



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: S. Mission Beach Storm Drain		Project Number: 646245	Distribution Date: 08/30/19	
Project Scope/Location: MISSION BEACH (B-18117.02.06 and B-18118.02.06) SDP (Process 2) (Bio impacts) Drainage system upgrade for water quality and flood control. The project location is between San Fernando Pl. to the north and San Diego Pl. to the south over various streets. The area is within the Mission Beach Planned District Residential South (MBPD-R-S) zone and may also include the MBPD-VC-S (Visitor Commercial) and MBPD-NC-S (Neighborhood Commercial) and State Coastal. zones. CD 2. Notice =10				
Applicant Name: Juan Baligad		Applicant Phone Number: (619) 533-5473		
Project Manager: Angela Nazareno <i>Karen Buey</i>	Phone Number: (619) 446-5277	Fax Number: (619) 446-5245	E-mail Address: ANazareno@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): SEE ATTACHMENT				
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
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Community Planning Committee Distribution Form Part 2

Project Name: S. Mission Beach Storm Drain		Project Number: 646245	Distribution Date: 08/30/19
Project Scope/Location: MISSION BEACH (B-18117.02.06 and B-18118.02.06) SDP (Process 2) (Bio impacts) Drainage system upgrade for water quality and flood control. The project location is between San Fernando Pl. to the north and San Diego Pl. to the south over various streets. The area is within the Mission Beach Planned District Residential South (MBPD-R-S) zone and may also include the MBPD-VC-S (Visitor Commercial) and MBPD-NC-S (Neighborhood Commercial) and State Coastal. zones. CD 2. Notice =10			
Applicant Name: Juan Baligad <i>Ron Farnokan</i> (City)		Applicant Phone Number: (619) 533-5473	
Project Manager: Angela Nazareno <i>Karen Bucey</i>	Phone Number: (619) 446-5277	Fax Number: (619) 446-5245	E-mail Address: ANazareno@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
☒ Vote to Approve	Members Yes 8	Members No 1	Members Abstain 0
☐ Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Deny	Members Yes	Members No	Members Abstain
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			☐ Continued
CONDITIONS:			
NAME: DENNIS LYNCH		TITLE: PLAN REVIEWER	
SIGNATURE: <i>Dennis Lynch</i>		DATE: FEBRUARY 6, 2020	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
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ATTACHMENT

Mission Beach Precise Planning Board ("MBPPB")
South Mission Beach Storm Drain and Green Infrastructure
Project No. 646245

The project was presented and discussed at the January 21, 2020 MBPPB Meeting. The Project Manager and three individuals with diverse specialty backgrounds from Rick Engineering Company gave details of the project including a PowerPoint presentation. The plan presented appears to be a viable solution to prevent or significantly reduce the flooding that occurs during heavy rainstorms.

The MBPPB acknowledges that its members do not have the engineering expertise to suggest alternatives to the design as proposed. We understand it is a gravity system and does not include electrical pumping that might be better able to expel the rain water against the tide at a greater rate or without concern for the current tide level at any point in time. An electrical pumping system would seem more useful for the rare occasions when ocean waves during storms have jumped the seawall and flowed down to Mission Boulevard. This type of ocean wave activity may become more frequent with tidal elevations rising.

The MBPPB has approved the project 8-1-0 with the following requests and concerns:

1. The MBPPB is requesting that the contractor selected for the project make a presentation to our Board providing the details of construction and the effect on the community particularly along Mission Boulevard.

The Board is concerned about the project's scheduling and time goals and phasing during the construction process. This would include the location and the specific area size that will be impacted at any given time. Noise levels and vibrations, particularly with the de-watering pumping systems at night, are significant concerns. Also, the Board is concerned about the impact on vehicular access and parking availability at all times during construction.

We recommend that the City leave open the gates at San Diego Point at night or take any other action to expand additional parking for those spaces lost during construction for community members.

2. About 25 years ago, the trenching of the beach sand along Bayside Walk for sewer pipe installation and the building of the Capistrano pump station dug up a lot of river rock that ended up mixed in with the sand at the surface of the beach. The net result were injuries to volleyball players and other sports users caused by these rocks permeating the sand surface. Also, this rock provided a challenge for beach users walking or just trying to find an unobstructed place to sit and lie on the beach sand. A remedy to prevent this situation from reoccurring is to segregate and place the top portion of sand in a location to use it for the top layer replacement after each segment of the beach is completed. Mechanical sifting may still be required but at a much reduced level of intensity.
3. The City should provide additional preliminary notice to property owners in South Mission Beach, especially those directly adjacent to the construction trenching corridor and Bayside Walk so that they may participate in the project review and discussion before actual construction is commenced.

Mission Beach Precise Planning Board ("MBPPB")
South Mission Beach Storm Drain and Green Infrastructure
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4. Of particular concern is the summer moratorium (between Memorial Day and Labor Day). Huge numbers of San Diego residents and vacationing Short Term Renters surge into South Mission Beach during the summer months. The need for unimpeded vehicular access and parking is at a maximum, as well as the use of the Bayside beaches.

The MBPPB would like to address this summer moratorium issue at an upcoming MBPPB General Meeting when the contractors have been selected and they can present to our Board and community members.