LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY

Item No. 5
Mtg. Date July 19, 2016
Dept. Development Services

Item Title: **Alternative Concept for Connect Main Street Project Between Massachusetts Avenue and San Pasqual Street and Draft General Plan Amendment**

Staff Contact: David De Vries, Development Services Director

Recommendation:

1. Accept the proposed concept alternative;
2. Direct staff to prepare a General Plan Amendment creating a new Special Treatment Area for the Connect Main Street project.

Item Summary:

On January 10, 2014, the City received a SANDAG Smart Growth Incentive Program (SGIP) grant to fund the design and related technical studies for the Main Street Promenade Extension Planning Project (now named "Connect Main Street"). The project is an approximate two-mile-long corridor adjacent to the Orange Line of the MTS trolley system that runs from Broadway to the south end of the City and includes walking and biking paths and park related activity areas. On August 4, 2015, the City Council accepted the proposed project concept and directed staff to prepare a General Plan Amendment to incorporate the concept into the General Plan. Based on conflicts with SDG&E facilities and Union Pacific property, KTU+A (designer and project manager under contract) has developed an alternative design within the segment between Massachusetts Ave. and San Pasqual St. for City Council consideration. Draft General Plan amendment creating a new Special Treatment Area for the Connect Main Street project is also provided for consideration.

Fiscal Impact:

None.

Environmental Review:

☒ Not subject to review
☐ Negative Declaration
☐ Categorical Exemption, Section
☐ Mitigated Negative Declaration

Public Information:

☒ None
☐ Newsletter article
☐ Notice to property owners within 300 ft.
☐ Notice published in local newspaper
☐ Neighborhood meeting

Attachments:

A. Staff Report
B. Excerpt from Original SANDAG Grant Application
C. KTU+A Contract Scope of Work
D. Accepted and Alternative Concept Plan for the segment between Massachusetts Avenue and San Pasqual Street
E. Letter from SDG&E
F. SDG&E Facility Detail

Attachment A

LEMON GROVE CITY COUNCIL
STAFF REPORT

Item No. 5

Mtg. Date July 19, 2016

Item Title: **Alternative Concept for Connect Main Street Project Between Massachusetts Avenue and San Pasqual Street and Draft General Plan Amendment**

Staff Contact: David De Vries, Development Services Director

Background:

On January 10, 2014, the City received a Notice to Proceed for a SANDAG Smart Growth Incentive Program (SGIP) grant for $400,000. The grant funds a 30% design and related technical studies for the Main Street Promenade Extension Planning Project (now named "Connect Main Street"). The project area is an approximate two-mile-long corridor within the Main Street right-of-way and easement areas west of, and adjacent to, the Orange Line of the MTS San Diego Trolley system from Broadway to the south end of the City ending towards the end of San Altos Place. The project includes walking and biking paths and park related activity areas.

On January 21, 2014, the City Council selected citizen volunteers to participate as members of a working group. The Working Group originally consisted of five members and met for a year and a half.

On February 18, 2014, the City of Lemon Grove selected KTU+A to design the project and provide associated deliverables.

After the March 2014 kick-off meeting, the consultant, working group and staff (team) coordinated numerous tasks including:

1. Conducting surveys, public workshops and an open house.
2. Generating videos and creating a website presence.
3. Preparing Technical Studies including:
    - Base map
    - Utility mapping
    - Real estate data and easements
    - Hazardous materials
    - Biological mapping
    - Cultural relevance
    - Drainage and flooding
    - Traffic counts
4. Analyzing data and interviewing stakeholders to understand opportunities and constraints for development of the linear park.
5. Preparing project alternatives and selecting a concept.

Attachment A

On September 16, 2014, City Council accepted the vision and goals for the project that are consistent with the SANDAG grant and are stated below:

Vision

The vision is to create a community corridor that supports active lifestyles and transportation choices by providing a safe, beautiful and sustainable linear parkway that connects people, places and activities for generations to come.

Goals

1. Provide mobility options that support active healthy lifestyles;
2. Create a sense of place;
3. Enhance the natural environment;
4. Improve safety and access for all ages;
5. Improve connections between neighborhoods and business; and
6. Respect property and improve property values.

On August 4, 2015, the City Council accepted the proposed project concept and directed staff to prepare a General Plan Amendment to incorporate the concept into the General Plan. The selected concept was generated from a series of alternatives and public outreach and measured against the adopted vision and goals. The concept plans include cross sections for each segment, thematic design districts, and themed amenities. Significant changes to the project site included themes throughout the corridor amongst six segments, street closures and one-way streets, trail and multi-use path concepts (design and location), amenities (picnic tables, shade structures, seating, trash receptacles, lighting, etc.), landscape improvements, creek restoration, park related activity areas (skate park, pump track, bouldering area, community gardens, dog parks, tot lot, exercise facilities, etc.), and park improvements at Civic Center Park. Public art is included throughout segments and in the form of gateway signs or monoliths, fence and wall art, and historic and natural art pieces and furnishings. Educational panels, similar to those in the existing Promenade, are also included and focus on mile- and date-markers, interpretive panels and kiosks. Staff requested that the City Council deliberate on lighting concepts (both street standards and pedestrian level) for the entire length of the park and provide direction to the consultant and staff. This can be accomplished as a part of the final design of each segment.

Subsequent to the August 4, 2015 City Council meeting, based on conflicts with SDG&E facilities and Union Pacific property, KTU+A developed an alternative design within the segment between Massachusetts Avenue and San Pasqual Street for City Council consideration.

