



## **WATER SUPPLY ASSESSMENT REPORT**

**Towne Centre View**  
Project Number 624751  
September 2021

Prepared by:

City of San Diego Public Utilities Department

Reviewed by:

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9/21/21

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Assistant Deputy Director, Engineering and Program Management Division

Date

## Table of Contents

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Section 1 - Purpose.....	3
Section 2 - Project Description .....	4
Section 3 - Summary of Findings .....	6
Section 4 - San Diego Public Utilities Department Water Service Area .....	8
4.1 Overview of Potable System Facilities .....	8
4.2 Overview of Recycled System Facilities.....	9
Section 5 - Existing and Projected City Supplies.....	10
Section 6 - Projected City Demands.....	11
Section 7 - Conclusion - Availability of Sufficient Supplies .....	15
Water Resource Document References .....	16
WSA Request Memorandum .....	17

## **Section 1 - Purpose**

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On January 1, 2002, Senate Bill 610 (SB 610) took effect. The intent of SB 610 was to improve the link between information on water supply availability and certain land use decisions made by cities and counties. Under SB 610 (codified in the Water Code beginning at Section 10910), a water supply assessment (WSA) must be furnished to cities and counties for inclusion in any development projects subject to the California Environmental Quality Act (CEQA) that propose construction of five hundred (500) or more residential units, or that will use an amount of water equivalent to what would be used by five hundred (500) residential units.

The foundational document for compliance with SB 610 is the latest Urban Water Management Plan (UWMP) of the water supplier. SB 610 identifies the UWMP as a planning document that can be used by a water supplier to meet the requirements of SB 610. Thorough and complete UWMPs will allow water suppliers to fulfill the specific requirements of SB 610. Cities, counties, water districts, property owners, and developers utilize the latest UWMP of their respective water supplier when planning for and proposing new projects. It is crucial that cities, counties, and water suppliers work together when developing and updating these planning documents. The City of San Diego (City) 2020 UWMP was developed in collaboration with the public, the City's wholesale water supplier and surrounding water agencies. The City's 2020 UWMP was adopted by the San Diego City Council in June of 2020 and serves as the basis for this Water Supply Assessment (WSA).

The City's Development Services Department requested that the City of San Diego Public Utilities Department prepare this Report as part of the CEQA review for the Towne Centre View project. A more detailed description of the Towne Centre View project is provided in Section 2 of this Report. This Report evaluates water supplies that are or will be available during normal, single-dry year, and multiple-dry water years during a twenty (20) year planning horizon to meet the estimated demands of the Towne Centre View project in addition to existing and planned future water demands of the City. This Report provides an assessment of the availability of water supplies for the Towne Centre View project only and does not constitute approval of the Project.

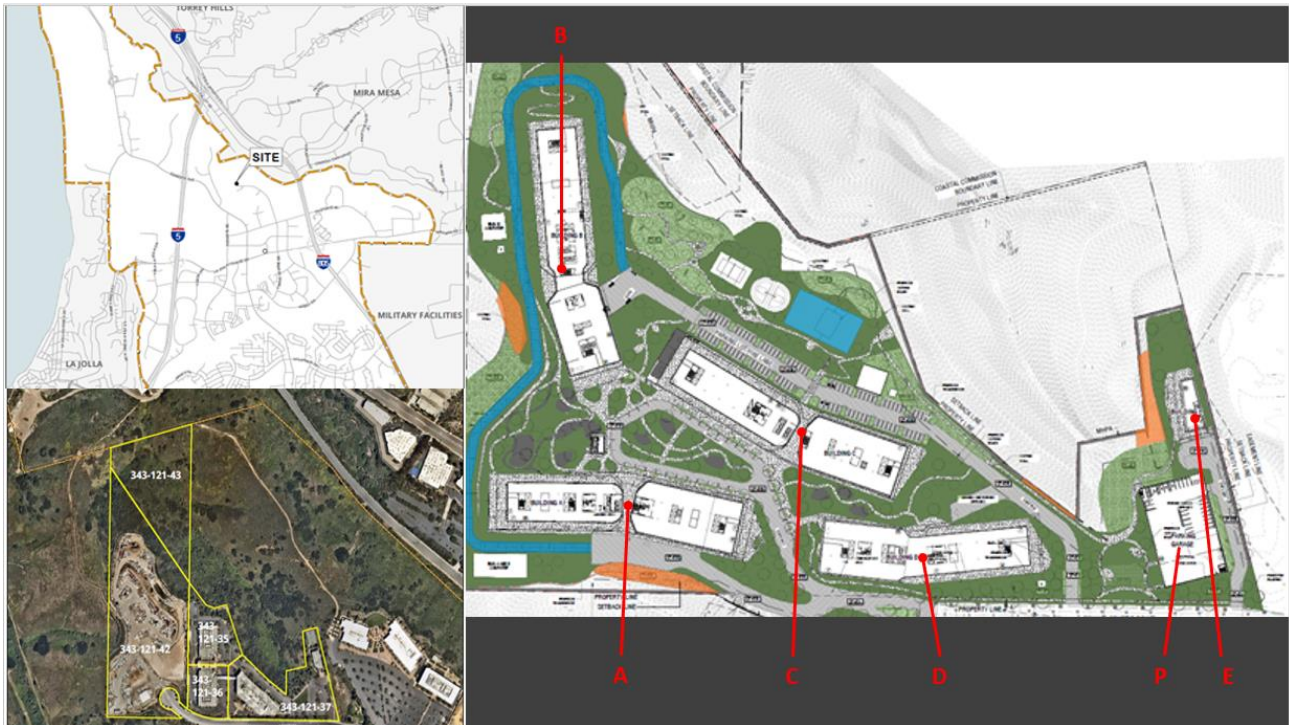
This report also includes identification of existing water supply entitlements, water rights, water service contracts or agreements relevant to the identified water supply for the Towne Centre View project. For the Towne Centre View project, there are no specific water supply entitlements, water rights, water service contracts or agreements other than the City's entitlements to local and imported water sources. The Towne Centre View project has existing onsite water usage in prior years and this existing usage is subtracted from the estimated ultimate project water use.

