

ENVIRONMENTAL ASSESSMENT FOR ENCROACHMENTS ALONG U.S. NAVY MIRAMAR PIPELINE



The U.S. Navy prepared a Draft Environmental Assessment (EA) to evaluate the potential environmental impacts associated with the realignment of two segments of the Navy's existing Miramar fuel pipeline in the Clairemont Mesa area of San Diego, California.

About the Miramar Pipeline

The Miramar Pipeline is critical for supporting the operational missions of the Navy's U.S. Pacific Fleet and the Department of Homeland Security.

The Miramar Pipeline is a Navy-owned and operated fuel pipeline in San Diego, California, extending approximately 17 miles between Naval Base Point Loma and Marine Corps Air Station Miramar (see Figure 1). The pipeline was built in 1954 and transports fuel for Navy and Marine Corps ships and aircraft. The closure and consolidation of military bases around the country have brought additional Navy personnel, vessels, and aircraft to the San Diego area, along with an increased demand for fuel. A continuous, uninterrupted flow of fuel product is required to meet the increased military demand. Several installations rely on fuel from the pipeline to ensure their operations are carried out successfully.

Proposed Action

The Navy proposes to realign two segments of the Miramar fuel pipeline to maintain safe operations. Fueling operations do not pose a risk to public or environmental safety.

The Navy proposes to realign two segments of an existing 8-inch fuel pipeline, totaling approximately 3,400 feet, into the City of San Diego right-of-way. This realignment would address two major areas where the pipeline has been encroached upon, making it challenging for the Navy to inspect, maintain, and repair affecting operations.

The action would take place in the community of Clairemont Mesa and is needed to provide enhanced access to the pipeline for regular inspection, routine maintenance, and emergency response. The existing pipeline would remain in service while the new pipeline is being constructed. Once the new segments are operational, the existing segments that are no longer needed would be cleared and closed in place. Pipeline closure would include emptying the pipe of fuel, disposing of waste, cleaning the pipe interior, and filling the pipe with concrete slurry.

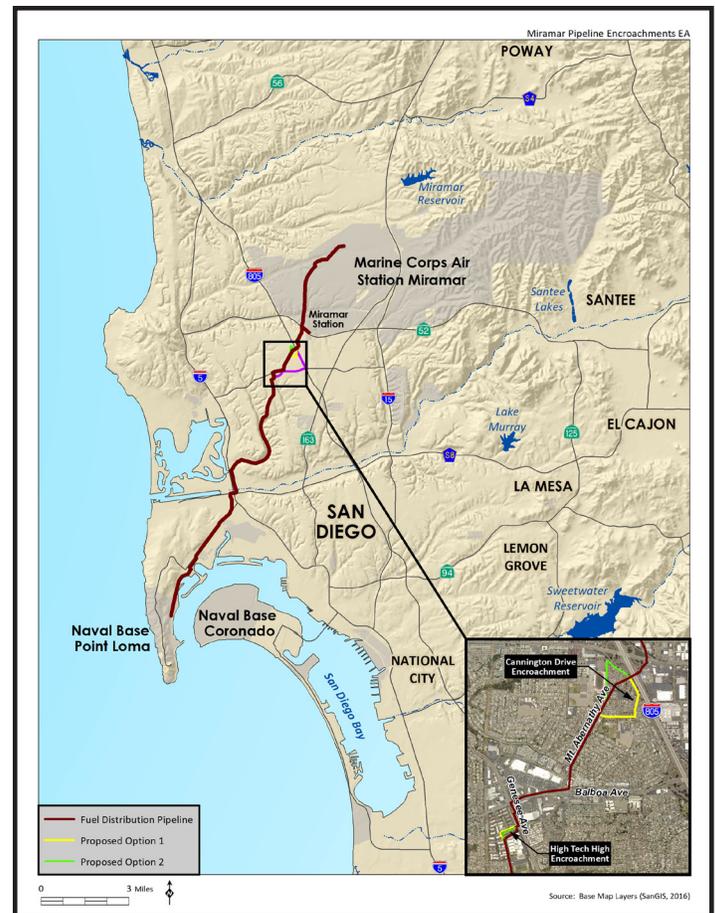


Figure 1 – Regional Map: The Navy proposes to realign two segments of the Miramar Pipeline in the Clairemont Mesa area to address access and maintenance issues due to encroachments.

