

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: March 23, 2006

TO: Planning Commission

FROM: Vena Lewis, Development Project Manager, Development Services
Department

SUBJECT: Miramar Trunk Sewer, Project No. 33120, Additional Reference Materials

Please see the additional reference materials provided for Planning Commission Report No. PC-06-055:

1. Exhibit 'A'- Project Plans
2. Redirection of Flow & Cost/Benefit Analysis for the Miramar Trunk Sewer
3. Miramar Trunk Sewer Replacement Planning Report – June 29, 2001

DATE ISSUED: March 9, 2006

REPORT NO. PC-06-055

ATTENTION: Planning Commission, Agenda of March 16, 2006

SUBJECT: MIRAMAR TRUNK SEWER - PROJECT NO. 33120.
PROCESS FOUR

OWNER/

APPLICANT: City of San Diego Metropolitan Wastewater Department

SUMMARY

Issue(s): Should the Planning Commission approve Site Development Permit No. 87992 for the replacement of 5,456 linear feet of sewer main and the creation of maintenance access paths within Rose Canyon of the University Community Planning Area?

Staff Recommendation:

1. CERTIFY Mitigated Negative Declaration No. 33120 and ADOPT Mitigation, Monitoring and Reporting Program (MMRP); and
2. APPROVE Site Development Permit No. 87992.

Community Planning Group Recommendation: The applicant presented the project to the University Community Planning Group (UCPG) several times in the past including the last meeting on July 12, 2005. At the July meeting the UCPG did not take a vote. The applicant requested the project be put on the February 14, 2006, UCPG agenda for a vote. However, the UCPG chairperson inadvertently omitted it from the agenda. Since then staff has made attempts without success to contact the UCPG to get their input on the proposed project. As of the date of this report a recommendation from the group has not been provided.

Environmental Review: A Mitigated Negative Declaration LDR No. 33120 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared

and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: The proposed project cost is estimated at approximately 3.5 million dollars being funded by the Metropolitan Waste Water Department Sewer Fund No. 41506, CIP No. 46-194.9 Miramar Road Trunk Sewer Replacement Project.

Code Enforcement Impact: None

Housing Impact Statement: None

BACKGROUND

The project site is zoned OP-2-1 (Open Space – Parks) located approximately a quarter mile south of Nobel Drive, and three quarters of a mile north of Governor Drive within Rose Canyon of the University Community Planning Area. The site contains Environmentally Sensitive Lands and is within the City of San Diego’s Multiple Habitat Planning area (MHPA). The site appears on the United States Geological Survey 7.5 minute map, La Jolla quadrangle, in Township 15 South, Range 3 West. All areas of the proposed project are publicly owned.

Rose Canyon consists of a well defined valley floor bordered on the south by steep slopes. The majority of the proposed project alignment being replaced is located inside the MHPA. The existing 5,456 linear feet of 15-inch Miramar Trunk Sewer proposed for replacement was constructed in the late 1950’s.

DISCUSSION

Project Description:

The project as proposed is to upsize approximately 5,456 linear feet of trunk sewer in Rose Canyon south of Miramar Road, to prevent sewer spills in the future. The project will be impacting 1.085 acres of wetlands and 2.29 acres of uplands. Approximately 4,260 linear feet of the Miramar Trunk Sewer west of Interstate 805 (I-805) will be replaced from 15-inch to 21-inch, and 1,196 linear feet east of I-805 will also be replaced from 15-inch to 21-inches. All of the proposed upgrading will take place in the existing trenches at the same depth as the existing 15-inch main. The majority of the project construction will be within the valley floor along a sandy wash which runs east/west. Several smaller laterals will extend south into the steep slopes of the canyon.

The project as proposed includes the creation of maintenance access paths within Rose Canyon. There will be a new 8-foot-wide access path constructed which is needed for a sewer lateral adjacent to I-805. The path would include 35-foot-wide turn-arounds in dead-end areas.

