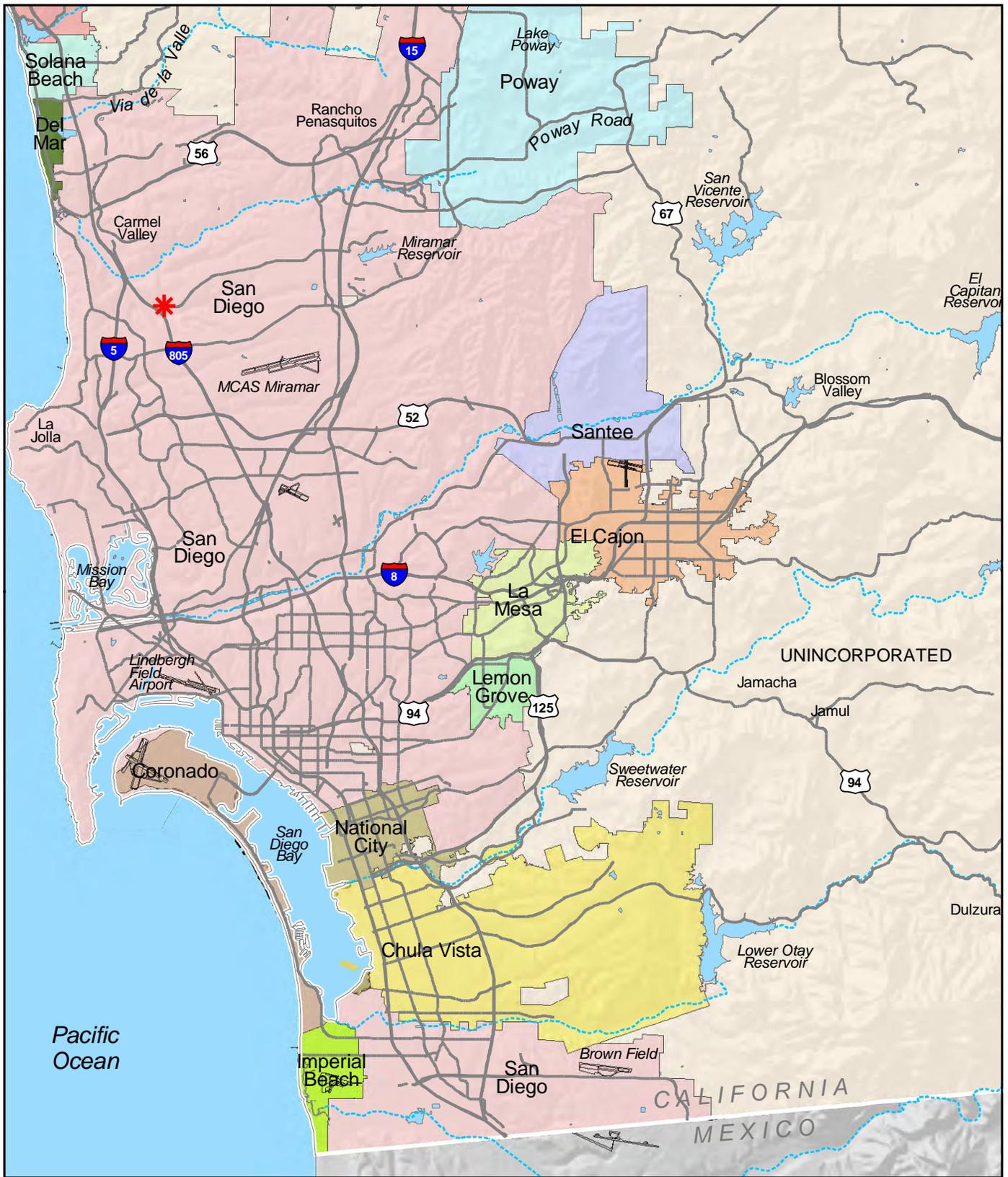
One soil type of the Altamont series is present within the majority of the survey area. This series developed in material weathered from calcareous shale and consists of well-drained clays. Altamont clay, 30 to 50 percent slopes (AtF), is steep with rapid runoff and a high erosion hazard. The soil is typically 20 to 32 inches deep over shale.

One soil type of the Huerhuero series is present within this survey area. This series developed in sandy marine sediments and consists of moderately well-drained loams with a clay subsoil. Huerhuero loam, 15 to 30 percent slopes, eroded (HrE2), comprises a very small portion of the westernmost survey area. This soil type is moderately steep with medium to rapid runoff and a moderate to high erosion hazard. The soil is typically 20 to 36 inches deep.

Vegetation communities within the survey area include coastal sage scrub (including disturbed and restored), native grassland, freshwater marsh, mule fat scrub (including disturbed), southern willow scrub, disturbed habitat, ornamental vegetation, and developed land (Figure 4). The impact area contains disturbed habitat, coastal sage scrub, native grassland, and ornamental vegetation.

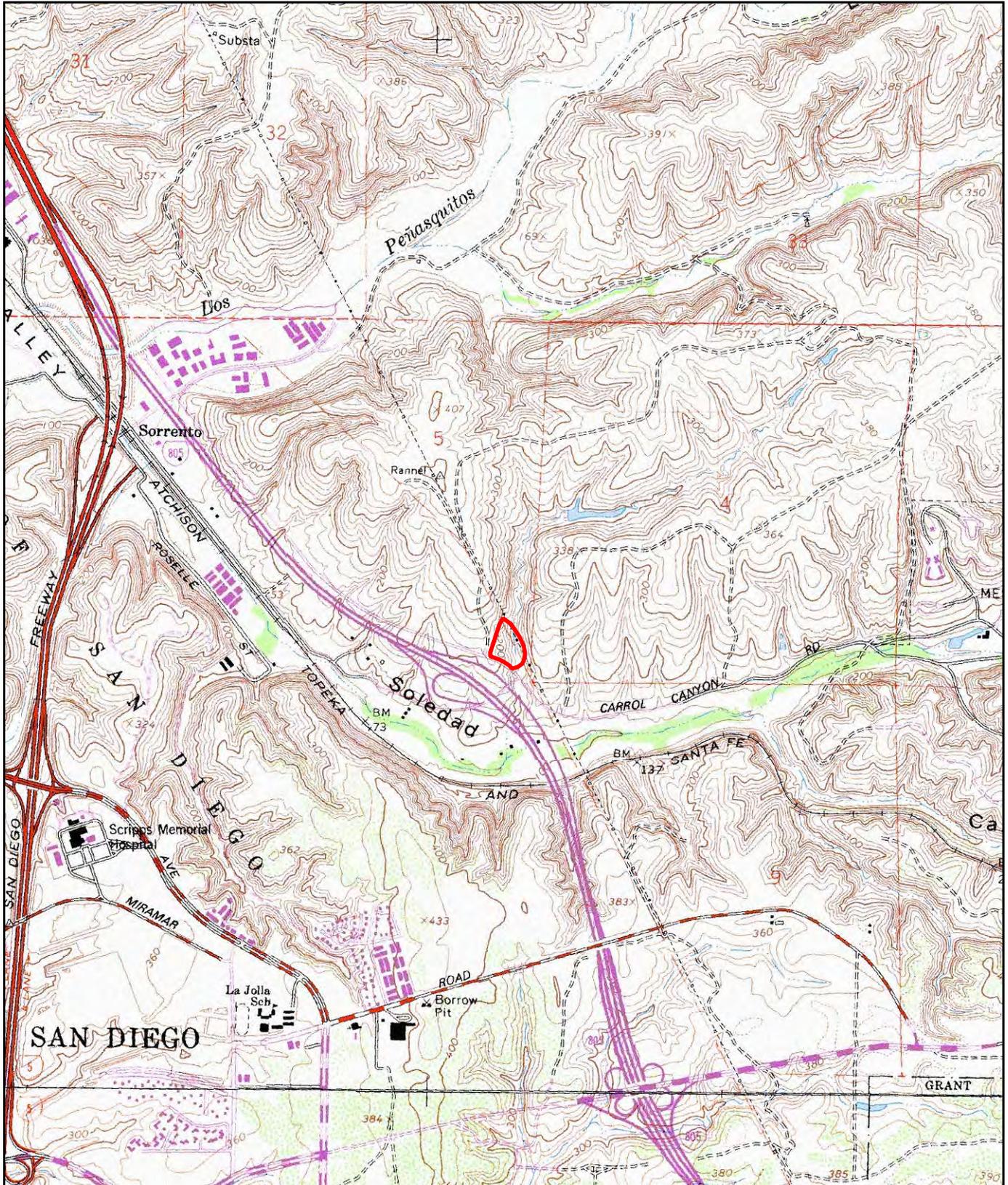
The disturbed habitat on-site is dominated by black mustard (*Brassica nigra*) with a mix of annual grasses and non-native herbs including ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), tecalote (*Centaurea melitensis*), and bristly ox-tongue (*Helminthotheca echioides*).

Coastal sage scrub varies within the survey area is generally dominated by California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), coyote brush (*Baccharis*



***** Project Location

FIGURE 1
Regional Location of the
Mira Sorrento Substation Project



 Survey Area

FIGURE 2
Mira Sorrento Substation Project
Survey Area Location on USGS Map



 Survey Area

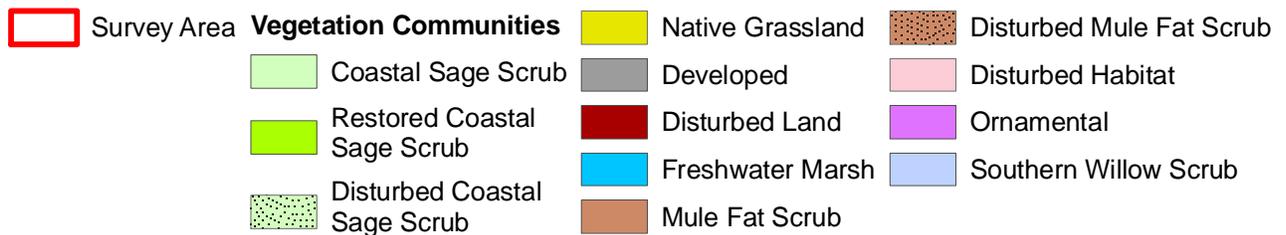
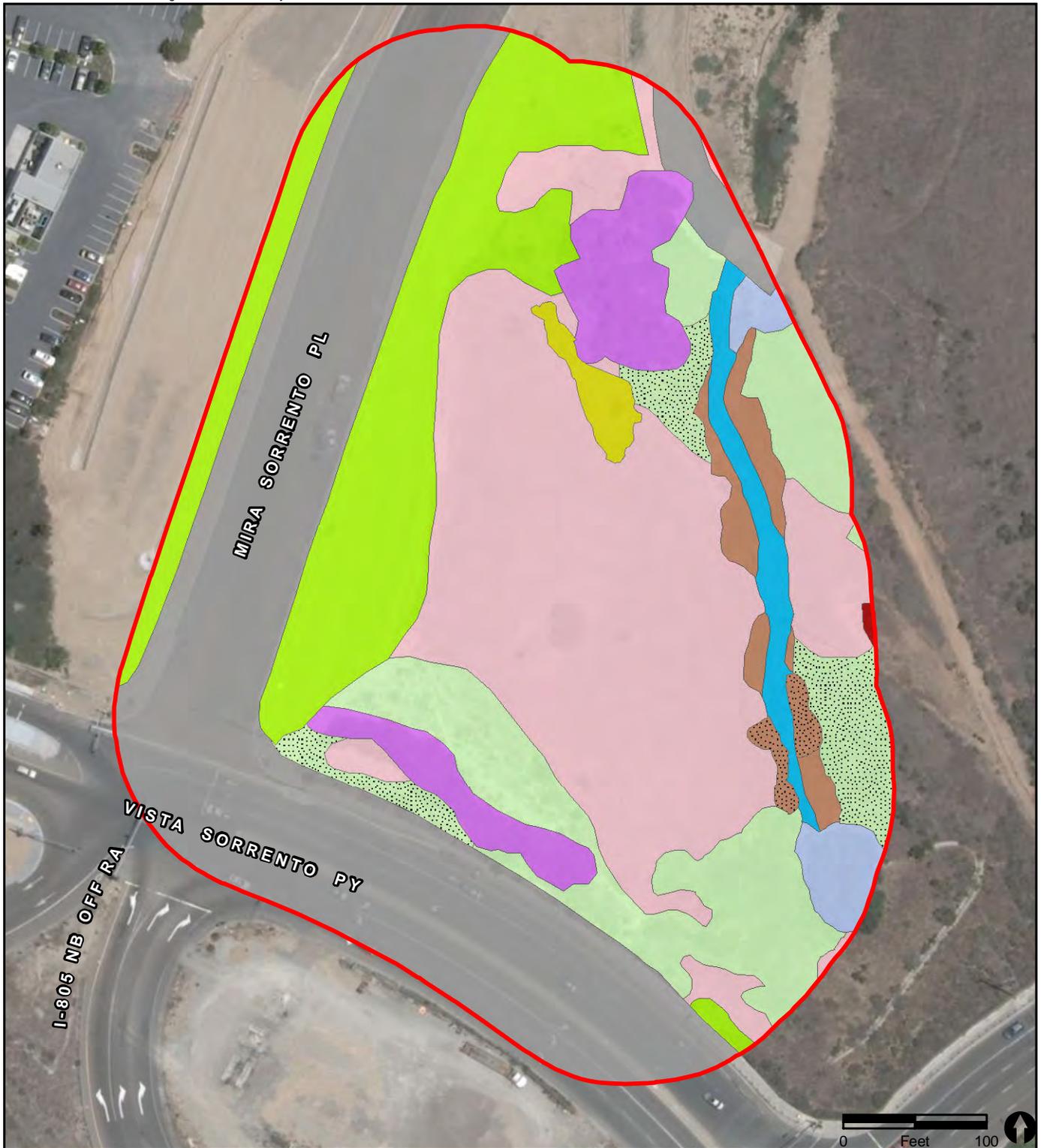


FIGURE 4
Existing Biological Resources within the
Mira Sorrento Substation Project Survey Area

pilularis), or spreading golden bush (*Isocoma menziesii*). Coastal sage scrub along Mira Sorrento Place occurs on a road cut slope and is likely the result of revegetation efforts as evidenced by uniform plant distributions, erosion control measures, and an irrigation system. Along Vista Sorrento Parkway and the crest of the hill, the coastal sage scrub is naturally occurring and consists primarily of California buckwheat and California sagebrush. The southwestern edge of this patch of coastal sage scrub is considered disturbed due to low scrub cover and presence of non-native herbs such as tecalote. A similar patch of disturbed coastal sage scrub occurs in the western edge of the impact area. In the north central portion of the impact area is a patch of native grassland dominated by a mix of nodding and foothill needlegrass (*Nassella cernua* and *N. pulchra*). The ornamental vegetation consists primarily of Peruvian pepper tree (*Schinus molle*).

Wetland vegetation communities were observed along the east side of the survey area, outside the impact area. Freshwater marsh consists of a matrix of open water stream channel and patches dominated by various herbaceous wetland species including southern cattail (*Typha domingensis*), water cress (*Nasturtium officinale*), sedge (*Carex* sp.) and pampas grass (*Cortaderia selloana*). Mule fat scrub is dominated by mule fat (*Baccharis salicifolia*), with disturbed areas having a significant cover of bristly ox-tongue and curly dock (*Rumex crispus*). Southern willow scrub is dominated by red and arroyo willow (*Salix laevigata* and *S. lasiolepis*) with water cress in the understory. The developed land on the northeast edge of the survey area is a gravel access road and culvert (see Figure 4).

Methods

RECON botanists Michael Nieto and JR Sundberg conducted three rare plant surveys consisting of two in spring and one in summer 2012 (Table 1). All portions of the survey area were traversed via meandering paths to map sensitive plant species. Surveyors recorded the location of all target special status plant species when encountered using handheld Trimble GeoXT. During the course of the surveys a species list of the plants observed was compiled (Attachment 1).

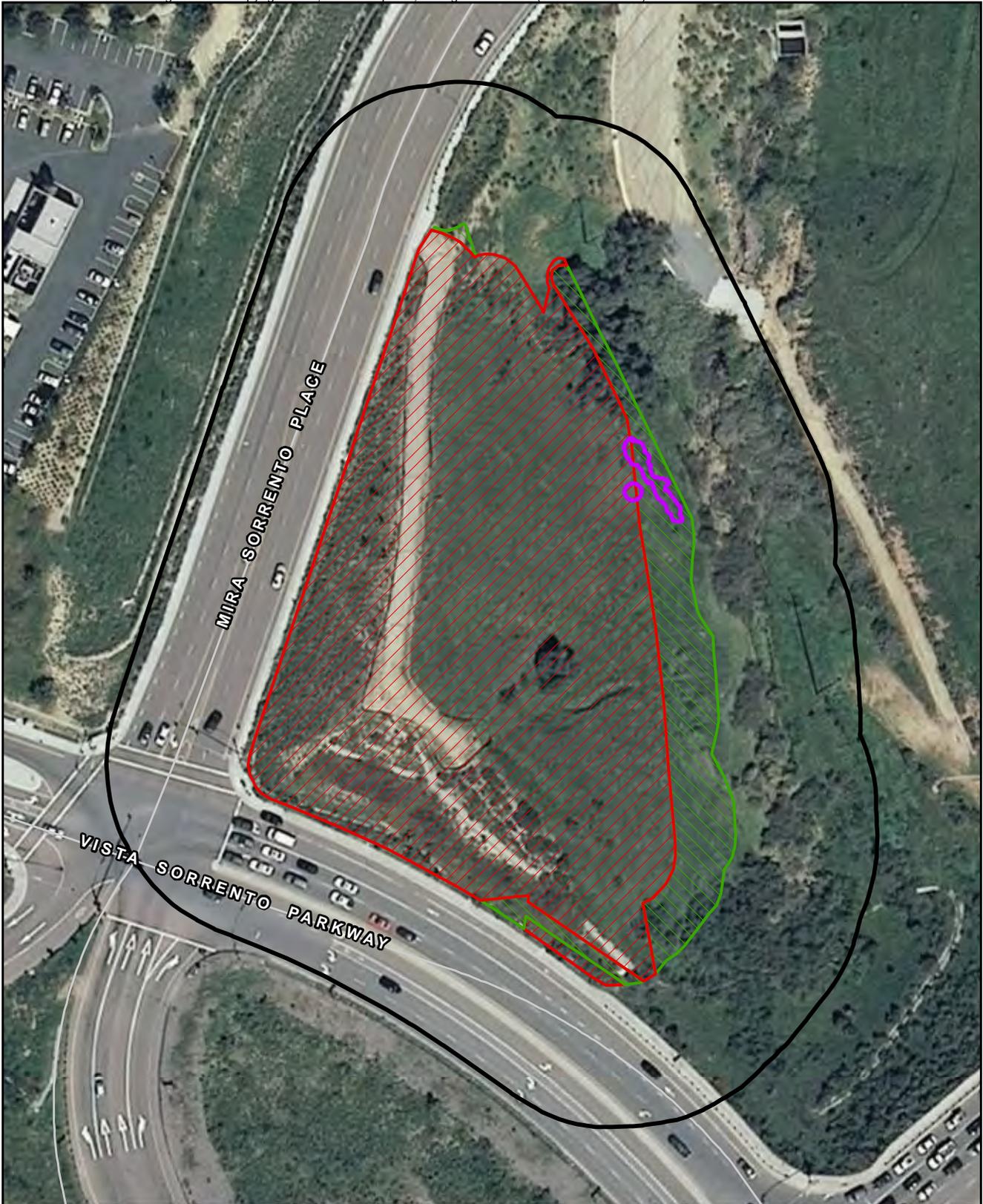
**TABLE 1
SURVEY INFORMATION**

Biologists	Date	Time
Michael Nieto	5/03/2012	0830–1300
JR Sundberg	5/11/2012	0815–1230
JR Sundberg	7/18/2012	0900–1300

Information on potential special status plant species habitat preference, soil types, vegetation maps, and known rare plant phenologies was compiled and used to guide survey efforts. Plant species are considered special status (sensitive) plant species if they are federally or California state listed as endangered or threatened or have California Native Plant Society (CNPS) Rank 1B (considered endangered throughout their range), Rank 2 (considered endangered in California but more common elsewhere), or Rank 4 (plants of limited distribution; CNPS 2012).

