



Development Services Department

Project Submittal & Management Division

February 19, 2020

Doug Logan
Rancho Coastal Engineering
310 Via Vera Cruz Suite 205
San Marcos, CA 92078

Via email: doug@rcesd.com

Subject: Remley Place Assessment Letter; Project No. 651445;
Deposit Account No. 24008456; La Jolla Community Plan.

Dear Mr. Logan:

The Development Services Department has completed the initial review of the project referenced above and described as a Coastal Development Permit and Site Development Permit for slope stabilization with soil nail wall located at 7365 Remley Place. The 0.49-acre site is in the RS-1-4 Base Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Planning Area, and Council District 1.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community 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.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

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 Process Three, Coastal Development Permit and Site Development Permit. Consistent with the San Diego Municipal Code (SDMC) Section 112.0103, when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

In order to recommend approval of your project, certain findings must be substantiated in the record. Consider each finding as a question and provide the responses to each by answering each question specifically. **Please provide your draft findings with your next submittal.**

[§126.0708 Findings for Coastal Development Permit Approval](#)

(a) Finding for all Coastal Development Permits

- (1) The proposed *coastal development* will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a *Local Coastal Program land use plan*; and the proposed *coastal development* will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the *Local Coastal Program land use plan*;
- (2) The proposed *coastal development* will not adversely affect *environmentally sensitive lands*;
- (3) The proposed *coastal development* is in conformity with the certified *Local Coastal Program land use plan* and complies with all regulations of the certified Implementation Program; and
- (4) For every Coastal Development Permit issued for any *coastal development* between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the *coastal development* is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

§126.0505 Findings for Site Development Permit Approval

(a) Findings for all Site Development Permits

- (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 and Vernal Pool Habitat Conservation Plan (VPHCP);
- (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 development.

§126.0404 Findings for Neighborhood Development Permit Approval

(a) Findings for all Neighborhood Development Permits

- (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 applicable 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*; and;

(4) The proposed *development* will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

II. SIGNIFICANT PROJECT ISSUES: As noted previously, the significant project issues are provided in the Cycle Issues Report. Resolution of these issues could affect your project. Please carefully review the City staff comments and respond accordingly. More information is required to determine if the proposal will require a Site Development Permit or Neighborhood Development Permit which is contingent on the lot size being over or under 15,000 square feet in size.

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 2).

IV. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status and majority of the recent City staff charges have not been posted on the account. However, our latest data indicates you have approximately \$11,073.00 remaining in your deposit trust account.

During the processing of your project, you will continue to receive monthly statements with the break-down of staff charges to your account. The minimum balance required for a Coastal Development Permit application is \$5,000.00, <https://www.sandiego.gov/sites/default/files/dsdib503.pdf>. To avoid project delays due to insufficient account funds, please ensure that your deposit account maintains the minimum account balance at all times.

For your convenience, deposits can be made anytime online through Open DSD, <http://www.sandiego.gov/development-services/opensds/>, and by entering your project number in the "Project ID" field, <http://opensds.sandiego.gov/web/approvals/>. Also, any invoices can be paid online by searching for the invoice number,

<http://opensdsandiego.gov/web/invoices/> or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

- 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 20 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days, December 30, 2019. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

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:** Project re-submittals are done on a walk-in basis. 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. **Project re-submittals directly to the Development Project Manager will not be accepted.** Please be prepared to 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. Response to Cycle Issues Report: 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 a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

- 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 Tony Crisafi, President of the La Jolla Community Planning Association at (858) 869-2831 or email info@lajollacpa.org, 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.

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://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 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 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>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensds/>.

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) 446-5086 or via e-mail at Bhafertepe@sandiego.gov.

