



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 4, 2007 **REPORT NO. PC-07-124**

ATTENTION: Planning Commission, Agenda of October 11, 2007

SUBJECT: VISTA AT RANCHO BERNARDO – Project No. 106137.
Process Four.

**OWNER/
APPLICANT:** City of San Diego, Owner
Lowe Enterprises Real Estate Group, Applicant (Attachment 8)

SUMMARY

Issue(s) - Should the Planning Commission approve a road widening project located generally at 18130 West Bernardo Drive, between Andanza Way and Interstate 15, in the AR-1-1 Zone of the Rancho Bernardo Community Plan area?

Staff Recommendation -

1. **Certify** Mitigated Negative Declaration No. 106137, **Adopt** the Mitigation Monitoring and Reporting Program; and
2. **Approve** Site Development Permit No. 352395.

Community Planning Group Recommendation - On April 19, 2007, the Rancho Bernardo Community Planning Board's (RBCPB) Development Review Subcommittee member Mr. John Woods informed the RBCPB that the roadway widening project is a condition of the approved Planned Development Permit No. 8528 and Site Development Permit No. 260305 for the Vista at Rancho Bernardo development located at 17087 – 17097 Via Del Campo. The RBCPB previously voted 16:0:1 to recommend approval of the Vista at Rancho Bernardo development. The RBCPB voted 14:0:2 on the widening project but, the motion is not clear. The RBCPB Chair believes the vote was to approve the project (Attachment 7).

Environmental Review - A Mitigated Negative Declaration No. 106137 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 - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The proposed project is located on a site identified for circulation element purposes in the Rancho Bernardo Community Plan. No residential units are proposed as part of this project.

BACKGROUND

On January 17, 2006, the City Council approved The Vista at Rancho Bernardo project's Planned Development Permit No. 8528 and Site Development Permit No. 260305 for an industrial development located at 17087 - 17097 Via Del Campo within the Rancho Bernardo Community Plan area. A condition of approval and mitigation measure for the development requires the construction of an additional northbound lane with a bike lane, curb, gutter and sidewalk on West Bernardo Drive, from the existing widened street section north of the signalized intersection serving the Bernardo Drive Park to the I-15 southbound ramp.

The proposed roadway widening would occur on undeveloped City owned property and Caltrans Right of Way totaling approximately 10.31 acres and is located at the southwestern corner of the intersection of West Bernardo Drive and the Interstate 15 (I-15) on-ramp. Lake Hodges is directly northwest of the site. The project site is zoned AR-1-1. Surrounding land uses consist of Lake Hodges and other open spaces to the north and west, a senior community to the south, and I-15 to the east.

DISCUSSION

Project Description

The project proposes widening West Bernardo Drive on an approximately 10.31-acre site that supports sensitive biological resources, as defined by the Environmentally Sensitive Lands (ESL) regulations, San Diego Municipal Code §143.0110. The proposed road widening project is required as a mitigation measure for traffic impacts resulting from the approval of the Vista at Rancho Bernardo project. Specifically, the mitigation measure requires the construction of an additional northbound lane with a bike lane, curb, gutter and sidewalk on West Bernardo Drive. The widening is proposed from the existing widened street section north of the signalized intersection serving the Bernardo Drive Park to the I-15 southbound ramp. From the existing centerline to the proposed new eastern curb, the street would be striped for one twelve foot lane, a fourteen foot lane, a six foot bike lane and a five foot sidewalk. Other associated improvements would include a new curb, gutter and side walk, storm-drain system, guard rail, chain-link fence and street-light. The proposed project would impact a total area of approximately 1.65 acres.

The project would result in fifty cubic yards of excavation to a maximum depth of one foot and would import 11,490 cubic yards of soil for a total embankment of 11,540 cubic yards. Manufactured slopes would be graded to a 2:1 slope ratio for essentially the entire length of the proposed project. The slope would vary in height from approximately thirteen feet to nineteen feet. Site elevations range from approximately 380 average mean sea level (AMSL) on the southernmost portion of the site and decline to approximately 315 AMSL on the northernmost portion of the site.

The project site is entirely within the Multi-Habitat Planning Area. Vegetation on the site consists of sensitive upland and wetland species. The wetland habitat occurs in a basin immediately south of West Bernardo Drive as the road approaches the I-15 on-ramp. Eight vegetation communities were mapped within the project area: southern riparian forest, mule fat scrub, freshwater marsh, disturbed wetland, Diegan coastal sage scrub, non-native grassland, eucalyptus woodland and disturbed habitat. The proposed project impacts wetland and sensitive vegetation habitats and requires the applicant to process a Site Development Permit with deviations to the environmentally sensitive lands regulations for impacts to wetlands.

Community Plan Analysis

The Circulation Element of the Rancho Bernardo Community Plan (Plan) includes the Transportation Objective to widen West Bernardo Drive to a four-lane major street between Andanza Way and I-15. The proposed project implements the Circulation Element of the Community Plan. The proposed improvements to the system, as outlined in the Plan, will maintain an acceptable level of service as the community continues to develop. Development of the transportation system has been based on vehicular traffic assignment for the community which reflect the land use designations of the Plan. Basic factors considered were population, employment, development characteristics, topographic considerations and a trip generation and distribution analysis of both the community and the region. The Plan circulation system is based on roadway development concepts which will achieve desirable levels of service for the community.

Environmental Analysis

A Mitigated Negative Declaration No. 106137 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. Through the environmental review process, it was determined that construction could potentially result in significant but mitigable impacts to Biology and MHPA Land Use Adjacency. A mitigation monitoring and reporting program was prepared to address these potential impacts and is proposed for the project. Water Quality and Hydrology were environmental issues considered in depth during the environmental review process and determined not to be potentially significant. For the complete in-depth analysis, refer to the Mitigated Negative Declaration No. 106137.

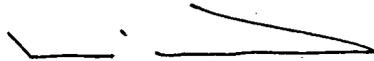
Conclusion

Staff has reviewed the request for a Site Development Permit to allow the construction to widen West Bernardo Drive at a 10.31 acre site. All issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the development permit (Attachment 5) and draft conditions of approval (Attachment 6). Staff is recommending the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve Site Development Permit No. 352395, with modifications.**
2. **Deny Site Development Permit No. 352395, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Tim Daly
Development Project Manager
Development Services Department

BOEKAMP/JSF

Attachments:

1. Community Plan Land Use Map
2. Aerial Photograph
3. Project Vicinity Map
4. Project Plans
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology