



THE CITY OF SAN DIEGO

April 14, 2011

VIA EMAIL: mwhile@rickengineering.com

Mike While
Rick Engineering Company
5620 Friars Road
San Diego, CA 92108

Dear Mr. While:

Subject: Balboa Park – Plaza de Panama; Assessment Letter; Project No. 233958; Internal Order No. 21002440; Balboa Park

The Development Services Department has completed the initial review of the project referenced above, and described as:

BALBOA PARK MASTER PLAN AMENDMENT, CENTRAL MESA PRECISE PLAN AMENDMENT and SITE DEVELOPMENT PERMIT (SDP) to implement the proposed Balboa Park Plaza de Panama Project. Project elements include:

1. **Plaza de Panama.** Eliminate automobile traffic from the Plaza de Panama and adjacent promenades and remove parking from the Plaza.
2. **El Prado and Plaza de California.** Allow for pedestrian use of El Prado and Plaza de California by re-routing traffic to the bypass road.
3. **Bypass Road and Bridge.** Construct a new two-way bypass road starting at the east end of the Cabrillo Bridge and continuing through the eucalyptus grove around the southwest corner of the Museum of Man to the Alcazar Parking Lot.
4. **Alcazar Parking Lot and Walkway.** Redesign the Alcazar Parking Lot to provide additional accessible parking as well as passenger drop-off, museum loading, and valet.
5. **Esplanade & Pan American Road.** Reclaim both the Esplanade and Pan American Road for pedestrian access by rerouting vehicle traffic west of Pan American Road.
6. **Parking Structure and Roof-top Park.** Construct a new parking structure with a roof-top park and garden at the location of an existing Organ Pavilion surface parking lot. The new multi-level underground structure would consist of 265,242 square-feet with 785 parking spaces on three levels. The new rooftop park would consist of 97,000 square-feet.

The property is located in Balboa Park, San Diego, California; Council Districts 2 and 3.

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The Amendments to the Balboa Park Master Plan and Central Mesa Precise Plan were initiated by the Planning Commission on October 21, 2010 (Planning Commission Resolution No. 4640-PC).

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the Balboa Park Committee and North Park Planning Group. 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:
 - **Required approvals:** Process 5 Master Plan and Precise Plan Amendments and Site Development Permit (required due to the presence of Environmentally Sensitive Lands and historic resources). 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 City Council.
 - **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings. Please make sure your resubmittal contains your draft Site Development Permit Findings (standard findings per SDMC Section 126.0504.a, Supplemental ESL findings per SDMC Section 126.0504.b, and Supplemental Historic findings per SDMC Section 126.0504.i).
- II. **SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of issues could affect your project. Additional details and comments are provided in the Cycle Issues Report.

Comments are provided in DRAFT form at this point, since there is one review outstanding. Provision of these comments (LDR-Transportation Development) may affect other comments.

Note that a Submittal Requirements Report cannot be prepared until all comments have been completed. Accordingly, this report will be provided upon completion of the LDR-Transportation Development comments).

KEY ISSUES:

- LDR-Environmental: The project as proposed, and as discussed with the consultants and applicant, requires the preparation of an Environmental Impact Report (EIR). A Public Notice for the preparation of an EIR and Scoping Meeting was distributed for a 30-day public review period beginning on March 23, 2011. The public scoping meeting has been scheduled for Thursday, April 14, 2011. Any comments submitted during the public comment period will be incorporated into the EIR. At this point, the currently identified issue areas that need to be addressed are: Land Use, Transportation/ Circulation/Parking, Historical Resources, Air Quality/Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health Safety/Hazardous Materials, Hydrology, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Visual Effects/Neighborhood Character/Landform Alteration, Water Quality, and Cumulative Effects.
- Park & Recreation: Detailed comments are provided, generally on a sheet-by-sheet basis, within the attached Cycle Issues Report. Please review and address each comment. Redlined drawings for these comments can be provided under separate cover; please contact me to schedule your pick-up of these drawings.
- Plan-Historic: The project will result in substantial alterations to the Historic Landmark District, and a Site Development Permit will be required per SDMC Section 143.0210.e.2. Preliminary comments are detailed within the Cycle Issues Report that elaborate on project elements that are resulting in adverse impacts to the resource; please address these issues as noted.
- LDR-Transportation Development: Comments have not yet been completed, but will be provided as soon as possible, under separate cover.
- LDR-Planning Review: Provide grading and hillside/slope details as noted. Provide plan revisions regarding the parking structure and bridge as noted.
- Environmental Services Department: A Waste Management Plan is required. Comments will be provided after this plan is provided and reviewed. Environmental Services prefers that documents be provided to them electronically to cut down on

their waste. Please include an e-copy (CD) of this plan with your resubmittal, and note comments regarding site plan.