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Doug Logan
February 19, 2020

Sincerely,



Benjamin Hafertepe
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
President, La Jolla Community Planning Association
Reviewing Staff
Marlon Pangilinan, Senior Planner, Planning Department



L64A-003A

Project Information

Project Nbr: 651445 **Title:** Remley Place CDP/SDP
Project Mgr: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov



Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/20/2019	Deemed Complete on 11/20/2019
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 11/20/2019	
Reviewer: Rios, Kris (619) 446-5430 KRios@sandiego.gov	Assigned: 11/25/2019	
	Started: 02/14/2020	
Hours of Review: 2.50	Review Due: 12/20/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/14/2020	COMPLETED LATE
	Closed: 02/19/2020	

- . The review due date was changed to 01/09/2020 from 12/30/2019 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-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 16 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 24 reviews, 41.7% were on-time, and 38.1% were on projects at less than < 3 complete submittals.

1st Review: 2/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Proposed Project Scope: La Jolla - (Process 2) Coastal Development Permit (CDP) and Site Development Permit (SDP) for stabilization of a slope at the rear of an existing single-family home with permanent soil nail shotcrete. The project is located at 7365 Remley Place. The 0.49-acre site is in the RS-1-4 base zone (flanking OP-2-1) of the Coastal Overlay Zone (Non-Appealable Area 1), Fire Brush Management Area, within the La Jolla Community Plan. The site also contains Environmentally Sensitive Lands (ESL) in the form of Steep Slopes and MSCP Vegetation, Coastal Sage Scrub and Chaparral. (New Issue)
<input type="checkbox"/>	2	(con't from above) This project is subject to the La Jolla Community Plan and the following Landscape Regulations: SDMC §142.0411 and §142.0412. [Info-Only - No Response Required]
<input type="checkbox"/>	3	(New Issue) Please provide LDR-Landscape Staff a full site plan including all existing buildings and structures. Label and dimension property line.
<input type="checkbox"/>	4	(New Issue) Brush Management - [SDMC §142.0412] Due to proximity to highly flammable, native/naturalized vegetation, a Brush Management Plan and Program shall be required in accordance with SDMC §142.0412. Zone 1 shall be least flammable and shall typically consist of pavement and permanently irrigated ornamental planting. Zone 2 consists of thinned, native or naturalized non-irrigated vegetation. Please indicate Brush Management Zones on plans. Please e-mail reviewer at, krios@sandiego.gov for Brush Management Template/Outline for preparing a Brush Management Exhibits.
<input type="checkbox"/>	5	(New Issue) Brush Management Zones [SDMC §142.0412] - The standard Brush Management Zones include a 35-ft Zone One with 65-ft Zone Two. Zone Two can be reduced at a 1 1/2: 1 ratio for every foot of Zone one over the standard minimum. The project site appears to have variations of an extended Zone One and reduced Zone One conditions. Dimensions shall be measured from the rear of all existing habitable structures north to top of slope and encompassing the patio northwest of the site with a remaining balance of Zone Two measured north towards rear property line. (New Issue)
<input type="checkbox"/>	6	(con't from above) Staff needs more information to determine dimensions, please contact reviewer at krios@sandiego.gov for direction.
<input type="checkbox"/>	7	(New Issue) Brush Management Program Notes - Provide excerpts from the Code and Landscape Standards directly on the plans as directed under section III of the Outline. These excerpts describe the procedures for creating and maintaining the brush management zones.
		(New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Kris Rios at (619) 446-5430. Project Nbr: 651445 / Cycle: 4





L64A-003A

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 8 | Landscape/Improvements in Zone One - Show existing conditions such as retaining walls, patio, all structures and existing/proposed landscape and improvements in Zone demonstrating conformance with Zone One criteria set forth under SDMC §142.0412(g).

(New Issue) |
| <input type="checkbox"/> | 9 | Irrigation Information - Graphically identify and label the extents of irrigation system in the Zone One area on the Brush Management Plan. If an existing and functional system is to remain, note on the plan and show location of controller and valves. In lieu of a full irrigation system, hose-bibs within 50-ft of all Zone One areas shall be adequate. Identify all location of hose-bibs on the Brush Management plan.

(New Issue) |
| <input type="checkbox"/> | 10 | Photo Documentation - Plot 4-6 photos, directly on the Brush Management Plan, that demonstrate the existing conditions of the rear yard as well as the condition of the vegetation onsite, with emphasis on the northern portion of the site. Provide a photo key map that identifies the photos' location.