(continued from page 1) There are two major encroachment areas. One encroachment is located under the High Tech High (formerly Horizon Christian Academy) parking lot within 10 feet of a building. The second encroachment is referred to as the Cannington Drive area, a predominantly residential development and church property, south of Clairemont Mesa Boulevard and west of Interstate 805, which was built over the existing pipeline right-of-way.

The proposed realignment would address major encroachments by constructing new underground pipeline segments within the City of San Diego right-of-way and away from school, church, and residential properties. Realignment of the pipeline would ensure its safe and long-term use and allow the Navy to maintain military readiness.

Project Alternatives

In preparing the EA, the Navy studied a range of reasonable alternatives and options for accomplishing the Proposed Action, as well as a “no action alternative.”

ALTERNATIVE 1

Under Alternative 1, the Navy would construct up to 3,400 feet of buried pipeline. Approximately 2,250 feet of the existing pipeline would be cleared and closed in place.

- *High Tech High Encroachment (Proposed Option 1)*: This alternative would realign the pipeline on the north side of Mt. Alifan Drive and west side Mt. Acadia Boulevard by constructing new underground pipeline segments within the City of San Diego right-of-way (see Figure 2, Proposed Option 1).
- *Cannington Drive Encroachment (Proposed Option 1)*: This alternative includes constructing new pipeline to connect to the existing pipeline near the intersection of Printwood Way and Mt. Abernathy Avenue and would run approximately 2,650 feet through segments of Printwood Way and Cannington Drive, generally between Mt. Abernathy Avenue and Liebel Court (see Figure 3, Proposed Option 1).

ALTERNATIVE 2

Under Alternative 2, the Navy would construct up to 3,365 feet of buried pipeline. Approximately 2,210 feet of the existing pipeline would be cleared and closed in place.

- *High Tech High Encroachment (Proposed Option 2)*: This alternative includes the realignment of the pipeline on the south side of Mt. Alifan Drive (versus the north side under Alternative 1) and east side of Mt. Acadia Boulevard (versus the west side under Alternative 1) by constructing new underground pipeline segments within the City of San Diego right-of-way (see Figure 2, Proposed Option 2).
- *Cannington Drive Encroachment (Proposed Option 1)*: The pipeline realignment for the Cannington Drive encroachment would be the same as described under Alternative 1 (see Figure 3, Proposed Option 1).



Figure 2 – Encroachment at High Tech High: Proposed Options 1 and 2 for Pipeline Realignment to Address High Tech High Encroachment.

