

V. PUBLIC UTILITIES ELEMENT

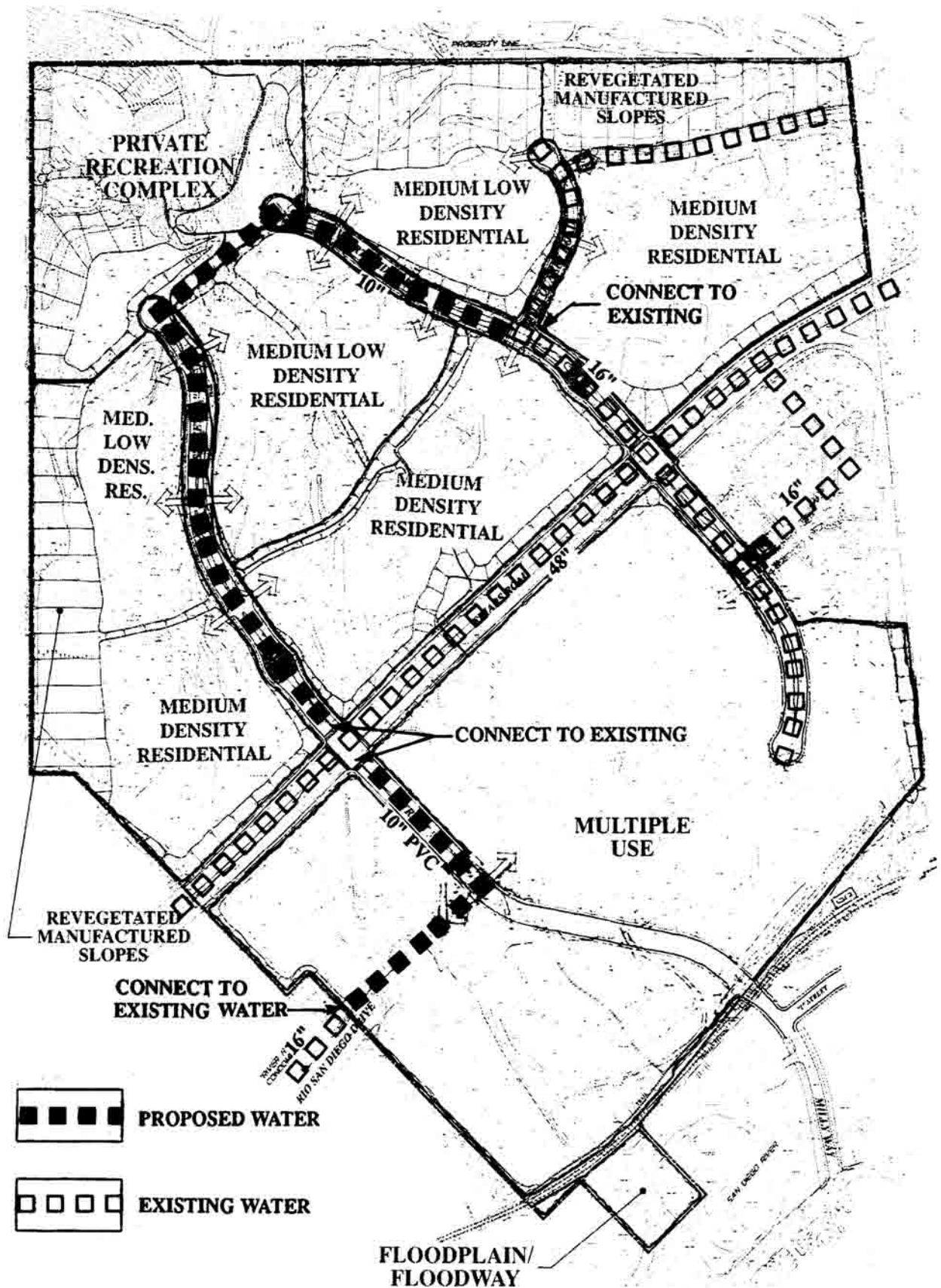
Public utilities which will serve development in *Mission City* are addressed in this element. *Mission City* is located within the urbanizing community of Mission Valley. As such, public utilities, including water, sewer, gas and electricity are readily available to serve the project. Development within *Mission City* would provide the necessary connections to these existing utilities. As part of the *Mission City* Tentative Map, a drainage plan has been developed to control runoff and carry storm water. Implementation of the storm water and drainage system is a requirement of the Tentative Map.