Discussion:

Conceptual Design Alternative – Massachusetts Avenue to San Pasqual Street

Based on conflicts with SDG&E facilities and Union Pacific property, KTU+A has developed an alternative design for the segment between Massachusetts Avenue and San Pasqual Street.

After August 4, 2015 City Council meeting, SDG&E proposed changes to their existing gas lines in this segment of the project. The changes are a part of SDG&E's Pipeline Safety Enhancement Plan which implements the California Public Utilities Commission's (CPUC) required safety improvements of gas lines related to protection and control during or after a seismic event. The proposed plan allows SDG&E to keep the gas line and valve system in its current location and allows for new valves, control systems and equipment including an approximate 28-foot-high telecommunication antenna to be added that would remotely and

automatically control and monitor the gas line for improved public safety. The City does not have much flexibility in the citing of these facilities based on CPUC requirements and restrictions. The new SDG&E facilities are problematic because they affect the available space and design of linear park facilities originally planned for this area. The proposed skate park components are directly impacted by these changes.

The negotiations with SDG&E allowed staff to resolve another conflict with water lines that exist in the middle of the street. As a part of the redesign, Helix Water District has agreed to abandon the existing water line in this segment allowing for landscape and park improvements above ground within five feet of the water lines.

The original design concept reviewed by the City Council on August 4, 2015 included the use of the Union Pacific (UP) sliver parcels. The entire project has 1.44 acres of UP land within the project area. The north end has only a soft surface trail along it with 18,000 sq. ft. of UP lands, while the middle section does include some park facilities and more permanent trail facilities running through them with 37,200 sq. ft. owned by UP. The parcels most affected are the San Pasqual to Massachusetts segment with 7,600 sq. ft. of UP land. This section includes a multi-use path within the UP property. The existing UP property in this segment contains numerous mature trees and landscape that the City would not be required to maintain, but beautify and provide shade to the area. Discussions with Union Pacific have indicated that they would like to sell these lands, but that they would need to be sold at fair market value or higher. Union Pacific indicated that they have been able to obtain a high land value for similar property in the Los Angeles basin area.

The draft concept alternative stays out of the UP parcels, and allows for the proposed SDG&E facilities. The alternative maintains the clearance from the proposed utilities and proposes a more costly bio-swale system, using Silva Cells (a modular suspended pavement system that uses soil volumes to support large tree growth and provide powerful on-site stormwater management through absorption, evapotranspiration, and interception) for underground storage, with reuse of this water for the proposed trees. The BMX bike pump track is eliminated and a new eight-foot-wide decomposed granite (DG) pathway is proposed. Other changes are proposed. The alternative design is more limited in size, but the skate park could be replaced with a BMX bike pump track if so desired.

KTU+A has contacted the original working group members to ask of their opinion of the changes. Overall, the working group understood the need for the redesign and consented to the changes. Some of the working group members indicated that maybe this area needs to include more bike related facilities and fewer skateboard related facilities and suggested the inclusion of lighting and public art.

Staff is supportive of the concept or other alternatives accepted by the City Council provided appropriate costs for maintenance are accounted for as a part of the final design and implementation.

General Plan Amendment

Staff requests direction from the City Council as it relates to the forthcoming General Plan Amendment for Connect Main Street. Specifically, should the General Plan Amendment amend the General Plan Community Development Element adding a new Special Treatment Area within the project area including a general description of Connect Main Street and the accepted vision and goals and providing general direction for future improvements within the corridor. Staff believes the addition of a Special Treatment Area is sufficient to provide guidance for future development in the Connect Main Street corridor, however, the City Council can direct

staff to include other amendments to the General Plan or the Downtown Village Specific Plan as desired.

Proposed amendments will also be transferred into the forthcoming General Plan Update and/or Downtown Village Specific Plan Expansion as applicable.

Conclusion:

Staff recommends that the City Council accept the proposed concept alternative and direct staff to prepare a General Plan Amendment creating a new Special Treatment Area for the Connect Main Street project.

Attachment B

Excerpt from Original SANDAG Grant Application

Project Goal:

The over-riding goal of the project is to plan for a north/south open space area for use as a travel way in a park setting for pedestrians and bicyclists while maintaining utility maintenance and emergency access spanning the length of the City connecting the residential neighborhoods in the central and southern areas of the City with the Massachusetts's and the Lemon Grove Trolley Stations and commercial/civic core of the City.

Project Objectives:

This goal will be achieved by the following objectives:

1. Create a multi-modal, multi-use public facility.

   The purpose of this planning project is to expand on the existing Promenade concept by developing efficient, comfortable and fun urban spaces using underutilized spaces by repurposing existing rights-of way. The project is not only expected to consider community needs for outdoor spaces such as pocket parks, seating areas, public art, community gardens, farmer's markets, but also to improve infrastructure such as drainage facilities, placing overhead utilities underground (if any), creating more efficient maintenance access and increasing safety and security. These spaces are to be integrated into the existing urban fabric establishing a sense of place, providing a destination and activity center for users, adjacent residents, and the general public.

2. Encourage transit, pedestrian and bicycle trips.

   The current public right-of-way of Main Street is not a completely improved street. Although in some segments there is separation between pedestrians, bicyclist and vehicular travel; this separation is intermittent and confusing. The adaptive re-use of certain roadway segments and the revitalization of other segments are meant to create a system that contains vehicular separated (where it is needed), pedestrian- and bicycle-oriented travel way. The hierarchy of users must be reconsidered where vehicle use is not required and particularly where the roadway can be designed to serve only pedestrian/bicycle travel and special activities (recreational, gathering, events). A direct connection to two Lemon Grove trolley stations is created and will serve a large residential population of Lemon Grove (located within 1,000' of the alignment). The promenade extension also intersects four major east/west streets in Lemon Grove providing future opportunities to further improve the overall pedestrian connectivity in the City.