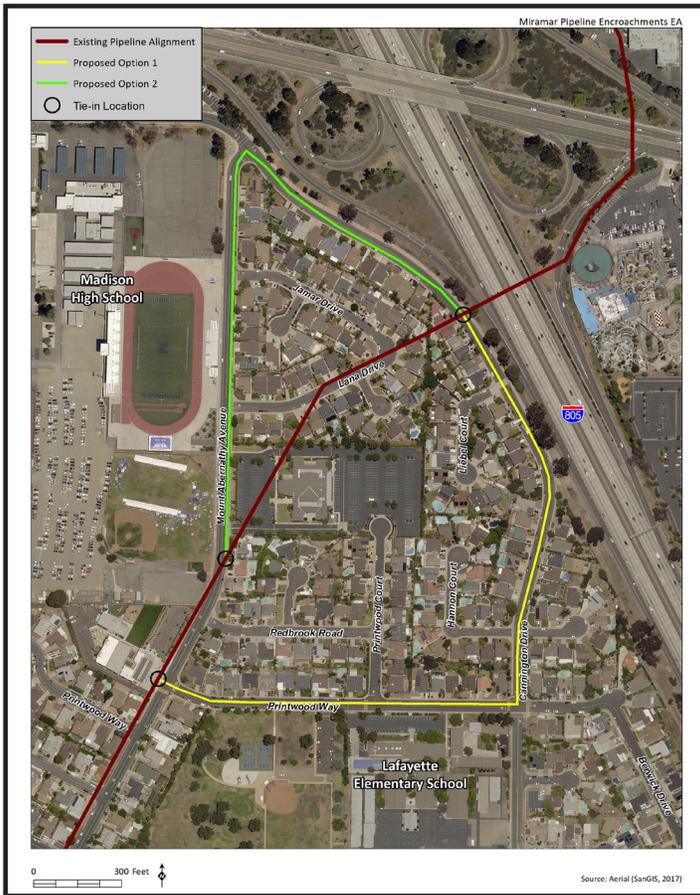


Figure 3 – Encroachment at Cannington Drive: Proposed Options 1 and 2 for Pipeline Realignment to Address Cannington Drive Encroachment.

The existing pipeline would remain in service while the new pipeline is being constructed. Once the new pipeline segments are tied into the existing pipeline and the pipeline is operational, the existing segments that are no longer needed would be cleared and closed in place.

ALTERNATIVE 3

Under Alternative 3, the Navy would construct up to 3,170 feet of buried pipeline. Approximately 1,965 feet of the existing pipeline would be cleared and closed in place.

- *High Tech High Encroachment (Proposed Option 1):* The pipeline realignment for the High Tech High encroachment would be the same as described under Alternative 1 (see Figure 2, Proposed Option 1).
- *Cannington Drive Encroachment (Proposed Option 2):* This alternative would run the new pipeline through Mt. Abernathy Avenue and Cannington Drive to connect to the existing pipeline located south of the intersection of Mt. Abernathy Avenue and Cannington Drive. To address this encroachment, approximately 2,420 feet of new pipeline would be placed underground within the City of San Diego right-of-way. The new pipeline would be placed underground on the west side of Mt. Abernathy (see Figure 3, Proposed Option 2).

ALTERNATIVE 4

Under Alternative 4, the Navy would construct up to 3,135 feet of buried pipeline. Approximately 1,925 feet of the existing pipeline would be cleared and closed in place.

- *High Tech High Encroachment (Proposed Option 2):* The pipeline realignment for the High Tech High encroachment would be the same as described under Alternative 2 (see Figure 2, Proposed Option 2).
- *Cannington Drive Encroachment (Proposed Option 2):* The pipeline realignment for the Cannington Drive encroachment would be the same as described under Alternative 3 (see Figure 3, Proposed Option 2).

NO ACTION ALTERNATIVE

Under the No Action Alternative, the Navy would not realign the pipeline. The pipeline would continue to operate within 10 feet of the High Tech High building, under a residence on Cannington Drive, and under several other properties. The No Action Alternative would not meet the purpose of and need for the Proposed Action to improve access for inspection, maintenance, and repair. Access is important to maintain long-term safe operations. The Navy evaluated the No Action Alternative to provide a baseline for measuring the environmental impacts of the action alternatives, as required.

Safety Measures

Safety is of utmost importance to the Navy. Operating conditions of the Miramar Pipeline are verified daily through inspections, and sensors alert the Navy of any pressure anomalies.

Pressure-testing of the pipeline occurs before and after each fuel transfer, and regular hydrostatic tightness testing occurs every five years.

The interior of the pipeline is also regularly inspected and maintained. There are automatic sensors to detect a pressure drop on the fuel line, as well as pipeline valves that can shut off the flow of fuel automatically. In addition, the Navy has an Integrated Contingency Plan that includes an emergency action plan for the Navy's facility response team. Through the leak detection system, daily inventory control procedures, required maintenance actions, and routine facility inspections, discharges are prevented or minimized.

Construction

To minimize inconveniences, the Navy would notify the community of planned construction activities and on-site construction crews would accommodate residents who may need property access.

Construction activities may include site surveys, mobilization of equipment and supplies, trenching, excavation, new pipeline installation and testing, backfilling, repaving, and commissioning of new pipeline. Construction activities would comply with all applicable City of San Diego standards and regulatory requirements for public works construction.

Construction activities are anticipated to begin in summer 2024 and would be completed by winter/spring 2025. Impacts from construction are expected to be short-term, such as temporary closures of travel lanes and driveways during construction or when paving the street.

Public and Environmental Safety

Current fueling operations do not pose a risk to public or environmental safety. Realigning segments of the Miramar Pipeline would maintain safe operations of the existing pipeline by providing enhanced access for regular inspection, routine maintenance, and emergency response.

The Miramar Pipeline currently meets all operational safety requirements, including applicable federal, state, and county regulations, and Navy policies and procedures for safe storage and transfer of fuel. An internal inspection of the Miramar Pipeline is completed approximately every five years. The last internal inspection was performed in November 2018, and preliminary data results were reported in February 2019. Based on the results, several anomalies, which may be dents, corrosion, or metal loss, were identified along the pipeline in the vicinity of the encroachments at High Tech High School and Cannington Drive; however, the anomalies do not exceed acceptable limits.

Any new pipeline constructed would be compliant with the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration standards.

The Miramar Pipeline operates safely and is inspected internally approximately every five years.

Summary of Draft EA Analysis

The Navy prepared a Draft EA to evaluate the potential environmental impacts associated with realigning two segments of the existing Miramar Pipeline in Clairemont Mesa.

In the Draft EA, the Navy evaluated the potential impacts the Proposed Action and alternatives may have on the following environmental resource areas.

The Navy is committed to protecting the environment and complying with all applicable laws.

AIR QUALITY AND CLIMATE CHANGE

Construction activities would result in emissions of air pollutants; however, air pollutants would be at levels that would not result in adverse impacts on air quality or greenhouse gases.

LAND USE

Permanent changes to land use would not occur and the Navy does not propose new land uses; however, temporary inconveniences, such as transportation impacts or blocked access to driveways, may occur during construction.

NOISE

Construction activities would generate noise from the operation of equipment and vehicles; however, noise would be localized, short-term, and intermittent as construction moves along the pipeline alignment. The Navy would comply with all City of San Diego noise ordinances to reduce impacts.

TRANSPORTATION

Construction activities could potentially block driveway access and reduce roadway access (requiring detours), on-street parking, and pedestrian facilities. However, these impacts would be temporary. The Navy would also implement a traffic control plan to minimize construction impacts. Open trenches would be covered with metal plates, or backfilled and paved, at the end of each workday to allow for vehicle traffic and driveway access. Sidewalks are not anticipated to be affected during construction and would remain open and accessible to pedestrians.

No significant impacts on any resource area would occur with the implementation of the Proposed Action alternatives.

Impacts would be temporary and short-term, occurring only during construction.

Other Miramar Pipeline Projects

A separate EA for the repair and relocation of approximately 5 miles of the Miramar Pipeline in the Point Loma area was prepared by the Navy, and a Finding of No Significant Impact was signed in April 2015. Construction activities to repair and relocate the southern portion of the pipeline were underway from February 2016 to May 2018. The project addressed the sections of the pipeline where the highest number of anomalies, such as dents, corrosion, and metal loss, had been identified; alleviated problems associated with various geological hazards, such as seismic activity; and addressed encroachment on the pipeline easement along the La Playa waterfront. The overall length of new pipeline installation to address pipeline anomalies from Naval Base Point Loma to Lytton Street was approximately 3.5 miles. Construction on the southern portion of the pipeline occurred in Point Loma, Midway, and Morena.

The Navy regularly inspects the pipeline and may initiate other repairs or realignments if studies indicate the need to do so. However, at this time, the need for other pipeline repairs or realignments has not been identified.

PUBLIC HEALTH AND SAFETY

Realignment of the pipeline would enhance the overall safety, reliability, and integrity of the pipeline by minimizing the potential for future pipe leaks or breaks. The Navy would implement safety procedures to prevent and minimize potential risk to human health and the environment from construction and pipeline operation.