This Report has been prepared by City in compliance with the State of California Department of Water Resources requirements for SB 610 Water Supply Assessments.

## Section 2 – Project Description

The proposed Towne Centre View project is located in the University Community Planning Area of the City of San Diego. More specifically, the Towne Centre View project is located south of Sorrento Valley near the University of California San Diego's East Campus and receives water service from the City of San Diego's North City 2 (610) Pressure Zone supplied by the Miramar Water Treatment Plant (WTP). The project location is shown on the attached project vicinity map (Figure 1). The project encompasses approximately 26.5 net acres of land with primary land use zoning of IP-1-1 Industrial Park Research and Development. The project is bounded by open spaces and canyons on three sides with similar Industrial Park Research and Development uses southeast of the project along Towne Centre Drive.

**FIGURE 1  
VICINITY MAP OF PROJECT**



The project calls for a mixture of new development and redevelopment of the site in four phases to demolish four existing buildings and construct five new buildings. The planned construction timeframe is 2022 through 2027, however, the City’s 2020 UWMP 20-year water supply forecast window applicable to the project is 2025 through 2045. The project details and construction phasing are described in detail within the WSA request memorandum attached on pages 17-22.

A summary of estimated project water demand is as shown:

**FIGURE 2**  
**Towne Centre View Project Demand Estimate**

Land Use	Proposed Area (ac)	Duty or Demand Factor (gpd/ac)	Gallons per Day (gpd)	Average Annual Demand (afy)	
				2020-2025	2025-2030
Convention Center/Gym (Building E)	0.14	28,642	3,895.23	0.00	4.36
Offices (Buildings A-D)	11.04	3,168	34,989.90	19.60	39.19
Labs (Buildings A-D)	11.04	5,544	61,232.30	34.29	68.59
<b>Total Proposed Project Demand</b>				<b>53.89</b>	<b>112.15</b>
<b>Baseline Existing Site Demand</b>	4.42	3,168.00	13,990.18	15.67	15.67
<b>Net Increase to Water Demands</b>				<b>38.22</b>	<b>96.47</b>

### Section 3 – Summary of Findings

This Report identifies that the net increase in water demand projections for the Towne Centre View project are included in the regional water resource planning documents of the City, San Diego County (CWA) and Metropolitan Water District of Southern California (MWD) latest 2020 UWMP's. Current and future water supplies as well as actions necessary to develop the future water supplies, have been identified. This Report demonstrates that there will be sufficient water supplies available during normal, single-dry year, and multiple-dry water years over a 20-year projection to meet the anticipated demands of the Towne Centre View project.

The estimated net water demand of the Towne Centre View project is 86,117 gallons per day (GPD), or 96.47 acre-feet per year (AFY). In the City's 2020 UWMP, the planned water demand of the North City 2 (610) Pressure Zone supplying the project is 480,000 GPD, or 537.71 AFY from 2025 - 2045. As such, the estimated demand increase represents approximately 18% of total forecasted demand growth for the North City 2 (610) Pressure Zone and is fully accounted for in the 2020 Water Demand Forecast of the City's 2020 UWMP.

The North City 2 (610) Pressure Zone is supplied within the City's Miramar WTP service area. The project represents just under 2% of the forecasted demand growth for the Miramar WTP service area between 2025 and 2045. The City's 2020 Water Demand Forecast uses the SANDAG Series 14 regional population growth forecast as a key basis for water demand forecasting.

**Figure 3  
 Water Demand Analysis**

City Planned Water Demands for Pressure Zone (2020 UWMP)			
Category	Quantity	Estimated Potable Water Demand Growth	
		Gallons per Day (GPD)	Acre-Foot per Year (AFY)
Forecasted Demand Growth 2025-2045			
North City 2 (610) Pressure Zone	Plan Area	480,000	537.71
Projected Water Demand Increase for Towne Centre View by Year 2045			
Category	Quantity (Units/Square Feet/Acres)	GPD	AFY
Industrial Floor Space (Net Additional)	781,704 SF	86,117	96.47
Net Water Demands			
Project Demand		86,117	96.47
City-Planned Supply for North City 2 (610) Zone		480,000	537.71
Net Unanticipated Demands		0	0

The Towne Centre View project proposes the use of non-potable recycled water to supply onsite low-water landscape irrigation and for use in cooling towers. The proposed recycled water use is estimated to be 15 AFY and is conditional on the project obtaining the applicable recycled water permits. Towne Centre Drive has existing recycled water distribution mains available directly adjacent to the site. The project is encouraged to take advantage of the available recycled water service to the extent possible to reduce the project's potable demand.