- Airport (ALUC/FAA): The project is within the Airport Influence Area for San Diego International Airport. A determination of consistency with the Airport Land Use Plan is required by the San Diego County Regional Airport Land Use Commission (ALUC). The project was sent to the ALUC for a consistency determination on April 14, 2011. The project is also subject to FAA Notification (see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process); a copy of the FAA's determination must be included with the package to the ALUC. It is understood that you have already submitted a request for an FAA Determination of No Hazard. Please provide that determination once you have received it (emailed pdf version is acceptable).
- Fire-Plans Officer: Provide a fire access plan, and note other elements required by the Fire Department on your plans. Please contact Ron Carter directly to schedule an appointment regarding this project prior to your next submittal.
- LDR-Engineering Review: A Water Quality Technical Report is required; please note specifics in Cycle Issues Report. Provide a preliminary Drainage Study, as specified. Design the proposed bypass bridge per the City's Street Design Manual (standard commercial local street). Provide street cross-section and street names on plans. Provide a completed grading data table. Make all notes to plans as described.
- LDR-Geology: The project site is located within geologic hazard zones 51 and 52 as shown on the City's Seismic Safety Study Geologic Hazards Maps. A geotechnical report that addresses the project currently proposed is required. The geotechnical report must be prepared in accordance with the City's "Guidelines for Geotechnical Reports."
- PUD-Water & Sewer: Provide modifications to water and sewer as detailed within the Cycle Issues Report. If proposed water main is public, it must be relocated as noted. Please note Informational Items.
- Real Estate Assets: Please ensure the concerns detailed regarding elderly and disabled access, financial impacts, and right-of-entry consideration are addressed in your project processing.
- LDR-Map Check: Provide a Preliminary Title Report. Add the Legal Description, Assessor Parcel Numbers and any existing recorded easement within the project area to the project plans.

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- SDG&E: This project has been sent to SDG&E for their review and comment. As of this date, no comments have been received. We will let you know when comments have been received.
- Caltrans: Caltrans has received and reviewed the proposed project and has no comments at this time.

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. 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 15 days to complete.

V. RESUBMITTALS/NEXT STEPS: When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. **The plans should be folded to an approximate 8 ½ x 11 inch size.**

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. **Include your response letter with each set of plans.**

C. Please note for the required future (CEQA Filing): 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

Game Fee (CDFG) filing fee or a CDFG “No Effect” form, and a San Diego County document handling fee.

CDFG LINK- http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html

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 Determinations” on the California Department of Fish and Game web site, http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html (under the “No Effect Determinations” section), or you may contact Leslee Newton-Reed at CDFG by phone (858) 467-4281 or e-mail at lnewtonreed@dfg.ca.gov.

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 CDFG “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 \$2,889.25 (\$2,839.25 CDFG Fee + \$50 handling fee) for the Environmental Impact Report prepared for your project. Please include your project number on the check.

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

VI. COMMUNITY PLANNING GROUP/BALBOA PARK COMMITTEE: Staff provides the decision maker with the recommendations received from locally recognized community planning groups and the Balboa Park Committee. If you have not already done so, please contact Bruce Martinez, staff to the Balboa Park Committee, at (619) 235-1124, as well as Vicki Granowitz, Chair of the North Park Planning Committee, at (619) 584-1203, to schedule your project for a recommendation from these groups. If you have already obtained a recommendation from the groups, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the groups.

Information Bulletin 620, “Coordination of Project Management with Community Planning Committees” (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannet.gov/Website/council-policy>.

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

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at

<http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>

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) 446-5278 or via e-mail at msokolowski@sandiego.gov.

Sincerely,



Michelle Sokolowski
Development Project Manager

Enclosures:

1. Cycle Nos. 3 and 7 Issues Reports
2. Required Findings (Site Development Permit, include supplemental ESL and historic – Sections 126.0504.a, b and i)
3. Submittal Requirements Report (will be provided after all comments completed)

cc: File

Bruce Martinez, Balboa Park Committee
Vicki Granowitz, Chair, North Park Planning Committee
Reviewing Staff
Marlon Pangilinan, Long Range Planning
Rob Fitch, Rick Engineering Company
Bobbi Herdes, RECON
Lance Unverzagt, RECON
Stacy LoMedico, Park & Rec
Cecilia Gallardo, Development Services