3. Improve internal mobility.

   The Promenade would provide a significant boost to the "quality of life" by providing a recreational amenity with close proximity to significant portions of the residential

areas of Lemon Grove with a multitude of destination choices. The proposed project would create the ability for residents and commuters to safely walk, run, bicycle, exercise, and play uninterrupted by vehicles or barriers. Where redirection of vehicle traffic is advantageous to the goals, the design should ensure that circulation patterns do not create unacceptable conflict or delays. Where access to adjacent private properties must be maintained, driveway designs may be considered to reduce vehicle dominance, provide more green open space and create opportunities for other community activities. The access must be designed to ensure continued property use and emergency access.

4. Enhance sense of place.

The "sense of place" has a combination of recognized elements (aesthetically pleasing public places, identifiable landmarks and focal points, and a human element) that nurture and imprint the sense of place. The Extension has the potential to organize these elements and produce them in an urban milieu where they do not currently exist. The on-going success of open green space, seating areas, play or recreational equipment, lighting, public art, gathering spaces is dependent on what place the community desires and will support throughout the years. Community input is essential to ensure the appropriate place is created and to ensure continued use and pride in place.

V. Scope of Work

The City expects the following list of tasks (not necessarily in order) related to the development of a plan for its Main Street Promenade Extension Project to be prepared and/or conducted by the consultant team. The Extension Project Working Group will provide review and comment at appropriate decision points within these tasks.

1. Community Outreach – Community outreach is to be implemented for all workshops, meetings, public hearings and other methods proposed by the consultant team. Generate a presence on the City's website, in social media, articles in the newsletter, direct mailings to individuals and civic and public interest groups. Conduct workshops and/or surveys to obtain input, gain knowledge and solicit feedback and other methods as proposed by the consultant team. Staff foresees a minimum of two workshops (not including public hearings at Planning Commission and City Council).
2. Data Collection – Document existing conditions. A base map must be generated and will be a compilation of data obtained from but not limited to: records research, land survey, interviews with stakeholders (MTS, SANDAG, property owners, easement holders, utility companies, City staff, etc.). The base map shall include the following illustrated information to be submitted to the City in AutoCAD format and D Sheets:
    - Property and right of way lines described with metes and bounds.

KTU+A Contract Scope of Work

SCOPE OF WORK

The consultant team shall perform the following list of tasks (not necessarily in order) related to the development of a plan for its Main Street Promenade Extension Project.

1. Community Outreach – Community outreach is to be implemented for all workshops, meetings, public hearings and other methods proposed by the consultant team. Generate a presence on the City's website, in social media, articles in the newsletter, direct mailings to individuals and civic and public interest groups. Conduct workshops and/or surveys to obtain input, gain knowledge and solicit feedback and other methods as proposed by the consultant team. Collaborate with staff to consider schedule and tasks for the volunteer working group (selected by City Council) to obtain advice, knowledge, review and recommendations on the project. Staff foresees a minimum of two workshops (not including public hearings at Planning Commission and City Council).

   Deliverables:
   - *Preparation and lead for workshops and public hearings;*
   - *Draft and final survey forms (if recommended);*
   - *Incorporate feedback into subsequent workshops, materials, presentations;*
   - *Attendance and participation in all community-wide meetings;*
   - *Production of any hand-outs and PowerPoint presentations; and*
   - *Written and graphic record of workshops and public hearings.*

2. Data Collection – Document existing conditions. A base map must be generated and will be a compilation of data obtained from but not limited to: records research, land survey, interviews with stakeholders (MTS, SANDAG, property owners, easement holders, utility companies, City staff, etc.). The base map shall include the following illustrated information to be submitted to the City in AutoCAD format and D Sheets:

   - Property and right of way lines described with metes and bounds.
   - Existing right-of-way location and dimensions including Main Street, intersecting roadways, and other contiguous public rights-of-way (MTS, SDAE, etc.).
   - Utility locations annotated with size, type, depth (record search), overhead utilities and type including but not limited to water, sanitation sewer, irrigation, fiberoptics, drainage, power, cable, data, and telephone.
   - Utility easements annotated with width and recordation data.
   - Private and public parcels contiguous to Main Street right-of-way annotated with property owner name, Assessor Parcel Numbers, Zone, Land Use Designation, size, and access (location and improvements).

Attachment C

- Topography shown in 2' increments.
- Existing street improvements including but not limited to curb, gutter sidewalks, and mature street trees (crowns).
- Other topics as recommended by the consulting team.

Deliverables:

- *Base map (draft and final) compiling data in graphic form (AutoCAD electronic files and D Sheets) to support proposed design;*
- *Copy of records with list of sources supporting base map; and*
- *Written record of stakeholder interviews.*

3. Prepare and coordinate subconsultants (if any) on Technical Studies to inform project design and to identify mitigation measures consistent with the CEQA. Consultant shall ensure that subconsultants are familiar with Base Map (Item 2 and acknowledge accuracy for study purposes). The technical studies shall be incorporated into the environmental review identified in Item #8 below.