A. WATER SERVICE AND FACILITIES

The City of San Diego Water Utilities Department provides water to the site as part of the Metropolitan System. An existing 16-inch water line occurs along Northside Drive and its planned extension, extending from the northeast corner of the site to the cul-de-sac of Old Quarry Road, continuing south along Old Quarry Road and Northside Drive to its connection to the existing 48-inch water line located beneath Friars Road. A 16-inch water line also branches south from the 48-inch line under Friars Road and passes under the office buildings located at the southeast corner of the intersection of Friars Road and Northside Drive. This 16-inch line turns southwest toward Northside Drive and then continues southeast along the portion of Northside Drive that has already been constructed. A 16-inch water stem also exists at the terminus of Rio San Diego Drive at the southwest boundary of the Specific Plan area. An additional water line is planned to extend from the stem at the southwest boundary of the Specific Plan area, continuing northeast to the southern cul-de-sac of "A" Street, following the northwestern extension of "A" Street to its northernmost terminus. From the northern terminus of "A" Street, the water line angles to the northeast before turning south along Northside Drive to the existing 16-inch water line at the intersection of Old Quarry Road and Northside Drive. Figure V-1, *Water Facilities*, depicts the existing facilities. Figure V-1 also shows connections which would be necessary to serve full build out of *Mission City*. Phasing of necessary water facilities would be tied to each individual development project.

B. SEWER SERVICE AND FACILITIES

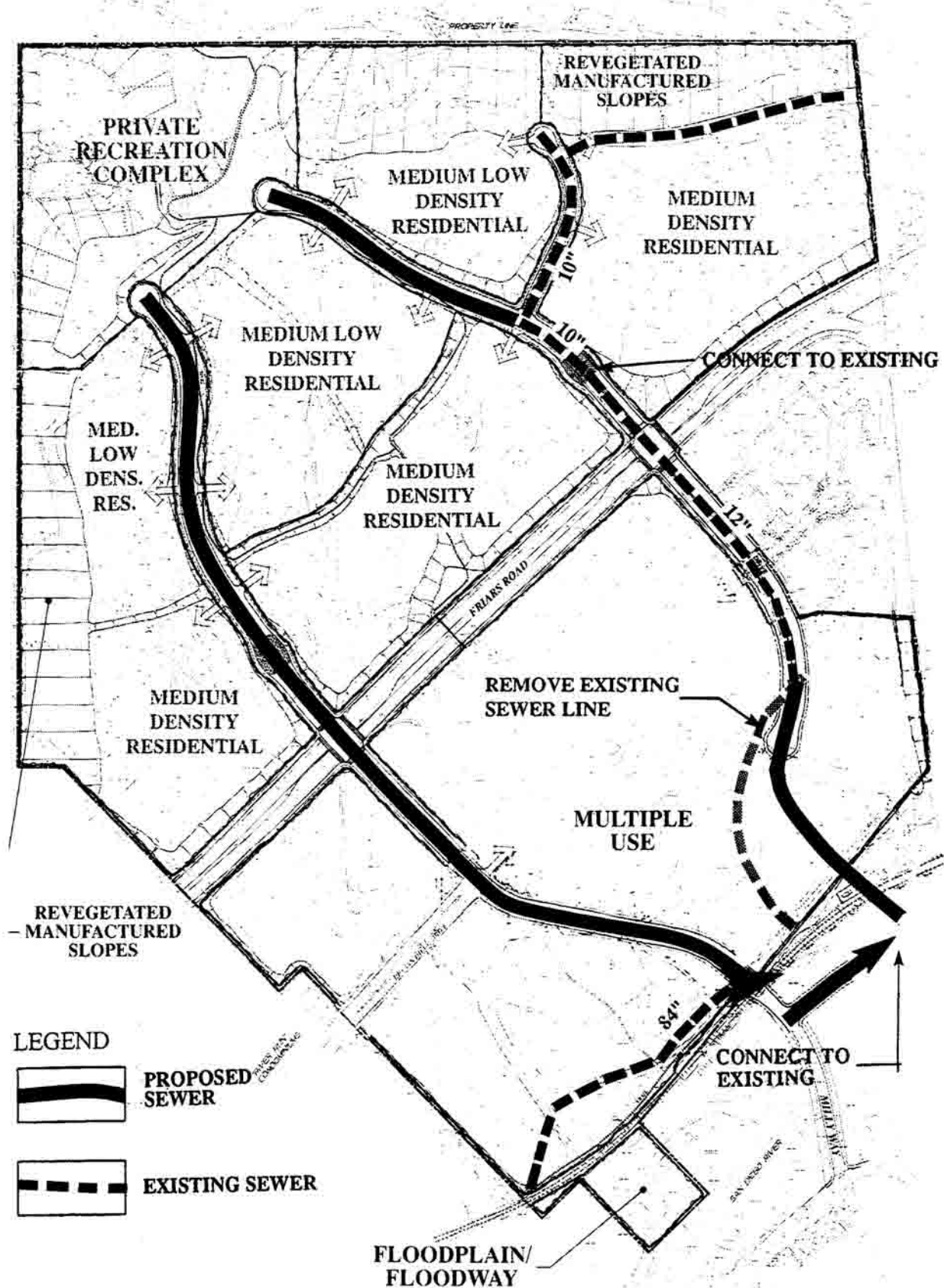
Sewer service will also be provided by the City. Figure V-2, *Sewer Facilities*, depicts the existing sewer facilities and connections which would be necessary to serve development in *Mission City*. Sewage generated by the project would be transported via two sewer lines originating from the northern cul-de-sacs of "A" Street and Northside Drive. The line under "A" Street would extend southeast within the right-of-way of the street, continue southeast beyond the southern cul-de-sac until its connection with an existing 84-inch sewer line located just inside the southeastern boundary of the Specific Plan area. This existing line runs northeast-southwest between Northside Drive and the southwestern corner of the property and a 12-inch extension from this line branches to the north along Northside Drive where it terminates at the intersection of Old Quarry Road and Northside Drive and the terminus of an existing 10-inch sewer line. This existing sewer line extends west from the just inside the northeastern corner of the project site and then continues south along Old Quarry Road until its intersection with Northside Drive. Another sewer line would continue northwest from Old Quarry Road along Northside Drive until it reaches the northern cul-de-sac of Northside Drive. An extension of the sewer line within Northside Drive would continue