The Navy has safely operated the Miramar Pipeline for almost 70 years.

HAZARDOUS MATERIALS AND WASTES

Construction activities would not result in an increase in human health risk or environmental exposure to hazardous materials or hazardous wastes. Hazardous materials would be handled in accordance with applicable regulations. The Navy would implement a management plan to minimize impacts on soils and groundwater.

CUMULATIVE IMPACTS

Implementation of the Proposed Action, combined with the past, present, and reasonably foreseeable future projects, would not result in significant impacts on any resource area.

The Navy would implement best management practices and measures to reduce impacts on the community and environment.

Realignment of the pipeline would enhance the overall safety, reliability, and integrity of the pipeline by minimizing the potential for future pipe leaks or breaks, and would increase public and environmental safety by providing improved access to the pipeline for inspection, maintenance, and repairs.

National Environmental Policy Act Process and Community Involvement

In accordance with the National Environmental Policy Act (NEPA), the Navy assessed whether realigning segments of the pipeline would have significant environmental impacts. The Navy invites you to review the Draft EA and welcomes your substantive comments on the accuracy and adequacy of the environmental impact analysis.

The Draft EA is available for public review and comment through **May 11, 2022**. The Navy requests comments on the accuracy and adequacy of the environmental impact analysis presented in the Draft EA. Comments will be considered during the development of the Final EA.

How to Submit Comments

Comments must be postmarked or received by **May 11, 2022**. Comments submitted by the due date will be considered in preparation of the Final EA.

SUBMIT WRITTEN OR ORAL COMMENTS AT THE VIRTUAL PUBLIC MEETING:

Wednesday, April 27, 2022
5:30 p.m. to 7 p.m. PDT

SUBMIT WRITTEN COMMENTS AND QUESTIONS VIA EMAIL:

NAVFAC_SW_MiramarPipeline@navy.mil

MAIL WRITTEN COMMENTS TO:

Naval Facilities Engineering Systems Command Southwest
Attention: Code EV26.SVR
750 N. Harbor Drive, 12th Floor (Environmental)
San Diego, CA 92132

Please visit the project website at www.cnic.navy.mil/NBPLMiramarPipeline for more information.

Virtual Public Meeting

The Navy is holding a virtual public meeting to inform the public about the proposed project and environmental impact analysis, as well as obtain public comments. If you have questions about the project, please email NAVFAC_SW_MiramarPipeline@navy.mil. The virtual public meeting will be held:

Wednesday, April 27, 2022
5:30 p.m. to 7 p.m. PDT

Join the Meeting:

Online: <https://mantech.zoomgov.com/j/1612093322>

Phone: 669-254-5252 or 646-828-7666

Webinar ID: 161 209 3322

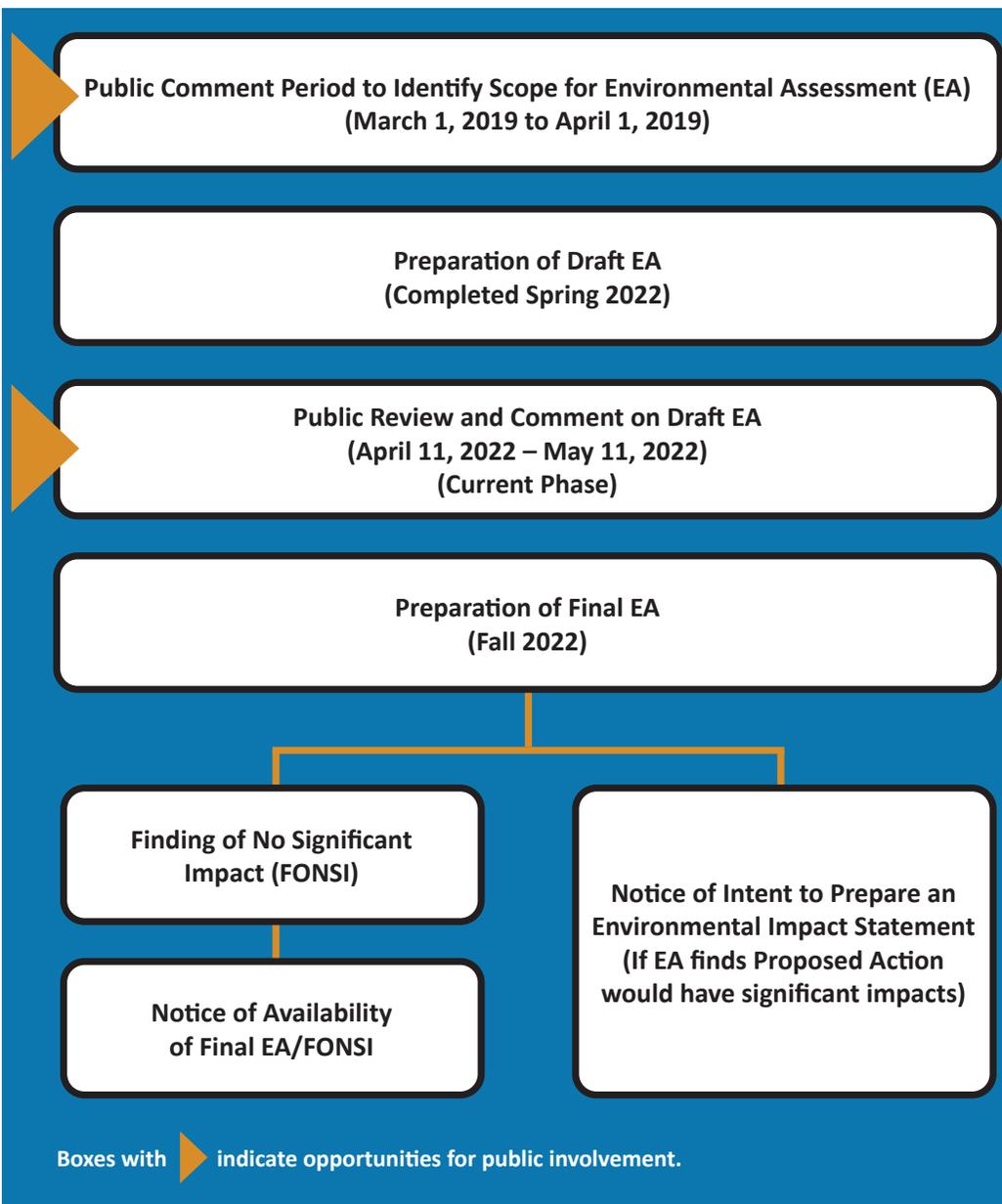
The Draft EA is available for public review and comment through **May 11, 2022**. To be most helpful, public comments should address:

- Any important issues or concerns that should be considered by the decision makers and are not already included in the Draft EA.
- Any errors in the evaluation of potential environmental impacts that could change the conclusions made in the Draft EA.
- Any additional facts or data the Navy should consider while preparing the Final EA.

Next Steps

After completion of the Final EA, the Navy will determine the next steps in the NEPA process. If the findings indicate environmental impacts would be significant, the Navy would conduct additional analyses and prepare an Environmental Impact Statement. Alternatively, if the findings indicate that impacts would not be significant, a Finding of No Significant Impact would be prepared and signed. All environmental impact analyses, including consideration of public comments, would be completed and approvals and permits obtained before the Navy would move forward with the Proposed Action.

NATIONAL ENVIRONMENTAL POLICY ACT PROCESS



The Draft EA is available at www.cniv.navy.mil/NBPLMiramarPipeline and at the following public libraries:

- **Balboa Branch Library**
4255 Mount Abernathy Ave.
San Diego, CA 92117
- **North Clairemont Branch Library**
4616 Clairemont Drive
San Diego, CA 92117

Public involvement is a fundamental aspect of the environmental analysis process.

The Navy welcomes and appreciates the public's comments on the Draft EA.