



Development Services Department
Land Development Review Division

August 29, 2019

VIA E-MAIL: rfreedman@terracosta.com

Robyn Freedman
Terra Costa Consulting
3890 Murphy Canyon Road, Suite 200
San Diego, CA 92123

Dear Ms. Freedman:

Subject: Mission Bay Island Assessment Letter; Project No. 639023, IO# 24008287

The Development Services Department has completed the **FIRST REVIEW** of the project referenced above, and described as:

- For the installation of new bird spikes and a new bird structure, the renovation of existing boat dock, on a small island in the mission bay with existing FAA structure on it.

Enclosed is Cycle Issues Report No. 2 (Enclosure 1) which contains review comments from staff representing various disciplines and outside agencies. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. **REQUIRED APPROVALS/FINDINGS** - Your project as currently proposed requires the processing of: **a Site Development Permit (SDP) for impacts to Environmentally Sensitive Lands (ESL).**

- **Required approvals:**
 - Process 3, to a Hearing Officer, for a Site Development Permit.
- You will be required to take the project to the Coastal Commission for approval of the Coastal Development Permit (CDP).

All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer.

- **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. During the first review of the project the applicable findings will be identified and draft applicant findings will be requested. **See Enclosure #2.**

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

Key Issues:

- **PLAN – MSCP:** Staff requests a map of the MHPA boundary on the project plans; submit a biological resources letter and address issues stated in comment #6
- **LDR – PLANNING:** An AB 52 consultation may be necessary. See comment #5.
- **LDR – ENGINEERING:** Staff requests applicant provide responses to comments. Please see cycle report.
- **CPG –** Staff requests the applicant contact the chair of the CPG, Mission Beach Precise Planning Board

Climate Action Plan Checklist

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).

Effective immediately all new projects are required to submit a Climate Action Plan Consistency Checklist (Checklist) for review. This also applies to all projects currently in process. **If your project was originally submitted to DSD prior to July 19, 2016 and you are now resubmitting for another cycle review, please submit this completed checklist when with the resubmittal package.**

Robyn Freedman
August 28, 2019

The CAP and any additional project requirements will become part of the Exhibit A, associated with your project's approval. A copy of the checklist can be found at the following link:

https://www.sandiego.gov/sites/default/files/city_of_san_diego_cap_checklist.pdf

- III. **Studies/Reports Required:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).
- IV. **PROJECT ACCOUNT STATUS:** When submitting your project please reaffirm the SAP or WBS number. Please contact me immediately if there are any changes to these numbers.
- V. **TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date.

Your next review cycle should take approximately 28 days to process.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

- VI. **RESUBMITTALS/NEXT STEPS:** When you are ready to resubmit, please call me directly to confirm the submittal requirements have not changed for the next review cycle. Once we review the submittal requirements, we can schedule an appointment date/time.

NOTE: Plans should be folded to an approximate 8 ½ x 11 inch size.

The San Diego County Clerk now requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount will be required prior to the distribution of the draft environmental document for public review.

*****Note:** New California Environmental Quality Act (CEQA) document filing fees shown below are in effect on Jan. 1, 2019.

CDFW LINK- <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>

D. CEQA Filing Fees: Option 1- Required for projects with environmental document (ND, MND or EIR): A California Environmental Quality Act (CEQA) Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods

have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Wildlife Fee (CDFW) filing fee or a CDFW "No Effect" form, and a San Diego County document handling fee.

If the applicant believes or has evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the process for "No Effect Determination" on the California Department of Fish and Wildlife web site:

<https://www.wildlife.ca.gov/Conservation/CEQA/NED>. San Diego is in South Coast Region 5 and forms may be submitted via email to: R5NoEffect@dfg.ca.gov (NOTE) The mail server does not accept attachments over 20 MB.

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFW "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk". -or-
- A check, payable to the "San Diego County Clerk" in the amount of \$2,404.75 (\$2,354.75 CDFW fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$3,321.00 (\$3,271.00 CDFW Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFW "No Effect" Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

E. Records Fee: A Records Fee, to cover the cost of imaging and archiving your complete project record electronically, will be billed to your projects account (see Information Bulletin 503).

- VII. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, **please contact Debbie Watkins, Chairperson of the Mission Beach Precise Planning Board, at 858-344-1684 to schedule your project for a recommendation from the group.** If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group. indicate how you have incorporated any input suggested to you by the CPC and/or the public.

Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>

- VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The

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names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

IX. PROJECT ISSUE RESOLUTION CONFERENCE: Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please resubmit your project for an SDP and CDP to the Development Services Department. If you have any questions, please see the **Public Projects - Submittal Requirements for Development Permit/Approvals**. The submittal requirements are located on citynet at: <http://citynet/dsd/index.shtml>. Also, please visit our Public Projects webpage for more information at: <https://www.sandiego.gov/development-services/news-programs/programs/public-projects>

Additional information and links to bulletins and guidelines can be found at: <https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual>

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5277 or via e-mail at anazareno@sandiego.gov.

Sincerely,

Angela Nazareno

Angela Nazareno
Development Project Manager

Enclosures:

1. Cycle No. 2 Issues Report
2. Required Findings for SDP
3. Submittal Requirements Report

cc: File
Debbie Watkins, Mission Beach Precise Planning Board
Reviewing Staff (Assessment letter only)



Cycle Issues

8/29/19 5:14 pm

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THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: 639023 **Title:** Mission Bay Island SDP
Project Mgr: Nazareno, Angela (619) 446-5277 ANazareno@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/25/2019	Deemed Complete on 06/27/2019
Reviewing Discipline: Coastal Commission	Cycle Distributed: 06/27/2019	
Reviewer: Nazareno, Angela	Assigned: 08/27/2019	
(619) 446-5277	Started: 08/27/2019	
ANazareno@sandiego.gov	Review Due: 07/26/2019	
Hours of Review: 4.00	Completed: 08/27/2019	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 08/29/2019	

- . The review due date was changed to 07/31/2019 from 07/31/2019 per agreement with customer.
- . We request a 2nd complete submittal for Coastal Commission on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Coastal Commission performed 8 reviews, 25.0% were on-time, and 25.0% were on projects at less than < 3 complete submittals.

New Issue Group (3669407)

Issue		
Cleared?	Num	Issue Text
<input checked="" type="checkbox"/>	1	The Coastal Commission concurs with the 'Federal Consistency' review that the project does not need a new "negative declaration". This comment cover the project review from the Commission's end. (New Issue)



L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 06/25/2019 Deemed Complete on 06/27/2019
Reviewing Discipline: Plan-MSCP **Cycle Distributed:** 06/27/2019
Reviewer: Forburger, Kristen **Assigned:** 07/01/2019
(619) 236-6583 **Started:** 07/24/2019
kforburger@sandiego.gov **Review Due:** 07/26/2019
Hours of Review: 1.00 **Completed:** 07/26/2019 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 08/29/2019

- . The review due date was changed to 07/31/2019 from 07/31/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Plan-MSCP on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with Plan-MSCP (all of which are new).
- . Last month Plan-MSCP performed 24 reviews, 79.2% were on-time, and 43.5% were on projects at less than < 3 complete submittals.

MSCP review 7/26/19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site lies entirely within the Multi-Habitat Planning Area (MHPA) of the City's MSCP. Please provide a map of the MHPA boundary on the project plans at the same scale as the project or a maximum scale of 1":200'. (New Issue)
<input type="checkbox"/>	2	Please provide a biological resources letter report prepared pursuant to the City of San Diego "Guidelines for Conducting Biological Surveys" (2018). The report should include a map depicting biological resources and MHPA boundaries. MHPA Guidelines, as described in the MSCP Subarea Plan, that apply to the site and any management conditions that would apply to the areas conserved as MHPA/open space should also be discussed in the report. (New Issue)
<input type="checkbox"/>	3	The Biological Letter Report shall include a discuss of the MSCP Condition of Coverage for the California Least Tern (CLT) and demonstrate how the project would implement the conditions of coverage/area specific management directives for the CLT. ASMD's are found in Appendix A of the MSCP Subarea Plan. (New Issue)
<input type="checkbox"/>	4	The letter report shall include discussion of the Mission Bay Natural Resources Management Plan (NRMP) and ensure demonstrate how the project is consistent with CLT requirements within the Mission Bay NRMP. (New Issue)
<input type="checkbox"/>	5	The area shall be avoided during the breeding season for the CLT. The SDP will be conditioned to include no access and no construction activities shall be conducted at either the first observance of CLT and/or between (April 1-September 15). (New Issue)
<input type="checkbox"/>	6	Due to the adjacency to the MHPA, the development will need to conform to all applicable Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Please address these issues in the project biology report and provide notes/conditions on the construction plans as appropriate. (New Issue)
<input type="checkbox"/>	7	Lighting Lighting should be directed away from the MHPA, and shielded if necessary. Please see Municipal Code §142.0740 for further information if needed. (New Issue)
<input type="checkbox"/>	8	Drainage Drainage should be directed away from the MHPA, or if not possible, must not drain directly into the MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA. (New Issue)
<input type="checkbox"/>	9	Access Access to the MHPA, if any, should be directed to minimize impacts and reduce impacts associated with domestic pet predation. (New Issue)
<input type="checkbox"/>	10	Due to the site's location within the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the California Least Tern (April 1-Sept 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence. If present, measures to ensure no access to the island will be required. (New Issue)