WATER FACILITIES

MISSION CITY

FIGURE V-1



SEWER FACILITIES

MISSION CITY

FIGURE V-2

south from the boundary of the specific plan area where it would connect with an existing line located south of the LRT.

C. STORM WATER SYSTEM AND DRAINAGE

The drainage plan prepared for the project as part of the *Mission City* Tentative Map is shown in Figure V-3, *Storm Drain Facilities*. Drainage from the project site would be transmitted via a system of two stormdrain pipes linked to seventeen headwalls that traverse the Specific Plan area from north to south. The western drain system would begin near the northern boundary of the property and continue in a generally southeasterly direction along the right-of-way of "A" Street. At that point, it would pass beyond the southern boundary of the Specific Plan area and into the San Diego River Floodway. The eastern drain system would begin at the northern cul-de-sac of Northside Drive and continue southeast within the right-of-way of Northside Drive until it reaches the existing storm drain located south of Friars Road, which continues to the edge of the southeastern boundary of the Specific Plan area.

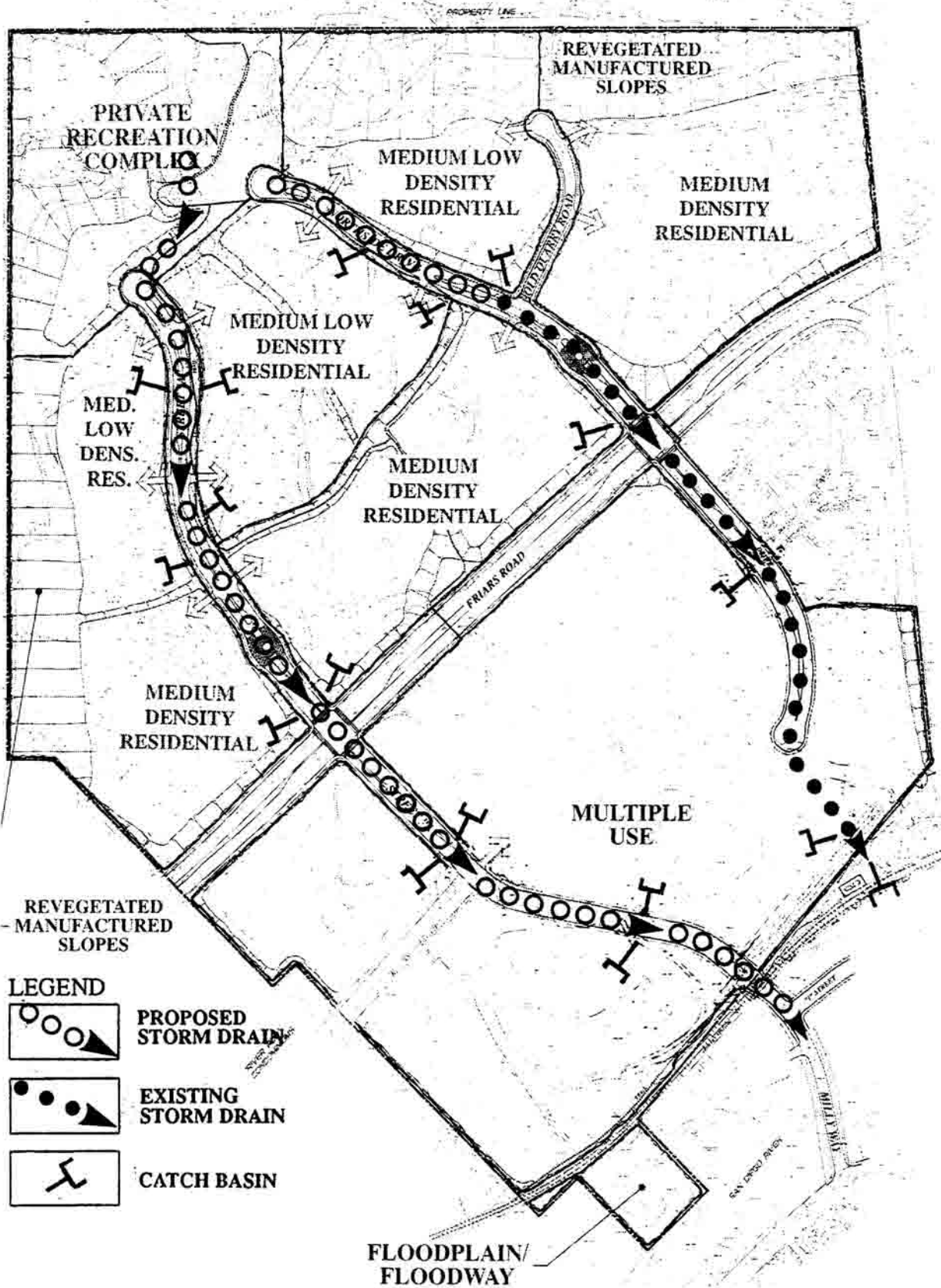
Construction of any project in the City of San Diego is subject to the requirements of erosion control in the City's Grading Ordinance, and is also required to comply with the Clean Water Act. Conformance with the Clean Water Act is established through compliance with the requirements of the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. For this permit, the SWRCB issued Order No. 92-08-DWQ, "Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activity." To