Rare Plant Survey Results

One rare plant species was observed during the rare plant survey: decumbent goldenbush (*Isocoma menziesii* var. *decumbens*; Table 2 and Figure 5). This species is not federally or state-listed. A description of the rare plant species observed on-site is presented below.



-  Survey Area
-  *Isocoma menziesii* var. *decumbens*
-  Permanent Impact
-  Temporary Impact

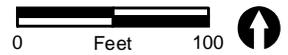


FIGURE 5

Location of Rare Plants within the Mira Sorrento Substation Project Survey Area

**TABLE 2
RARE PLANT OBSERVED**

Scientific Name	Common Name	CNPS Rank	Individuals Observed	Impacts	
				Permanent	Temporary
<i>Isocoma menziesii</i> var. <i>decumbens</i>	decumbent goldenbush	1B.2	45	10	35

Decumbent goldenbush (*Isocoma menziesii* [= *Isocoma menziesii* var. *decumbens*]).

Decumbent goldenbush is a CNPS Rank 1B.2 species (CNPS 2012). This is a low, spreading shrub in the sunflower family (Asteraceae). It has stems up to 20 inches long and blooms between April and November (Munz 1974). Variety *decumbens* is distinguished by its nearly entire, tomentose leaves, and prostrate or ascending habit (Baldwin et al. 2012). This variety is found in the Channel Islands, Orange and San Diego counties, and in Baja California (CNPS 2012). Decumbent goldenbush grows in dry sandy mesas in coastal sage scrub (Munz 1974) intermixed with grassland. In San Diego County, this variety is concentrated in the vicinity of Bonita northward to the Marine Corps Air Station Miramar, but has been reported as far south as Olay Mesa and as far north as Carlsbad. Variety *decumbens* is known to grow sympatrically with the more common variety *menziesii* and populations with intermediate characteristics occur within the Camp Elliott area (Reiser 2001). Within the survey area, *Isocoma menziesii* individuals exhibited characteristics of both variety *decumbens* and *menziesii* as well as intermediates. Individual *Isocoma menziesii* shrubs lacking tomentose leaves and prostrate or ascending habit were excluded from variety *decumbens* for this survey.

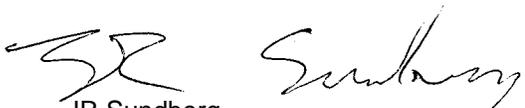
A total of 45 decumbent goldenbush shrubs were observed within the survey area, within native grassland and disturbed coastal sage scrub. Ten individuals are located within the permanent impact area and the remaining 35 are within the temporary impact area (see Table 2). Two contiguous patches were observed in the north-central part of the survey area (see Figure 5).

Recommendations

Due to the intergrading varieties of *Isocoma menziesii* on-site, any revegetation with this species should employ stock propagated from seed collected within the project area. This measure would ensure the continuation of the unique genetics of the decumbent goldenbush occurring on-site.

If you have any questions concerning the contents of this letter, please contact me.

Sincerely,


JR Sundberg
Biologist

JRS:sh

Attachment

Mr. Alex Jewell
Page 4
August 1, 2012

References Cited

- Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti, and D. H. Wilken (editors)
2012 *The Jepson Manual: Vascular Plants of California. Second edition, thoroughly revised and expanded.* University of California Press, Berkeley, Los Angeles, and London.
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- Munz, P. A.
1974 *A Flora of Southern California.* University of California Press, Berkeley.
- Reiser, C. H.
2001 *Rare Plants of San Diego County.* Aquifer Press, Imperial Beach, CA.
- U.S. Department of Agriculture
1973 *Soil Survey, San Diego Area, California.* Soil Conservation Service and Forest Service. Roy H. Bowman, ed. San Diego. December.

ATTACHMENT 1

Plant Species Observed in the Mira Sorrento Substation Project Survey Area

ATTACHMENT 1
PLANT SPECIES OBSERVED IN THE MIRA SORRENTO SUBSTATION PROJECT SURVEY AREA

Scientific Name	Common Name	Origin
ANGIOSPERMS: MONOCOTS		
CYPERACEAE	SEDGE FAMILY	
<i>Carex</i> sp.	sedge	N
IRIDACEAE	IRIS FAMILY	
<i>Sisyrinchium bellum</i> S. Watson	blue-eyed-grass	N
POACEAE (GRAMINEAE)	GRASS FAMILY	
<i>Avena</i> sp.	wild oats	I
<i>Avena barbata</i> Link	slender wild oat	I
<i>Brachypodium distachyon</i> (L.) P. Beauv.	purple falsebrome	I
<i>Bromus diandrus</i> Roth	ripgut grass	I
<i>Bromus hordeaceus</i> L.	soft chess	I
<i>Bromus madritensis</i> L. ssp. <i>rubens</i> (L.) Husnot	red brome	I
<i>Cortaderia selloana</i> (Schult. & Schult. f.) Asch. & Graebn.	pampas grass	I
<i>Leymus triticoides</i> (Buckley) Pilg.	beardless wild rye	N
<i>Lolium multiflorum</i> Lam.	Italian ryegrass	I
<i>Lolium perenne</i> L.	perennial ryegrass	I
<i>Nassella cernua</i> (Stebbins & Love) Barkworth	nodding needlegrass	N
<i>Nassella pulchra</i> (Hitchc.) Barkworth	purple needlegrass	N
<i>Polypogon monspeliensis</i> (L.) Desf.	annual beard grass	I
<i>Polypogon viridis</i> (Gouan) Breistr.	Water beard grass	I
<i>Vulpia myuros</i> (L.) C.C. Gmel var. <i>myuros</i>	rattail fescue	I
TYPHACEAE	CATTAIL FAMILY	
<i>Typha domingensis</i> Pers.	southern cattail	N
ANGIOSPERMS: DICOTS		
ADOXACEAE	ADOXA FAMILY	
<i>Sambucus nigra</i> [=mexicana] L. ssp. <i>caerulea</i> (Raf.) Bolli	blue elderberry	N
ANACARDIACEAE	SUMAC OR CASHEW FAMILY	
<i>Malosma laurina</i> Nutt. ex Abrams	laurel sumac	N
<i>Rhus integrifolia</i> (Nutt.) Benth. & Hook. f. ex Rothr.	lemonadeberry	N
<i>Schinus molle</i> L.	Peruvian pepper tree	I

ATTACHMENT 1
PLANT SPECIES OBSERVED IN THE MIRA SORRENTO SUBSTATION PROJECT SURVEY AREA
(continued)

Scientific Name	Common Name	Origin
APIACEAE (UMBELLIFERAE)	CARROT FAMILY	
<i>Conium maculatum</i> L.	poison hemlock	I
<i>Foeniculum vulgare</i> Mill.	fennel	I
ASTERACEAE	SUNFLOWER FAMILY	
<i>Ambrosia psilostachya</i> DC.	western ragweed	N
<i>Artemisia californica</i> Less.	California sagebrush	N
<i>Baccharis pilularis</i> DC.	coyote brush	N
<i>Baccharis salicifolia</i> (Ruiz & Pav.) Pers.	mule fat, seep-willow	N
<i>Baccharis sarothroides</i> A. Gray	broom baccharis	N
<i>Carduus pycnocephalus</i> L.	Italian thistle	I
<i>Centaurea melitensis</i> L.	tecalote, star-thistle	I
<i>Conyza canadensis</i> (L.) Cronquist	horseweed	N
<i>Corethrogyne filaginifolia</i> [= all previously known <i>Lessingia filaginifolia</i> varieties in California] (Hook. & Arn.) Nutt.	California-aster	N
<i>Cotula australis</i> (Sieber ex Spreng.) Hook. f.	Australian brass-buttons	I
<i>Cotula coronopifolia</i> L.	brass-buttons	I
<i>Cynara cardunculus</i> L.	cardoon, artichoke thistle	I
<i>Deinandra</i> [= <i>Hemizonia</i>] <i>fasciculata</i> (DC.) Greene	golden tarplant	N
<i>Dimorphotheca sinuata</i> DC.	blue-eye cape-marigold	I
<i>Encelia californica</i> Nutt.	common encelia	N
<i>Eriophyllum confertiflorum</i> (DC.) A. Gray var. <i>confertiflorum</i>	golden-yarrow	N
<i>Glebionis coronaria</i> (L.) Spach [= <i>Chrysanthemum coronarium</i>]	garland, crown daisy	I
<i>Gnaphalium californicum</i> DC.	green everlasting	N
<i>Hedynois cretica</i> (L.) Dum. Cours.	crete weed	I
<i>Helminthotheca</i> [= <i>Picris</i>] <i>echioides</i> (L.) Holub	bristly ox-tongue	I
<i>Isocoma menziesii</i> (Hook. & Arn.) G.L. Nesom var. <i>decumbens</i> (Greene) G.L. Nesom	decumbent goldenbush	N
<i>Isocoma menziesii</i> (Hook. & Arn.) G.L. Nesom var. <i>menziesii</i>	spreading goldenbush	N
<i>Pluchea odorata</i> (L.) Cass.	salt marsh fleabane	N
<i>Pseudognaphalium beneolens</i> [= <i>Gnaphalium canescens</i> ssp. <i>beneolens</i>] (Davidson) Anderb.	fragrant everlasting	N
<i>Pseudognaphalium biolettii</i> Anderb.	bicolor cudweed	N
<i>Sonchus asper</i> (L.) Hill ssp. <i>asper</i>	prickly sow thistle	I
<i>Sonchus oleraceus</i> L.	common sow thistle	I

ATTACHMENT 1
PLANT SPECIES OBSERVED IN THE MIRA SORRENTO SUBSTATION PROJECT SURVEY AREA
(continued)

Scientific Name	Common Name	Origin
BRASSICACEAE (CRUCIFERAE)	MUSTARD FAMILY	
<i>Brassica nigra</i> (L.) W.D.J. Koch	black mustard	I
<i>Hirschfeldia incana</i> (L.) Lagr.-Fossat	short-pod mustard	I
<i>Nasturtium officinale</i> [=Rorippa nasturtium-aquaticum] R. Br.	water cress	I
CHENOPODIACEAE	GOOSEFOOT FAMILY	
<i>Atriplex lentiformis</i> (Torr.) S. Watson ssp. <i>lentiformis</i>	big saltbush	N
CONVOLVULACEAE	MORNING-GLORY FAMILY	
<i>Calystegia macrostegia</i> (Greene) Brummitt	chaparral morning-glory	N
FABACEAE (LEGUMINOSAE)	LEGUME FAMILY	
<i>Acacia redolens</i> Maslin	desert carpet	I
<i>Medicago polymorpha</i> L.	California bur clover	I
<i>Melilotus albus</i> Medik.	white sweetclover	I
<i>Melilotus indicus</i> (L.) All.	sourclover	I
GERANIACEAE	GERANIUM FAMILY	
<i>Erodium cicutarium</i> (L.) L'Hér. ex Aiton	red stemmed filaree	I
<i>Geranium dissectum</i> L.	cut-leaf geranium	I
LAMIACEAE	MINT FAMILY	
<i>Marrubium vulgare</i> L.	horehound	I
<i>Salvia apiana</i> Jeps.	white sage	N
<i>Salvia mellifera</i> Greene	black sage	N
<i>Stachys ajugoides</i> Benth. var. <i>rigida</i> (Nutt. ex Benth.) Jeps. & Hoover	hedge nettle	N
MALVACEAE	MALLOW FAMILY	
<i>Malva parviflora</i> L.	cheeseweed, little mallow	I
MYRSINACEAE		
<i>Anagallis arvensis</i> L.	scarlet pimpernel, poor-man's weatherglass	I
ONAGRACEAE	EVENING-PRIMROSE FAMILY	
<i>Epilobium ciliatum</i> Raf. ssp. <i>ciliatum</i>	sticky willowweed	N
PAPAVERACEAE	POPPY FAMILY	
<i>Eschscholzia californica</i> Cham.	California poppy	N
PHRYMACEAE [=SCROPHULARIACEAE]	HOPSEED FAMILY	
<i>Mimulus aurantiacus</i> Curtis	low bush monkey-flower	N

ATTACHMENT 1
PLANT SPECIES OBSERVED IN THE MIRA SORRENTO SUBSTATION PROJECT SURVEY AREA
(continued)

Scientific Name	Common Name	Origin
POLYGONACEAE	BUCKWHEAT FAMILY	
<i>Eriogonum fasciculatum</i> Benth. var. <i>fasciculatum</i>	coast California buckwheat	N
<i>Rumex crispus</i> L.	curly dock	I
ROSACEAE	ROSE FAMILY	
<i>Heteromeles arbutifolia</i> (Lindl.) M. Roem.	toyon, Christmas berry	N
SALICACEAE	WILLOW FAMILY	
<i>Salix laevigata</i> Bebb	red willow	N
<i>Salix lasiolepis</i> Benth.	arroyo willow	N
TAMARICACEAE	TAMARISK FAMILY	
<i>Tamarix ramosissima</i> Ledeb.	saltcedar	I
URTICACEAE	NETTLE FAMILY	
<i>Urtica urens</i> L.	dwarf nettle	I

SOURCES: Jepson Online Interchange <<http://ucjeps.berkeley.edu/interchange.html>> (2009); K.N. Brenzel (editor), *Sunset Western Garden Book* (Sunset Publishing, Menlo Park, CA, 2001); John P. Rebman and Michael G. Simpson, *Checklist of the Vascular Plants of San Diego County*, 4th ed. (San Diego Natural History Museum, San Diego, CA, 2006); USDA Plants Database <<http://plants.usda.gov/>> (2008).

ORIGIN

- N = Native to locality
I = Introduced species from outside locality

Environmental Compliance Handbook



Mira Sorrento Substation (MTO)

Environmental Monitors and Key Responsibilities

The construction site contains sensitive environmental resources, including biological and aquatic resources. Environmental Monitors will be on the job site during construction to ensure compliance with the project environmental mitigation measures and specifications.

Environmental Monitors consist of biologists, archaeologists, and staff from SDG&E, California Public Utilities Commission (CPUC), and their consultants including RBF (Environmental Compliance Lead), RECON, ASM Affiliates, and Dudek. As the Environmental Compliance Lead, RBF will serve as the primary liaison between SDG&E staff, construction personnel (through the onsite Construction Manager), and the Environmental Monitors.



Monitoring staff will be available to answer any questions about the construction personnel's environmental responsibilities. Key responsibilities are listed below:

- Ensure that all "project activities" remain within identified work limits. Project activities refer to disturbances associated with site development including brushing, grubbing, vegetation clearing, grading, excavation, trenching, and construction-related work. It also refers to substation construction, transmission and distribution work, and telecommunication work.
- Comply with direction from Environmental Monitors to temporarily stop work when resources are threatened.
- Ensure proper installation and functioning of Best Management Practices (BMPs).

Reporting Protocol

All Environmental Monitors will report to the RBF Environmental Compliance Lead who will communicate with the Construction

Manager and SDG&E staff. In the event of inadvertent impacts to environmental resources, Environmental Monitors (e.g., SDG&E Specialists, CPUC Personnel, consultants) will have the authority to immediately halt project activities in the area requiring protection. At that time, the monitors will contact the Construction Manager and the RBF Environmental Compliance Lead via cell phone, if they are not already onsite. The RBF Environmental Compliance Lead will then communicate with the SDG&E Project Manager. If the Environmental Compliance Lead is not available, then the monitor will contact the SDG&E Project Manager directly and/or leave messages for both. SDG&E staff will coordinate with CPUC as necessary.



General Provisions

STAY IN THE WORK AREA. Ensure all approved work areas, access roads and staging areas are clearly marked. All project activities must remain in these areas.

DO NOT FEED OR DISTURB WILDLIFE. Do not disturb or harass any animal, including birds, rodents, rattlesnakes, etc. Some of these animals are protected by State and federal laws. If you see an animal that has been trapped, injured or killed, report it to the Environmental Monitor. If you see a nest in the area, report it to the Environmental Monitor immediately and halt work until further notice. Do not collect animals as pets; do not collect any plants.

DO NOT STOCKPILE IN SENSITIVE HABITATS. Stockpiling should be on already disturbed areas and staging areas.

DO NOT BRING PETS OR FIREARMS. Pets and firearms are prohibited for job-safety and protection of wildlife.

DO NOT DISTURB ARTIFACTS, BONES OR FOSSILS. Artifacts, bones, and fossils are protected by State and federal laws. If you uncover any historic or prehistoric resources during construction, stop work at that location and contact an Environmental Monitor

(e.g., SDG&E Specialists, CPUC Personnel, RBF Environmental Compliance Lead and/or consultants) who will notify the on-call archaeologist to conduct an investigation. Do not pick up any artifacts.

