[ms-0398.035.012.008]

Adrienne- 2/2/93

More info for you to digest.
Thank you for your help! Please
call me to set up a
meeting date.

RECEIVED
FEB 02 1993
Ans'd.....

Ann Van Heer
236-6994

THE CITY OF
SAN DIEGO
EXECUTIVE COMPLEX • 1010 SECOND AVENUE • SUITE 555 • SAN DIEGO, CA 92101

OFFICE OF THE
CITY MANAGER
(619) 533-3046
FAX: 533-3061

January 12, 1993

Ellen Lirley
California Coastal Commission
San Diego Area Office
3111 Camino Del Rio North – 200
San Diego, California 92108

Re: Fiscal '93 Mission Bay Sludge Mitigation Program

Dear Ellen:

This is in response to your December 7th letter in reply to our Fiscal '93 request to the Commission on October 19, 1992. In the interim we have forwarded to you much of the detail requested in your letter. This letter will summarize our response and request.

PURCHASE OF FROST PROPERTY: This will be the City's last opportunity to acquire private undeveloped property that is immediately adjacent to the Park and is almost surrounded by the Northern Wildlife Reserve. Acquisition will directly improve the Park's public resources. It will offer the public the opportunity for access to view the principal nature and wildlife protection area of the Park.

The City now has the opportunity to acquire the property. Upon adoption of the updated Master Plan for the Park it will become a "notch" within the Reserve and if not acquired it will be most certainly lost to private housing development. We must close escrow by the end of February 1993. This can only be accomplished if the Commission approves the use of $1,000,000 from the Fiscal '93 program and indicates that it also gives advance approval to an additional amount of $610,000 from the Fiscal '94 program, to complete the purchase. At the time of acquisition the City Council will add the property to the boundaries of Mission Bay Park.

MASTER PLAN IMPLEMENTATION RESERVE: While the updated Master Plan for Mission Bay Park has not been adopted, developments in excess of $171 million have been identified, including Fiesta Island improvements of $31 million. This does not include the cost of reclaiming the existing sludge drying facility that will be financed by City's Water Utility Fund.

DIVERSITY
BRINGS US ALL TOGETHER

Printed on recycled paper

Increased public access and many improvements to the Park will follow adoption of the Master Plan, depending on the availability of financing. It seems natural to start a reserve for these future improvements. The future expenditure of such funding, financed by the Sludge Mitigation Program, will still require the approval of the Coastal Commission.

If the Commission should not approve the creation of the Master Plan Implementation Reserve, we recommend that the requested amount be added to the Fiscal '93 Frost Property Acquisition request.

TECOLOTE SHORES ABLE/DISABLED ACCESSIBLE PARK/PLAY AREA: This is a large 2-plus acre combined park and playground that is designed to be accessible to the disabled. To our knowledge it will be the largest public facility of this type in the United States. Funding will also come from State Proposition 70 funds, and the State Coastal Conservancy. Plans have been completed and the project is ready to advertise for construction.

SKI BEACH PLAYGROUND: This is a small playground area, about 100 feet in diameter, and while accessible to the disabled it should not be compared to the Tecolote Shores Park/Playground, which is of "Landmark" proportions. It will compare more closely to the other existing playgrounds in the park. Cost estimates have been provided and we hope to have the playground in operation by the Summer of 1994.

SLUDGE MITIGATION FUND LIAISON: Considerable staff time is required to serve the purposes of the Sludge Mitigation Program. These include research and development, project coordination with in-house and outside consultants, permitting, citizens' input, among others. Program management is an important part of any capital improvement project, or short or long range program. The updating of the Mission Bay Master Plan is a good example of a long range plan that takes considerable in-house staff time, as well as that of consultants.

We feel these related expenses belong as part of the Sludge Mitigation Fund Program, and should be recognized as such and approved by the Commission.

STORM DRAIN EDUCATION PROGRAM AND WATER QUALITY STUDIES: This request for a total of $150,000 is aimed to solve a problem that is very critical to the public use today, and in the future, of the Park. If we are not able to solve the water quality problems of Mission Bay, we need not worry about public access, recreational areas, restrooms, parking lots, boat ramps and environmental assets within the Park's boundaries.

The City already has done much to solve the sewer overflow problems affecting the Bay, and we must now address the increasing problems of non-source pollution through the storm drain system that serves an area of over 75 square miles.

We have developed the attached programs to help address these critical problems. Most pollution problems that increasingly close portions of the Bay are not sewer related problems. For example, the entire Bay was closed to water contact on January 7, 1993. These closures will increase in the future if we do not address the sources head on, which is the purpose of this request for the use of sludge mitigation funds to measurably help improve the quality of water entering the bay from the surrounding watershed.

NORTH CROWN POINT BLUFF DEVELOPMENT: This project will be the first phase of a multiphased project that consists of a walkway, dry stream bed and garden of low growing palms, coastal sage and chaparral species. The first phase will include the public access sidewalk and stream bed, and should be completed by the Fall of 1993.

If we can supply any additional information prior to the February Commission meeting, please call me at 533-3063.

Sincerely,

John C. Leppert
Management Assistant

JCL/dct

CITY of SAN DIEGO
MEMORANDUM

FILE NO.: property\lirl1104.jl

DATE : November 4, 1992

TO : Ellen Lirley, California Coastal Commission

FROM : John C. Leppert, Management Assistant

SUBJECT : Additional Data on Acquisition of Frost Property Through the Use of Sludge Mitigation Funds

---

The location of the Frost property, almost surrounded by the Northern Wildlife Preserve, makes it an extremely important piece of property. It is also one of the last remaining pieces of undeveloped private property immediately adjacent to Mission Bay Park. The Frost family has plans to develop condominiums on the site. The resulting impacts to the Preserve include construction noise and dust, a visual intimidation to wildlife, increased trash, additional pollutants entering the water, effects of development lighting at night, and increased number of domestic cats and dogs in the preserve.

The Northern Wildlife Preserve is one of the most productive in the state and provides habitat for three endangered bird species (light-footed clapper rail, Beldings savannah sparrow, and California least tern). The City of San Diego is trying to reduce existing impacts, such as feral animals and water quality. Introducing additional urban pressures so close to the Preserve would undermine the City's efforts and add to the problems. The Frost property is also one of the few available opportunities for expansion of the preserve and increasing salt marsh habitat. This property also provides an ideal location for a small observation platform with interpretive information well away from the street, with adequate parking and safety for school children and other large groups.

The City has also sought funds for mitigation purposes from the Coastal Conservancy, CALTRANS and the Metropolitan Transit Development Board to purchase the Frost property without success. It is felt that, in the future, the City will receive funds from other public agencies from the sale of mitigation credits to reimburse the sludge mitigation fund for the purchase of the property.

For the above reasons, the City strongly recommends use of sludge mitigation funds for the purchase of the Frost Property for expansion of the Northern Wildlife Preserve and for placement of interpretive facilities (signs, observation platform) for public use and education.

John C. Leppert

John C. Leppert

JCL/dct

NO.:

E : July 20, 1992

: John Leppert, Management Assistant, Managers Office

M : Robert E. Cain, Engineering Design, E&D

JECT: WATER QUALITY TESTING - MISSION BAY PARK

RECEIVED
PARK ... TION
JUL 2 5 1992
COASTAL DIVISION

One of the premier aspects of future Mission Bay Park planning concerns the control of urban runoff pollution. Mission Bay is the collection point for nearly 60 square miles of watershed, most of it, except for NAS Miramar, being highly urbanized. Nonpoint source urban runoff is the cause of 60% of the nation's receiving water pollution and Mission Bay is no different from the rest of the country in this regard.

Recently, Mission Bay has been closed to human contact due to high bacterial counts during and after rain storms in the absence of any known sewage spills. There is some speculation that bacteria remains viable in the sediments in Mission Bay which is roiled up by the force of storm runoff (especially from Rose and Tecolote Creeks) and that the bacteria is not, in fact, coming from the runoff itself. Before any upstream pollution control devices are contemplated, we must determine what is in the sediments of Mission Bay. We propose that sediment be sampled at 15 points throughout the bay and be analyzed not only for bacteria but also pesticides, herbicides, nutrients, heavy metals, trace elements and hydrocarbons.

We currently have budgeted sufficient funds to conduct composite sampling and testing on San Diego's ten major watersheds including Rose and Tecolote Creeks during <u>two</u> storm events in the coming rainy season. These tests would be for the same items listed above for the sediment tests. Depending upon the number of pollutants tested for in each category, these tests can cost from $1,000 to $3,000 each. San Diego averages about eleven rainstorms per year in excess of 1/4-inch. We would like to test Rose and Tecolote Creek runoff during each storm event, not just twice. If we hold the test costs to $1,600, we could test during eleven storms (22 tests) for $35,000. This would give us a very good data base for storm runoff pollution throughout the rainy season. This, coupled with the sediment tests ($15,000) could provide the necessary data to plan for future control of urban runoff pollution, (including manufactured wetlands) in the park as well as offsite pollution control devices such as detention basins, sediment traps, etc.

R. E. Cain
Robert E. Cain

cc: Dave Twomey, Asst.Director, P&R

FORM CO-160

FY 93 FIESTA ISLAND SLUDGE MITIGATION FUND

Storm Drain Education Program – $100,000:

1. Mail fliers to all households in Mission Bay watershed area. Fliers would describe the stormwater pollution problem, Mission Bay environmental resources, and things that could be done to reduce or eliminate pollutants entering the storm drain system.

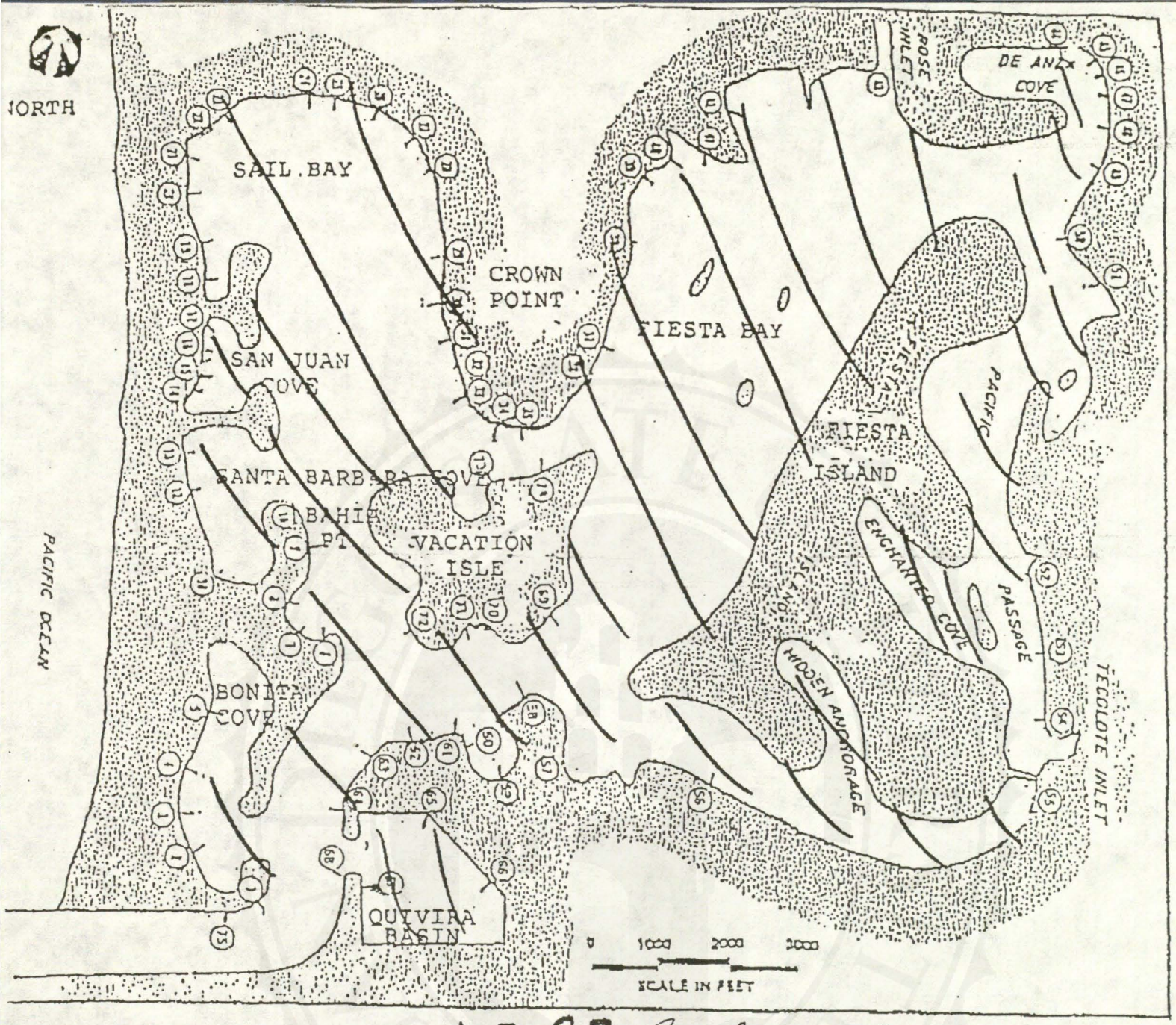
2. The erection of interpretive signs at various locations around Mission Bay describing environmental resources and the importance of keeping stormwater which enters Mission Bay free of pollutants.

3. The painting of "No dumping, we live in the Bay" messages on curb inlets throughout the Mission Bay watershed area.

4. Produce a video on Mission Bay, its sensitive resources and the importance of preventing storm drain pollution.

5. Use funds for matching grants that are available under Section 319 of the federal Clean Water Act. The primary goal of the grants is to measurably improve water quality through control of NPS pollution.

John C. Leppert
533-3063



1-7-93 BAY CLOSURES

MISSION BAY SHORE SAMPLING SITES--instituted 1/6/87
CITY OF SAN DIEGO, WATER UTILITIES, METRO DIVISION, BIOLOGY LAB

1. Ten sites are sampled on each of two days per week. A total of twenty sites are sampled each week.

2. Sites MB01-MB10 are sampled on the first sampling day of each week. Sites MB11-MB20 are sampled on the second sampling day of each week.

3. Numbered pipes extending into the Bay are storm drains identified by Tetra Tech in their 1983 report. (Tetra Tech, 1983. Water Quality Control Studies in Mission Bay Park.)

SCH/1-2-87

revised PMV/ 1-12-87