(New Issue) |
| <input type="checkbox"/> | 11 | Brush Management Site Context, MSCP - Identify vegetation as "Diegan Coastal Sage Scrub and Chaparral," located on the northeastern side of property.

(New Issue) |
| <input type="checkbox"/> | 12 | Brush Management Site Context, Contours - Show 5' contour lines at rear property (north / downslope) from existing retaining walls.

(New Issue) |
| <input type="checkbox"/> | 13 | Off-site Brush Management on Adjacent Properties - Provide the following note on the Site Plan to address fuel loads on adjacent properties:
"Brush Management on adjacent properties shall be the responsibility of the adjacent property owner. For maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor - Brush/Weed complaint line at: (619) 533-4444."

(New Issue) |
| <input type="checkbox"/> | 14 | Long-term Maintenance - Provide the following note:
"All required onsite landscape and brush management as shown on these plans shall be maintained by the Property Owner. Offsite brush management on City Open Space shall be conducted by the Parks and Recreation Department, Open Space Division based on Priority Maps and Schedules determined by the Fire-rescue Department. Alternatively, Owner may elect to obtain a Right-of-Entry Permit to perform seasonal brush management in this area. Contact Park and Recreation Department, Open Space Division at (619) 685-1313."

(New Issue) |
| <input type="checkbox"/> | 15 | Landscape staff reserves the right to provide additional comments on subsequent review cycles pending further review of any redesign and/or comments from other reviewing disciplines. These comments are not exclusive. Should you have any comments or questions, please contact the Landscape Reviewer at krios@sandiego.gov.

(New Issue) |

Revegetation and Erosion Contr

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 16 | Revegetation and Erosion Control - [SDMC §142.0411(a)] All graded, disturbed, or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as shown in Table 142-04F and in accordance with the standards in the Land Development Manual. Staff acknowledges proposed shotcrete is permanent however, please clarify whether the proposed tecco mesh is temporary. Should mesh be temporary, please provide proposed hydroseed mix or vegetation.

(New Issue) |





Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/20/2019	Deemed Complete on 11/20/2019
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 11/20/2019	
Reviewer: Cornell, George (619) 533-4423 G.Cornell@sandiego.gov	Assigned: 11/21/2019	
	Started: 01/31/2020	
Hours of Review: 0.50	Review Due: 12/20/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/31/2020	COMPLETED LATE
	Closed: 02/19/2020	

- . The review due date was changed to 01/09/2020 from 12/30/2019 per agreement with customer.
- . We request a 2nd complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Fire-Plan Review performed 38 reviews, 44.7% were on-time, and 97.2% were on projects at less than < 3 complete submittals.

📁 Fire Department 1st

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	1	No Items addressed to Fire access or water supply.
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*****Clearing of this comment does NOT constitute approval or denial of any kind. There are NO Fire access issues based on the project and/or description.*****

*****NO stamp or sign-off provided or required per above conditions.*****
(New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/20/2019	Deemed Complete on 11/20/2019
Reviewing Discipline: LDR-Geology	Cycle Distributed: 11/20/2019	
Reviewer: Mills, Kreg (619) 446-5295 Kmills@sandiego.gov	Assigned: 11/21/2019	
	Started: 12/19/2019	
Hours of Review: 3.50	Review Due: 12/20/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/20/2019	COMPLETED ON TIME
	Closed: 02/19/2020	

- . The review due date was changed to 01/09/2020 from 12/30/2019 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-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Geology (all of which are new).
- . Last month LDR-Geology performed 58 reviews, 75.9% were on-time, and 81.5% were on projects at less than < 3 complete submittals.