STABILIZE SOILS. Use straw bales, silt fences or other measures to stabilize slopes and keep dirt from washing off the work area into sensitive habitats or onto roads.

DO NOT LITTER. All litter, trash and construction debris must be collected and placed in an approved trash container daily. These trash containers must be legally disposed.

PRACTICE FIRE PREVENTION AND SAFETY. All fires are prohibited including burning of vegetation. Equip construction vehicles with water and shovels or fire extinguishers. Use fire protective mats or shields during grinding or welding. Smoke only in areas cleared of vegetation or in enclosed vehicles. Fieldstrip all cigarettes and remove them from the job site.

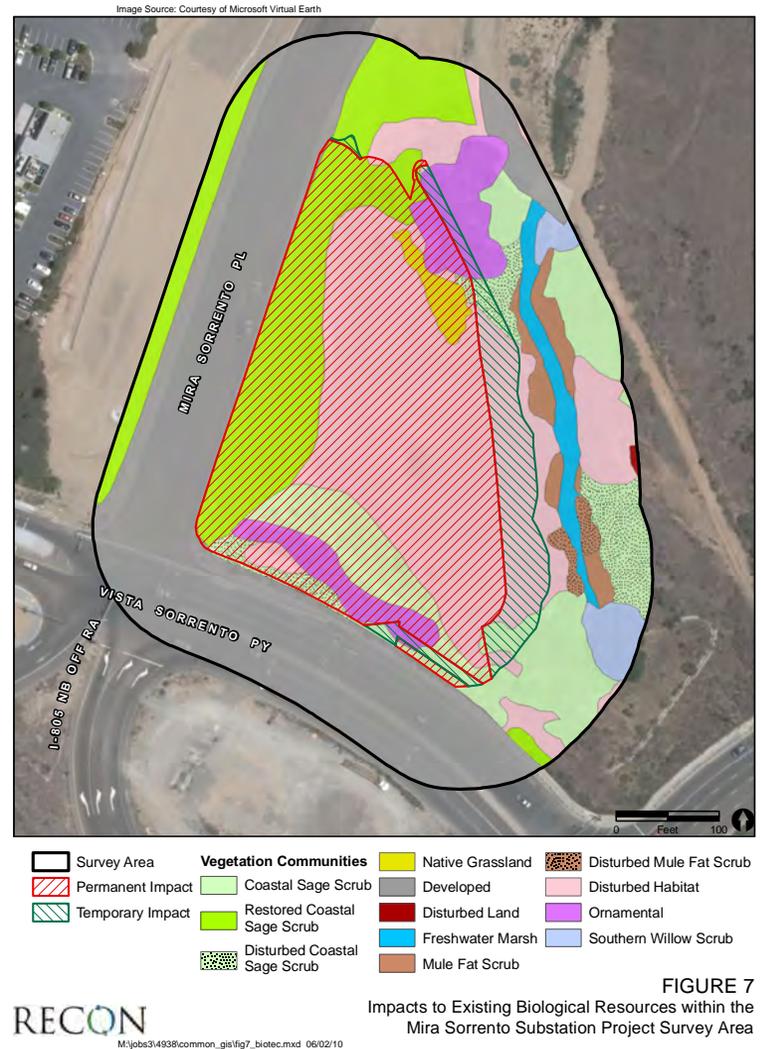
MAINTAIN AIR QUALITY. Stay within identified access roads. Keep vehicles speeds at the speed limit identified by the construction manager and never faster than 15 mph. Shut off equipment when it is not in use. Spray water to control dust.

CONSTRUCTION EQUIPMENT. Keep vehicles on existing roads or designated parking, staging, or construction areas. Driving or parking off existing roads impacts sensitive plants, compacts soil and may crush small animals or their homes.

CLEAN UP AND REPORT ALL HAZARDOUS MATERIAL SPILLS. The use of hazardous materials is strictly regulated by State and federal laws. Follow manufacturer's instructions and your employer's spill response program. Do not refuel equipment or change equipment fluids onsite without proper spill protection. Dispose of any hazardous waste or material offsite in a lawful manner.

Biology

The following special-status species and other sensitive resources could occur within the protected Environmentally Sensitive Area (ESA). These resources and the anticipated work limits are shown on Figure 7.



■ Aquatic Resources/Jurisdictional Areas

Freshwater Marsh: occurs along the onsite drainage (within the protected ESA) where there is perennial water inundation (see Figure 7). Freshwater marsh communities, as with all wetland habitats, have been greatly reduced throughout their entire range and continue to decline as a result of urbanization.

Southern Willow Scrub: occurs in a small stand at the southernmost extent of the onsite drainage (see Figure 7). Arroyo willow forms the canopy, and the understory vegetation is open with a few low-lying herbaceous species within and alongside the creek bed.

Mule Fat Scrub: borders the majority of the onsite drainage (see Figure 7). The vegetation is dense and dominated by mule fat with native herbaceous species scattered along the edges.

Upland Habitat Resources

Diegan Coastal Sage Scrub: is composed of a mosaic of remnant, restored, and disturbed stands throughout the site (see Figure 7). The remnant, or naturally occurring, stands occur on a north-facing slope in the south portion of the site; on a west-facing slope east of the onsite drainage; and along a hilltop within the west portion of the site. The restored coastal sage scrub occurs on cut slopes adjacent to Mira Sorrento Place, with the northwest-facing slope containing very dense vegetation and the southeast-facing slope being more open. The disturbed coastal sage scrub occurs in small patches on either side of the onsite drainage and on the cut slope adjacent to Vista Sorrento Parkway.

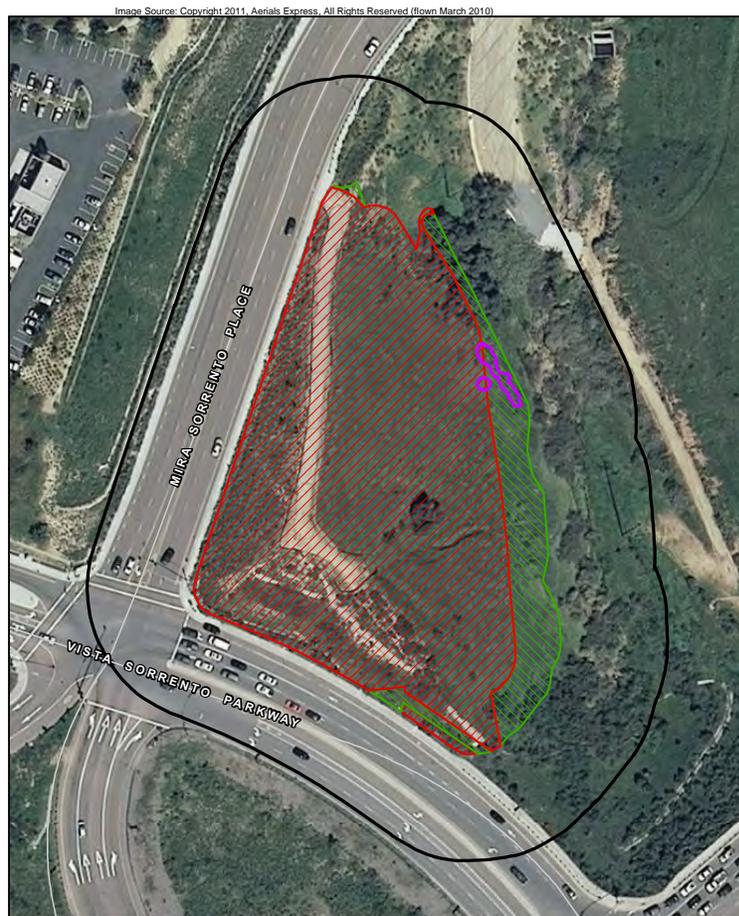
Native Grassland: occurs as a small patch within the larger expanse of disturbed habitat on the east-facing slope onsite (see Figure 7), and is dominated by non-native grass species. However, native grasses and wildflowers comprise over 10 percent of the ground cover.

Sensitive Plants



Between May 3 and July 18, 2012, rare plant surveys were performed onsite during which a population (approximately 45 shrubs) of the decumbent goldenbush (California Native Plant Society Rank 1B.2) was observed within the north-central portion of the project footprint, west of the onsite drainage (see Figure 5).

If additional plants of this species are observed during project activities, report it to the Environmental Monitor immediately and halt work until further notice.



RECON

M:\JOBS\34938\common_gis\fig5_rare.mxd 7/31/2012 sab

FIGURE 5
Location of Rare Plants within the
Mira Sorrento Substation Project Survey Area

▪ Sensitive Wildlife

Coastal Whiptail Lizard: occurs within disturbed coastal sage scrub habitat (see map). The species was a federal candidate for listing and is likely rare within California. The decline of populations of coastal whiptail is attributed to habitat loss and fragmentation.



Coastal California Gnatcatcher: is federally listed as threatened, a California Species of Special Concern, and an SDG&E NCCP covered species. The gnatcatcher is a non-migratory, resident species that typically occurs in or near sage scrub habitat. Breeding occurs from February through August,



and nests are constructed most often in California sagebrush. The primary cause of decline is due to habitat loss and degradation.

Between May 3 and July 17, 2012, protocol surveys were performed for the gnatcatcher and the federally endangered least Bell's vireo. The territory of an individual male gnatcatcher was observed in the north portion of the site and a pair was observed in the northeast portion of the site, east of the drainage. No least Bell's vireos were detected onsite. Two sensitive raptors were observed flying over the site: (1) white-tailed kite, a California Fully Protected Species, has the potential to forage onsite and nest within the trees along the onsite drainage; and (2) osprey, a California Watch List Species, is not expected to use the site due to lack of tall trees to support this species' large stick nests.

Within 72 hours prior to commencement of project activities, a qualified biologist will conduct a preconstruction survey for gnatcatchers. If present but not nesting, the biologist will survey for nesting birds approximately once per week within 100' of project activities for the duration of the site preparation phase.

If an active nest is located within 100' of project activities, then the biologist will monitor the nest daily until project activities are no longer in the vicinity of the nest or the fledglings become independent of their nest.

If the biologist determines that project activities are disturbing or disrupting gnatcatcher nesting, recommendations will include (1) turn off vehicle engines and other equipment whenever possible to reduce noise; (2) work in other areas until the young have fledged; and (3) place barriers to maintain noise levels at the nest to 60 dBA hourly Leq or less (or to the preconstruction ambient noise level if that exceeds 60 dBA hourly Leq).

Other Nesting Bird Species: Concurrent with the preconstruction survey for gnatcatchers, a nesting bird survey will be conducted to determine the presence of nests or nesting birds (protected under the Migratory Bird Treaty Act) within 100 feet of project activities. If an active nest (i.e., presence of eggs or young) is identified, project activities within a 100-foot buffer of the nest will be monitored by the biologist daily until such activities are no longer occurring or until fledglings become independent of the nest. The biologist may temporarily halt project activities or increase/decrease the buffer radius if determined necessary or if such activities are not disturbing the nesting birds. The same recommendations listed above may be needed.

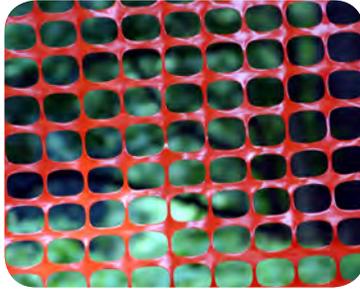


▪ SDG&E Subregional Natural Community Conservation Plan (NCCP)

The project is covered by SDG&E's NCCP which was approved in 1995 by U.S. Fish & Wildlife Service (USFWS) and California Department of Fish & Wildlife (CDFW). The SDG&E NCCP addresses potential impacts to sensitive resources associated with SDG&E's ongoing installation, use, maintenance, and repair of its gas and electric systems and typical expansion to those systems throughout SDG&E's existing service area. The NCCP includes mitigation measures and operational

protocols designed to avoid potential impacts to biological resources and to ensure the protection and conservation of covered species. All workers should be aware of the following biological requirements consistent with the SDG&E NCCP:

- The work limits adjacent to restricted/sensitive areas will be temporarily fenced under the supervision of an Environmental Monitor to ensure that fence installation does not impact adjacent habitats.



- This fence shall include silt barriers to prevent sedimentation from stormwater runoff entering adjacent sensitive habitats.
- The area outside the fenced work limits must remain free of trash, parking, or other project activities.
- The Environmental Monitor will notify SDG&E, CPUC, and responsible agencies immediately if project activities occur outside the fenced work limits.
- At the end of each work day, to prevent the inadvertent entrapment of wildlife, all pipe ends will be capped and all trenches and open holes will be fully covered with steel plates or other effective coverings, after they have been inspected by the onsite biologist.
- If fully covering the excavations is impractical, ramps will be used to provide a means of escape for wildlife that enter the excavations, or open holes will be securely fenced with exclusionary fencing.
- At the beginning of each work day, the Environmental Monitor will inspect the ramped excavations and remove any trapped wildlife. If the animals are

sensitive species that require special handling authorization, the Monitor will notify a qualified biologist (agency-permitted or approved to handle a specific species) who will remove the animal before resumption of work in that immediate area.

- Any accidental or unauthorized impacts to habitat will be restored/revegetated in place and monitored, under separate SDG&E contracts with an approved habitat restoration installer and a habitat restoration monitor.
- Any project modifications/variances will be documented and none will be allowed with verbal approval only. Project modifications that are considered minor with little risk to sensitive resources may be approved onsite, but will be documented in writing. Project modifications that could affect sensitive resources, but are required to ensure the health and safety of work crews will also be documented in writing.

Noise

- To minimize noise emissions into adjacent habitat (only if it is occupied by noise-sensitive species such as breeding gnatcatchers):
 - Construction, servicing of equipment and delivery of materials to and from the site will be performed between 7:00 AM - 7:00 PM, Monday through Saturday.
 - Contractor will ensure that all construction equipment is fitted with operating mufflers, air intake silencers, and engine shrouds, and that equipment is properly maintained and tuned.
 - All stationary noise sources (e.g., generators and compressors) onsite will be located as far as feasibly possible from adjacent gnatcatcher-occupied habitat.

- Advance notice has been mailed to all property owners within 300 feet of work limits indicating the construction start date, anticipated completion date, and hours of construction.
- SDG&E will provide a public liaison during construction to respond to concerns about construction noise disturbance, as well as a telephone number for receiving and responding to questions or complaints during construction.

Paleontological Resources

- A paleontological monitor will be onsite daily to observe excavation into previously undisturbed deposits with high or moderate paleontological resource sensitivity.
- In the event fossils are encountered, the paleontological monitor will have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. Due to the potential for recovery of small fossil remains (e.g., isolated mammal teeth), it may be necessary to set up a screen-washing operation onsite, or the paleontologist may recover bulk-sedimentary-matrix samples for offsite wet screening, as determined in the field.

Cultural Resources

- A qualified archaeologist will be on-call during grading, excavation and trenching if any artifacts are encountered.
- In the event that any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources will be halted, and a qualified archaeologist consulted to assess the significance of the find.
- If avoidance is infeasible, an archaeological data recovery program (ADRP) will be implemented which includes recovery and scientific analysis of all significant cultural materials. Data recovery will be limited to portions of the resource that could be adversely affected by project activities. Work may proceed on other parts of the site while the ADRP is carried out. A draft ADRP document has been

prepared to help expedite this process if necessary.

- If human remains are discovered, all work will stop immediately at the discovery site until the County coroner has been notified and has completed an investigation. If the remains are Native American, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours. The most likely descendant (MLD) of the deceased Native American will be notified by the NAHC and given the opportunity to make proper disposition of human remains. If the NAHC is unable to identify the MLD, or if no recommendations are made by the MLD within 48 hours, the human remains and any associated burial items will be reinterred.

Hazardous Materials

- All personnel will comply with the Hazardous Substance Management and Emergency Response Plan. The Plan is to help reduce or avoid potentially hazardous materials for the purposes of worker safety, protection from groundwater contamination, and proper disposal of hazardous materials.
- All SDG&E, contractor, and subcontractor personnel will receive training regarding the appropriate work practices necessary to effectively implement hazardous materials procedures and protocols and to comply with the applicable environmental laws and regulations, including hazardous materials spill prevention and response measures. Documentation of project personnel who have received training will be provided to SDG&E and CPUC on a regular basis.

Hydrology/Water Quality

- Project activities must follow the project-specific Stormwater Pollution Prevention Plan prepared under the State General Construction Permit. Best Management Practices (BMPs) will be implemented in



accordance with the SDG&E Water Quality Construction BMP Manual to avoid and minimize potential impacts to water quality.

- Groundwater must not be discharged to surface waters until an approved permit is obtained by SDG&E from the Regional Water Quality Control Board (RWQCB). SDG&E has submitted an application to the RWQCB for a permit to discharge groundwater to surface waters. SDG&E will notify the City of San Diego and Caltrans of the permit once obtained.
- If dewatering is required, a project-specific typical dewatering drawing will be prepared for review and approval by SDG&E and the CPUC to show the location of pumps within secondary containment, fuel storage areas, anticipated discharge point, scour protection measures, intake hose screening, and monitoring procedures to ensure that hazardous materials spills are addressed in a timely manner. Prior to dewatering activities, a discharge permit or waiver from the RWQCB must be obtained.

Traffic

- Traffic Control Plans (TCPs) have been approved by the City of San Diego, as part of the required traffic encroachment permits. The TCPs define the use of flag persons, warning signs, lights, barricades, cones, etc., according to standard Caltrans guidelines. For clarification, TCPs are also referred to as TMPs (Traffic Management Plans) in other supporting documents. Specific to the project site:



- Gates must be located and operated to prevent traffic backing up onto Mira Sorrento Place during peak traffic times (7:30 - 8:30 AM and 4:30 - 5:30 PM). No vehicles will be allowed to block any traffic lane for any purpose, including but not limited to loading or unloading of materials, during these peak traffic times.

- No lane closure will be allowed on Mira Sorrento Place or Vista Sorrento Parkway during peak traffic times to minimize disruption from construction traffic. Lane diversions (i.e., temporary restriping to realign travel lanes) may be utilized if approved by the City of San Diego.
- The TCPs will ensure access remains available to all private properties at all times.
- Work shifts will be staggered such that employee arrivals and departures will avoid peak times. Construction-related truck traffic will also be scheduled to avoid these peak traffic times.
- Construction workers should carpool to the job site to the extent feasible.