Community Plan Analysis:

The University Community Plan (UCP) recognizes that existing sewer facilities may need to be extended or improved as development occurs. The UCP states (page 209) “Private development should finance its public utility needs and provide improvements both off-site and on-site in accordance with present Council Policy.” The project as proposed has been designed to minimize impacts to environmentally sensitive plant and animal habitats.

Environmental Analysis:

During the environmental review of the proposed project the following issues were determined to be potentially significant: Biological Resources, Historical Resources (Archaeology) and Land Use.

Biological Resources

The biological study performed by Dudek and Associates (based on Final Biological Assessment, Impact Analysis, and Mitigation for the Miramar Trunk Sewer Canyon Replacement and Permanent Access Project, City of San Diego, California November 2005) consisted of a wetland delineation, vegetation mapping and a series of habitat surveys for potentially-occurring sensitive, threatened, or endangered plants and animals.

The California gnatcatcher was observed approximately 500 feet from the project corridor and would not be impacted by construction of the proposed project; however a gnatcatcher survey would be conducted prior to any vegetation removal onsite in order to ensure that construction related noise does not result in indirect impacts to nesting birds.

San Diego fairy shrimp were detected in two road ruts that lie along the access roads leading to the project area. In order to avoid construction-related impacts to the fairy shrimp during the dry season, steel plates would be placed over the road ruts during construction activities. If construction occurs during the wet season and the depressions begin to pond, the area shall be fenced with orange construction fencing and avoided.

Eight small oak trees are present in the construction corridor and would be directly impacted through the implementation of the project. In order to mitigate for the individual loss of the oaks the project biologist and certified arborist would supervise the transplantation process pursuant to industry standards, including transplantation and acclimation monitoring. The biological monitor shall identify suitable locations where the oaks can be moved and the arborist shall determine the appropriate methods and supervise the actual transplantation activity. All transplanted trees shall be monitored for a period of five years after installation.

Historical Resources (Archaeology)

The sewer alignment is largely located in the bottom of Rose Canyon within or directly adjacent to an active wash area where it is unlikely that any archaeological resources would survive. Furthermore, all excavation for the sewer alignment would be contained within the existing sewer trench, at the existing depth. Therefore, there is a very low potential to impact buried historical resources so an archaeological monitor would not be required for sewer alignment installation.

Land Use

In accordance with Council Policy 400-13, upon project completion the site would be promptly returned to preexisting conditions. Revegetation would be performed in all the project work areas and temporary access paths. All work would be performed in a way that minimizes impacts to sensitive resources. A qualified biologist would conduct construction monitoring during all phases of the project, and would be responsible for ensuring compliance with adopted mitigation measures and permit conditions.

Project-Related Issues:

The project as proposed is required to prepare a Storm Water Pollution Prevention Plan (SWPPP) in order to identify potential pollutant sources that may affect the quality of discharges associated with construction activity; to identify non-storm water discharges, and to design the use and placement of Best Management Practices (BMPs) to effectively prohibit the entry of pollutant from the construction site into the storm drain system during construction. Compliance with the City of San Diego's Storm Water Standards would preclude water quality impacts direct and cumulatively considerable; therefore, no mitigation is required.

Conclusion:

The University Community Plan recognizes that existing sewer facilities may need to be replaced and upgraded as development occurs in order to prevent future sewer spills. The project has been designed to minimize impacts to environmentally sensitive lands by replacing and upgrading the existing 5,456 linear foot sewer main in the existing trenches and by implementing the Mitigation Monitoring and Reporting Program. As such, the proposed project would not adversely affect the Open Space portions of the University Community Land Use Plan area. Therefore, staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 87992, with modifications.

2. Deny Site Development Permit No. 87992, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Jeff Strohming, Acting Deputy Director
Customer Support and Information Division
Development Services Department

Vena Lewis, Development Project Manager
Customer Support and Information Division
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Overall Site Plan Map
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Ownership Disclosure Statement
9. Project Chronology
10. Site Photos