Cycle Issues

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THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/25/2019	Deemed Complete on 06/27/2019
Reviewing Discipline: Plan-Airport	Cycle Distributed: 06/27/2019	
Reviewer: Causman, Nathen (619) 236-7225 NCausman@sandiego.gov	Assigned: 06/27/2019	
	Started: 07/31/2019	
Hours of Review: 0.25	Review Due: 07/26/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/31/2019	COMPLETED LATE
	Closed: 08/29/2019	

- . The review due date was changed to 07/31/2019 from 07/31/2019 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Airport on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-Airport performed 10 reviews, 90.0% were on-time, and 40.0% were on projects at less than < 3 complete submittals.

Airport Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed project is modifying existing structures and is not increasing density or intensity. Therefore, the proposed project is not subject to Airport Land Use Compatibility Plan (ALUCP) review, nor is the proposed project required to be sent to the Airport Land Use Commission for a consistency determination. Notification to the FAA is not required. (New Issue) [Recommended]

For questions regarding the 'Plan-Airport' review, please call Nathen Causman at (619) 236-7225. Project Nbr: 639023 / Cycle: 2



Cycle Issues

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THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/25/2019	Deemed Complete on 06/27/2019
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 06/27/2019	
Reviewer: Hatinen, Sarah (619) 446-5394 Shatinen@sandiego.gov	Assigned: 06/28/2019	
	Started: 07/19/2019	
Hours of Review: 8.00	Review Due: 07/26/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/19/2019	COMPLETED ON TIME
	Closed: 08/29/2019	

- The review due date was changed to 07/31/2019 from 07/31/2019 per agreement with customer.
- We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 7 outstanding review issues with LDR-Planning Review (all of which are new).
- Last month LDR-Planning Review performed 112 reviews, 83.0% were on-time, and 49.4% were on projects at less than < 3 complete submittals.

7.19.2019

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is on an island (within the Fiesta Bay of Mission Bay Park), is unzoned, and within the Coastal Overlay Zone (Coastal Commission Jurisdiction). (New Issue)
<input type="checkbox"/>	2	The proposed site is identified as containing Environmentally Sensitive Lands (ESL). Please see Environmental and MSCP Reviews for further details. [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	3	The proposed project scope includes: installation of two time pedestal lights at pier & floating dock, removal of existing landside bird perches, installation of bird deterrent spikes, and removal and replacement of: decking at existing pier, handrails and security gate at existing pier, obstruction lighting at existing pier, floating dock structure, and gangway. [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	4	Pursuant to SDMC 143.0110(b)(4), the proposed development, that contains ESL within the Coastal Overlay Zone, shall require a Process Three Site Development Permit (SDP). [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	5	The Mission Bay Park Master Plan (MBPMP) designates the area as "lease area" (MBPMP pg. 7). The proposal implements the MBPMP goals. (New Issue)
<input type="checkbox"/>	6	The MBPMP recommends that eelgrass beds should be created wherever possible in Mission Bay (MBPMP pg. 95) The site is identified as already containing eelgrass (MBPMP pg. 13, fig. 4). Please provide a narrative addressing how proposal will protect the existing eelgrass. (New Issue)
<input type="checkbox"/>	7	The MBPMP identifies FAA Island as a Least Tern preserve to remain (MBPMP pg 97-98). The MBPMP Natural Resource Management Plan permanently identifies the FAA Island as a least tern nesting area to be "free of new structures with heights of over six feet, including fencing around the site. This will keep raptors from using a high vantage point to prey on least tern chicks." (MBPMP Appendix E pg. 33). Please provide a narrative addressing how proposal will implement these goals. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Sarah Hatinen at (619) 446-5394. Project Nbr: 639023 / Cycle: 2



Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/25/2019	Deemed Complete on 06/27/2019
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/27/2019	
Reviewer: Szymanski, Jeffrey (619) 446-5324 Jszymski@sandiego.gov	Assigned: 07/01/2019	
	Started: 07/31/2019	
Hours of Review: 3.00	Review Due: 07/31/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/31/2019	COMPLETED ON TIME
	Closed: 08/29/2019	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 103 reviews, 80.6% were on-time, and 36.1% were on projects at less than < 3 complete submittals.