Prepared by:

RBF

A Baker Company

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San Diego, California 92124
858.614.5000
Contact: Mike Gonzales

NOTE: This handbook was prepared as a guide to the environmental requirements and is not intended to be a complete list of mitigation or instructions. Consult the adopted MMRP and State and federal laws and project mitigation requirements as necessary and as required.

INTRODUCTION:

Ms. Siren received a Bachelor of Science Degree in Geology (1999) from The George Washington University and was awarded a Master's Degree in Paleontology (2002) from the South Dakota School of Mines and Technology. She has served as paleontologist for numerous projects throughout southern California, including San Diego, Imperial, Orange, Riverside, Los Angeles, and San Bernardino counties. These projects involved multiple agencies, public and private sector clients, a variety of resources, and multidisciplinary staff supervision. She has taught at Saddleback Community College in Mission Viejo, California as an associate geology professor and has worked as a curatorial assistant with the Natural History Museum of Los Angeles County. While pursuing her degrees, Sarah conducted studies at both the Smithsonian Institution and Badlands National Park, and supervised as lead research scientist for various field activities, curation projects, and laboratory preparations. Her diverse experience includes recovering, identifying, mapping, and preparing fossils. Sarah is a Geologist-in-Training (no.167) with the State of California, an Orange County Certified Paleontologist, and a Qualified Paleontologist with the City of San Diego.

EDUCATION:

- M.S., Paleontology, South Dakota School of Mines and Technology, Rapid City, South Dakota, 2002
- B.S., Geology, The George Washington University, Washington, District of Columbia, 1999
- B.A., French Language & Literature, The George Washington University, Washington, District of Columbia, 1999

REGISTRATION AND CERTIFICATION:

Geologist-in-Training, No. 167, State of California, 2007

40-hour HAZWOPER Training, 2008

Qualified Paleontologist, City of San Diego, 2007

Orange County Certified Paleontologist, 2004

County of Riverside Paleontology Consultant List, 2004

EXPERIENCE:

2008 – present: San Diego Natural History Museum, San Diego, CA; *Paleontological Field Manager*; managing field operations for multiple projects throughout southern California.

2004 – 2008: Saddleback College, Mission Viejo, CA; *Associate Professor*, teaching fossil preparation techniques, in addition to teaching lecture classes for the Department of Geology.

2003 – 2008: Stantec Consulting Inc. (formerly Keith Companies), Irvine, CA; *Project Manager / Paleontologist*; managed field operations for multiple projects throughout southern California.

2007 – 2008: Natural History Museum of Los Angeles County, Los Angeles, CA; Curatorial Assistant; assists collections manager with curation, and is well-versed in the latest preparation and casting and molding techniques.

PUBLICATIONS:

- 2010 Comer Santos, K. Siren, S., Nouri, A., Deméré, T., and Randall, K., Paleontological Sensitivity Map for San Diego County: A Categorical Risk Analysis. ESRI Users Conference, Map Gallery Poster.
- 2007 Deering, M.R., Barnes, L.G., Siren, S.A., McLeod, S.A., Walsh, M.O., and Rice, K.R., A Fossil Ziphiid Whale (Cetacea: Odontoceti) From The Latest Miocene Capistrano Formation In Southern Orange County, California. Southern California Academy of Sciences.
- 2006 Siren, S.A., Site Analysis of the Buffalo Alley Bone Bed Located in the Lower Scenic Member of the Brule Formation (Oligocene), Badlands National Park, South Dakota, Abstract for poster presentation at the Sixty-Sixth Annual Society of Vertebrate Paleontology Meeting, Ottawa, Ontario, Canada.
- 2004 Deering, M.R., M.L. Kearin, S.A. Black, and L.G. Barnes, An Archaic Baleen-Bearing Mysticete Whale Resembling *Eomysticetus* from the Lower Miocene Vaqueros Formation in Southern California. Abstracts, Western Association of Vertebrate Paleontologists, Annual Meeting, Occidental College, 14 February 2004, p. 2.
- 2002 Herbel, C.L., Benton, R.C., and Black, S.A., Bone Bed Surveys: Making Use Of The Data, Abstract: Geological Society of America Annual Meeting, Abstracts with Programs, vol. 34, no. 6, paper no. 237-5.
- 2001 Black, S.A., Herbel, C.L., and Benton, R.C., Bone Beds in the Lower Scenic Member, Brule Formation (Oligocene), Badlands National Park, South Dakota, Abstract for poster presentation at the Sixty-First Annual Society of Vertebrate Paleontology Meeting, Bozeman, Montana.

SELECTED TECHNICAL REPORTS:

- 2009 Deméré, T.A., and S.A. Siren, Paleontological Identification Report, Paleontological Evaluation Report, & Paleontological Mitigation Plan, SR-76 South Mission Road to I-15 Highway Improvement Project, Caltrans District 11, San Diego County, California. Report Prepared by the San Diego Natural History Museum for EDAW, San Diego, California.
- 2008 Deméré, T.A., and S.A. Siren, Paleontological Mitigation Report, SDG&E Encina-Penasquitos 230kV Transmission Line, San Diego County, California.

Report Prepared by the San Diego Natural History Museum for ASM Affiliates, Inc.

- 2008 Siren, S.A., Paleontological Mitigation Plan for a 4-acre Project Site, City of Mira Loma, County of Riverside, California. Report Prepared by Stantec Consulting, Inc. for Storage Specialists, LLC., Beverly Hills, California.
- 2008 Siren, S.A., Paleontological Assessment of a 720-acre Parcel in Riverside County, California. Report Prepared by Stantec Consulting, Inc. for Indio Sun, LLC., Carlsbad, California.
- 2008 Siren, S. and L.G. Barnes, A Paleontological Assessment of Fossils in Aliso Creek, Orange County, California. Submitted to the County of Orange. Report Prepared by Stantec Consulting, Inc. for Ultrasystems, Irvine, California.
- 2007 Siren, S.A., and G.H. Archer, Report of Archaeological and Paleontological Mitigation Program, Hollyhills Drain Units 7 and 8 Project, Los Angeles, California. Report Prepared by Stantec Consulting, Inc. for the Los Angeles County Department of Public Works.
- 2007 Siren, S.A., L.G. Barnes, and G.H. Archer, Report of Paleontological Mitigation Program, Planning Area 17, Quail Hill, at the Intersection of SR-133 and Laguna Canyon Road, Irvine, California. Report Prepared by Stantec Consulting, Inc. for Irvine Community Development Company.
- 2007 Siren, S., S. Pentney, and G. Archer, Cultural Resources Identification Study of a 4-acre Project Site, City of Mira Loma, County of Riverside, California. Report Prepared by Stantec Consulting, Inc., for Storage Specialists, LLC., Glendale, California.
- 2007 Siren, S., S. Pentney, L. Barnes, and G. Archer, Archaeological and Paleontological Monitoring, Planning Area 6, Marshburn Storm Drain (Phase 1), City of Irvine, California. Report Prepared by Stantec Consulting, Inc. for Irvine Community Development Company.
- 2007 Siren, S., S. Pentney, L. Barnes, and G. Archer, Archaeological and Paleontological Monitoring, Planning Area 6, Marshburn Storm Drain (Phase 2), City of Irvine, California. Report Prepared by Stantec Consulting, Inc. for Irvine Community Development Company.
- 2008 Siren, S.A., M.J. Wetherbee, L.G. Barnes, and G.H. Archer, Report of Archaeological and Paleontological Mitigation Program, Four Seasons at Beaumont, Phases B and C, Beaumont, California. Submitted to the City of Beaumont. Report Prepared by Stantec Consulting Inc. for K. Hovnanian Companies of California, Irvine, California.

- 2006 Siren, S.A., Paleontological Assessment for the Jess Ranch Marketplace, Phase 3 Project, Town of Apple Valley, San Bernardino County, California. Report Prepared by Stantec Consulting, Inc., for Malcolm Riley and Associates, Los Angeles, California.
- 2006 Barnes, L.G., S.A. Siren, G.H., Archer, and S.P. Pentney, Archaeological and Paleontological Monitoring Report, Woodbury (Planning Area 9A) Project and Sewer Line Trenching In Planning Areas 9A, 9B, 9C, and 40. Report Prepared by Stantec Consulting, Inc., Irvine, California, for Irvine Community Development Company, Irvine, California, Stantec Project nos. 20413910-02, -06, -10, -11, -12 and -13, 67pp.
- 2005 Archer, G.H., S.A. Siren, and L.G. Barnes, Historical, Archaeological and Paleontological Resources Identification and Evaluation Study for the Planning Area 18 Project, Including Impacts Analysis and Mitigation Measures. The Keith Companies, Irvine, California.
- Archer, G.H., S.A. Siren, L.G. Barnes, and S. Crull, Historical, Archaeological and Paleontological Resources Identification and Evaluation Study for the Planning Area 39 Project, Including Impacts Analysis and Mitigation Measures. The Keith Companies, Irvine, California.
- Barnes, L.G., M.L. Barnes, G.H. Archer, S.A. Siren, and J.D. Stewart, Final Report of Paleontological Mitigation Program, Vellano Project, City of Chino Hills, San Bernardino County, California. Stantec Consulting Inc., Irvine, California. Submitted to Chino Hills Land West, LLC., Brentwood, Tennessee.
- 2004 Black, S.A., Paleontological Assessment of a 655-acre Parcel for the Fiesta De Vida project, Riverside County, California. The Keith Companies, Irvine, California, Document no. JN 014209.00.000, 9 p.
- Barnes, L.G., M. L. Kearin, S.A. Black, and M.R. Deering, Final Report of Paleontological Mitigation Program, Planning Area 22, "Shady Canyon", Irvine Community Development Company, Irvine, California. The Keith Companies, Irvine, California, Document no. JN 013667.06.000, pp. 1-66.
- Archer, G.H., and S.A. Black, Historical, Archaeological, and Paleontological Resources Identification Study for the SafeHouse of the Desert Project, Thousand Palms, Riverside County, California. The Keith Companies, Irvine, California.
- 2002 Black, S.A., Site Analysis of the Buffalo Alley Bone Bed Located in the Lower Scenic Member of the Brule Formation, White River Group, Badlands

National Park, South Dakota: unpublished Master's thesis, Rapid City, South Dakota, South Dakota School of Mines and Technology, 72 p.

SELECTED PROJECTS:

Thomas Jefferson School of Law, San Diego, California

Conducted multiple fossil salvages for this East Village project site. A mammoth skull, tusks, and partial skeleton were recovered and are currently awaiting preparation. In addition, a partial gray whale skeleton was discovered at the site, and is housed at the museum's storage facility.

Portola Springs (Planning Area 6), Irvine, California

As Project Manager, Ms. Siren provided comprehensive paleontological consultation services for a large-scale development. This project yielded fossils that dated from the Cretaceous-age (over 65 million years ago) deposits up through the Pleistocene (until 11,000 years ago). Ms. Siren was responsible for overseeing the paleontological resource management, including large fossil salvages and monitoring during rough grading. Evaluation studies are in progress and large-scale mitigation efforts are on-going.

Holly Hills Drain, Los Angeles County, California

As Project Manager and Paleontologist for this project, Ms. Siren was responsible for providing on-call paleontological monitoring for the Holly Hills storm drain project in Los Angeles County, California. The scope of services included providing on-site monitoring and collection of archaeological or paleontological resources found. Salvaged fossils were evaluated and prepared in compliance with the California Environmental Quality Act (CEQA) guidelines. Quarterly reports were written on the findings.

607 Kings Road, Newport Beach, California

Ms. Siren was the paleontologist for fossil salvage of a Pleistocene baleen whale skull from a private residence for the City of Newport Beach. She was instrumental in coordinating with the City, the property owner, and the Los Angeles Times journalists that covered the breaking news story.

Marblehead Coastal, San Clemente, California

As paleontologist, Ms. Siren was responsible for a paleontological assessment of the 266-acre property, and oversight of paleontological resource monitoring during rough grading. An archaeological survey was designed and implemented in consultation with the California Coastal Commission and local Native Americans. Survey methods were tailored in response to specific California Coastal Commission concerns regarding ground surface visibility, historical land use, previously recorded archaeological traces, and diverse development impacts. A detailed archaeological, Native American, and paleontological monitoring and discoveries treatment plan was successfully developed to address California Coastal Commission, Native American, and City of San Clemente concerns.

Pelican Hill, Newport Beach, California

Ms. Siren, managed the on-site paleontological mitigation program operated by Stantec for the Pelican Hill project in Newport Beach, Orange County, California. In accordance with local and state guidelines, she supervised the recovery of over 200 fish fossils from the middle to late Miocene marine Monterey Formation, and both terrestrial and marine specimens from the overlying Pleistocene age terrace deposits.

Quail Ranch, Moreno Valley, California

Project Paleontologist responsible for a paleontological assessment of the 200-acre property, and oversight during paleontological resource monitoring of geotechnical bore hole drilling and trenching.

Shady Canyon, Irvine, California

Assumed supervisory role of a four-year monitoring project during mass grading for the Shady Canyon residential community. During that time, the majority of the fossils salvaged by paleontological monitors were from the Vaqueros Formation. These marine sediments yielded a relatively complete skull of a new species of primitive baleen whale, in addition to mollusks, echinoderms, sharks, fishes, a marine bird, and mammals that lived in the Early Miocene ocean, approximately 20 to 23 million years ago. The collection has been reported on and placed in the Natural History Museum of Los Angeles County at Exposition Park.

Turtle Ridge, Irvine, California

Supervised paleontological monitoring during rough grading for this large residential community. Monitoring personnel collected a variety of marine fossils during the course of the project. Most notably, the complete skull of a primitive *Dioplotherium* (tusked sea cow) from the Topanga Formation, that was prepared in the Stantec paleontological laboratory, reported on, and placed at the Smithsonian Institution, Washington, DC, for further research.

Vellano, Chino Hills, California

Supervised paleontological monitoring services for this 570-acre property during mass grading. Over 2,000 fossil fish specimens were collected, greatly expanding the known species recorded from the Puente Formation. This residential community project afforded the rare opportunity to monitor Miocene sediments for the presence of marine fossils. Also collected on this project were Ice Age mega fauna remains, most notably the best-preserved Shasta ground sloth skull outside Rancho La Brea, and a large bison femur. The most complete dolphin skeleton ever recovered from the Pacific region was collected during the course of this project and is being described as a newly discovered species of kentriodontid dolphin by Dr. Barnes of the Natural History Museum of Los Angeles County, for publication in 2004. A replica of this animal is currently on display at the City of Chino Hills city hall. The collection was placed at the Natural History Museum of Los Angeles County.

ADDITIONAL EXPERIENCE:

1999 – 2002: South Dakota School of Mines & Technology, Rapid City, SD.

- *Research Scientist I.* Assisted Collections Manager/Preparator in several field activities, curation projects, and laboratory preparation (Summer 2002).
- *Graduate Research Assistant.* Prepared, identified, mapped, and curated fossils from new bone beds located during the 2000 and 2001 summer field seasons of the NRPP project (Fall 2001 and Spring 2002; Fall 2000 and Spring 2001).
- *Fossil Resource Monitor.* Monitored potentially fossiliferous areas in the Badlands National Park for construction crews (May 2001 and 2002).
- *Co-Principal Investigator.* Natural Resources Preservation Program 2001 in the Badlands National Park, filled administrative duties, mapped using aerial photos and GPS unit, and collected and prepared fossils for transport to the Museum of Geology in Rapid City, SD (Summer 2001).
- *Supervisor.* Interpreted fossil remains for tourists visiting an ongoing excavation site in the Badlands National Park, filled administrative duties and collected and prepared fossils for transport to the Museum of Geology (Summer 2001).
- *Research Assistant.* Badlands National Park for Museum of Geology Bone Bed Project (Summer 2000).
- *Fossil Interpreter/Paleontologist.* Pig Dig, Badlands National Park (Summer 1999 and 2000).
- *Graduate Research Assistant.* Museum of Geology/Department of Geology & Geological Engineering (Fall 1999 and Spring 2001).

2000: South Dakota School of Mines and Technology – Field Paleontology Course.

1999: Lehigh University – Geology Field School Course.

1998-1999: National Museum of Natural History, Smithsonian Institution; Invertebrate Paleobiology Department. *Contract employee.* Identified microfossil species for stable isotope analysis, and sorted microfossils based on morphology for population studies.

1998-1999: Disability Services, GWU. *Tutor.* Aided students in Physical and Historical Geology, and assisted one with his in-class activities.

1997: NSF Research Experience for Undergraduates, Green River, W. *Field participant.* Prospected and collected fossils for the Natural Science Museum, MI; prepared a report on the results of activities and presented same to group.

1998: Bahamas – Field Paleontology, *Cerion* snail fossil collection and documentation for Stephen J. Gould.

1997: Vertebrate Paleontology Laboratory, National Museum of Natural History, Smithsonian Institution – as a volunteer in this department, prepared fossil samples of vertebrates for study.

SKILLS:

Computer: Working knowledge of Windows XP and the following software packages: Office 2003, GPS Pathfinder Office, Terrasync, ArcGIS 9.3, Corel Draw X3, Adobe Creative Suite, EndNote, and ANCS/Rediscovery.

Language: Proficiency in written and spoken French.

PROFESSIONAL SOCIETIES, AFFILIATIONS AND AWARDS:

South Coast Geological Society, Treasurer, 2008.

Departmental Associate, San Diego Natural History Museum, 2007-present.

Museum Associate, Natural History Museum of Los Angeles County, 2003-present.

Society of Vertebrate Paleontology, 1997-present.

Geological Society of America, 1998-present.

SDSM&T Award for Outstanding Contributions to Campus Leadership, April 2001 and 2002.

RESEARCH INTERESTS:

Tertiary Terrestrial Mammals (Paleogene and Neogene), Great Plains; Tertiary Marine Mammals, Southern California.

