PETITION FOR CHANGE OF THE PROJECT DESCRIPTION IN THE FINAL DECISION TO EXPAND THE ADMINISTRATIVE BUILDING PALOMAR ENERGY CENTER (O1-AFC-24C)

California Energy Commission
DOCKETED
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TN # 68623
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By:

SAN DIEGO GAS & ELECTRIC COMPANY
SAN DIEGO, CALIFORNIA

Submitted to:

CALIFORNIA ENERGY COMMISSION

November 20, 2012

PETITION FOR CHANGE OF THE PROJECT DESCRIPTION IN THE FINAL DECISION TO EXPAND THE ADMINISTRATIVE BUILDING PALOMAR ENERGY CENTER (O1-AFC-24C)

1.0 INTRODUCTION

San Diego Gas & Electric Company (SDG&E) is filing this petition for a proposed amendment of the project design as described in the Final Decision for Palomar Energy Center, Docket 01-AFC-24 pursuant to California Code of Regulations, Title 20, Section 1769(a)(1). SDG&E is proposing to expand the existing administrative building. The building expansion will redesign the security office, increase the current office space throughout the building, and provide administrative guest work stations and additional conference rooms.

The expansion will improve safety and security for personnel reporting to Palomar Energy Center. No changes in Conditions of Certification are necessary, no environmental impacts will occur, and Palomar Energy Center will remain consistent with applicable laws, ordinances, regulations, and standards.

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

Further details of the proposed expansion are as follows:

Administrative Building Expansion. SDG&E is proposing to build a two-story addition on the east side of the existing administrative building. This addition will add approximately 1500 square feet of available administrative office space. A new building entrance would be located on the south side of the addition. The expansion would also include a new 4-foot sidewalk extension along the new east and north walls and a canopy over the new building entrance. The administrative building expansion would extend into

the existing parking area along the east wall of the building; therefore; eight existing parking spaces would be eliminated. To replace the lost parking, this project will add two parking places north of the addition and six other spaces would be developed within the facility boundaries. The project will include re-striping the existing ADA parking within the area. Also, the project proposes adding 5 new parking spaces, as a result of added square footage of new office space. The site plan drawing and building expansion simulation shows the overall details of the project and gives a visual simulation of the structure once completed. (Appendix 1)

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

The administrative building expansion will improve safety and security for personnel reporting to Palomar Energy Center. Building occupants will enter and egress the building via a new entrance located on the south-east side of the first floor. In the event of an emergency evacuation, occupants of the building will egress via a double door system. The double door system will be equipped with panic crash bar hardware and will allow occupants to rapidly escape to a safe zone within the south-east parking lot or to the emergency evacuation area located near the entrance gate. The addition of the double door system will allow for a consistent flow of occupant traffic in the event of an emergency evacuation. Security will be enhanced by expanding the security office space and visitor check-in lobby. This will allow the current security system monitors and computer equipment to be placed in a more ergonomic environment for the security guard. This environment will improve the guards' ability to survey security cameras, ensure visitor check-in, and assess badging alerts throughout their shifts.

The expansion will increase the reliability of the facility by ensuring that employees and contractors have adequate administrative workspace during the planning and scheduling of preventive or conditioned-based maintenance activities. Employee and contract professionals will use the additional workspace to address all safety, environmental, engineering, maintenance, and operational aspects of the maintenance activity before the

activity begins.

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

SDG&E assumed ownership of Palomar Energy Center about three years after issuance of the Final Decision and certification to Palomar Energy, LLC. Since taking ownership of the facility in 2006, SDG&E has continued to review the facility's engineering and design to better serve the needs of SDG&E ratepayers. SDG&E has also benefited from experience gained operating the facility since assuming ownership. This "fine tuning" could not have taken place during the licensing proceeding because SDG&E was not the applicant, the facility was not yet operating, and Palomar Energy, LLC brought its own objectives to the development of the project for the merchant market. The administrative building expansion does not change or undermine the assumptions, rationale, findings, or other bases of the Final Decision. The administrative building expansion complies with all laws, ordinances, regulations and standards and does not have a significant environmental impact, as further described below.

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

The requested expansion will have no significant effects on any of the technical areas analyzed in the Final Decision. Please see Table 1 below.