651445-4 (12/20/2019)

REFERENCES REVIEWED:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Slope Erosion Restoration Evaluation, McNeil Residence, 7365 Remley Place, La Jolla, California, prepared by Geotechnical Exploration, Inc., dated April 30, 2019 (their job no. 07-9366)

Development Plans for Slope Stabilization, 7365 Remley Place, La Jolla, California 92037, prepared by DRS Engineering Inc., dated July 30, 2019 (their project no. 2019-33); Civil Plans prepared by Rancho Coastal Engineering & Surveying, Inc. (their project no. 7794)

(New Issue)

REVIEW COMMENTS:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:
		(New Issue)
<input type="checkbox"/>	3	The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.
		(New Issue)
<input type="checkbox"/>	4	The referenced report indicates the calculated static gross and surficial slope stability factors of safety values were above 1.5 and greater. The project's geotechnical consultant must also provide a professional opinion that the site will be adequately stable following project completion.
		(New Issue)
<input type="checkbox"/>	5	Submit a digital copy (on CD or USB data storage device) of all geotechnical documents submitted for review with the next re-submittal.

(New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline) Submitted: 11/20/2019 Deemed Complete on 11/20/2019
Reviewing Discipline: Plan-Historic Cycle Distributed: 11/20/2019
Reviewer: Kennedy, Jamie Assigned: 11/23/2019
(619) 446-5445 Started: 12/06/2019
JMKennedy@sandiego.gov Review Due: 12/20/2019
Hours of Review: 2.00 Completed: 12/17/2019 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 02/19/2020

- The review due date was changed to 01/09/2020 from 12/30/2019 per agreement with customer.
We request a 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
The reviewer has requested more documents be submitted.
Last month Plan-Historic performed 285 reviews, 76.8% were on-time, and 94.9% were on projects at less than < 3 complete submittals.

12-6-19

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 9 rows of issue details regarding historical resource reviews and permit requirements.

For questions regarding the 'Plan-Historic' review, please call Jamie Kennedy at (619) 446-5445. Project Nbr: 651445 / Cycle: 4



L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	Adequate photo documentation of the property has not been provided. Provide a photo survey for all buildings on the property. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Photographs must be provided as quality color prints no smaller than 4"x6", and digitally on a CD or USB flash drive or via email to the reviewer. Please note, Google or Bing images are not permissible. (New Issue)
<input checked="" type="checkbox"/>	11	A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. The document may be emailed to the historic reviewer. (New Issue)
<input checked="" type="checkbox"/>	12	Provide a copy of the Notice of Completion, available at the County Assessor's Office (County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101.) If a Notice of Completion cannot be located, provide the following note on a sheet of paper or via email to the historic reviewer along with the date: "Notice of Completion cannot be located." (New Issue)

12-16-19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	In 2008, the property came before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. A historical resource research report was prepared by Vonn Marie May, which concludes that the property is a historical reeligible for designation under HRB Criteria A, B, C, and D. In staff report HRB-06-063, staff disagrees and finds that the site is not eligible under any HRB Criteria. At the September 2008 meeting, the item was continued indefinitely at the request of owners. No final determination has been made by HRB. (New Issue)
<input checked="" type="checkbox"/>	14	Staff has reviewed the photos; Assessor's Building Record; water and sewer records; written description of the property and alterations; Sanborn maps; and Notices of Completion (cannot be found). In addition, staff has considered the past consultant report and staff report, any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input checked="" type="checkbox"/>	15	Staff does not concur with the report's conclusion that the building is eligible for designation under adopted HRB Criteria. The Historical Resources Board will need to review the report and consider the property for designation prior to any development at the site which is not consistent with the U.S. Secretary of the Interior's Standards. The applicant may choose to have the Board consider the designation as part of this application, or as part of a future development, building or demolition permit application. (New Issue)
<input checked="" type="checkbox"/>	16	The current project application proposes the following scope of work: Coastal Development Permit and Site Development Permit for slope stabilization with soil nail wall located at 7365 Remley Place. (Info Only, No Response Required) (New Issue)
<input checked="" type="checkbox"/>	17	The work proposed is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not adversely impact the building's eligibility as a historic resource. The plans have been approved and stamped by Plan-Historic staff. Any and all revisions to the project scope, no matter how minor, will require review and approval by Plan-Historic staff prior to those changes being carried out. In addition, any future projects submitted will require review by Plan-Historic staff under the 45-year review. (New Issue)
<input checked="" type="checkbox"/>	18	Three sets of approved plans are required to obtain Building Permits for construction. The first two sets of plans must be complete, identical, and contain all applicable stamps and signatures of approval, including Plan-Historic staff. The applicant is responsible for obtaining all stamps and signatures of approval on two of these final sets of plans (commonly referred to as a "stamp transfer"). (New Issue)
<input checked="" type="checkbox"/>	19	The stamp transfer must be performed by this reviewer. Please contact the "Reviewer" listed in bold at the top of this cycle issues report to make an appointment to obtain a stamp transfer prior to permit issuance. (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/20/2019	Deemed Complete on 11/20/2019
Reviewing Discipline: Plan-MSCP	Cycle Distributed: 11/20/2019	
Reviewer: Monroe, Dan	Assigned: 12/02/2019	
(619) 236-5529	Started: 12/23/2019	
DMMonroe@SanDiego.gov	Review Due: 12/20/2019	
Hours of Review: 4.00	Completed: 12/23/2019	COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline)	Closed: 02/19/2020	