Approval



6/10/13 1:51 pm

THE CITY OF SAN DIEGO
Development Services

Page 1 of 1

L64A-005

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **279541** Title: Mira Sorrento Substation G/PI
Project Mgr: Huff, Sandra (619)446-5419 shuff@sandiego.gov



Approval Information

Approval Nbr: **9 81802** Type: Grading + Right of Way Permit Status: Issued
Issued: 06/10/2013 1:48 pm Issued By: Cwynar, Kimberly Permit Holder: Seifert, Jim - SDG&E
Completed: Completed By: Owner Occupied: Overridden:
Extension Qty: 1 Extended By: Cwynar, Kimberly Cancel Reason:
Scope: 36984-D (Sheets 1-32, TC 1 & TC2) Grading and public improvement permit for graded pad for transmission/distribution substation for SDG&E. Scope includes driveway, drainage inlet, commercial driveway, curb & gutter, water service. Precancel Status:
Land Doc Type: Engineering Drawing
Recorded Map No.:
Recorded Date:



Job Location (36984-D G & PI)

Address Assessor Parcel
5306 1/3 MIRA MESA BL 340-090-6700

Fee Type Units

Fee Type	Amount
Cost Estimate - LDR	1,326,243.00
Cost Estimate - Grading	1,066,135.00
Cost Estimate - Landscaping	7,742.00
Cost Estimate - Public Improv	27,666.00

Fee Worksheet

Fee	Quantity	Unit	Category
Hrly-ECP Landscape	2.00	Hours	Inspection Fees
Issuance-With Plans	1.00	Each	Issuance Fees
Records-EngGrad & Public Imprv	1.00	Each	Issuance Fees

* 858-627-3200 for pre-construction meeting *

EXPIRES 6-10-2015



L64A-005

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **279609** Title: SDG&E---Retaining Walls
Project Mgr: Sanchez Jr, Ruben (619)446-5301 sanchezr@sandiego.gov



Approval Information

Approval Nbr: **9 82072** Type: Building Permit Status: Issued
Issued: 06/19/2013 10:59 am Issued By: Zapata, Emmerson Aries Permit Holder: SDG&E, - SDG&E
Completed: Completed By: Owner Occupied: Overridden:
Extension Qty: 0 Extended By: Cancel Reason:
Scope: Building Permit for a New CMU Retaining Wall, with free Precancel Status:
standing masonry wall on top. Land Doc Type:
Recorded Map No.:
Recorded Date:



Job Location (CMU Retaining Wall)

Address Assessor Parcel
5306 1/3 MIRA MESA BL 340-090-6700

Bureau of Census (BC) Codes

BC Code
ACC STRUCT- NON RES

Fee Type Units

Fee Type	Amount
Valuation -CBC	269,936.00
DwellingUnit NetChange(+,-,0)	0.00

Fee Worksheet

Fee	Quantity	Unit	Category
BulldgStand Surcharge SB1473	269,936.00	Valuation -CBC	Issuance Fees
Fence-Masonry / Concrete BP	9,652.00	Square Feet	Issuance Fees
Fence-Masonry / Concrete PC	9,652.00	Square Feet	Submittal Fees
Issuance-With Plans	1.00	Each	Issuance Fees
Records-Com/MDU(Calcs&Std)	1.00	Each	Issuance Fees
Retaining Wall w/Calcs BP	2,600.00	Square Feet	Issuance Fees
Retaining Wall w/Calcs PC	2,600.00	Square Feet	Submittal Fees
Seismic Fee (Bldg Permit)	269,936.00	Valuation -CBC	Issuance Fees
State Fee (Bldg Permit)	269,936.00	Valuation -CBC	Issuance Fees



L64A-005

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **279609** Title: SDG&E---Retaining Walls
Project Mgr: Sanchez Jr, Ruben (619)446-5301 sanchezr@saniego.gov



Approval Information

Approval Nbr: **9 82084** Type: Building Permit Status: Issued
 Issued: 06/19/2013 10:59 am Issued By: Zapata, Emmerson Aries Permit Holder: SDG&E, - SDG&E
 Completed: Completed By: Owner Occupied: Overridden:
 Extension Qty: 0 Extended By: Cancel Reason:
 Scope: Building Permit for a New Segmental Retaining Wall by Soils Retention Inc (Verdura). Precancel Status:
 Land Doc Type:
 Recorded Map No.:
 Recorded Date:



Job Location (Key Stone Retaining Wall)

Address 5306 1/3 MIRA MESA BL Assessor Parcel 340-090-6700

Bureau of Census (BC) Codes

BC Code
ACC STRUCT- NON RES

Fee Type Units

Fee Type	Amount
Valuation -CBC	1,127,575.00
DwellingUnit NetChange(+,-,0)	0.00

Fee Worksheet

Fee	Quantity	Unit	Category
BuildgStand Surcharge SB1473	1,127,575.00	Valuation -CBC	Issuance Fees
Issuance-With Plans	0.00	Each	Issuance Fees
Records-Com/MDU(Calcs&Std)	0.00	Each	Issuance Fees
Retaining Wall w/Calcs BP	30,475.00	Square Feet	Issuance Fees
Retaining Wall w/Calcs PC	30,475.00	Square Feet	Submittal Fees
Seismic Fee (Bldg Permit)	1,127,575.00	Valuation -CBC	Issuance Fees
State Fee (Bldg Permit)	1,127,575.00	Valuation -CBC	Issuance Fees





Inspection Plan

6/19/13 11:00 am

THE CITY OF SAN DIEGO
Development Services

Page 1 of 2

L64A-021

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: **279609** Title: SDG&E---Retaining Walls
Project Mgr: Sanchez Jr, Ruben (619)446-5301 sanchezr@sandiego.gov



Job Information

Job: CMU Retaining Wall Street Address: 5306 1/3 MIRA MESA BL Thomas Brothers: 1208-D7
APN: 340-090-6700 Parcel Owner: SAN DIEGO GAS&ELECTRIC CO

Approval Information

Approval Nbr: **9 82072** Approval Status: Issued Permit Holder: SDG&E,
Approval Type: Building Permit Owner occupied: Overridden:
Issue: 06/19/13 10:59 am By: Zapata, Emmerson Aries
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Building Permit for a New CMU Retaining Wall, with free standing masonry wall on top.

Inspection Group: **1117943** Inspection Tier 1

Inspection Group: **1117944** Inspection Tier 2

2147207 Landscape - Final Available

Call (619) 980-7208 to schedule this inspection

2208796 Structural - Foundation Available

Call (858) 581-7111 to schedule this inspection

2208797 Structural - Pre Grout Available

Call (858) 581-7111 to schedule this inspection

2208798 Structural - Wall Pre Backfill Available

Call (858) 581-7111 to schedule this inspection

2208799 Structural - Prefinal (2) Available

Call (858) 581-7111 to schedule this inspection

Inspection Group: **1117945** Inspection Tier 3

2208795 Structural - Final(3) Unavailable

Issue Nbr	Created By	Visibility	Issue Description	Cleared By	Cleared Date	Note
124101	Recidoro, Ted	Regular	Soils conformance			
124102	Recidoro, Ted	Regular	masonry			
144976	Florezabihi, Hoss	Regular	EMRA Approval # 0981815 to be approved & recorded prior to Final Inspection. Engineering Agreements to be			
144989	Recidoro, Ted	Regular	Concrete			
144990	Recidoro, Ted	Regular	steel			

Approval	Description	Approval Type Desc	Approval Status Desc	Will Expire	Created By
981815	Required	Encroachment Agreement	Issued	6/13/14 5:00 pm	Florezabihi, Hoss

Job Information

Job: Key Stone Retaining Wall Street Address: 5306 1/3 MIRA MESA BL Thomas Brothers: 1208-D7
APN: 340-090-6700 Parcel Owner: SAN DIEGO GAS&ELECTRIC CO

Approval Information

Approval Nbr: **9 82084** Approval Status: Issued Permit Holder: SDG&E,
Approval Type: Building Permit Owner occupied: Overridden:
Issue: 06/19/13 10:59 am By: Zapata, Emmerson Aries
Cancel Reason: Extension Quantity: 0
Precancel Status: Closed: By:
Scope: Building Permit for a New Segmental Retaining Wall by Soils Retention Inc (Verdura).

Inspection Group: **1117949** Inspection Tier 1

Inspection Group: **1117950** Inspection Tier 2





Inspection Plan

6/19/13 11:00 am

THE CITY OF SAN DIEGO
Development Services

Page 2 of 2

L64A-021

1222 First Avenue, San Diego, CA 92101-4154

Inspection Group: 1117950 Inspection Tier 2

2147208	Landscape - Final	Available
Call (619) 980-7208 to schedule this inspection		
2208801	Structural - Foundation	Available
Call (858) 581-7111 to schedule this inspection		
2208802	Structural - Pre Grout	Available
Call (858) 581-7111 to schedule this inspection		
2208803	Structural - Wall Pre Backfill	Available
Call (858) 581-7111 to schedule this inspection		
2208804	Structural - Prefinal (2)	Available
Call (858) 581-7111 to schedule this inspection		

Inspection Group: 1117951 Inspection Tier 3

2208800	Structural - Final(3)	Unavailable
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<u>Issue Nbr</u>	<u>Created By</u>	<u>Visibility</u>	<u>Issue Description</u>	<u>Cleared By</u>	<u>Cleared Date</u>	<u>Note</u>
124103	Recidoro, Ted	Regular	reinforced backfill - geosynthetic reinforcement			
124104	Recidoro, Ted	Regular	soils conformance			
124105	Recidoro, Ted	Regular	unit placement including alignment & inclination			
144991	Recidoro, Ted	Regular	per ICC ES #ER-5515, Verdura wall system (see sht 20 for listing of items)			





June 14, 2013

Dear Neighbor:

SDG&E will soon begin constructing a new substation to meet existing and anticipated electrical load growth, and to improve electrical distribution service reliability. Construction is anticipated to begin in July pending issuance of a notice to proceed from the California Public Utilities Commission (CPUC). Construction is scheduled for completion by December 2014 but may extend into 2015.

The substation will be located on the corner of Vista Sorrento Parkway and Mira Sorrento Place in the Sorrento Mesa area within the Mira Mesa Community Plan area of the City of San Diego.

The substation will include the construction of retaining walls and screening walls around the perimeter of the building pad. The retaining walls will range from 4 feet in height along Vista Sorrento Parkway, to a maximum of 52 feet of combined height along the southeasterly side, most of which will be below street grade in the canyon area. The larger retaining walls will be mechanically stabilized earth systems constructed of a concrete keystone type wall (brand name Verdura). Screening walls will be 10 feet in height around the perimeter of the substation and constructed of concrete blocks. Landscaping, which will be installed later in the construction process, will consist of native and non-native plants, trees, and shrubs that are consistent with those already in the area.

During construction, SDG&E crews and contractors will work as quickly and safely as possible to complete the project, and make every effort to minimize disruptions such as construction traffic, dust and noise. Construction hours will be Monday – Saturday, 7:00 a.m. – 7:00 p.m. Certain activities require unavoidable nighttime operations during construction of the electrical components. However, this nighttime work will be minimal. SDG&E does not expect any interruptions of electrical or gas service to customers as a result of our work.

If you have any questions or concerns, please feel free to call our dedicated toll-free Mira Sorrento Substation phone line at (866) 382-0886. You may also contact me directly, at CValenzuela@semprautilities.com or by phone (858) 654-8307.

We appreciate your patience and apologize in advance for any inconvenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'CValenzuela', written over a white background.

Claudia Valenzuela
Public Affairs Manager

AFFIDAVIT OF MAILING

I, Richard Quasarano, am a Senior Environmental Specialist for San Diego Gas & Electric. In accordance with the requirements of the Mira Sorrento Substation Project's (Project) Permit to Construct, Application 11-10-015, and more specifically Mitigation Measure NOI-1 as described in the Project's Initial Study / Mitigated Negative Declaration, I certify that I personally mailed the Construction Notices to the property owners within 300 feet of the property on June 12, 2013. The notices stated the construction start date, anticipated completion date, and the hours of construction. This was completed within the 2 to 4 week timeframe specified in NOI-1.

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

Executed this 20th day of June 2013, at San Diego, California.



Richard Quasarano, Senior Environmental Specialist, SDG&E
Mira Sorrento Substation Environmental Lead



Invoice

6/12/13 8:55 am

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

L64A-007

Invoice Number: **493260**



Status: Paid

Issued: 06/12/2013 8:49 am Huynh, Khanh

Voided:

Customer: HAMILTON, STEVE

Payment: On: 06/12/2013 8:54 am

To: Beavers, Jacqueline

Payment Method Document Number

Refundable Party

Payment

Check 8123

Geo Pacific Srvc, Inc

\$774.00

\$774.00

Development: 179599 Devel Num 179599

Project: **327625** Traffic Control Permit 62208 PM: Huynh, Khanh (619)446-5299



Job: 648968 5306 1/3 MIRA MESA BL

Approval Nbr: **11 44616** RTC ROW Permit-Traffic Control Status: Issued



<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Traffic Control Addl BP	3.00	Block Weeks	\$216.00
Traffic Control Addl PC	3.00	Block Weeks	\$243.00
Traffic Control BP	1.00	Block Weeks	\$144.00
Traffic Control PC	1.00	Block Weeks	\$171.00

Approval Total: \$774.00

Job Total: \$774.00

Project Total: \$774.00

Invoice Total: \$774.00



TCP#	62208	Start Date	7/15/13	End Date	8/24/13
TCP#		Start Date		End Date	
TCP#		Start Date		End Date	

Work Hours: 8:30A.M To 4:30P.M (M-Sat.)

From: 8.30A.M To 4:30P.M

Address/Project Street: Vista Sonoma PI (5306 MIRA MESA BLVD)

Cross Street: Vista Sonoma PI

Width/Depth of Trench:

Approach Speed:

Contractor/Applicant's Name: Geo Pacific Services Inc 1771 Vicente View Lakes Ave 92040

Address/City, State, Zip:

Project Contact Name: Steve Hamilton

Telephone: 619 772 0009

Fax:

Project Contact Name: Steve Hamilton

Telephone: 619 772 0009

Fax:

Project Contact Name: Steve Hamilton

Telephone: 619 772 0009

Fax:

Project Contact Name: Steve Hamilton

Telephone: 619 772 0009

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Telephone: 619 772 0009

Fax:

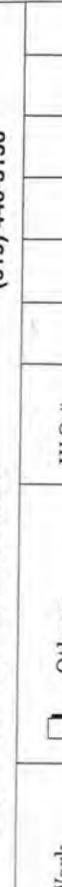
Project Contact Name: Steve Hamilton

Telephone: 619 772 0009

Fax:

Project Contact Name: Steve Hamilton

TRAFFIC CONTROL PLAN/PERMIT
Development Services Department
1222 First Ave. San Diego, CA 92101
(619) 446-5150



THE CITY OF SAN DIEGO

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TRAFFIC CONTROL PLAN/PERMIT

Development Services Department
1222 First Ave. San Diego, CA 92101
(619) 446-5150

- ACTIVITY TYPE**
- STREET CLOSURE
 - TRAVEL LANE CLOSURE
 - TURN LANE CLOSURE
 - PARKING LANE CLOSURE
 - BIKE LANE CLOSURE
 - SIDEWALK CLOSURE
 - PEDESTRIAN BARRICADE
 - DETOUR
 - FLAGGING
 - BUS STOPS
 - DUMPSTER
 - TRENCHING
 - PARKING METERS
 - FIBER/OPTIC
 - TRUCK ROUTE

STREET CLASSIFICATION

- EXPRESSWAY
- FOUR-LANE MAJOR STREET
- THREE-LANE COLLECTOR
- CUL-DE-SAC
- ALLEY
- SIX-LANE PRIMARY ARTERIAL/MAJOR ST.
- FOUR-LANE COLLECTOR
- TWO-LANE COLLECTOR
- LOCAL RESIDENTIAL

REQUIREMENTS:

- Traffic control plan shall conform to the latest edition of City of San Diego Standard Drawings, Appendix A; The Manual of Uniform Traffic Control Devices and the California Supplement; and Standard Specifications for Public Works Construction, including Regional Supplement Amendments and City of San Diego Supplement Amendments.
- The contractor is responsible for restoring the road back to satisfactory condition including, but not limited to, paving, striping, markings, and traffic signal loop detectors within five (5) calendar days of completion of work at affected intersection or road segment.
- The City Traffic Engineer reserves the right to observe these traffic control plans in operation and to make any changes as field conditions warrant.
- Trenches shall be backfilled or steel-plated during non-working hours. Steel plates shall have asphaltic concrete berm on all edges. All dirt, dust, and debris shall be removed from street at end of each day and at the end of the job. The street shall be in drivable condition at all times.
- Any work that creates an undue safety risk or creates severe congestion may be shut down by City Traffic Engineers, City Field Inspection, or the Police Department.
- All travel lanes shall be minimum of 12 feet wide, 14 feet adjacent to bike lanes, unless otherwise approved by the City Traffic Engineer.
- Cones and delineators shall have reflectorized sleeves for night work.
- If parking is allowed in advance warning area, advance warning signs shall be mounted on high level devices.

APPLICANT IS RESPONSIBLE FOR FULL AND COMPLETE REPRESENTATION OF THE ACTUAL ROAD CONDITIONS SHOWN ON THIS PLAN INCLUDING, BUT NOT LIMITED TO EXISTING STRIPING, SIGNING, SIDEWALKS, AND BIKE LANES.