Table 1

Review of Effects of Installation and Operation of Emergency Engine

TECHNICAL AREA	**SIGNIFICANT ENVIRONMENTAL IMPACT (Y/N)?**		**NOTES**
AIR QUALITY		N	No change.
CULTURAL RESOURCES		N	Area for construction is prior filled area.
EFFICIENCY		N	No impact.
GEOLOGICAL HAZARDS		N	No change.
HAZARDOUS MATERIALS HANDLING		N	No change.
LAND USE		N	No change.
NOISE		N	No change.
PALEONTOLOGICAL RESOURCES		N	Area for construction is prior filled area.
BIOLOGICAL RESOURCES		N	Area previously disturbed.

TECHNICAL AREA	**SIGNIFICANT ENVIRONMENTAL IMPACT (Y/N)?**		**NOTES**
PUBLIC HEALTH		N	No change
RELIABILITY		N	No change.
SOCIOECONOMICS		N	No change.
SOILS		N	No change.
TRAFFIC AND TRANSPORTATION		N	Construction and operational traffic minimal.
T-LINE SAFETY AND NUISANCE		N	No change.
TRANSMISSION SYSTEM ENGINEERING		N	No change.
VISUAL RESOURCES		N	Structures will meet painting and visual requirements of Final Decision; See plot plan and visual simulation.
WASTE MANAGEMENT		N	No change.
WATER RESOURCES		N	No change.
WORKER SAFETY		N	No change.

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

The administrative building expansion will not affect compliance with any LORS requirement. Therefore, the proposed modification is not anticipated to impact SDG&E's ability to comply with the applicable LORS, as listed in Appendix A of the Final Decision.

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

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

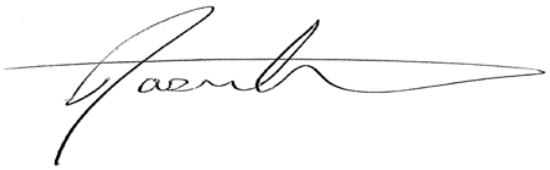
8.0 LIST OF PROPERTY OWNERS (Sec. 1769(a)(1)(H))

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

9.0 SUMMARY OF REQUEST

As demonstrated above, construction and use of the administrative building expansion will not have an effect on the public or the environment. The change will not affect compliance with applicable LORS. Accordingly, SDG&E asks that Commission Staff expedite review of this petition and request Commission approval of the proposed modified conditions in accordance with California Code of Regulations, Title 20, Section 1769.

Respectfully Submitted,



Jason T. Dobbs
Compliance Administrator

Dated: November 20, 2012

APPENDIX 1

SITE PLAN, DRAWINGS, AND VISUAL SIMULATION OF PROPOSED ADMINISTRATIVE BUILDING EXPANSION

NEW PARKING EAST OF COOLING TOWERS | A

PROPOSED NEW ADA PARKING | B

PROP. PARKING FOR ADMIN. BLDG EXPANSION | C

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- FUTURE BUILDING EXPANSION
- EXISTING BUILDINGS

(11) NEW PARKING STALLS
SECOND PHASE
SEE PHOTO C ON THIS SHEET

NEW BUILDING ADDITION
SECOND PHASE

NEW ACCESSIBLE PARKING STALLS
SEE DETAIL 2 ON SHEET AS2-1
SEE PHOTO B ON THIS SHEET

NEW PARKING
SEE DETAIL 1 ON SHEET AS2-1
SEE PHOTO A ON THIS SHEET

NEW PARKING
SEE DETAIL 3, SHEET AS2-1

WAREHOUSE AND CANOPY
GAS BUILDING
SWITCHYARD AND SWITCHYARD FENCING
EXISTING PARKING AREA
EXISTING ADMINISTRATION / WAREHOUSE BUILDING
POWER PLANT
WATER LAB
D-WATER TANK
POWER PLANT
WATER TANK
FAB SHOP
COOLING TOWER
CHILLER BUILDING
WATER TANK
NEW GATE

NEW WAREHOUSE
SEE SHEET A1-1

N

TRAFFIC CIRCULATION PLAN

SCALE: 1"=60'-0"

1

REVISION

MK	DATE	BY	
A	4/11/12	AC	SITE CIRCULATION AND FUTURE EXPANSION

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110 W. ESCALONES
STE. A, SAN CLEMENTE
CALIFORNIA 92672
TEL (949) 361-0437
FAX (949) 361-0696
ccadiz@cadizarchitects.com