Existing and Future Developments Planned to Occur by 2045:

The City's 2020 UWMP demonstrates there will be sufficient water supplies available to meet demands for existing and planned future developments anticipated for the plan area through 2045. Based on a normal water supply year, the estimated water supply forecasted in five-year increments for a 20-year projection will meet the City's total forecasted water demand of 202,866 AFY in 2025 to 228,064 AFY in 2045 (Figure 4). Similarly, based on a single-dry year forecast (Figure 5), the estimated water supply will meet the projected water demand of 236,274 AFY (2045). Based on a multiple-dry year, five-year supply (Figure 6), the estimated water supply will meet the Citywide and plan area demands.

**Conclusion**

In summary, these findings substantiate that there is sufficient planned water supply to serve the Towne Centre View project's future water demands within the City's water service area in normal, single-dry year and multiple-dry water year forecasts.

This Report concludes that the proposed water demand for the plan area is included within the City and regional water resource planning agency's planned water supplies and consistent with the latest UWMP's of the City and regional suppliers. Current and future water supplies, as well as the actions necessary to develop these supplies, have been identified and included in the water resources planning documents of the City and regional agencies.

## **Section 4 – San Diego Public Utilities Department Water Service Area**

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The City purchased its initial water system in 1901 from the privately-owned San Diego Water & Telephone Company. Since then, continual expansion of the water system has been required to meet the demands of the growing population of the City. To meet the demand, the City purchased a number of reservoirs between 1913 and 1935 to supplement local water supplies. Despite low annual precipitation in the City (approximately 10 inches per year), these reservoirs supplied the City's growing demands until 1947. These reservoirs still supply the City with local water and are part of the City's larger water supply portfolio.

The need to import water emerged with the increased demand generated by the presence of the United States Navy prior to and during World War II, and the ensuing population growth. As a result, the City and other local retail water distributors commissioned the San Diego County Water Authority (CWA) in 1944 for the purpose of importing water from the Colorado River and later the California State Water Project. The CWA is a member agency of the Metropolitan Water District of Southern California (MWD) which is the largest water wholesale agency in the United States. The City and other local retail water distributors began receiving imported water in 1947.

Today, the City treats and delivers more than 170,000 AFY of water to approximately 1.5 million residents. The water system extends over 400 square miles, including 330 square miles in the City retail service area. The City potable water system serves the City and certain surrounding areas, including both retail and wholesale customers. The Towne Centre View project is located within the City's retail water service area.

In addition to delivering potable water, the City has a recycled water program. Its objectives are to optimize the use of local water supplies and lessen reliance on imported water. Recycled water provides the City a dependable, locally produced and controlled water resource.

### **4.1 Overview of Potable System Facilities**

The water system consists of nine raw water reservoirs with up to 569,021 AF of storage capacity, three water treatment plants, 29 treated water reservoirs and over 3,300 miles of transmission and distribution mains.

The City maintains and operates nine local surface raw water reservoirs which are connected to the City's water treatment operations. The Lower Otay, Barrett and Morena Reservoirs (135,349 AF total capacity) supplies the Otay Water Treatment Plant (Otay WTP) in south San Diego. El Capitan, San Vicente, Sutherland, and Lake Murray Reservoirs (396,357 AF total capacity) supply the Alvarado Water Treatment Plant (Alvarado WTP) in central San Diego; and the Miramar Reservoir (6,682 AF total capacity) supplies the Miramar Water Treatment Plant (Miramar WTP) in north San Diego. Lake Hodges Reservoir has a total capacity of 30,633 AF and is connected to Olivenhain Reservoir, which is owned by the CWA. Olivenhain Reservoir is connected to the CWA San Diego Second Aqueduct. Through this connection, Lake Hodges water can be delivered to all City treatment plants. The City has the ability to access 50 percent of the local water available in Hodges Reservoir via the CWA's delivery system.

The City maintains and operates three water treatment plants mentioned above with a combined total rated capacity of 333,826 AFY, or 298 million gallons per day (MGD). The Miramar WTP, originally constructed in 1962, has a rated capacity of 161,300 AFY (144 MGD). The Miramar WTP generally serves the City's geographical area north of the San Diego River.



The Alvarado WTP, operational since 1951, had an initial capacity rating of 73,929 AFY (66 MGD). Several hydraulic improvements and upgrades were completed in 2011, which increased the capacity of the plant to 134,426 AFY (120 MGD). The plant generally serves the geographical area from National City to the San Diego River (central San Diego). The Otay Water Treatment Plant (Otay WTP) was built in 1914 with the latest upgrade and expansion in 2008 and has a current rated capacity of 38,084 AFY (34 MGD). The Otay WTP generally serves the geographical area bordering Mexico (south San Diego) and parts of the southeastern portion of central San Diego up to the north end of National City.

The City maintains and operates 29 treated water reservoirs including steel tanks, standpipes, concrete tanks and rectangular concrete reservoirs.