PRINTED NAME: STEPHEN B. HAMILTON

SIGNATURE: [Signature]

PHONE: 619 772 0009

DATE: 6/12/13

CONTRACTOR: PTS 27954

OWNER: []

OTHERS: []

COMMENTS: ORIGINAL PERMIT MUST BE KEPT ON RECYCLED PAPER. VISIT OUR WEB SITE AT WWW.SANDIEGO.GOV/DEVELOPMENT-SERVICES AND CONSTRUCTION DIVISION UPON REQUEST, THIS INFORMATION IS AVAILABLE IN ALTERNATIVE FORMATS FOR PERSONS WITH DISABILITIES. SAFETY SECTION DS-269 (02/13)

APPROVED

TRAFFIC CONTROL PERMIT

DATE: 6/12/13

JUN 12 2013

CITY OF SAN DIEGO

Development Services

Development Services and Construction Division

Safety Section

Development Services Department

1222 First Ave. San Diego, CA 92101

(619) 446-5150

TRAFFIC CONTROL PLAN/PERMIT

Development Services Department

1222 First Ave. San Diego, CA 92101

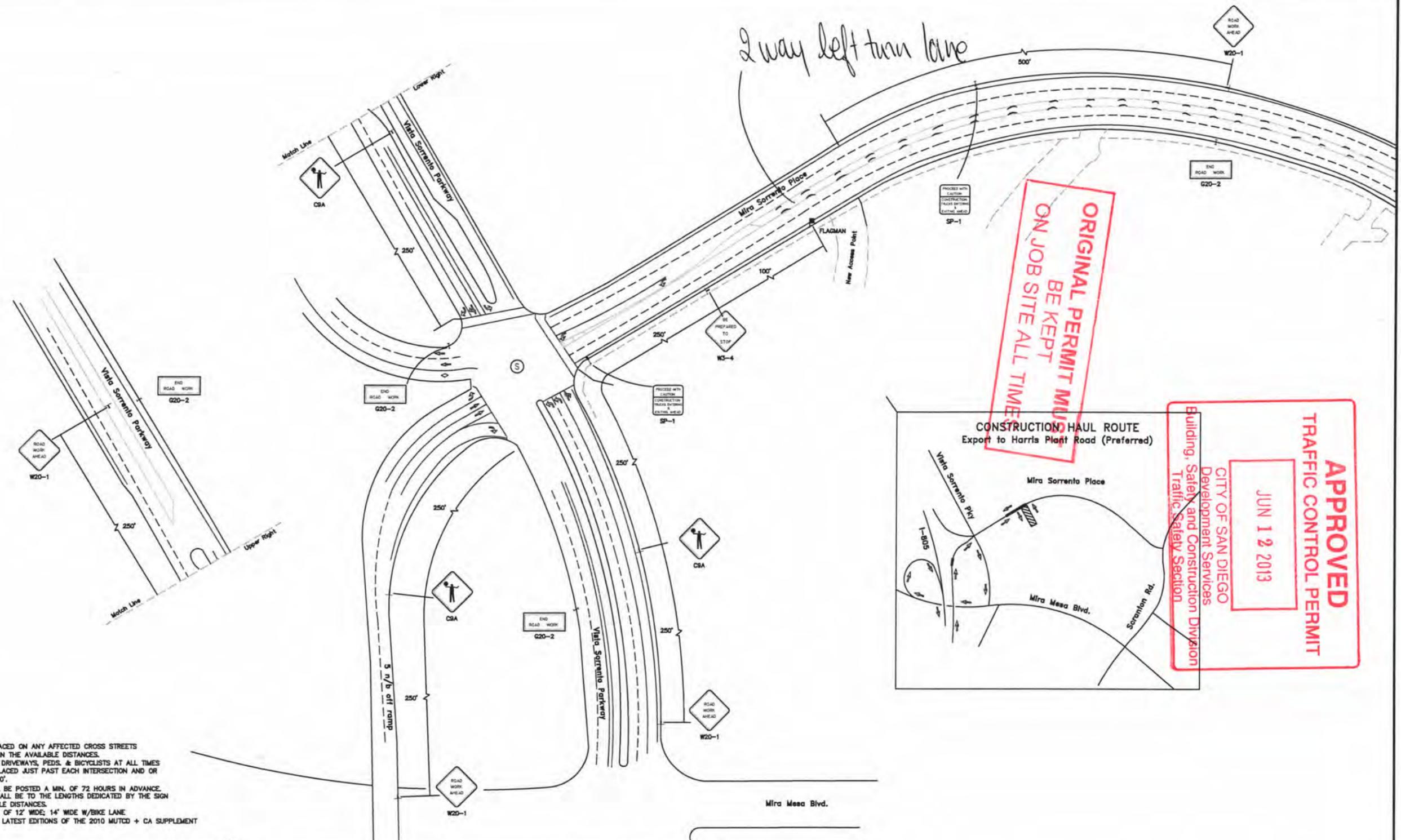
(619) 446-5150

TRAFFIC CONTROL PLAN/PERMIT

Development Services Department

Site: 5306 Mira Mesa Blvd.

E7



ORIGINAL PERMIT MUST BE KEPT ON JOB SITE ALL TIMES

APPROVED TRAFFIC CONTROL PERMIT
 JUN 12 2013
 CITY OF SAN DIEGO
 Development Services
 Building, Safety and Construction Division
 Traffic Safety Section



**** GENERAL NOTES ****

- W20-1 & G20-2 SIGNS SHALL BE PLACED ON ANY AFFECTED CROSS STREETS 150' FROM INTERSECTION, OR WITHIN THE AVAILABLE DISTANCES.
- CONTRACTOR TO PROVIDE ACCESS TO DRIVEWAYS, PEDS. & BICYCLISTS AT ALL TIMES
- C30 (LANE CLOSED) SIGNS WILL BE PLACED JUST PAST EACH INTERSECTION AND OR MID BLOCK IN INCREMENTS OF 1000'
- TEMPORARY NO PARKING SIGNS SHALL BE POSTED A MIN. OF 72 HOURS IN ADVANCE.
- ALL SIGNS, TAPERS & LANE WIDTHS SHALL BE TO THE LENGTHS DEDICATED BY THE SIGN & CONE LAYOUT AND/OR AVAILABLE DISTANCES.
- ALL TRAVEL LANES ARE TO BE A MIN. OF 12' WIDE, 14' WIDE W/BIKE LANE
- ALL TRAFFIC PLANS CONFORM TO THE LATEST EDITIONS OF THE 2010 MUTCD + CA SUPPLEMENT

SIGN & CONE LAYOUT

LEGEND		SPEED LIMIT	MIN. SIGN SPACING	MIN. TAPER LENGTH	BUFFER SPACE	MAX. CONE SPACING
FLASHING BEACON	*		A	B	C	D
DIRECTION OF TRAVEL	↔	25 MPH	150'	125'	155'	25'
PORTABLE SIGN	T	30 MPH	350'	180'	200'	30'
TRAFFIC CONE	•	35 MPH	350'	245'	250'	35'
BARRICADE	I	40 MPH	350'	320'	305'	40'
FLAGGER	⚑	45 MPH	500'	540'	360'	45'
FLASHING ARROW SIGN	↔	50 MPH	500'	600'	425'	50'
WORKING AREA	▨	55 MPH	500'	660'	495'	55'
TRAFFIC SIGNAL	Ⓢ					

UNION OPERATED
 LIC. # 880377

Pro Traffic Services & So cal Elite Traffic Services

263 E. CARMEL ST.
 SAN MARCOS, CA 92078

PH: 760-744-7056
 FX: 760-744-7022

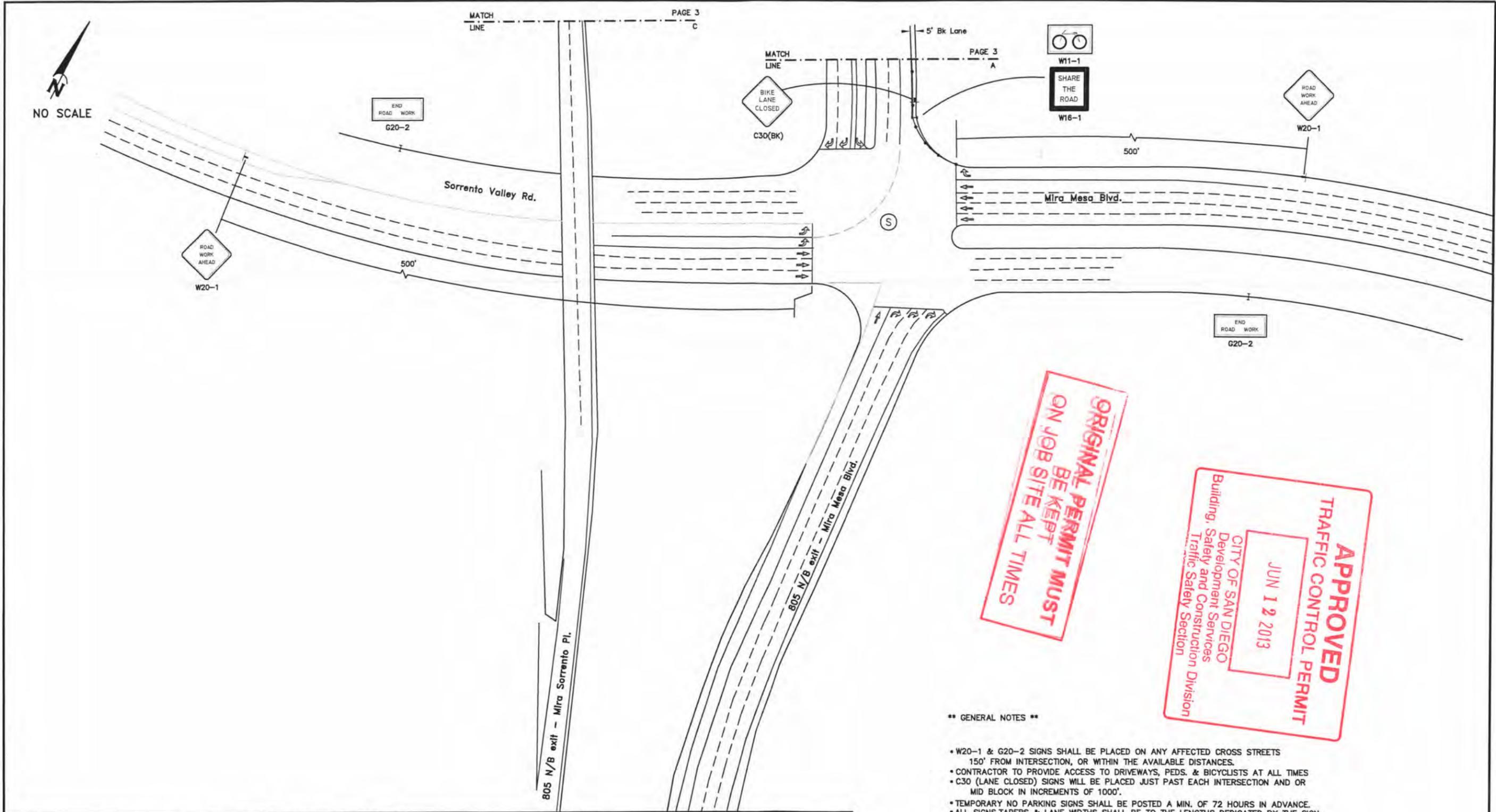
Let the power of 2 work for you!

PLANS PREPARED BY:
 NAME: JASON TODD DATE: 5.22.2013
 AGENCY: PRO TRAFFIC SERVICES PHONE: 760.744.7056

(TCP 2363) Mira Sorrento Place

City of San Diego
 TRAFFIC CONTROL PLAN

PERMIT NO.
 SHEET 1 B



**ORIGINAL PERMIT MUST
BE KEPT
ON JOB SITE ALL TIMES**

**APPROVED
TRAFFIC CONTROL PERMIT**
 JUN 12 2013
 CITY OF SAN DIEGO
 Development Services
 Safety and Construction Division
 Traffic Safety Section

**** GENERAL NOTES ****

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(TCP 2363) Mira Sorrento Place

SIGN & CONE LAYOUT						
LEGEND		SPEED LIMIT	MIN. SIGN SPACING	MIN. TAPER LENGTH	BUFFER SPACE	MAX. CONE SPACING
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DIRECTION OF TRAVEL	↑ ↓		A	B	C	D
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WORKING AREA	▨	50 MPH	500'	600'	425'	50'
TRAFFIC SIGNAL	Ⓢ	55 MPH	500'	660'	495'	55'

UNION OPERATED
LIC. # 880377
WBE

*Pro Traffic Services &
So cal Elite Traffic Services*

263 E. CARMEL ST.
SAN MARCOS, CA 92078

PH: 760-744-7056
FX: 760-744-7022

Let the power of 2 work for you!

PLANS PREPARED BY:

NAME: JASON TODD DATE: 6.10.2013

AGENCY: PRO TRAFFIC SERVICES PHONE: 760.744.7056

City of
San Diego

TRAFFIC CONTROL PLAN

PERMIT NO. _____

SHEET 4



Invoice

6/12/13 8:55 am

THE CITY OF SAN DIEGO
Development Services

Page 1 of 1

L64A-007

1222 First Avenue, San Diego, CA 92101-4154

Invoice Number: **493254**



Status: Paid

Issued: 06/12/2013 8:36 am Huynh, Khanh

Voided:

Customer: HAMILTON, STEVE

Payment: On: 06/12/2013 8:55 am

To: Beavers, Jacqueline

<u>Payment Method</u>	<u>Document Number</u>	<u>Refundable Party</u>	<u>Payment</u>
Check	8123	Geo Pacific Srvc, Inc	\$468.00
			\$468.00

Development: 209182 Devel Num 209182

Project: **327617** Traffic Control Permit 62207 PM: Huynh, Khanh (619)446-5299



Job: 648958 5306 1/3 MIRA MESA BL

Approval Nbr: **11 44592** RTC ROW Permit-Traffic Control Status: Issued



<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Traffic Control Addl BP	1.00	Block Weeks	\$72.00
Traffic Control Addl PC	1.00	Block Weeks	\$81.00
Traffic Control BP	1.00	Block Weeks	\$144.00
Traffic Control PC	1.00	Block Weeks	\$171.00

Approval Total: \$468.00

Job Total: \$468.00

Project Total: \$468.00

Invoice Total: \$468.00



TCP#	6	2	2	0	7	7	0	6	1	3	7	0	6	1	3
TCP#															
TCP#															

Work Hour: From: 1:00 A.M. To: 12:00 P.M. Continuous Night Work

Address/Project Street: (5306 M. RA Mesa Blvd) Cross Street: Multiple locations

Posted Speed Limit: Width/Depth of Trench: Approach Speed:

Contractor/Applicant's Name: Geo Pacific Services Inc Address/City, State, Zip: 12721 Vicente View Lakeside 91410

- ACTIVITY TYPE**
- STREET CLOSURE
 - TRAVEL LANE CLOSURE
 - TURN LANE CLOSURE
 - PARKING LANE CLOSURE
 - BIKE LANE CLOSURE
 - SIDEWALK CLOSURE
 - PEDESTRIAN BARRICADE
 - DETOUR
 - FLAGGING
 - BUS STOPS
 - DUMPSTER
 - TRENCHING
 - PARKING METERS
 - FIBER OPTIC

REQUIREMENTS:

- Traffic control plan shall conform to the latest edition of City of San Diego Standard Drawings, Appendix A; The Manual of Uniform Traffic Control Devices and the California Supplement; and Standard Specifications for Public Works Construction, including Regional Supplement Amendments and City of San Diego Supplement Amendments.
- The contractor is responsible for restoring the road back to satisfactory condition including, but not limited to, paving, striping, markings, and traffic signal loop detectors within five (5) calendar days of completion of work at affected intersection or road segment.
- The City Traffic Engineer reserves the right to observe these traffic control plans in operation and to make any changes as field conditions warrant.
- Trenches shall be backfilled or steel-plated during non-working hours. Steel plates shall have asphaltic concrete berm on all edges. All dirt, dust, and debris shall be removed from street at end of each day and at the end of the job. The street shall be in drivable condition at all times.
- Any work that creates an undue safety risk or creates severe congestion may be shut down by City Traffic Engineers, City Field Inspection, or the Police Department.
- All travel lanes shall be minimum of 12 feet wide, 14 feet adjacent to bike lanes, unless otherwise approved by the City Traffic Engineer.
- Cones and delineators shall have reflectorized sleeves for night work.
- If parking is allowed in advance warning area, advance warning signs shall be mounted on high level devices.

APPLICANT IS RESPONSIBLE FOR FULL AND COMPLETE REPRESENTATION OF THE ACTUAL ROAD CONDITIONS SHOWN ON THIS PLAN INCLUDING, BUT NOT LIMITED TO EXISTING STRIPING, SIGNING, SIDEWALKS, AND BIKE LANES.

PRINTED NAME: STEVEN B. HAMERON PHONE: 619 772 0009

SIGNATURE: [Signature] DATE: 6/12/13

AGENT CONTRACTOR OWNER OTHERS

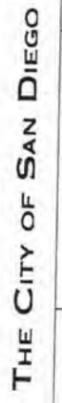
COMMENTS: PTS 279541

ON JOB Sited on recycled paper. Visit our web site at www.sandiego.gov/development-services

Upon request, this information is available in alternative formats for persons with disabilities, and Construction Division Traffic Safety Section

DS-269 (02-13)

TRAFFIC CONTROL PLAN/PERMIT
Development Services Department
1222 First Ave. San Diego, CA 92101
(619) 446-5150



THE CITY OF SAN DIEGO

Project Contact Name: Steve Hameron Telephone: 619 772 0009 Fax:

W.O.# T.B.# 1208 Sign Spacing: D7

- STREET CLASSIFICATION**
- EXPRESSWAY
 - FOUR-LANE MAJOR STREET
 - THREE-LANE COLLECTOR
 - CUL-DE-SAC
 - ALLEY
 - SIX-LANE PRIMARY ARTERIAL/MAJOR ST.
 - FOUR-LANE COLLECTOR
 - TWO-LANE COLLECTOR
 - LOCAL RESIDENTIAL

- The contractor shall post tow-away/no parking signs twenty-four (24) hours in advance and shall tag the meters (where applicable).
- Traffic control plans must be submitted in person a minimum of five (5) working days prior to the start of work within the public right-of-way.
- Extension must be submitted in person **TWO (2) WORKING DAYS IN ADVANCE OF PERMIT EXPIRATION.**
- Work days are Monday through Friday. No work on Saturdays, Sundays, or holidays unless approved and noted in "comments."
- Contractor shall contact City Resident Engineer at (858) 627-3200 for inspection of any covered pedestrian walkway during construction of such walkway.