   Deliverables (2 draft and 2 final printed versions and electronic copies):

   - *Hydrology/Hydraulics Study;*
   - *Water Quality Report;*
   - *Traffic Study;*
   - *Historical Use and Hazardous Materials Assessment (Phase I);*
   - *Preliminary Geotechnical Survey*
   - *Cultural Resource survey and Tribal Consultation*
   - *Utility Assessment, and*
   - *Other studies recommended by consultant team.*

4. Analysis of Data & Workshops. Generate a constraints and opportunities map. Present draft conceptual project boundaries during workshops. Obtain community and stakeholder input and solicit feedback.

   Deliverables:

   - *Draft constraints and opportunities map with draft project boundaries for presentation and records;*
   - *Written record of input and feedback.*

5. Draft Goals & Objectives – Develop concept vision statement and draft goals/objectives, based on community input, surveys, stakeholders and feedback. Evaluate the draft goals and objectives against the existing General Plan and identify proposed amendments.

   Deliverables:

   - *Written vision statement and statement of goals and objectives;*
   - *Identify policy areas of the General Plan to be referenced as is or requires amendments; and*
   - *Obtain City review and comment.*

6. Draft Park Concept – Generate preliminary engineering and design (design development or 30% horizontal and vertical) documents, conceptual landscape plan, showing all proposed improvements consistent with applicable regulations including ADA/accessibility requirements and landscape ordinances. Prepare preliminary construction and maintenance cost estimates (spreadsheet), implementation plan, potential funding sources and phasing schedule. Identify future construction permitting and/or entitlement requirements (ACOE, CDFW, USFW, RWQCB, Caltrans, CPUC, private parties, etc). Recommend final project boundaries and/or alternatives. The concept plan documents shall be in CAD format and D Sheets and text, spreadsheets shall be generated in a program compatible with City programs (editable).

   Deliverables:
   - *Graphic draft park concept and boundaries (alternatives if appropriate) to City Staff for review.*
   - *Draft Park Concept Design – includes Preliminary Engineering and Design documents, conceptual landscape plan, (30% horizontal and vertical) utilizing base map document;*
   - *Draft phasing schedule identifying interrelated phases, required order of construction (if any), independent segments, future construction permitting requirements, Preliminary construction and maintenance costs, implementation plan, potential funding sources.*

7. Prepare memorandum(s) of understanding for execution between the City of Lemon Grove and those stakeholder agencies identified during the project (i.e., MTS, SDG&E, Helix Water, etc.) to memorialize participation and agreed upon solutions reached during the course of preliminary design. The agreements shall require the commitment of each entity to participate in the phasing, design and construction of the project consistent with preliminary design decisions.

   Deliverables:
   - *Record of agency participation and agreed upon solutions.*
   - *Draft memorandums of understanding for City review.*

8. Environmental Clearance – Conduct environmental review and analysis consistent with the California Environmental Quality Act (CEQA) including the discussion of all issue areas, evaluation of environmental impacts (if any), identification of potential mitigation measures (if any), analysis of appropriate project alternatives, and statements of facts and findings in relationship to the existing MEIR.

   Deliverables:
   - *Draft initial study and environmental determination for city review;*
   - *Notices and records;*
   - *Response documentation;*
   - *Final environmental documentation.*

Attachment C

9. General Plan Amendment – The Promenade Plan will result in a General Plan Amendment incorporating the final concept. The General Plan Amendment and final concept will provide the guidance for the development of construction documents, cost estimates and phasing of the development. The amendment must propose revisions to the Mobility Plan, but may also include revisions to the Health Element (underway), Conservation and Recreation Element, Community Development Element, STA II discussion, and Bicycle Master Plan. Environmental Mitigation measures shall be identified and included into the proposed General Plan Amendment in compliance with CEQA.

   Deliverables:
   - *Graphics and text for the amendment insert in the General Plan (Exhibit A); and*
   - *Final environmental documentation.*

10. Public Hearings at Planning Commission and City Council. A minimum of two public hearings to obtain Planning Commission advice and City Council approval of the General Plan Amendment. Assist in the preparation of the Staff Report and participate as lead presenter of the proposed project. Prepare graphics and text for presentation and insertion into the General Plan. All materials must be provided in an electronic format compatible to existing City software programs (editable).

    Deliverables:
    - *Presentation materials for public hearings at the Planning Commission and City Council; and*
    - *Participate in public hearing presentations.*

ATTACHMENT A

SCOPE OF WORK, SCHEDULE, AND APPROVED PROJECT BUDGET

TransNet SMART GROWTH INCENTIVE GRANT PROGRAM SCOPE OF WORK, BUDGET, & SCHEDULE (FY 2013 Cycle)

Project Title: Main Street Promenade Extension Project
Project Type: Planning

Project Location/Limits:

The Project area limits is the public right-of-way adjacent to the westerly side of the MTS/SDAE right-of-way from Broadway on the north to the City of Lemon Grove's southern boundary with the City of San Diego

Project Description:

The Main Street Promenade Extension Project would create a plan for a north/south travelway in existing public right-of-ways for pedestrians and bicyclists.