The water system consists of more than 3,300 miles of pipelines, including transmission lines up to 84 inches in diameter and distribution mains as small as four inches in diameter. Transmission lines are pipelines 16 inches and larger in diameter that convey raw water to the water treatment plants and convey treated water from the water treatment plants to the treated water storage facilities. Distribution lines are pipelines 16 inches and smaller in diameter that directly service the City's retail customers. In addition, the City maintains and operates water pump stations that deliver treated water from the water treatment plants to customers in higher-elevation areas that cannot be served directly by the Water Treatment Plants. The City has more than 280,000 metered service connections in 136 individual pressure zones in the City's retail service area. The City also maintains several wholesale meters to supply the Cal-American Service Area (South San Diego, City of Imperial Beach and City of Coronado) as well as the City of Del Mar. The City also maintains emergency connections to and from neighboring water agencies, including the Santa Fe Irrigation District, Olivenhain Municipal Water District, Helix Water District, Sweetwater Authority and Otay Water District.

#### **4.2 Overview of Recycled System Facilities**

The City's recycled water system consists of two water reclamation plants with a combined total wastewater treatment capacity of 50,406 AFY (45.00 MGD), three recycled water reservoirs with over 12 million gallons of storage capacity, and more than 98 miles of transmission and distribution mains.

Located in the Miramar WTP service area, the North City Water Reclamation Plant (NCWRP) treats an average of 17,698 AFY (15.80 MGD) for non-potable uses. The City maintains and operates the recycled water distribution system in the north City.

Under the Pure Water Program, the City is currently expanding the NCWRP to a capacity of 50 MGD (56,011 AFY) and adding the Pure Water Phase 1 Advanced Water Purification facility. Upon completion, Pure Water Phase 1 will supply 30 MGD (33,607) AFY of purified recycled water to augment the City's raw water supplies to the Miramar WTP. Phase II of the Pure Water Program will add a second Advanced Water Purification facility in the central part of the City to treat up to 53 MGD (59,372 AFY) of purified recycled water and augment the City's raw water supplies to the Alvarado WTP.

Located at the end of Dairy Mart Road near the International Border with Mexico, the South Bay Water Reclamation Plant (SBWRP) treats an average of 7,583 AFY (6.77 MGD) of wastewater. The SBWRP has a treatment capability of 16,802 AFY (15.0 MGD). The City wholesales the majority of SBWRP recycled water to the Otay Water District.

## Section 5 – Existing and Projected City Supplies

The City purchases imported water from the regional wholesale water provider, the San Diego County Water Authority (CWA), as its major water supply source. The CWA is a public wholesale water agency supplying 24 member retail water agencies including the City of San Diego. The CWA maintains a diverse portfolio of water supplies including purchases of imported water from the Metropolitan Water District of Southern California (MWD). The CWA is a member agency of MWD along with 25 other water agencies. The statutory authorities granted to the CWA and MWD establish the scope of the City’s entitlements to imported water. Due to the City’s supplies of imported water, this report includes information on the existing and future imported supplies from CWA and MWD.

The City relies on the long-term water resources planning documents of the CWA and MWD to support the information of this Report. Each agency must update its UWMP every five years. The 2020 UWMP’s for the respective wholesale agencies were submitted to the State by July 1, 2021 and are the latest references available for wholesale supplies.

As outlined in Section 4.2 Recycled Water, the City is decreasing reliance on wholesale water supplies from CWA and MWD through its Pure Water Program, Phases I and II. This program is set to supply nearly half or 46 percent of Citywide potable demand by 2035 using advanced water purification technologies to provide recycled water to the City’s raw water system as a local and drought-proof water supply.

The City supply summary for normal year existing and projected supplies is shown on the following table taken from the City’s 2020 UWMP:

**Figure 4**  
**Normal Year Existing and Projected Demand and Supply**

Demands/Supplies	Demand and Supplies (AFY)				
	2025	2030	2035	2040	2045
<b>Water Demand (with wholesale and conservation)<sup>1</sup></b>	202,865	210,547	217,156	223,598	228,065
<b>Local Water Supplies</b>					
Recycled Water (City service area only, non-potable)	13,773	13,773	13,773	13,773	13,773
Pure Water Phase 1	16,800	33,600	33,600	33,600	33,600
Pure Water Phase 2			59,360	59,360	59,360
Local Surface Supply	22,015	22,015	22,015	22,015	22,015
City-Lake Cuyamaca Interagency Agreement	400	400	400	400	400
Groundwater	100	100	100	100	100
<b>Sub-total Local Supplies</b>	<b>53,088</b>	<b>69,888</b>	<b>129,248</b>	<b>129,248</b>	<b>129,248</b>
Water Supply from SDCWA (purchased water)	149,778	140,660	87,907	94,350	98,816
<b>Total City Water Supplies</b>	<b>202,865</b>	<b>210,547</b>	<b>217,156</b>	<b>223,598</b>	<b>228,065</b>
Estimated Water Shortages	0	0	0	0	0

Source: City of San Diego 2020 Urban Water Management Plan

## Section 6 – Projected City Demands

The City performs an updated UWMP and Water Demand Forecast for the City service area every five years. A computer model is used to forecast future water-use based on SANDAG regional growth forecasts as well as per-capita demand factors and empirical water use trends. The result is a detailed demand forecast by water use sector (residential, commercial, industrial, irrigation, institutional, etc) and by hydraulic pressure zone. The result is a water use forecast in five-year increments through the end of the UWMP horizon that can be applied by sector, by hydraulic pressure zone or on a Citywide basis.