comply with the permit, the applicant for a construction permit must file a complete and accurate Notice of Intent with the SWRCB. Compliance requires conformance with applicable best management practices (BMPs) and development of a Storm Water Pollution Prevention Plan (SWPPP) and monitoring program plan. When construction is completed, the applicant must file a Notice of Termination with the SWRCB.

Runoff flowing across developed sites can pick up contaminants from landscaping, such as pesticides and fertilizers, and areas used by motor vehicles, such as parking lots, driveways, and streets. Pollutants from such areas can include oils, fuel residues, heavy metals (associated with gasoline), fertilizers, and pesticides. For the management of stormwater, municipalities in the San Diego region, including the City of San Diego, must comply with the Regional Water Quality Control Board's (RWQCB) NPDES Permit No. CA0108758, which consists of wastewater discharge requirements for stormwater and urban runoff. When the Notice of Termination for construction is filed, implementation of stormwater discharge BMPs, including maintenance and monitoring, is required by the City of San Diego under Permit No. CA0108758.

D. NATURAL GAS AND ELECTRICITY

Gas and electricity are provided by the San Diego Gas and Electric Company (SDG&E). Several gas and electric lines cross the property. Development of *Mission City* would require the relocation of several of these facilities. Figure V-4, *Gas and Electric Lines and Relocations*, identifies the lines to be relocated as development occurs in *Mission City*. These facilities are described below.