Contract No.: SANDAG Use Only
Project (TNet) No.: SANDAG Use Only

Task No.	Task Description	Deliverables	Start Date*	Completion Date*	Duration	SANDAG Funds	Matching Funds	TOTAL
1	Consultant Selection & Admin	RFP/ Agreement	NTP Date	5 Months	5 Months	$27,270	$2,730	$30,000
2	Community Outreach & Workshop	Data/ Comments	5 Months	8 Months	3 Months	$63,630	$6,370	$70,000
3	Data Collection	Report/ Memorandum	5 Months	8 Months	3 Months	$27,270	$2,730	$30,000
4	Analysis of Data & Workshops	Report/ Memorandum	5 Months	9 Months	4 Months	$9,100	$900	$10,000
5	Technical Studies	Studies	5 Months	11 Months	6 Months	$147,000	$14,700	$161,700
6	Draft Goals & Objectives	Goal & Objectives	6 Months	10 Months	4 Months	$13,640	$1,370	$15,030
7	Draft Park Concept	"D" Sheets	10 Months	13 Months	3 Months	$72,720	$7,280	$80,000
8	Environmental Clearance	Documentation	13 Months	23 Months	10 Months	$25,700	$2,570	$28,290
9	General Plan Amendment	Ordinance	16 Months	23 Months	7 Months	$9,100	$900	$10,000
10	City Council Approval	Staff Report	23 Months	24 Months	1 Month	$4,550	$450	$5,000
	Project Completion		NTP Date	24 Months	24 Months			
					TOTALS	$400,000	$40,000	$440,000

*Start Date and Completion Dates are all tracked from NTP Date

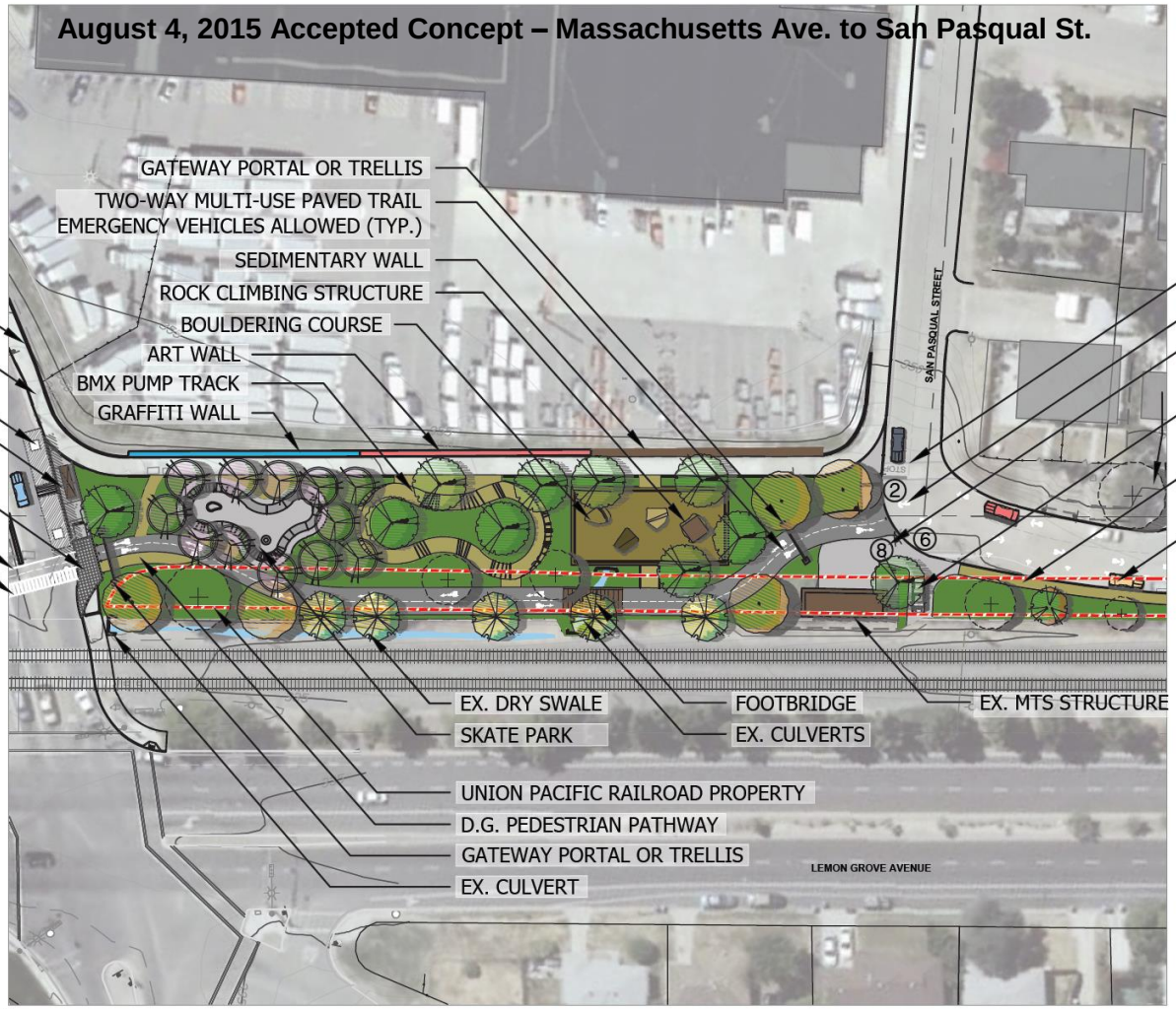
PROJECT REVENUES

Source	FY 2014	FY 2015	FY 2016	TOTAL
SGIP/ TransNet	$249,770	$140,508	$9,722	$400,000
Other	$24,976	$14,058	$966	$40,000
TOTALS	$274,746	$154,566	$10,688	$440,000

TransNet MPO ID NO.V10

PERFORMANCE SCHEDULE

Attachment C



SHEET 3A: DETAIL PLAN

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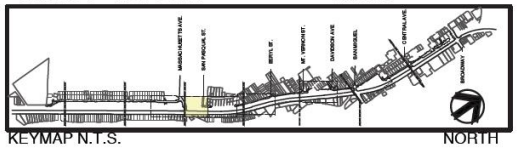
SCALE: 1"= 60' IF 11"X17"

NORTH



KEYMAP N.T.S.