The forecast is used to analyze the adequacy of future water supply within the UWMP during normal years (Figure 4) as well as single dry year and multiple dry years. The City’s 2020 UWMP analysis for the single dry year case is as follows:

**Figure 5**  
**Single Dry Year Demand and Supply**

Demands/Supplies	Demand and Supplies (AFY)				
	2025	2030	2035	2040	2045
Water Demand (with wholesale and conservation) <sup>1</sup>	210,169	218,128	224,973	231,648	236,274
<b>Local Water Supplies</b>					
Recycled Water (City service area only, non-potable)	13,773	13,773	13,773	13,773	13,773
Pure Water Phase 1	16,800	33,600	33,600	33,600	33,600
Pure Water Phase 2			59,360	59,360	59,360
Local Surface Supply	23,858	23,858	23,858	23,858	23,858
City-Lake Cuyamaca Interagency Agreement	400	400	400	400	400
Groundwater	100	100	100	100	100
<b>Sub-total Local Supplies</b>	<b>54,931</b>	<b>71,731</b>	<b>131,091</b>	<b>131,091</b>	<b>131,091</b>
Water Supply from SDCWA (purchased water)	155,238	146,397	93,882	100,557	105,183
<b>Total City Water Supplies</b>	<b>210,169</b>	<b>218,128</b>	<b>224,973</b>	<b>231,648</b>	<b>236,274</b>
Estimated Water Shortages	0	0	0	0	0

Source: City of San Diego 2020 Urban Water Management Plan

The 2020 UWMP analysis for the Multiple Dry Year case over a five-year period is as follows:

**Figure 6**  
**Multiple Dry Year Demand and Supply**

Demands/Supplies	Demand and Supplies (AFY)				
Dry Year 1 (2013)	2025	2030	2035	2040	2045
Water Demand (with wholesale and conservation) <sup>1</sup>	202,865	210,547	217,156	223,598	228,065
<b>Local Water Supplies</b>					
Recycled Water (City service area only, non-potable)	13,773	13,773	13,773	13,773	13,773
Pure Water Phase 1	16,800	33,600	33,600	33,600	33,600
Pure Water Phase 2			59,360	59,360	59,360
Local Surface Supply	20,963	20,963	20,963	20,963	20,963
City-Lake Cuyamaca Interagency Agreement	400	400	400	400	400
Groundwater	100	100	100	100	100
<b>Sub-Total Local Supplies</b>	<b>52,036</b>	<b>68,836</b>	<b>128,196</b>	<b>128,196</b>	<b>128,196</b>
Water Supply from SDCWA (purchased water)	150,830	141,712	88,959	95,402	99,868
<b>Total City Water Supplies</b>	<b>202,865</b>	<b>210,547</b>	<b>217,156</b>	<b>223,598</b>	<b>228,065</b>
Estimated Water Shortages	0	0	0	0	0
Dry Year 2 (2014)	2025	2030	2035	2040	2045
Water Demand (with wholesale and conservation) <sup>1</sup>	210,169	218,128	224,973	231,648	236,274
<b>Local Water Supplies</b>					
Recycled Water (City service area only, non-potable)	13,773	13,773	13,773	13,773	13,773
Pure Water Phase 1	16,800	33,600	33,600	33,600	33,600
Pure Water Phase 2			59,360	59,360	59,360
Local Surface Supply	23,858	23,858	23,858	23,858	23,858
City-Lake Cuyamaca Interagency Agreement	400	400	400	400	400
Groundwater	100	100	100	100	100
<b>Sub-Total Local Supplies</b>	<b>47,537</b>	<b>64,337</b>	<b>131,091</b>	<b>131,091</b>	<b>131,091</b>
Water Supply from SDCWA (purchased water)	155,238	146,397	93,881	100,556	105,183
<b>Total City Water Supplies</b>	<b>210,169</b>	<b>218,128</b>	<b>224,973</b>	<b>231,648</b>	<b>236,274</b>
Estimated Water Shortages	0	0	0	0	0

Source: City of San Diego 2020 Urban Water Management Plan

**Figure 6 (Continued)**  
**Multiple Dry Year Demand and Supply**

Demands/Supplies	Demand and Supplies (AFY)					
	Dry Year 3 (2015)	2025	2030	2035	2040	2045
Water Demand (with wholesale and conservation) <sup>1</sup>	210,169	218,128	224,973	231,648	236,274	
<b>Local Water Supplies</b>						
Recycled Water (City service area only, non-potable)	13,773	13,773	13,773	13,773	13,773	13,773
Pure Water Phase 1	16,800	33,600	33,600	33,600	33,600	33,600
Pure Water Phase 2			59,360	59,360	59,360	59,360
Local Surface Supply	6,280	6,280	6,280	6,280	6,280	6,280
City-Lake Cuyamaca Interagency Agreement	400	400	400	400	400	400
Groundwater	100	100	100	100	100	100
<b>Sub-Total Local Supplies</b>	<b>37,353</b>	<b>54,153</b>	<b>113,513</b>	<b>113,513</b>	<b>113,513</b>	<b>113,513</b>
Water Supply from SDCWA (purchased water)	172,817	163,975	111,460	118,135	122,762	
<b>Total City Water Supplies</b>	<b>210,169</b>	<b>218,128</b>	<b>224,973</b>	<b>231,648</b>	<b>236,274</b>	
Estimated Water Shortages	0	0	0	0	0	0
Dry Year 4 (2016)	2025	2030	2035	2040	2045	
Water Demand (with wholesale and conservation) <sup>1</sup>	207,735	215,601	222,367	228,964	233,538	
<b>Local Water Supplies</b>						
Recycled Water (City service area only, non-potable)	13,773	13,773	13,773	13,773	13,773	13,773
Pure Water Phase 1	16,800	33,600	33,600	33,600	33,600	33,600
Pure Water Phase 2			59,360	59,360	59,360	59,360
Local Surface Supply	16,464	16,464	16,464	16,464	16,464	16,464
City-Lake Cuyamaca Interagency Agreement	400	400	400	400	400	400
Groundwater	100	100	100	100	100	100
<b>Sub-Total Local Supplies</b>	<b>49,620</b>	<b>66,420</b>	<b>125,780</b>	<b>125,780</b>	<b>125,780</b>	<b>125,780</b>
Water Supply from SDCWA (purchased water)	158,114	149,181	96,586	103,184	107,757	
<b>Total City Water Supplies</b>	<b>207,735</b>	<b>215,601</b>	<b>222,367</b>	<b>228,964</b>	<b>233,538</b>	
Estimated Water Shortages	0	0	0	0	0	0

