

**SDG&E December 4, 2012 Response**  
**A. 10-06-007 South Bay Substation Relocation Project PTC**  
**Energy Division Data Request 18 Dated September 28, 2012**  
**SDGE-ED-018: Questions 1-4**

**Question 1:**

1a. With regards to the substation land upon which the existing South Bay substation sits (designated in yellow on the provided map), how large is this parcel in acres?

1b. Is this land owned by SDG&E in fee or does SDG&E have an easement over this land? If an easement, for how long (in years) does SDG&E hold this easement?

1c. Is it in perpetuity?

**SDG&E Response to Question 1:**

**1a.** The parcel for the existing South Bay Substation is 7.22 acres.

**1b.** SDG&E has an exclusive perpetual easement. Please see attached exhibit and legal description from the Quitclaim Deed, Easement Reservation and Covenant Agreement, between SDG&E and the San Diego Unified Port District, recorded April 22, 1999 as Document No. 0269511 (“Quitclaim Deed”).

**1c.** Yes, the easement is in perpetuity. Pursuant to the Quitclaim Deed, upon decommissioning of the South Bay Power Plant, if SDG&E determines that the easement (or any portion thereof) is unnecessary to support SDG&E’s ongoing operations, then SDG&E has an obligation to quitclaim the easement (or such portion) to the San Diego Unified Port District.

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**Question 2**

2a. As drawn on the map, it seems that the easement lands and the "yellow" lands (specifically with regards to the easement lands next to the existing land on which the South bay substation currently sits) are not contiguous, is this the case?

2b. Does some other entity own the spit of land between the existing South Bay substation and the easement lands to the north/north east?

**SDG&E Response to Question 2.**

**2a.** No. GIS representation is not precise and the parcels should be contiguous. The new map attached to this response tries to correct the gap that appeared on the previous map. Also, please see exhibits and legal descriptions attached to the Quitclaim Deed.

**2b.** The San Diego Unified Port District owns both the existing South Bay substation site and the easement lands to the north/north east. As noted in the response above, these lands are contiguous and the gap that appeared on the previous map is a function of imprecise GIS.

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**Question 3:**

With regards to the easement lands to the north/north east of the existing South Bay substation:

- 3a. How large is the easement in acres?
- 3b. What SDG&E facilities exist on this easement?
- 3c. Are there any non-SDG&E facilities on this easement land?

**SDG&E Response to Question 3:**

**3a.** The triangular shaped transmission parcel is 10.47 acres and is identified in blue on the South Bay Substation Project One Mile Buffer map attached. The right-of-way adjacent to the triangular shaped transmission parcel is 8.1 acres, and is identified in purple on the attached Buffer map.

**3b.** Within this parcel, SDG&E has existing overhead 69kV (with 12kV distribution and SDG&E telecommunications lines underbuild), overhead 138kV, underground 138kV, 230kV, and underground 8" gas pipeline. The term underbuild means attached to the pole, maintaining appropriate clearances from the transmission lines and telecommunication lines.

In addition, other SDG&E facilities in the easement have been removed from service and abandoned in place, including 16" and 24" high pressure gas mains serving the former South Bay Power Plant. Both pipelines were cut and capped in the street outside the easement.

**3c.** For facilities that are not SDG&E owned, the three easements identified below were of record on the ALTA Survey prepared prior to the execution of the Quitclaim Deed, Easement Reservation and Covenant Agreement dated April 22, 1999 as Document No. 0269511.

- Easement granted to City of Chula Vista for storm drain purposes on 5/31/1963, File Page No. 94808.
- Easement granted to City of Chula Vista for public street (J Street, now Marina Parkway), water, sewer and incidentals, dated 3/23/1970, File Page No. 50830.

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- Easement to City of Chula Vista for flood drainage channel and structures dated 11/17/1987, File Page No. 1987-642303.

The following non-SDG&E facilities located within the easement lands were detailed in the as-built drawings prepared upon completion of underground TL 23042.