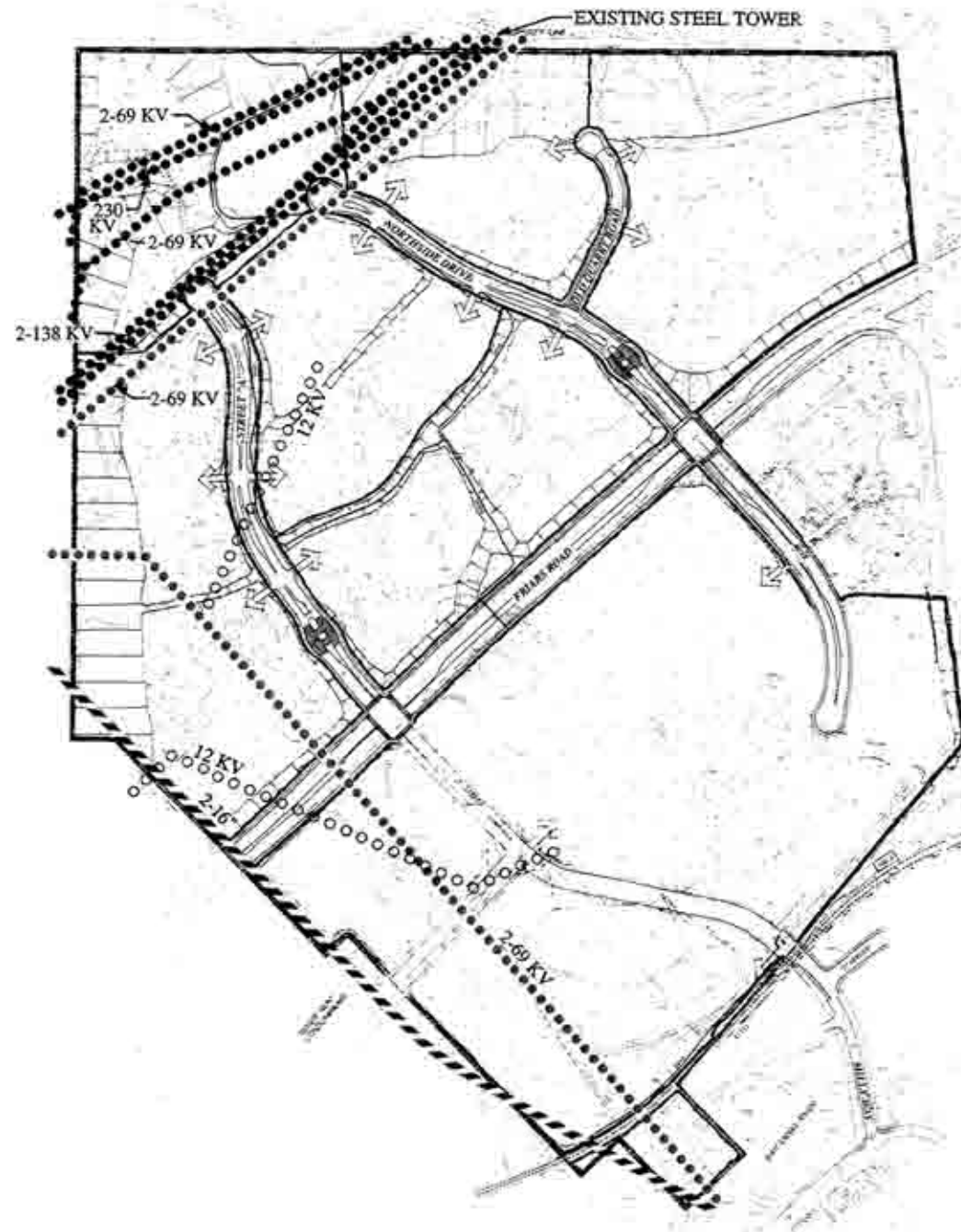
- All existing overhead electrical transmission lines that cross the northwest corner of the project site would remain in their current state, with the exception of the two 69 kilovolt (kv) lines that are located farthest south in this grouping which would be relocated. Two existing 69 kv overhead electrical transmission lines extend from off-site into the western portion of *Mission City* before angling southeast and beyond the southernmost tip of the



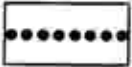

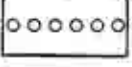

STORM DRAIN FACILITIES

FIGURE V-3

MISSION CITY



LEGEND

	EXISTING OVERHEAD ELECTRICAL TO REMAIN
	EXISTING OVERHEAD ELECTRICAL TO BE RELOCATED
	EXISTING OVERHEAD ELECTRICAL TO BE REMOVED
	EXISTING GAS LINE TO REMAIN

GAS AND ELECTRIC LINES AND RELOCATIONS

FIGURE V-4

project. These lines are proposed to be relocated to the east under the right-of-way of the proposed Street "A".

- An existing 12 kv overhead electrical transmission line that branches north from the two 69 kv transmission lines in the western portion of the property would be removed. The existing 12 kv electrical transmission line that extends southeast from the southwest edge of the site is also planned to be removed.

- Two existing 16-inch natural gas transmission lines will remain along the southwestern boundary of the *Mission City* site. The lines extend southeast from the western border of the site and continue southeast, roughly along the boundary line of the project. Some portions of these lines are located off-site to the immediate southwest of *Mission City*.