**Figure 6 (Continued)**  
**Multiple Dry Year Demand and Supply**

Demands/Supplies	Demand and Supplies (AFY)				
Dry Year 5 (2017)	2025	2030	2035	2040	2045
Water Demand (with wholesale and conservation) <sup>1</sup>	207,735	215,601	222,367	228,964	233,538
<b>Local Water Supplies</b>					
Recycled Water (City service area only, non-potable)	13,773	13,773	13,773	13,773	13,773
Pure Water Phase 1	16,800	33,600	33,600	33,600	33,600
Pure Water Phase 2			59,360	59,360	59,360
Local Surface Supply	18,547	18,547	18,547	18,547	18,547
City-Lake Cuyamaca Interagency Agreement	400	400	400	400	400
Groundwater	100	100	100	100	100
<b>Sub-Total Local Supplies</b>	<b>49,620</b>	<b>66,420</b>	<b>125,780</b>	<b>125,780</b>	<b>125,780</b>
Water Supply from SDCWA (purchased water)	158,114	149,181	96,586	103,184	107,757
<b>Total City Water Supplies</b>	<b>207,735</b>	<b>215,601</b>	<b>222,367</b>	<b>228,964</b>	<b>233,538</b>
Estimated Water Shortages	0	0	0	0	0

Source: City of San Diego 2020 Urban Water Management Plan

The single and multiple dry year analysis demonstrate that the City is predicted to have adequate water supply during periods of drought.

## **Section 7 - Conclusion - Availability of Sufficient Supplies**

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The Towne Centre View project is consistent with water demand assumptions in the regional water resource planning documents of the City, CWA and MWD. The City currently imports the majority of its water supply from MWD and CWA. However, this trend will shift as the City's Pure Water Program brings local and more drought resistant supplies online and the City is less reliant on imported water sources.

In summary, this Report demonstrates that there are sufficient water supplies over a 20 year planning horizon to meet the estimated demands of the Towne Centre View project, as well as, the existing and other planned development projects within the City service area in normal, dry year and multiple-dry year forecasts. This study finds that the Towne Centre View project is fully accounted for within the demand forecast for the North City 2 (610) Pressure Zone supplying the project and within the City's long term water supply plans to meet water demand growth over the 20-year period considered.

## **Source Documents**

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California Department of Water Resources Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001, March 2011

MWD 2020 Regional Urban Water Management Plan

San Diego Public Utilities Department 2020 Urban Water Management Plan

San Diego Public Utilities Department 2020 Water Demand Forecast

San Diego County Water Authority 2020 Urban Water Management Plan



## WSA Request Memorandum

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THE CITY OF SAN DIEGO

### M E M O R A N D U M

**REVISED**

DATE: ~~April 13, 2021~~ 6/21/2021

TO: Khuram Shah, Associate Engineer, Water Planning Section, Public Utilities Section

FROM: Rachael Ferrell, Associate Planner, Development Services Department

SUBJECT: Preparation Request of a Water Supply Assessment and Water Verification – Towne Centre View (No. 624751) SAP No. 24008129

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Section 15155 of the State California Environmental Quality Act (CEQA) Guidelines requires discretionary projects of a certain type and size (as defined in Water Code Section 10912[a]) to prepare water supply assessments consistent with Senate Bill (SB) 610. Water supply assessments prepared must be included within the environmental documentation under SB 610. Environmental Analysis Section (EAS) reviewed the Towne Centre View project against CEQA Section 15155(a)(1)(C) and (E) and City's CEQA Significance Determination Thresholds and has determined the project would meet the definition of a water-demand project as follows:

- Threshold "c," A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.; and,
- Threshold "g," An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.

Therefore, EAS is submitting this memorandum to the Public Utilities Department formally requesting the preparation water supply assessment. The following project description has been provided to aid in the assessment process:

#### **Location of Project**

The Towne Centre View Project (Project) is located north of the current terminus of Towne Centre Drive in the University Community Planning Area of the City of San Diego, generally between

Page 2  
Khuram Shah  
April 13, 2021

Interstate (I)-5 to the west and I-805 to the east (refer to Figure 1, Vicinity Map). The Project site in its entirety encompasses 33.55 acres and is currently associated with the following addresses: 9855/9865/9875/9885 Towne Centre Drive. The proposed development area is limited to the four privately-owned parcels in the southern portion of the Project site and a portion of the Towne Center Drive right-of-way, which encompass approximately 26.5-acres. The northern parcel within the Project site and areas surrounding the Project site are within the City's Multi-Habitat Planning Area (MHPA) and would remain undeveloped.