10" fuel oil line for the South Bay Power Plant, purported to be empty and not in use.

2" water line

1" electrical line

$\frac{3}{4}$ " PVC

8" sewer

6" sewer

Unmarked 4" transite water line

Unmarked 6" transite water line

Unmarked electrical wires

1" conduit

8" Irrigation pipe and wires

Extra 8" conduit stub with 3M ball marker

$\frac{3}{4}$ " direct buried cable

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**Question 4:**

Lastly, would it be possible to provide a map with a higher resolution so that we can zoom in on it?

**SDG&E Response to Question 4:**

Yes, please see the attached revised map.

**EXHIBIT B****Legal Description of Easements Reserved by SDG&E**

All capitalized terms used in this Exhibit B as defined terms and not defined herein shall have the meanings set forth in Exhibit D.

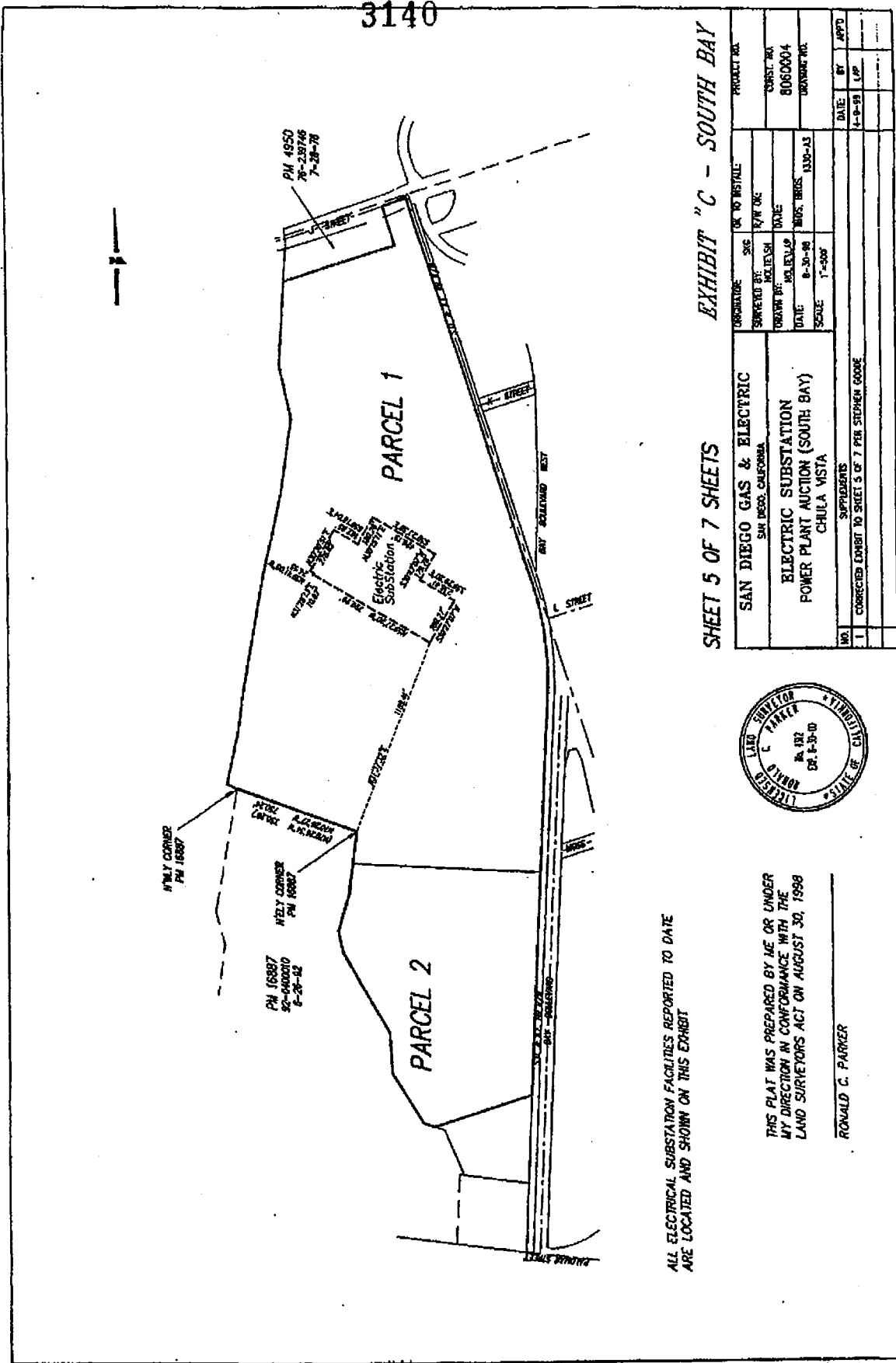
SDG&E hereby reserves the following easements:

1. **Easement For Electric Substation.** An exclusive easement and right of way (subject to Plant Owner's right of access under Section 2.2 of Exhibit D and the provisions of the Facilities Services Agreement) to erect, construct, reconstruct, replace, repair, maintain and operate an electrical substation for the transmission and distribution of electricity and related equipment and appurtenances, including but not limited to transformers, pads, fences, poles and/or towers with wires and cables suspended thereon and supported thereby, underground conduits and cables and telephone, signal and communication equipment, in, upon, over, under and across the following lands (the "Electric Substation Site"), together with (i) the right to install, replace, repair, relocate and maintain a pipeline to supply water to said Electric Substation Site, in, upon, over and across the portion of the Plant Land on which such pipeline presently is located, and (ii) the right to clear said Electric Substation Site of explosives, buildings, structures and materials that in the opinion of SDG&E may be harmful to its facilities or interfere with the rights herein granted or reserved:

Commencing at the most Northerly corner of Parcel 1 of Parcel Map No. 16887, filed June 26, 1992 at File No. 92-0400010 in the Office of the County Recorder of said County of San Diego; thence along the Northerly line thereof, South 70° 26' 27" East, 750.24 feet (rec. South 70° 26' 34" East, 750.26 feet) to the Northeast corner thereof; thence North 21° 37' 32" East, 1189.41 feet to the TRUE POINT OF BEGINNING; thence North 59° 27' 20" West, 799.99 feet; thence North 31° 28' 13" East, 10.67 feet; thence North 59° 41' 05" West, 24.55 feet; thence North 30° 30' 51" East, 278.95 feet; thence South 59° 18' 04" East, 162.85 feet; thence North 30° 15' 11" East, 180.28 feet; thence South 59° 23' 38" East, 426.19 feet; thence South 30° 42' 07" West, 179.78 feet; thence South 59° 29' 20" East, 236.41 feet; thence South 30° 27' 07" West, 289.27 feet to the TRUE POINT OF BEGINNING.

The location of the Electric Substation Site is generally depicted on the map attached as Exhibit C (sheet 5 of 7 sheets).

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SHEET 5 OF 7 SHEETS EXHIBIT "C" - SOUTH BAY

SAN DIEGO GAS & ELECTRIC SAN DIEGO, CALIFORNIA		PROJECT NO. 8060004
ORDERED BY DATE	SIZE DATE	CONSTR. NO. 8060004
DRAWN BY DATE	SCALE 1"=500'	DEMAND NO. 1330-13
SUPPLIERS CHUELA VISTA		
CORRECTED EXHIBIT TO SHEET 5 OF 7 PER STEPHEN GOODE		
NO.	DATE	BY
1	1-9-98	L.P.



ALL ELECTRICAL SUBSTATION FACILITIES REPORTED TO DATE ARE LOCATED AND SHOWN ON THIS EXHIBIT

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT ON AUGUST 30, 1998

RONALD C. PARKER

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