EAS 7/31/2019

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed the referenced project and has determined that additional information is required for GHG, Water Quality and Biological Resources. Until the above issues have been addressed, the CEQA determination can not be made and the environmental processing time line will be held in abeyance and the project will be placed in Extended Initial Study. (New Issue)

CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Please provide a written answer under Step 1: Land Use Consistency (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The project is located in biologically sensitive area. Please provide a biological technical report consistent with the City's biological guidelines. The report should include a map depicting biological resources and the MHPA boundaries. In addition, please see comments from MSCP staff for additional direction. (New Issue)

Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Comments from Engineering staff must be addressed before a CEQA determination can be made. (New Issue)

Tribal Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. If necessary a notice of the project will sent to local California Tribes once the CEQA determination is made. (New Issue)



Cycle Issues

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1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 06/25/2019 Deemed Complete on 06/27/2019
Reviewing Discipline: LDR-Engineering Review **Cycle Distributed:** 06/27/2019
Reviewer: Florezabihl, Hoss **Assigned:** 07/12/2019
(619) 446-5348 **Started:** 07/26/2019
florezabihl@sandiego.gov **Review Due:** 07/26/2019
Hours of Review: 5.00 **Completed:** 07/26/2019 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 08/29/2019

- . The review due date was changed to 07/31/2019 from 07/31/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 96 reviews, 65.6% were on-time, and 33.7% were on projects at less than < 3 complete submittals.

1st Review -07/26/19

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations. (New Issue)
<input type="checkbox"/>	2	Based on provided scope of work it appears project consist of remove and replace existing . does this project create any new impervious area ? Please verify that on C-1. (New Issue)
<input type="checkbox"/>	3	Referring to previous comment is this R&R because of maintenance issue / If so refer to DS-560, Section 2, Item 3 and revise accordingly. (New Issue)
<input type="checkbox"/>	4	Sheet C-1 , please provide grading quantities and quantity of disturbed area. (New Issue)
<input type="checkbox"/>	5	Based on provided Storm Water Requirements Applicability Checklist, this project is a "Standard project " and subject to LID requirement. (New Issue)
<input type="checkbox"/>	6	Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. (New Issue)
<input type="checkbox"/>	7	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from: https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf (New Issue)
<input type="checkbox"/>	8	Additional comments may be recommended once requested info . is received. (New Issue)
<input type="checkbox"/>	9	Please provide a written response to all comments whether you agree or not and in case of disagreement express your reasoning. (New Issue)





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THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/25/2019	Deemed Complete on 06/27/2019
Reviewing Discipline: Community Planning Group	Cycle Distributed: 06/27/2019	
Reviewer: Nazareno, Angela (619) 446-5277 ANazareno@sandiego.gov	Assigned: 08/27/2019	
	Started: 08/27/2019	
Hours of Review: 2.00	Review Due: 07/26/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/27/2019	COMPLETED LATE
	Closed: 08/29/2019	

- . The review due date was changed to 07/31/2019 from 07/31/2019 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 70 reviews, 44.3% were on-time, and 41.4% were on projects at less than < 3 complete submittals.

New Issue Group (3669560)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the Mission Beach Precise Planning Board, (as identified in the assessment letter) to make arrangements to present your project for review at their next available meeting. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents. (New Issue)





Cycle Issues

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L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 06/25/2019	Deemed Complete on 06/27/2019
Reviewing Discipline: MIS-Addressing	Cycle Distributed: 06/27/2019	
Reviewer: Militante, Abraham (619) 446-5330 AMilitante@sandiego.gov	Assigned: 07/03/2019	
	Started: 07/03/2019	
Hours of Review: 1.00	Review Due: 07/05/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/03/2019	COMPLETED ON TIME
	Closed: 08/29/2019	

- . The review due date was changed to 07/31/2019 from 07/31/2019 per agreement with customer.
- . We request a 2nd complete submittal for MIS-Addressing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month MIS-Addressing performed 94 reviews, 100.0% were on-time, and 98.9% were on projects at less than < 3 complete submittals.

First Review 07/03/2019

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	MIS-Addressing has no issues. (New Issue)

(a) Findings for all Site Development Permits Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan;
2. The proposed development will not be detrimental to the public health, safety, and welfare; and
3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

(b) Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;
2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;
3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;
4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;
5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and
6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed

Submittal Requirements



THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

8/29/19 5:23 pm

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L64A-001

Project Information

Project Nbr: **639023** Title: Mission Bay Island SDP
Project Mgr: Nazareno, Angela (619)446-5277 ANazareno@sandiego.gov



Review Cycle Information

Review Cycle: 5 Submitted (Multi-Discipline) Opened: 08/29/2019 5:13 pm Submitted:
Due: Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
SWMP-Water Quality Assessment	3	SWMP-Water Quality Assessment	3 - See comment #6
Biology Study/Report	2	Biology Study/Report	2 in LDR-ENG.
Development Plans	4	Site Development Plans	4
Development Plans	4	Applicant Response to Issues	4