NORTH

TREE SUCH AS LEGEND:

- Ironwood - *Lyonothamnus floribundus*
  Torrey Pine - *Pinus torreyana*
- CA Sycamore - *Platanus racemosa*
  Bay Laurel - *Umbellularia californica*
- Date Palm - *Phoenix dactylifera*
- Western Redbud - *Cercis occidentalis*
  Crape Myrtle - *Lagerstroemia indica*
  Bronze Loquat - *Eriobotrya deflexa*
- Brisbane Box - *Lophostemon confertus*
  Peppermint Tree - *Agonis flexuosa*
  Ornamental Pear - *Pyrus species*
- Existing Tree
- CA Live Oak - *Quercus agrifolia*
  Valley Oak - *Quercus lobata*
  Island Oak - *Quercus tomentella*
- Common Alder - *Alnus rhombfolia*
  Willow - *Salix species*
  Elderberry - *Sambucus mexicana*
- Existing Palm

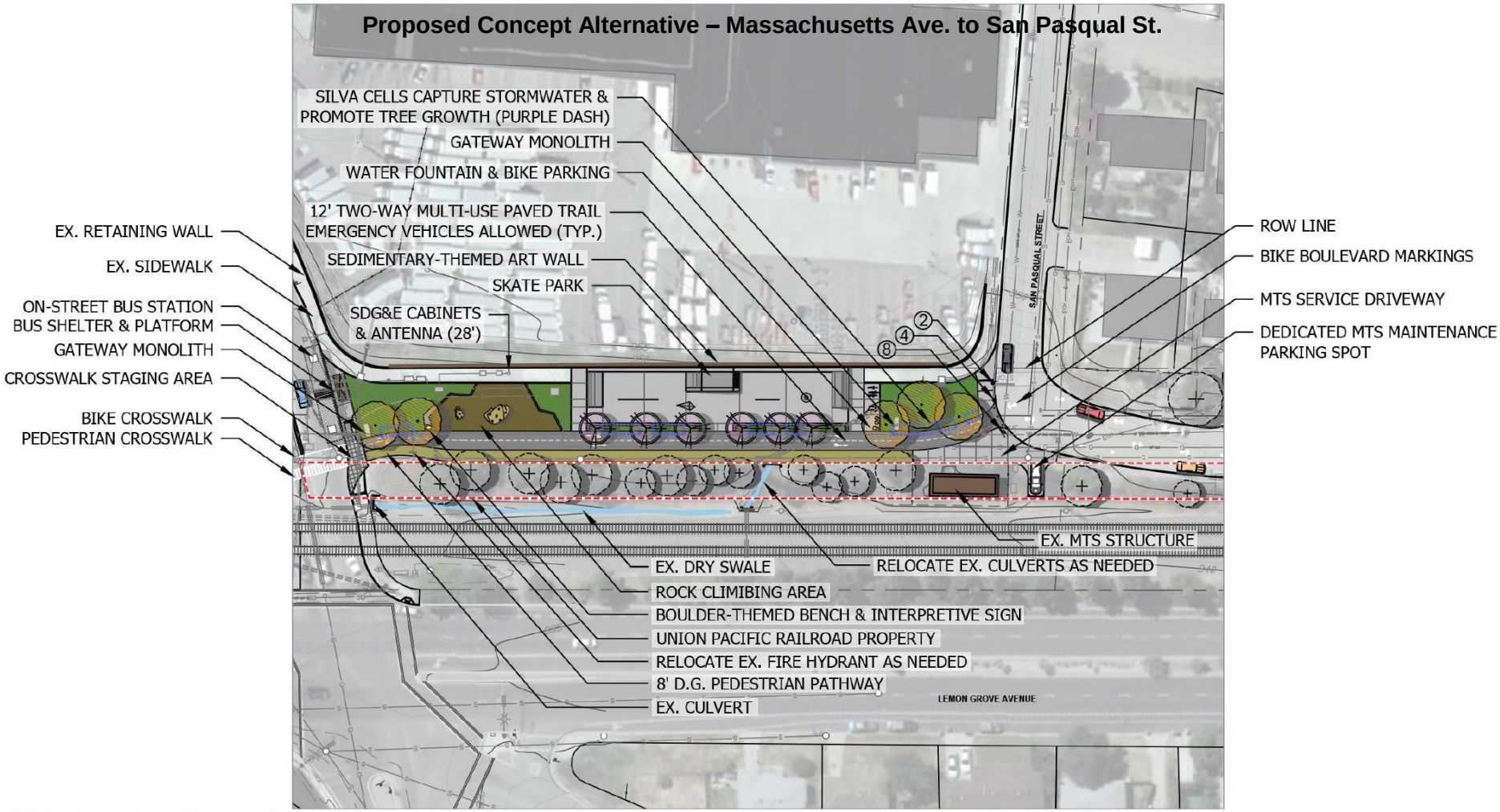
SIGN LEGEND:

1. Stop Sign
2. Stop & No Right Turn
3. Stop & Right Turn Only
4. Bus/Bike Only
5. Yield to Pedestrians
6. Do Not Enter One Way
7. Security Camera
8. Bike Stop Sign

SITE LEGEND:

- Union Pacific Property
- Bike Boulevard Markings
- ADA Ramp
- Boulders
- Sit-Only Bench
- Interpretive Sign

Attachment D



SHEET 3A: DETAIL PLAN - Alt 2

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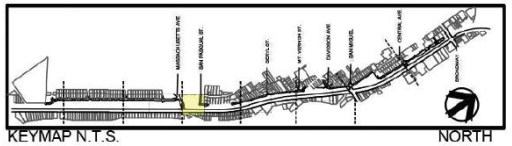
SCALE: 1"= 60' IF 11"X17"

NORTH



KEYMAP N.T.S.