The eastern portion of the Project site is currently developed with scientific research buildings owned by the Project Applicant, with an existing building area of approximately 199,735 square feet (sf), including a 7,370-sf covered courtyard. The western portion of the Project site is entitled for 190,000-sf of research and development (R&D) uses (pursuant to Coastal Development Permit 117798 and Site Development Permit 2758) and is currently being used as a staging area for the Mid-Coast Trolley construction. An aerial photograph of the Project site is provided on Figure 2, Aerial. The Project site is surrounded by open space to the north and west, and office uses to the south and east. The elevations on the property in the areas of the existing buildings and graded pads are approximately 330 to 360 feet mean sea level (MSL).

#### **Project Description**

The Project proposes a Community Plan Amendment (CPA), Planned Development Permit (PDP), Site Development Permit (SDP), Tentative Map (TM), and Street Vacation for development and redevelopment of the 26.5-acre southern portion of the site; the northern portion of the site (approximately 7 acres) will remain as open space. The Project site will be developed with a five-building campus (Buildings A through E), which would include scientific R&D, laboratory, technology, and office uses, with supporting parking structures and surface parking areas, recreational facilities, amenities, and landscaping. A conceptual site plan is presented on Figure 3. It is anticipated that the Project would generate employment opportunities for approximately 3,000 individuals, which would represent a net increase of 2,400 employment opportunities when compared to employment associated with the existing on-site buildings (estimated to be 600 employees).

Buildings A through E would have an estimated gross floor area (GFA) of 999,386-sf, with additional area consisting of balcony and roof deck space, as summarized in Table 1. Buildings A, B and C would be 6 levels, Building D would be 5 levels, and Building E would be 2 levels. Building facades would have primarily glass and metal exterior materials, with a high degree of transparency to allow daylight into the building and views out of the building.

A podium parking structure would be provided generally in the southern portion of the Project site (primarily subterranean under the proposed Buildings A through D), and a parking garage would be provided in the eastern portion of the Project site. The podium parking structure would have 4 levels of parking, and the parking garage would have 7 levels of parking (1 below grade and 6 above grade); parking is further described below.

Page 3  
 Khuram Shah  
 April 13, 2021

**Table 1**  
**Proposed Building and Parking Structure Summary**

Building/ Parking Structure	MCAS Miramar ALUCP Zone	Gross Floor Area (sf)	Exempt Area <sup>1</sup> (sf)	Total Area (sf)
<b>Buildings</b>				
Building A	Transition Zone	254,358	12,953	267,311
Building B	APZ II Zone	280,066	14,149	294,215
Building C	Transition Zone	270,932	13,645	284,037
Building D	Transition Zone	188,106	6,869	194,975
Building E	APZ II zone	5,924	-	5,924
<b>Parking Structures (Podium)</b>				
Building Support Space		-	129,585	129,585
Parking Area		-	688,177	688,177
		-		
<b>Total</b>		999,386	865,378	1,864,764

1. Area excluded from gross floor area and floor-to-area (FAR) calculations per City of San Diego Municipal Code Chapter 11, Article 3, Division 1, include: below-grade parking and tenant space, above-grade open parking structures, and balconies and roof decks.

The Project would include sustainable features that exceed state and local requirements. This includes, but is not limited to: application of "bird friendly" finishes to minimize bird-strike, transportation demand management (TDM) measures, short-term bicycle parking, and infrastructure for potential additional future electric vehicle charging stations.

As shown on Figure 1, recreational facilities, sports fields/courts and other amenities would be provided on-site for employees and visitors north of Building C, and pedestrian pathways would be provided throughout the site, some leading to vista viewing areas.

The Project would also include drought tolerant landscaping in the disturbed areas outside of the building footprints and will plan to use recycled water for all landscaping irrigation. Brush management would be conducted along the Project site perimeter, as necessary, to comply with applicable requirements for fire safety. As with existing conditions, exterior lighting would be installed for safety, security and wayfinding. Existing retaining walls that surround the existing developed areas would be retained.

**Land Use**

The Project site has a land use designation for Industrial Employment in the San Diego General Plan and , is designated Scientific Research within Area 11 of the University Community Plan and is zoned IP-1-1 Zone (Industrial Park - research and development uses are allowed with some limited manufacturing) and Residential Single Unit (RS-1-7). The portion of the site that is zoned RS-1-7

Page 4  
Khuram Shah  
April 13, 2021

would remain undeveloped. The project is subject to the Airport Influence Area Overlay, Coastal Overlay Zone, Community Plan Implementation Zone -A, Fire Brush Zones, Very High Fire Severity Zone, Parking Impact Overlay Zone, Prime Industrial Lands, Transit Priority Area, and FAA Part 77 Notification Area. Further, the Project site is located in the Accident Potential Zone II (APZ II), and Transition Zone (TZ) of the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP).