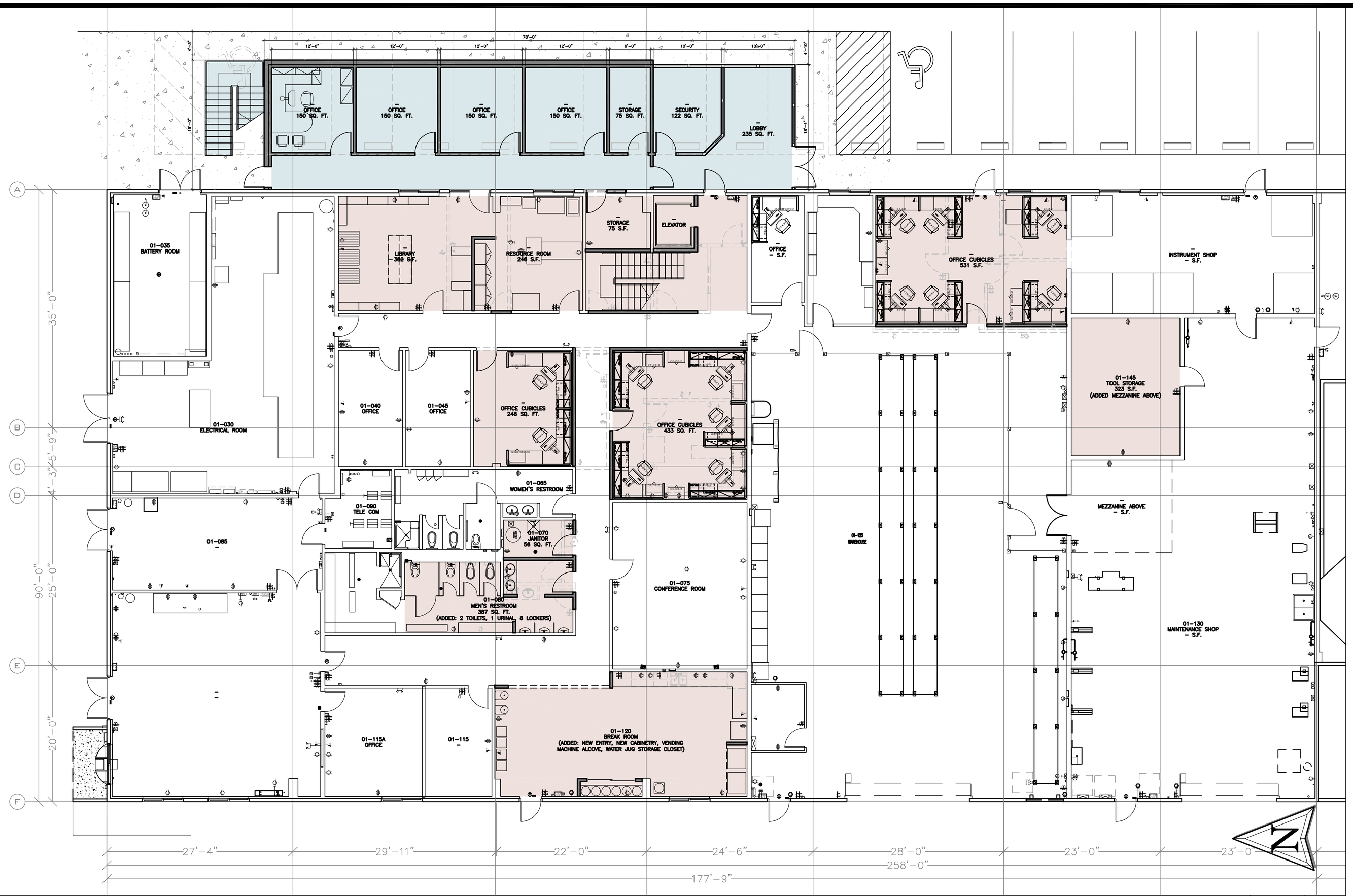
CONSULTANT

OWNER: SDGE Sempra Energy utilities
PROJECT MANAGER: LOU SUTER
TEL: (619) 992-5451
SEMPRA UTILITY CODE:
PROJECT ID NUMBER: 10410