NORTH

TREE SUCH AS LEGEND:

- Ironwood - *Lyonothamnus floribundus*
- Torrey Pine - *Pinus torreyana*
- CA Sycamore - *Platanus racemosa*
- Bay Laurel - *Umbellularia californica*
- Date Palm - *Phoenix dactylifera*
- Western Redbud - *Cercis occidentalis*
- Crape Myrtle - *Lagerstroemia indica*
- Bronze Loquat - *Eriobotrya deflexa*
- Brisbane Box - *Lophostemon confertus*
- Peppermint Tree - *Agonis flexuosa*
- Ornamental Pear - *Pyrus species*
- Existing Tree
- CA Live Oak - *Quercus agrifolia*
- Valley Oak - *Quercus lobata*
- Island Oak - *Quercus tomentella*
- Common Alder - *Alnus rhombfolia*
- Willow - *Salix species*
- Elderberry - *Sambucus mexicana*
- Existing Palm

SIGN LEGEND:

1. Stop Sign
2. Stop & No Right Turn
3. Stop & Right Turn Only
4. Bus/Bike Only
5. Yield to Pedestrians
6. Do Not Enter One Way
7. Security Camera
8. Bike Stop Sign

SITE LEGEND:

- Union Pacific Property
- Bike Boulevard Markings
- ADA Ramp
- Boulders
- Sit-Only Bench
- Interpretive Sign

SDGE
A Sempra Energy utility®

PIPELINESAFETY

16-inch Pipeline 49-16 Section Replacement 4 – Massachusetts Ave. and Main St.

July 1, 2016

Attn: Mr. David B. De Vries, AICP
Development Services Director
City of Lemon Grove
Development Services Department
3232 Main Street
Lemon Grove, CA 91945

Dear Mr. De Vries,

San Diego Gas & Electric Company (SDG&E) is proposing to replace and reroute existing 16-inch and 8-inch natural gas pipelines at the intersection of Massachusetts Avenue and Main Street in the City of Lemon Grove. Additional above-grade equipment will be installed to facilitate remote control valve operations. Both pipeline replacement and valve upgrades are part of SDG&E's California Public Utilities Commission (CPUC) mandated Pipeline Safety Enhancement Plan (PSEP).

The pipeline replacement will be located within Massachusetts Street and will extend into Main Street. The pipeline alignment will be rerouted from its existing alignment to accommodate pipeline construction and the proposed Main Street improvements. Please find the attached exhibit with details on the proposed alignment for Pipeline 49-16 Section 4.

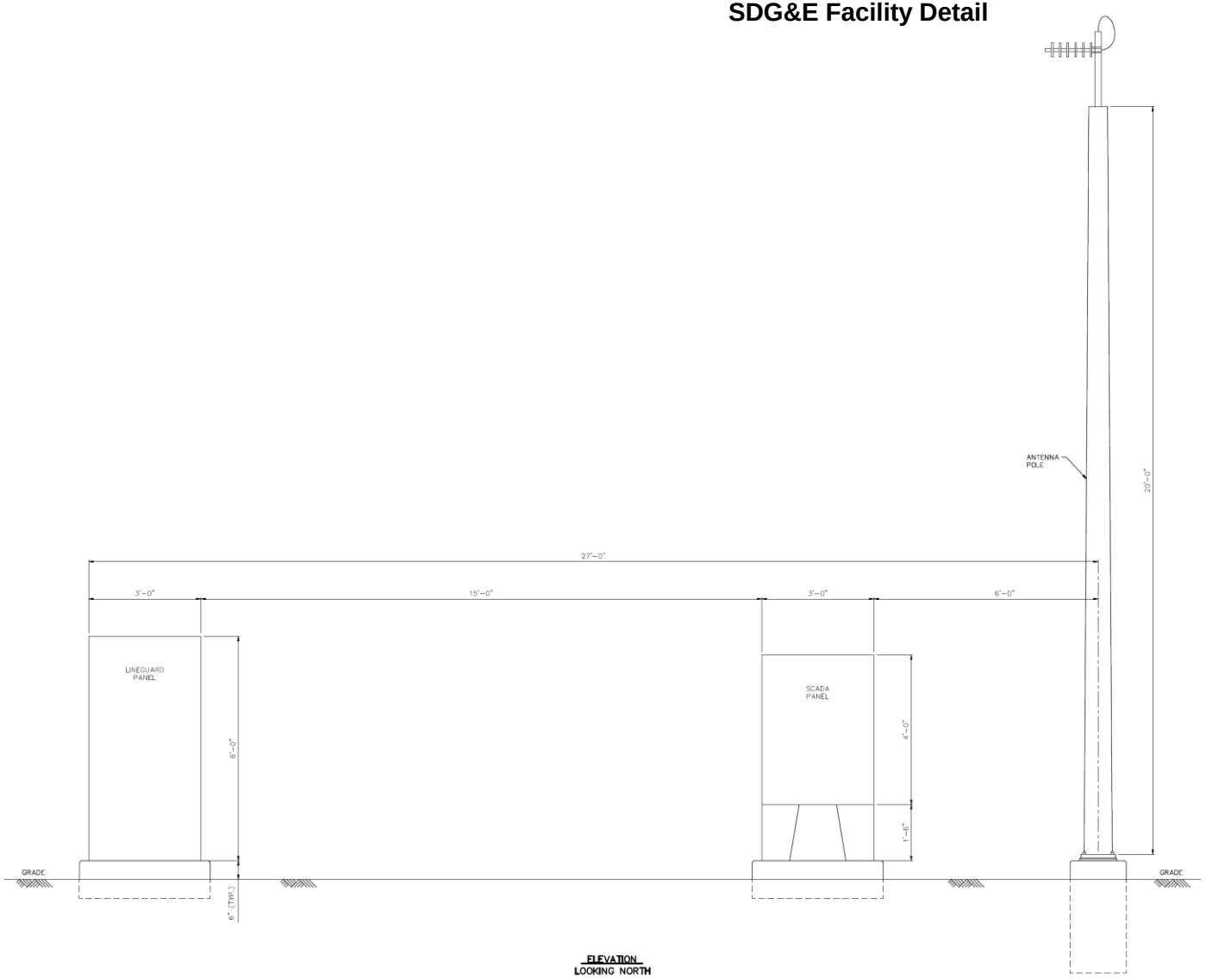
Pipe replacement is scheduled to begin construction on February 6, 2017 and last until April 10, 2017, pending alignment coordination and permitting with the City of Lemon Grove.