- . The review due date was changed to 01/09/2020 from 12/30/2019 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 18 outstanding review issues with Plan-MSCP (all of which are new).
- . Last month Plan-MSCP performed 11 reviews, 72.7% were on-time, and 45.5% were on projects at less than < 3 complete submittals.

MSCP Review 12.20.19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The City of San Diego is within the regional Multiple Species Conservation Program (MSCP) which is a comprehensive habitat conservation planning program that addresses multiple species habitat needs and the preservation of native vegetation communities. INFORMATION ONLY (New Issue)
<input checked="" type="checkbox"/>	2	The City's MSCP Subarea Plan and Implementing Agreement with the state and federal wildlife agencies was adopted in 1997. The Subarea Plan demonstrates how consistency with the MSCP Plan and its conservation targets is achieved. The project site lies adjacent to the Multi-Habitat Planning Area (MHPA) of the City's MSCP Subarea Plan. The intent of the MHPA is to preserve habitat for threatened and endangered species covered by the MSCP. INFORMATION ONLY (New Issue)
<input type="checkbox"/>	3	The MHPA boundary was not plotted with the information submitted. Please provide an exhibit showing the relationship of the entire lot and the proposed development (including Brush Management zones and any drainage outfalls) to the MHPA boundary at a maximum scale of 1":200'. The MHPA boundary is available from Sangis.org. (New Issue)
<input type="checkbox"/>	4	Please provide a Biological Technical (or Letter if applicable) Report (BTR) 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"/>	5	In the biology report, please assess the potential for narrow endemic species on the project site. Focused spring surveys would be required in any areas of the site showing a moderate to high potential for occurrence of these species/features. If located, measures to minimize impacts, if any, will need to be identified. Measures should include avoidance, management, transplanted and /or enhancement as determined appropriate for the species. (New Issue)
<input type="checkbox"/>	6	MHPA Land Use Adjacency: MSCP SAP Section 1.4.3: Due to the adjacency to the MHPA, the development shall conform to all applicable MHPA 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	Drainage: All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that may adversely affect the adjacent MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA. Continued (New Issue)
<input type="checkbox"/>	8	Storm water systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate. (New Issue)
<input type="checkbox"/>	9	Toxins: Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Continued (New Issue)

For questions regarding the 'Plan-MSCP' review, please call Dan Monroe at (619) 236-5529. Project Nbr: 651445 / Cycle: 4