### **Project Circulation**

The Project would include three driveways along Towne Centre Drive, providing access to parking structures, surface parking, and drop-off areas (refer to Figure 1). Two of the Project driveways would be located east of the intersection of Towne Centre Drive and Westerra Court, and one driveway would be located west of the same intersection. The existing terminus to Towne Centre Drive within the Project site would be removed and the intersection of Towne Centre Drive and Westerra Court would be modified, as necessary to comply with the City requirements for roadway design and emergency access. The existing sidewalk along the north side of Towne Centre Drive would be replaced. Additionally, fire access roads would extend along the perimeter of the proposed development area.

The Project site is located within a Transit Priority Area (TPA). To facilitate use of transit, and to promote use of alternative modes of transportation, the Project would provide short- and long-term bicycle parking and changing/shower facilities, and would explore the implementation of unbundled parking, shared parking, and subsidized transit passes. On-site pedestrian paths would connect to existing sidewalks along Towne Centre Drive.

The Project would include 2,500 parking spaces, which consist of underground, surface-level, and above-grade garage parking. The parking provided would meet or exceed the City's requirements for standard, accessible, motorcycle, clean-air, and electric vehicle charging station/electric vehicle service equipment (EVCS/EVSE) spaces.

### **Utility Infrastructure**

The Project would involve the installation of on-site utility infrastructure (potable water, recycled water, sewer, electric, natural gas and telecommunications) as necessary to serve the Project; the on-site infrastructure would connect to existing facilities along Towne Centre Drive, and existing public utility infrastructure in the portion of Towne Centre Drive that would be incorporated into the Project would be removed and/or modified, as necessary.

Storm water runoff from impervious areas on-site would be collected in the proposed on-site storm drain system and conveyed to underground storage vaults and subsequent modular wetland systems or biofiltration basins. Storm water runoff from pervious areas would be directed to landscape areas for dispersion. Under existing conditions, stormwater discharges from the Project site at seven locations, including an existing storm drain located in Towne Centre Drive and six discharge points located around the perimeter of the site that discharge to the surrounding

Page 5  
Khuram Shah  
April 13, 2021

canyons. With implementation of the Project, the existing discharge points and associated level spreaders would be retained to ensure adequate energy and flow dispersion. The proposed underground storage vaults, modular wetland systems, and biofiltration basin best management practice (BMPs) would provide hydromodification management flow control and pollutant control treatment, and would accommodate the 100-year storm event peak discharge.

### **Construction and Phasing**

It is estimated that construction of the Project would be initiated in the Spring of 2022 and last approximately 68 months (until the end of 2027). Construction of the Project would include demolition of the existing buildings and on-site improvements (as needed to accommodate the proposed uses), grading, utility construction, building construction, paving/landscaping improvements, and architectural coatings.

While construction of the buildings and parking structures would be phased, the construction activities would overlap with continuous on-site construction activities. The anticipated construction phasing for purpose of analysis is generally as follows:

- Phase 1 – Construction of Building A and podium parking structure
- Phase 2 – Construction of Building B
- Phase 3 – Demolition of existing buildings at 9865/9875/9885 Towne Centre Drive, construction of Building C, and podium expansion
- Phase 4 – Demolition of existing building at 9855 Towne Centre Drive, and construction of Buildings D and E and the parking garage

The physical impact area associated with construction activities would largely be limited to existing developed and disturbed areas that are within the limits of existing retaining walls; the areas outside these walls would remain as open space and would be subject to limited disturbance (primarily associated with brush management activities). It is estimated that when considering the various phases of earthwork, construction of the Project would require the export of approximately 297,041 cubic yards (cy) of soil and the import of 7,901 cy of fill material. The maximum depth of cut/excavation is anticipated to be 41 feet.

### **Off-Site Improvements**

With the exception of required improvements along Towne Centre Drive discussed previously (e.g., roadways, driveway, sidewalk), all of the Project construction activities, including installation of utility infrastructure, would occur on-site and primarily within the limits of the previously disturbed areas.

### **Discretionary Actions**

Page 6  
Khuram Shah  
April 13, 2021

As previously identified, the Project site has an Industrial land use designation, and is zoned IP-1-1 Zone (Industrial Park - research and development uses are allowed with some limited manufacturing). Therefore, the Project does not require a Community Plan Amendment or Zone Change to the change the land use designation. However, based on available information, anticipated approval actions required from the City to implement the Project include:

- **Community Plan Amendment** to add the proposed intensity of the Project to the Development Intensity table in the Community Plan and amend corresponding maps.
- **Planned Development Permit (PDP)** to amend the existing PDPs on the Project site and to provide for any deviations necessary for creative site planning.
- **Site Development Permit** due to presence of environmentally sensitive lands and location of the site within the Airport Land Use Compatibility Overlay Zone.
- **Tentative Map** to reconfigure the existing parcels to accommodate the proposed development and for vacation of Towne Centre Drive; the northern open space parcel would not be changed.
- **Street Vacation** for a portion of Towne Centre Drive and the cul-de-sac at the terminus of Towne Centre Drive to make these areas part of the Project site.

I look forward to coordinating with your department. Please do not hesitate to contact me directly at (619) 446-5129 or via email at [RFerrell@sandiego.gov](mailto:RFerrell@sandiego.gov) should you need any supplementary information and/or have additional questions.

Rachael Ferrell

Attachments: Existing Conditions  
Hydrozone Plan

cc: Keli Balo  
Karina Danek  
Project File