THE CONTRACTOR SHALL NOTIFY ALL AFFECTED AGENCIES 5 WORKING DAYS PRIOR TO STARTING WORK:

- POLICE DEPARTMENT DISPATCH (619) 531-2000
- FIRE DEPARTMENT DISPATCH (858) 573-1300
- ENVIRONMENTAL SERVICES (858) 492-5060
- MTS (BUS STOPS) (619) 238-0100 EXT: 6451
- MTS (TAXI ZONES/ MTS (TROLLEY LINES) (619) 235-2644/(619) 595-4960
- STREET DIVISION - TRAFFIC SIGNALS (619) 527-7500
- UNDERGROUND SERVICE ALERT (800) 422-4133

AGENT OF CITY TRAFFIC ENGINEER: [Signature] DATE: 6/12/13

DESCRIPTION: **APPROVED** DATE: 6/12/13

FIRST EXTENSION: **TRAFFIC CONTROL PERMIT** DATE:

SECOND EXTENSION: DATE:

REFERENCE TCP #: DATE:

CITY OF SAN DIEGO

ON JOB Sited on recycled paper. Visit our web site at www.sandiego.gov/development-services

Upon request, this information is available in alternative formats for persons with disabilities, and Construction Division Traffic Safety Section

DS-269 (02-13)



THE CITY OF SAN DIEGO

Traffic Control Permit (TCP) Multiple Location List

To: City of San Diego, Traffic Permit Section Date: 6/12/13
 From (Company): Geo Access Services Inc Phone No.: 619 772 2209
 Contact Person: Steve Hammon Fax No.: _____
 W.O. or Account #: _____ TCP No.: 62207

City Use Only
 Authorized # _____
 By _____ No _____
 Yes _____
 Date Reviewed _____

TYPE OF WORK
 1 = Lane Closure
 2 = Street Closure
 3 = Sidewalk Closure
 4 = Alley Closure
 5 = Parking Lane
 6 = Detour
 7 = Trenching
 8 = Flagging
9 Bike lane closure

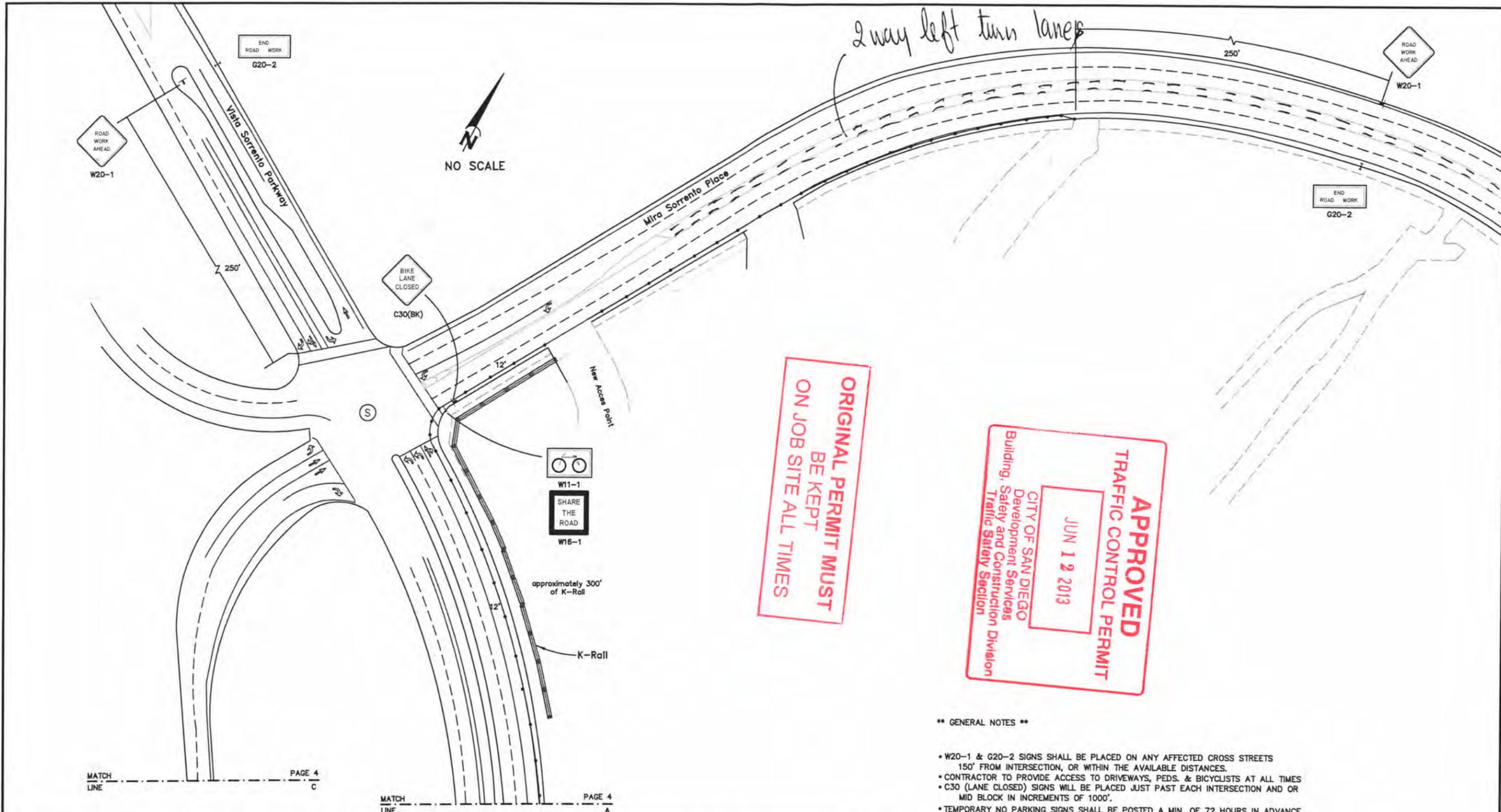
Location	From	To	Start Date *	End Date *	Work Hours **	Thomas Bros.	Type of Work
A Mira Sorrento Place	Vista Sorrento Alwy	Serrano Road	7/06/13	7/06/13	7:00 - 12:00P	1208-D74	9
B Vista Sorrento Alwy	Mira Sorrento Place	Mira Mesa Blvd	7/06/13	7/06/13	11	87	9
C							
D							
E							
F							
G							
H							
I							

APPROVED
TRAFFIC CONTROL PERMIT
 JUN 12 2013
 CITY OF SAN DIEGO
 Development Services
 Building, Safety and Construction Division
 Traffic Safety Section

**ORIGINAL PERMIT MUST
 BE KEPT
 ON JOB SITE ALL TIMES**

Comments:

Must be submitted a minimum of 2 working days prior to start of work. All columns must be filled out for proper authorization
 Fax or mail to: City of San Diego • Traffic Control Permit Section • 1222 First Avenue, MS 501 • San Diego, CA 92101 • Fax (619) 236-6767
 * Work Days: Monday Through Friday
 ** Work Hours: 8:30 A.M. - 3:30 P.M. (unless other hours are pre-approved)
 (No Work on Saturdays, Sundays, or Holidays Unless Approved and Noted In Comments)



ORIGINAL PERMIT MUST BE KEPT ON JOB SITE ALL TIMES

APPROVED TRAFFIC CONTROL PERMIT
 JUN 12 2013
 CITY OF SAN DIEGO
 Development Services
 Building, Safety and Construction Division
 Traffic Safety Section

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SIGN & CONE LAYOUT

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UNION OPERATED
 LIC. # 880377

Pro Traffic Services & So cal Elite Traffic Services

263 E. CARMEL ST.
 SAN MARCOS, CA 92078

PH: 760-744-7056
 FX: 760-744-7022

Let the power of 2 work for you!

PLANS PREPARED BY:
 NAME: JASON TODD DATE: 6.10.2013
 AGENCY: PRO TRAFFIC SERVICES PHONE: 760.744.7056

City of San Diego
 TRAFFIC CONTROL PLAN

PERMIT NO.
 SHEET 3

(TCP 2363) Mira Sorrento Place



THE CITY OF SAN DIEGO

RECORDING REQUESTED BY:
THE CITY OF SAN DIEGO
AND WHEN RECORDED MAIL TO:
SDG&E c/o JIM SEIFERT, CP-11D
8335 CENTURY PARK COURT
SAN DIEGO, CA 92123

(THIS SPACE IS FOR RECORDER'S USE ONLY)

ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT

APPROVAL NUMBER: 0981815

PROJECT NUMBER: 279541

In accordance with the provisions of Section 129.0715 of the San Diego Municipal Code, this agreement is made by and between the City of San Diego, a Municipal Corporation [City] and the owner or owner's duly authorized representative of real property [Property Owner], located at 5306 MIRA MESA BOULEVARD

(PROPERTY ADDRESS)

and more particularly described as SEE EXHIBIT "A"

(LEGAL DESCRIPTION OF PROPERTY)

in the City of San Diego, County of San Diego, State of California [Property].

In consideration of the grant of permission by the City of San Diego to encroach into the public right-of-way [ROW] by installing and maintaining private improvements, to wit: A 12" PRIVATE STORM DRAIN PIPE WITHIN THE STORM DRAIN EASEMENT.

(DESCRIPTION IMPROVEMENT)

[Encroachment] over, under, and across the ROW for the use and benefit of the Property, Property Owner covenants and agrees with the City Of San Diego as follows:

- (a) This agreement shall run with the land.
- (b) The Encroachment shall be installed and maintained in a safe and sanitary condition at the sole cost, risk and responsibility of the Property Owner(s) and the successors in interest.
- (c) With respect to any liability, including but not limited to claims asserted, demands, causes of action, costs, expenses, losses, attorney fees, damages, expenses or payments that the City may sustain or incur in any manner for damages or injuries, including those to any person (including disability, dismemberment, illness damages, or death) or property, arising from, related to, or resulting from the construction, maintenance, state of use, repair, or presence of the Encroachment, the Property Owner agrees to defend, indemnify, protect and hold harmless the City, its agents, officers, and employees from and against any and all liability.

Continued on Page 2

Also covered by this Section is liability arising from, related to, connected with, caused by, or claimed to be caused by the active or passive negligent acts or omissions of the City, its agents, officers, or employees that may be in combination with active or passive negligent acts or omissions of the Property Owner, its employees, agents or officers, or any third party. The Property Owner's duty to defend, indemnify, protect and hold harmless shall not include any claims or liabilities arising from the sole negligence or sole willful misconduct of the City, its agents, officers or employees.

Property Owner further agrees to pay any and all costs the City incurs to enforce the indemnity and defense provision above.

- (d) The Property Owner(s) shall remove, relocate or restore the Encroachment as directed by the City Engineer within thirty (30) calendar days of written notice from the City, or in the case of an emergency, as determined by the City, the City may request that the work be done immediately or within less than thirty (30) calendar days. If the Property Owner(s) fails to remove, relocate or restore or otherwise comply with the direction of the City Engineer regarding the Encroachment, the City may cause the work to be done, and the costs thereof shall be a lien against the property. The City's request to remove, relocate, or restore the encroachment shall not be arbitrary or without reason.
- (e) For structures encroaching over or under a public facility within a right-of-way or easement, the owners agree to provide an alternate right-of-way and to relocate said public facility to a new alignment, all without cost or expense to the City, whenever it is determined by the City that the Facility cannot be economically placed, replaced, or maintained due to the presence of the Encroachment.
- (f) Whatever rights and obligations were acquired by the City with respect to the rights-of-way shall remain and continue in full force and effect and shall in no way be affected by the City's grant of permission to construct and maintain the Encroachment.
- (g) The Property Owner shall maintain a policy of liability insurance, with the City of San Diego and its respective elected officials, officers, employees, agents, and representatives named as additional insureds, in an amount approved by the City, which will protect the City from any potential claims which may arise from the Encroachment.

See Attached Exhibit(s): Exhibits A & B

See Drawing Number(s): 36984-D

On file with the City of San Diego



(Owner Signature)

JIM SEIFERT, MANAGER

(Print Name and Title)

REAL ESTATE, LAND SERVICES
& FACILITIES

SAN DIEGO GAS & ELECTRIC

(Company/Organization Name) CO.

May 13, 2013

(Date)

APPROVED:

(City Control Engineer Signature)

(Print Name)

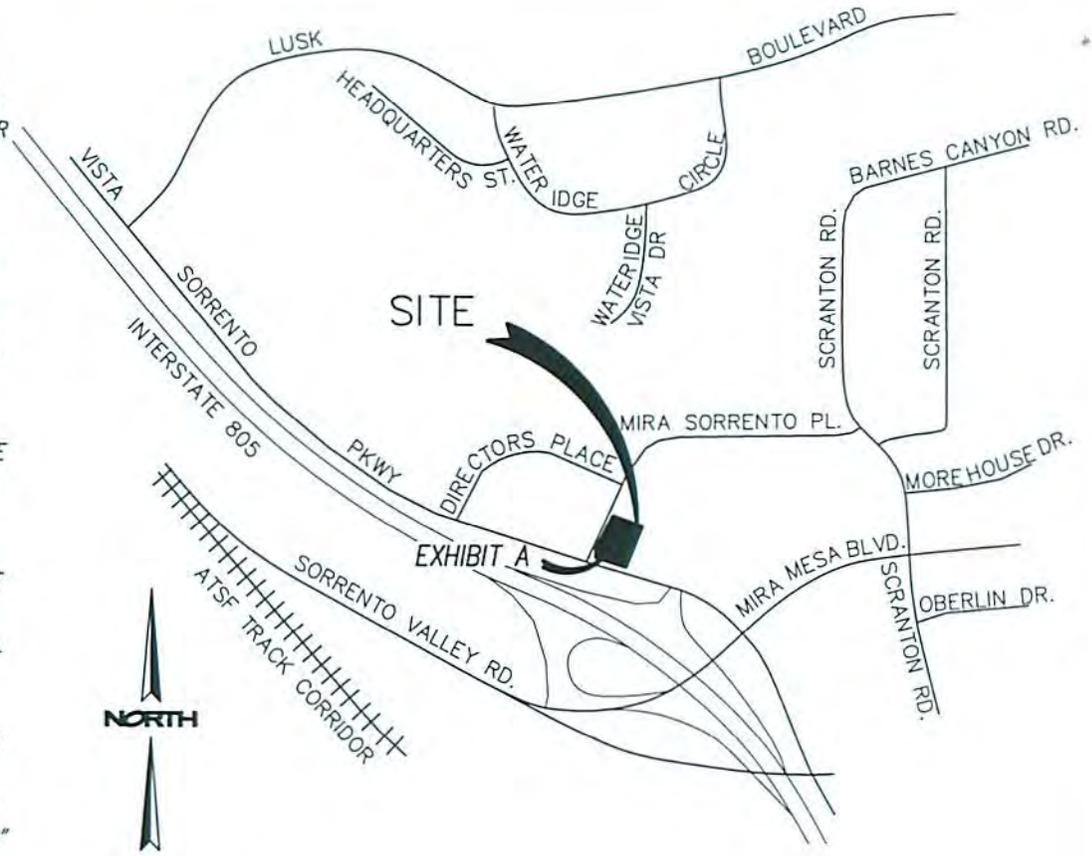
(Date)

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF ACRE LOT 34 OF THE SORRENTO LANDS AND TOWNSITE, ACCORDING TO MAP THEREOF NO. 483 ORIGINALLY FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SAN DIEGO ON FEBRUARY 9, 1888 AND CERTIFIED AS A CORRECT COPY OF SAID MAP NO. 483 ON NOVEMBER 9, 1914, TOGETHER WITH A PORTION OF PARCEL 2 OF PARCEL MAP NO. 18777, RECORDED ON AUGUST 21, 2001, AS FILE NO. 2001-0595821, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SAN DIEGO. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID ACRE LOT 34; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 15°01'52" WEST, 1278.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 15°01'52" WEST, 5.21 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 18777; THENCE LEAVING SAID WESTERLY LINE, AND ALONG SAID SOUTHERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 18777, NORTH 76°09'36" WEST, 26.04 FEET (NORTH 76°09'01" WEST, 26.04 FEET - RECORD) TO THE BEGINNING OF A NON-TANGENT, 858.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 21°56'46" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'51", A DISTANCE OF 22.42 FEET TO THE BEGINNING OF A NON-TANGENT, 20.00 FOOT RADIUS REVERSE CURVE, CONCAVE NORTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 20°27'05" WEST; THENCE LEAVING SAID SOUTHERLY LINE, NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°24'01", A DISTANCE OF 30.86 FEET; THENCE NORTH 18°51'06" EAST, 373.46 FEET TO THE BEGINNING OF A NON-TANGENT, 654.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 71°08'49" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'38", A DISTANCE OF 118.07 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 18777; THENCE SOUTH 26°21'09" EAST (SOUTH 26°20'46" EAST - RECORD), 780.63 FEET; THENCE SOUTH 49°20'12" WEST, 49.58 FEET; THENCE SOUTH 59°13'38" WEST, 51.98 FEET TO THE BEGINNING OF A TANGENT, 25.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°14'31", A DISTANCE OF 36.32 FEET TO THE BEGINNING OF A TANGENT, 535.00 FOOT RADIUS REVERSE CURVE, CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 52°28'09" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°31'37", A DISTANCE OF 219.68 FEET TO THE BEGINNING OF A NON-TANGENT, 858.00 FOOT RADIUS COMPOUND CURVE, CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 37°32'12" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°39'34", A DISTANCE OF 204.55 FEET TO THE POINT OF BEGINNING.

PREPARED BY:
NV5, INC.



Jeffrey J. Safford 5/9/13
JEFFREY J. SAFFORD, LS 6703 DATE

NOLTE VERTICAL FIVE
NOLTE ASSOCIATES, INC.