Replacement of Pipeline 49-16 Section 4 consists of the installation of above-grade and below-grade construction. Below-grade construction will involve the replacement of approximately 505 feet of 16-inch pipeline, approximately 445 feet of 8-inch pipeline, installation of one 5-foot by 3-foot vault, one 16-inch main line valve and three 8-inch valves. Above-grade construction will involve installation of one linebreak panel (42-inch x 36-inch foundation; approximately 72-inch high cabinet), one SCADA cabinet (42-inch x 36-inch foundation; approximately 72-inch high cabinet), one electrical meter panel (38-inch x 30-inch foundation; approximately 72-inch high cabinet), one communication antenna and pole (24-inch in diameter, height dependent on communication survey).

Sincerely,

Caitlin DeAngelis
Project Manager I
Pipeline Safety Enhancement Plan
San Diego Gas & Electric Company

SDG&E Facility Detail



ELEVATION
LOOKING NORTH

EXHIBIT

REV. NO.	DRW	CHK	PROJECT APPROVED	SDG&E APPROVED	JOB FILE NO.	DATE	DESCRIPTION
A	SC					05/26/16	ISSUED FOR REVIEW

CONTRACTOR NAME & PROJECT NUMBER

	BY	DATE
DESIGNED	SC	05/26/16
DRAWN	SC	06/26/16
CHK'D.		
APPR'D.		
JOB FILE NO.		
W.O.A.		
DIST.		
CLASS		

SPEC Services, Inc.
10540 Talbert Ave, Suite 100 East
Fountain Valley, CA 92708
(714) 963-8077

San Diego Gas & Electric
GAS ENGINEERING SAN DIEGO

Pipeline Safety Enhancement Plan
16" SL 49-16 SECTION 4
PIPELINE REPLACEMENT
EQUIPMENT ELEVATION

SCALE

DRAWING NO. 6600S4-E-SK-001

REV. A

S:\660054\660054-E-SK-001.dwg, 5/25/2016 4:56 PM, Shown Chalaser

Attachment F

INFORMATION SET

1"=40' 40' 0' 40' 80'

SPEC SERVICES — SPEC Services, Inc. 10540 Talbert Ave., Suite 100 East Fountain Valley, CA 92708 (714) 963-8077

CONTRACTOR NOTICE

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

REV. NO.	DATE	DRW	CHK	DESCRIPTION
B	05/26/16	SPC	SPC	ADDED LATEST PARK LAYOUT, ISSUED FOR INFORMATION
A	05/09/16	SPC	SPC	ISSUED FOR INFORMATION

INSTALL MAIN LINE WITH AT LEAST _____ COVER BELOW _____

COUNTY: SAN DIEGO
DISTRICT: EASTERN
STRIP MAP NO.:
ATLAS NO.:
CATHODICALLY PROTECTED: YES ☐ NO ☐

RETIREMENT
REASON _____
YEAR C.P. INSTALL. _____
OPERATED AT:
20% OR MORE OF SMYS ☐
LESS THAN 20% ☐

PERMIT ISSUED BY:
PLANNED BY:
REVIEWED BY:
DIST. SUPVR.:

TOTAL FEET INSTALLED _____ ABANDONED & REMOVED _____ PLAN FILE NO.
ABANDONED IN PLACE
PERMIT NO.
DATE MOVED ON JOB: DATE MOVED OFF JOB: DATE OF OPER:
CREW FOREMAN
COMPANY
STAKED ☐
STAKING REQUIRED ☐
NO STAKES NEEDED ☐
COMPANY FACILITY: SDG&E ☒ P.L.S. ☐
TRANSMISSION ☐
DISTRIBUTION ☒
W.O. 1545410
REGION MIRAMAR
ORG. CODE

BASE SKETCH BY:
CONSTR. SKETCH BY:
COMPL. SKETCH BY:
SH. ___ OF ___

SDGE

San Diego Gas & Electric

49-16 SECTION 4 REPLACEMENT
MASSACHUSETTS AVE AND MAIN ST
SDGE VAULT LOCATION

SCALE	DIST.	CLASS	DRAWING NO.	REV.
1"=40'	171	41	80041-7401-D-PIP	B

S:\680004\80041-7401-D-PIP.dwg, 5/25/2016 4:52 PM, Shawn Chaisser