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. (New Issue)
<input type="checkbox"/>	11	Lighting: Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting. Please see Municipal Code §142.0740 for further information if needed. (New Issue)
<input type="checkbox"/>	12	Landscaping: No invasive non-native plant species shall be introduced into areas adjacent to the MHPA. No landscape plan was provided in this submittal. (New Issue)
<input type="checkbox"/>	13	Grading/Land Development: Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA. (New Issue)
<input type="checkbox"/>	14	Barriers: Development adjacent to the MHPA shall provide barriers where appropriate (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation. (New Issue)
<input type="checkbox"/>	15	Brush Management: All Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation. Continued (New Issue)
<input type="checkbox"/>	16	The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with Municipal Code §142.0412 and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party. (New Issue)
<input type="checkbox"/>	17	Noise: Due to the site's location adjacent to the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the California gnatcatcher (3/1-8/15), least Bell's vireo (3/15-9/15), southwestern willow flycatcher (5/1-8/30). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required to determine species presence/absence. Continued (New Issue)
<input type="checkbox"/>	18	If the species is/are not identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts will be required and should include temporary noise walls/berms. If a survey is not conducted and construction is proposed during the species' breeding season, presence would be assumed and a temporary wall/berm would be required. Noise levels from construction activities during the bird breeding season should not exceed 60 dBA hourly LEQ at the edge of the occupied MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ. (New Issue)
<input type="checkbox"/>	19	MHPA and City owned Open Space are located directly adjacent to the project site. Off-site encroachment (i.e. for brush management, drainage, grading and/or geological engineering, staging and access) into these areas would not be allowed without formal approval from the owner. (New Issue)
<input type="checkbox"/>	20	MSCP will provide further comment upon submittal of the Project Biological Technical Report and revised project plans. (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/20/2019	Deemed Complete on 11/20/2019
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 11/20/2019	
Reviewer: Hatinen, Sarah (619) 446-5394 Shatinen@sandiego.gov	Assigned: 11/21/2019	
	Started: 12/20/2019	
Hours of Review: 8.00	Review Due: 12/20/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/23/2019	COMPLETED LATE
	Closed: 02/19/2020	

- . The review due date was changed to 01/09/2020 from 12/30/2019 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-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 16 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 58 reviews, 63.8% were on-time, and 42.2% were on projects at less than < 3 complete submittals.

Info

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within: Base Zone RS-1-4 (adjacent to OP-2-1), Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 1), Fire Brush Management Area, Parking Impact Overlay Zone (Coastal), and the La Jolla Community Plan. [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	2	The site is also identified as containing Environmentally Sensitive Lands (ESL) in the form of Sensitive Vegetation (Coastal Sage Scrub), Steep Slopes, and MSCP Vegetation (Scrub and Chaparral). [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	3	The proposed project scope includes: stabilization of a slope at the rear of an existing single-family home. [Info Only - No Response Required] (New Issue)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Pursuant to SDMC 126.0702, the proposed development within the Coastal Overlay Zone shall require a Coastal Development Permit (CDP). [Info Only - No response required] (New Issue)
<input type="checkbox"/>	5	Pursuant to SDMC 126.0707(a), the CDP in the non-appealable area of the Coastal Overlay zone shall be made in accordance with Process Two. [Info Only - No response required] (New Issue)
<input type="checkbox"/>	6	More information is required to determine if the proposal will require a Site Development Permit (SDP) or Neighborhood Development Permit (NDP). Please see following comments. (New Issue)
<input type="checkbox"/>	7	Because the proposal includes Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive vegetation, pursuant to SDMC Table 143-01A (Applicability of Environmentally Sensitive Lands Regulations), the site will also require a Neighborhood Development Permit (NDP - Process Two) or a Site Development Permit (SDP - Process Three) contingent on the lot size being over or under 15,000 square feet in size. (New Issue)
<input type="checkbox"/>	8	Pursuant to SDMC 143.0142, within the Coastal Overlay Zone, the maximum development is limited to 25% of the lot. If the proposal includes a deviation (i.e.: developing over 25%), the project shall require a Process Four SDP (pursuant to SDMC Table 143-01A). (New Issue)

Development

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Please provide a full site plan including the existing building footprint and dimensioned lot lines. (New Issue)
<input type="checkbox"/>	10	On the site plan, please provide the lot area. (New Issue)
<input type="checkbox"/>	11	On the site plan, list the total area of the disturbed/developed lot and undisturbed lot. The disturbed area shall include previous development and new slope stabilization. Per SDMC Table 143-01A (Applicability of Environmentally Sensitive Lands Regulations), lots under 15,000 square feet require an NDP and lots over 15,000 square feet require a SDP, if they do not propose to deviate from the ESL regulations. (New Issue)

Com. Plan

For questions regarding the 'LDR-Planning Review' review, please call Sarah Hatinen at (619) 446-5394. Project Nbr: 651445 / Cycle: 4