PROJECT:
PALOMAR ENERGY CENTER - NEW ELECTRICAL PARTS WAREHOUSE
2900 HARVESON PLACE, SD1472, ESCONDIDO, CA 92029

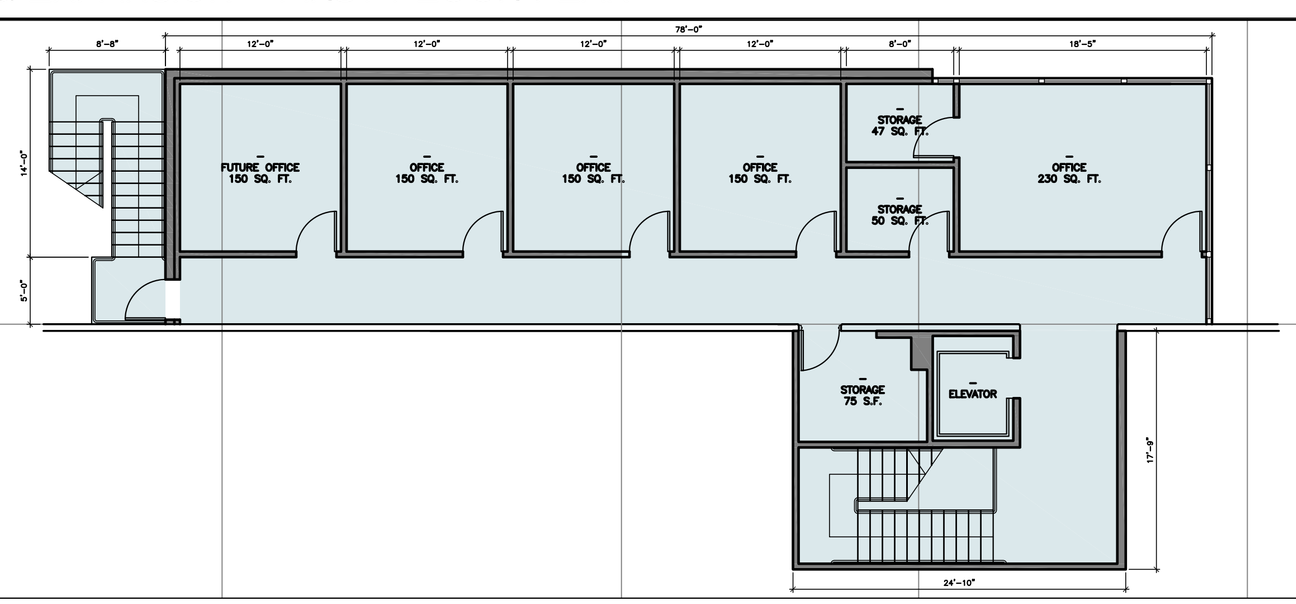
SHEET TITLE:
TRAFFIC CIRCULATION PLAN AND PROPOSED PARKING

DRAWN BY: AMC
SCALE: AS SHOWN
DATE: 2/13/2012
PROJECT NAME:
3126 PALOMAR - NEW WAREHOUSE
SHEET
AS1-1A 4
X OF Z



OFFICE BUILDING EXPANSION - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1



OFFICE BUILDING EXPANSION - SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1

DEMO NOTES

1-1 NOTES

NEW NOTES

2-1 NOTES

LEGEND

- BUILDING ADDITION
- BUILDING REMODEL
- NEW WALL
- EXISTING WALL

REVISION

MK	DATE	BY

CONSULTANT

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TEL (949) 361-0437
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ccadiz@cadizarchitects.com

OWNER: SDGE

Sempra Energy utilities
PROJECT MANAGER: Keir Toth
TEL: 858.610-3208
SEMPRA UTILITY CODE: 6606
PROJECT ID NUMBER: 10298

PROJECT:
PALOMAR ENERGY CENTER
ADMINISTRATION BUILDING EXPANSION
2800 HARVESON PLACE, ESCONDIDO, SD1473, CA. 92029

SHEET TITLE:
ADMINISTRATION EXPANSION

DRAWN BY: PK
SCALE: AS SHOWN
DATE: 10/31/2012
PROJECT NAME:
3134 Sempra Palomar Bldg. Expansion

SHEET
A1-1

SDG&E PALOMAR ENERGY CENTER
ADMINISTRATION BUILDING EXPANSION

ALTERNATE 2
12/29/2011

BEFORE

AFTER

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