15070 AVENUE OF SCIENCE, SUITE 100
SAN DIEGO, CA. 92128 (858)385-0500

DATE: 3/14/13 TIME: 10:34 AM
NETWORK: NONE
PATH: \\SD602803\CADD\CIVIL\PERMIT EXHIBITS
DWG NAME: MSS-ERMA-RETWALL-VICINITYMAP.DWG
LAYOUT: VICINITY MAP
DESIGNER: RCF MGR: JRH

EXHIBIT "A"
VICINITY MAP

PREPARED FOR: CITY OF SAN DIEGO

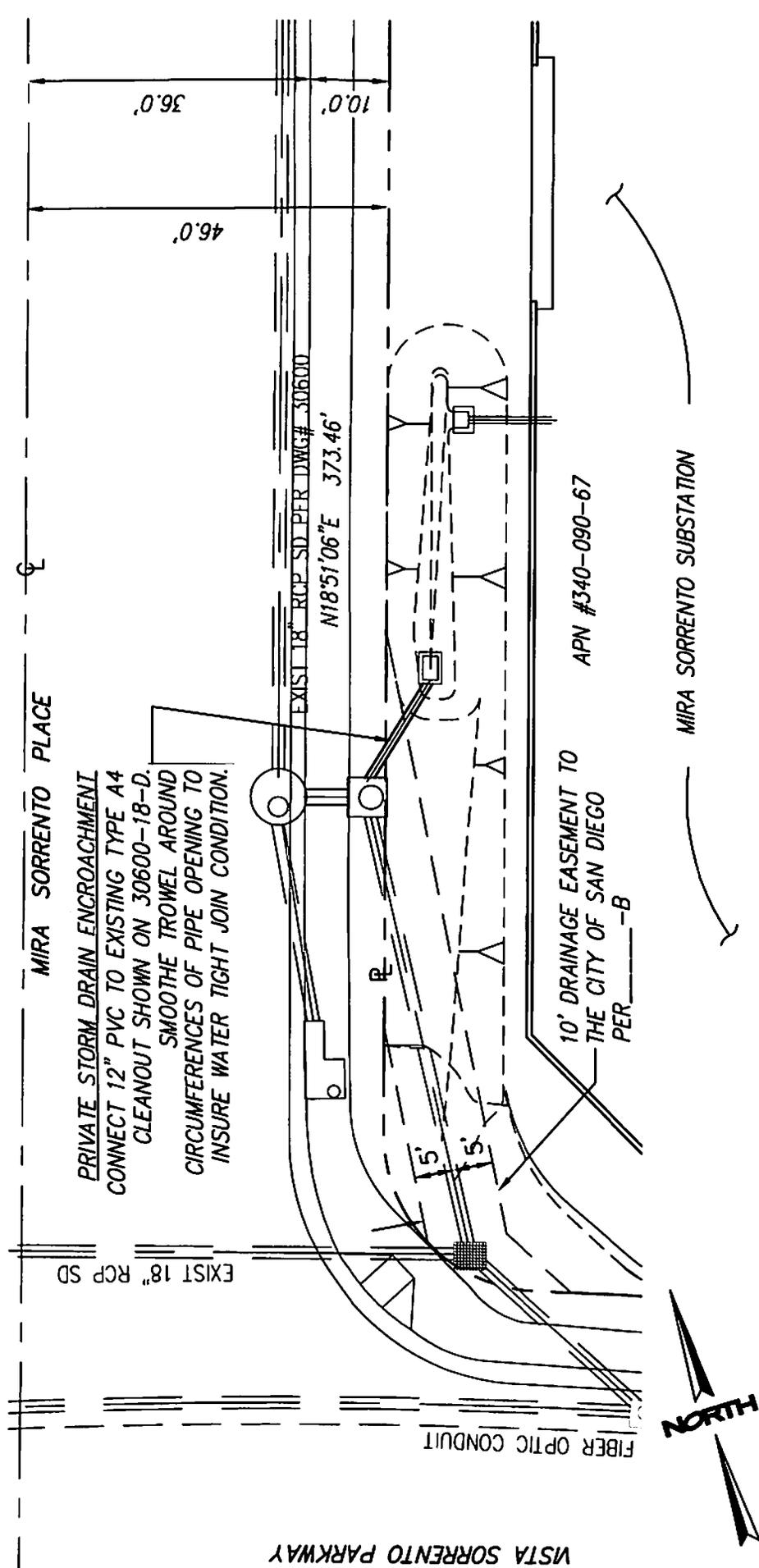
SHEET NUMBER

1

OF 2 SHEETS

JOB NUMBER
SD602803

DATE PLOTTED: 3/14/13 10:34 AM



MIRA SORRENTO PLACE

PRIVATE STORM DRAIN ENCROACHMENT
 CONNECT 12" PVC TO EXISTING TYPE A4
 CLEANOUT SHOWN ON 30600-18-D.
 SMOOTH THE TROWEL AROUND
 CIRCUMFERENCES OF PIPE OPENING TO
 INSURE WATER TIGHT JOIN CONDITION.

VSTA SORRENTO PARKWAY

10' DRAINAGE EASEMENT TO
 THE CITY OF SAN DIEGO
 PER _____ -B

APN #340-090-67



MIRA SORRENTO SUBSTATION

<p>NOLTE VERTICALFIVE NOLTE ASSOCIATES, INC. 16070 AVENUE OF SCIENCE, SUITE 100 SAN DIEGO, CA. 92128 (858)985-0600</p>		<p>DATE: 5/9/13 TIME: 2:59 PM NETWORK: NONE PATH: \\SD602803\CADD\CIVIL\PERMIT EXHIBITS DWG NAME: MSS-ERMA 12-4-12.DWG LAYOUT: Exhibit B DESIGNER: RCF MGR: JRH</p>	
<p>EXHIBIT "B"</p>		<p>SHEET NUMBER 2 OF 2 SHEETS JOB NUMBER SD602803</p>	

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Diego

On May 13, 2015 before me, Crystal J Arellano Notary Public
(Here insert name and title of the officer)

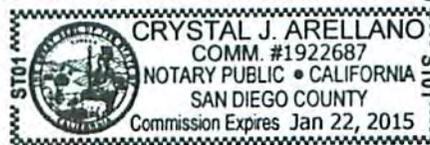
personally appeared Jim Seifert

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.

Crystal J Arellano
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

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- Print the name(s) of document signer(s) who personally appear at the time of notarization.
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- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____



THE CITY OF SAN DIEGO

RECORDING REQUESTED BY:
THE CITY OF SAN DIEGO
AND WHEN RECORDED MAIL TO:
SDG&E c/o JIM SEIFERT, CP-11D
8335 CENTURY PARK COURT
SAN DIEGO, CA 92123

(THIS SPACE IS FOR RECORDER'S USE ONLY)

ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT

APPROVAL NUMBER: 1130044

PROJECT NUMBER: 279609

In accordance with the provisions of Section 129.0715 of the San Diego Municipal Code, this agreement is made by and between the City of San Diego, a Municipal Corporation [City] and the owner or owner's duly authorized representative of real property [Property Owner], located at 5306 MIRA MESA BOULEVARD

(PROPERTY ADDRESS)

and more particularly described as SEE EXHIBIT "A"

(LEGAL DESCRIPTION OF PROPERTY)

in the City of San Diego, County of San Diego, State of California [Property].

In consideration of the grant of permission by the City of San Diego to encroach into the public right-of-way [ROW] by installing and maintaining private improvements, to wit: RETAINING WALL WITHIN THE PUBLIC RIGHT-OF-WAY.

(DESCRIPTION IMPROVEMENT)

[Encroachment] over, under, and across the ROW for the use and benefit of the Property, Property Owner covenants and agrees with the City Of San Diego as follows:

- (a) This agreement shall run with the land.
- (b) The Encroachment shall be installed and maintained in a safe and sanitary condition at the sole cost, risk and responsibility of the Property Owner(s) and the successors in interest.
- (c) With respect to any liability, including but not limited to claims asserted, demands, causes of action, costs, expenses, losses, attorney fees, damages, expenses or payments that the City may sustain or incur in any manner for damages or injuries, including those to any person (including disability, dismemberment, illness damages, or death) or property, arising from, related to, or resulting from the construction, maintenance, state of use, repair, or presence of the Encroachment, the Property Owner agrees to defend, indemnify, protect and hold harmless the City, its agents, officers, and employees from and against any and all liability.

Continued on Page 2

Also covered by this Section is liability arising from, related to, connected with, caused by, or claimed to be caused by the active or passive negligent acts or omissions of the City, its agents, officers, or employees that may be in combination with active or passive negligent acts or omissions of the Property Owner, its employees, agents or officers, or any third party. The Property Owner's duty to defend, indemnify, protect and hold harmless shall not include any claims or liabilities arising from the sole negligence or sole willful misconduct of the City, its agents, officers or employees.

Property Owner further agrees to pay any and all costs the City incurs to enforce the indemnity and defense provision above.

- (d) The Property Owner(s) shall remove, relocate or restore the Encroachment as directed by the City Engineer within thirty (30) calendar days of written notice from the City, or in the case of an emergency, as determined by the City, the City may request that the work be done immediately or within less than thirty (30) calendar days. If the Property Owner(s) fails to remove, relocate or restore or otherwise comply with the direction of the City Engineer regarding the Encroachment, the City may cause the work to be done, and the costs thereof shall be a lien against the property. The City's request to remove, relocate, or restore the encroachment shall not be arbitrary or without reason.
- (e) For structures encroaching over or under a public facility within a right-of-way or easement, the owners agree to provide an alternate right-of-way and to relocate said public facility to a new alignment, all without cost or expense to the City, whenever it is determined by the City that the Facility cannot be economically placed, replaced, or maintained due to the presence of the Encroachment.
- (f) Whatever rights and obligations were acquired by the City with respect to the rights-of-way shall remain and continue in full force and effect and shall in no way be affected by the City's grant of permission to construct and maintain the Encroachment.
- (g) The Property Owner shall maintain a policy of liability insurance, with the City of San Diego and its respective elected officials, officers, employees, agents, and representatives named as additional insureds, in an amount approved by the City, which will protect the City from any potential claims which may arise from the Encroachment.

See Attached Exhibit(s): Exhibit A & B

See Drawing Number(s): 36984-D

On file with the City of San Diego



(Owner Signature)

Jim Seifert-Mgr., Real Estate, LAND
(Print Name and Title)
SERVICES & FACILITIES

San Diego Gas & Electric Company
(Company/Organization Name)

4/25/2013

(Date)

APPROVED:

(City Control Engineer Signature)

(Print Name)

(Date)

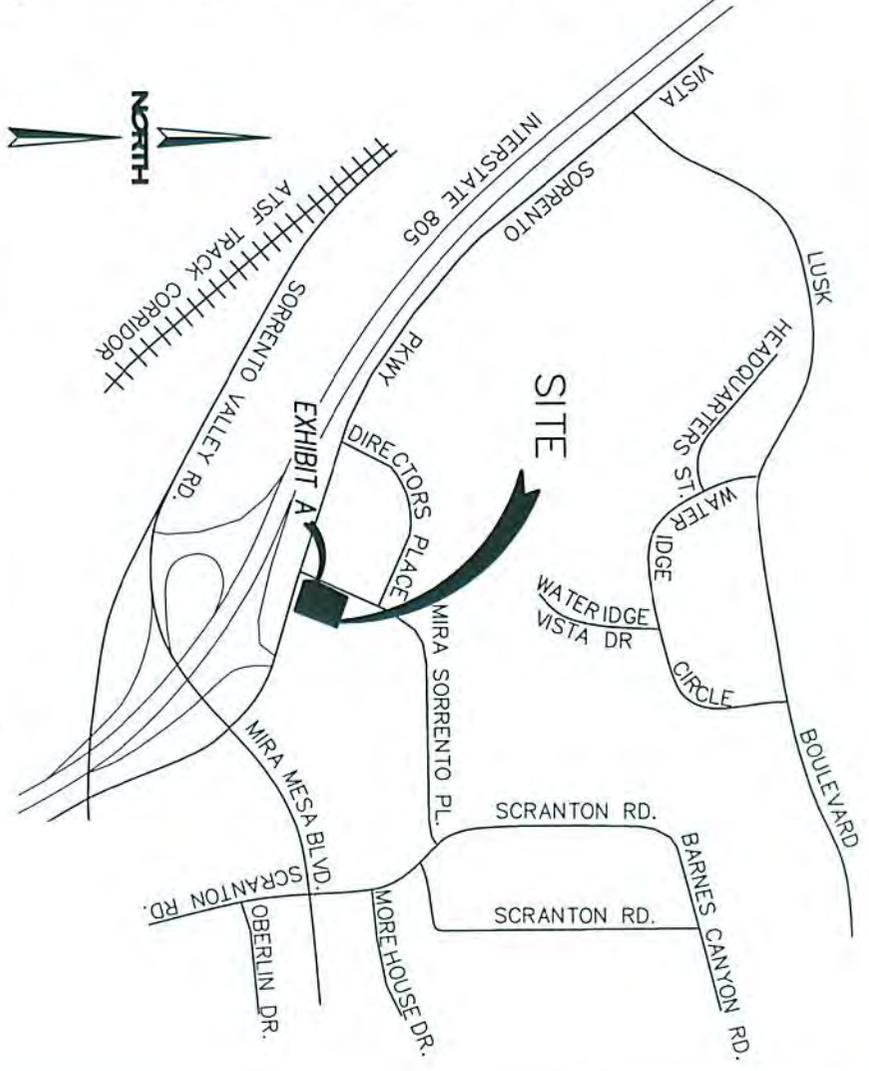
NOTE: ALL SIGNATURES MUST INCLUDE NOTARY ACKNOWLEDGMENTS PER CIVIL CODE SEC. 1180 ET.SEQ.

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF ACRE LOT 34 OF THE SORRENTO LANDS AND TOWNSITE, ACCORDING TO MAP THEREOF NO. 483 ORIGINALLY FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SAN DIEGO ON FEBRUARY 9, 1888 AND CERTIFIED AS A CORRECT COPY OF SAID MAP NO. 483 ON NOVEMBER 9, 1914, TOGETHER WITH A PORTION OF PARCEL 2 OF PARCEL MAP NO. 18777, RECORDED ON AUGUST 21, 2001, AS FILE NO. 2001-0595821, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SAN DIEGO. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID ACRE LOT 34; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 15°01'52" WEST, 1278.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 15°01'52" WEST, 5.21 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 18777; THENCE LEAVING SAID WESTERLY LINE, AND ALONG SAID SOUTHERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 18777, NORTH 76°09'36" WEST, 26.04 FEET (NORTH 76°09'01" WEST, 26.04 FEET - RECORD) TO THE BEGINNING OF A NON-TANGENT, 858.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 21°56'46" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'51", A DISTANCE OF 22.42 FEET TO THE BEGINNING OF A NON-TANGENT, 20.00 FOOT RADIUS REVERSE CURVE, CONCAVE NORTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 20°27'05" WEST; THENCE LEAVING SAID SOUTHERLY LINE, NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°24'01", A DISTANCE OF 30.86 FEET; THENCE NORTH 18°51'06" EAST, 373.46 FEET TO THE BEGINNING OF A NON-TANGENT, 654.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 71°08'49" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°20'38", A DISTANCE OF 118.07 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 18777; THENCE SOUTH 26°21'09" EAST (SOUTH 26°20'46" EAST - RECORD), 780.63 FEET; THENCE SOUTH 49°20'12" WEST, 49.58 FEET; THENCE SOUTH 59°13'38" WEST, 51.98 FEET TO THE BEGINNING OF A TANGENT, 25.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°4'31", A DISTANCE OF 36.32 FEET TO THE BEGINNING OF A TANGENT, 535.00 FOOT RADIUS REVERSE CURVE, CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 52°28'09" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°31'37", A DISTANCE OF 219.68 FEET TO THE BEGINNING OF A NON-TANGENT, 858.00 FOOT RADIUS COMPOUND CURVE, CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 37°32'12" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'34", A DISTANCE OF 204.55 FEET TO THE POINT OF BEGINNING.

PREPARED BY: NVS, INC.



Jeffrey J. Saford
 DATE 5/9/13

JEFFREY J. SAFFORD, LS 6703

DATE



NO SCALE

NOLTE VERTICAL FIVE

NOLTE ASSOCIATES, INC.

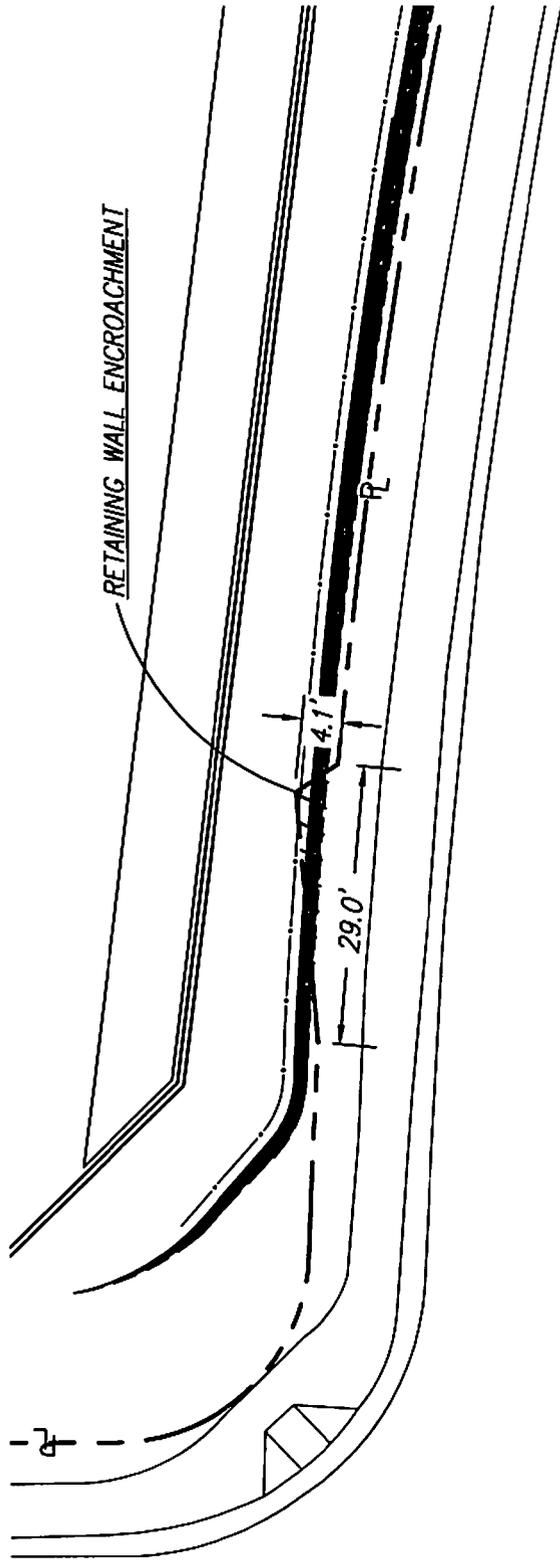
16070 AVENUE OF SCIENCE, SUITE 100
 SAN DIEGO, CA. 92128 (859)386-0650

DATE: 3/14/13 TIME: 10:34 AM
 NETWORK: NONE
 PATH: \\SD602803\CADD\CIVIL\PERMIT EXHIBITS
 DWG NAME: MSS-ERMA 12-4-12.DWG
 LAYOUT: VICINITY MAP
 DESIGNER: RCF MGR: JRH

**EXHIBIT "A"
 VICINITY MAP**

PREPARED FOR: CITY OF SAN DIEGO

SHEET NUMBER
1
 OF 2 SHEETS
 JOB NUMBER
 SD602803



LEGEND



RETAINING WALL ENCROACHMENT

SHEET NUMBER	2
OF	2 SHEETS
JOB NUMBER	SD602803

EXHIBIT "B"	
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DATE: 4/18/12	TIME: 10:34 AM
NETWORK: NONE	
PATH: \\SD602803\CADD\CIVIL\PERMIT EXHIBITS	
DWG NAME: MSS-ERMA RET WALL 4-18-13.DWG	
LAYOUT: Exhibit B	
DESIGNER: RCF	MGR: JRH

NOLTE VERTICALFIVE
 NOLTE ASSOCIATES, INC.
 15070 AVENUE OF SCIENCE, SUITE 100
 SAN DIEGO, CA. 92128 (658)985-0500

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Diego

On 4-25-2013 before me, C.P. Peacock, Notary Public,
(Here insert name and title of the officer)

personally appeared Jim Seifert

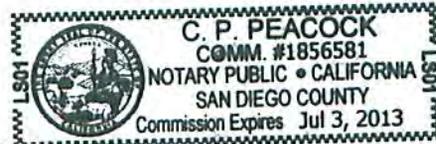
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~)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

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C.P. Peacock

Signature of Notary Public



(Notary Seal)

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(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

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 Corporate Officer

(Title)

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