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	The project site is designated for very low density residential (0-5 dwelling units per acre) (LJCP, Figure 1, pg. 3). [Information Only - No Response Required] (New Issue)
<input type="checkbox"/>	13	The site is not identified as a public vantage point (Figure 9, pg. 35-36). [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	14	Please contact the La Jolla Community Planning Association for a recommendation on your project. Please provide these comments and vote to the City. (New Issue)

Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	15	The Covenant of Easement: Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for potential Sensitive Biological Resources (as determined by your Environmental Reviewer) and Steep Hillides in accordance with SDMC section 143.0152. (Cont'd) (New Issue)
<input type="checkbox"/>	16	The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A." (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/20/2019	Deemed Complete on 11/20/2019
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 11/20/2019	
Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	Assigned: 11/22/2019	
	Started: 11/22/2019	
Hours of Review: 2.50	Review Due: 01/09/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/06/2020	COMPLETED ON TIME
	Closed: 02/19/2020	

- . The review due date was changed to 01/09/2020 from 12/30/2019 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-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 16 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 51 reviews, 78.4% were on-time, and 30.6% were on projects at less than < 3 complete submittals.

January 2020

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Coastal Development Permit and Site Development Permit for slope stabilization with soil nail wall located at 7365 Remley Place. The 0.49-acre site is in the RS-1-4 Base Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Planning Area. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The proposed project site is mapped as having sensitive vegetation and potentially sensitive vegetation. In addition, the proposed project site is mapped adjacent to the Multi-Habitat Planning Area (MPPA). It is unclear to the analyst from the submitted project plans whether the propose project site has the potential to impact sensitive biological resources. In order to determine potential impacts EAS requests a biological survey report be submitted during the next round of reviews. Plan-MSCP, LDR-Planning, and EAS all should be reviewers on the report. (New Issue)
<input type="checkbox"/>	3	Per the Land Development Manual Biology Guidelines, a biological survey report is required for all proposed development projects which are subject to ESL, and/or where the CEQA review has determined that there may be significant impact on other biological resources considered sensitive under CEQA. The Biological Survey Report must identify and map biological resources present on the site, including any portions of the site identified as MHPA and any species considered sensitive pursuant to CEQA and in accordance with Guidelines for Conducting Biological Surveys. (New Issue)
<input type="checkbox"/>	4	Further information can be found in the Land Development Manual Biology Guidelines. (New Issue)
<input type="checkbox"/>	5	In addition, due to the project's adjacency to the MHPA the City's Land Use Adjacency Guideline's will need to become a condition of the permit. (New Issue)
<input type="checkbox"/>	6	Please refer to Plan-MSCP comments for further information on MHPA issues. (New Issue)

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	EAS defers to LDR-Geology on issues of geologic hazards. (New Issue)

Water Quality/Hydrology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	EAS defers to LDR-Engineering on issues of water quality. (New Issue)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	EAS defers to Long Range and Planning Review on General Plan, community plan, and Land Development Code issues. (New Issue)
<input type="checkbox"/>	10	Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. EAS will coordinate with Long Range and Planning Review staff. (New Issue)

Cultural Resources (Built Envi

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 651445 / Cycle: 4





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	EAS defers to Plan Historic staff on issues of Cultural Resources (Built Environment). (New Issue)
<input checked="" type="checkbox"/>	12	Per Plan Historic staff, in 2008, the property came before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. A historical resource research report was prepared by Vonn Marie May, which concludes that the property is a historical reeligible for designation under HRB Criteria A, B, C, and D. In staff report HRB-06-063, staff disagrees and finds that the site is not eligible under any HRB Criteria. At the September 2008 meeting, the item was continued indefinitely at the request of owners. No final determination has been ma (New Issue)
<input checked="" type="checkbox"/>	13	Further per Plan Historic, staff does not concur with the report's conclusion that the building is eligible for designation under adopted HRB Criteria. The Historical Resources Board will need to review the report and consider the property for designation prior to any development at the site which is not consistent with the U.S. Secretary of the Interior's Standards. The applicant may choose to have the Board consider the designation as part of this application, or as part of a future development, building or demolition permit application. (New Issue)
<input checked="" type="checkbox"/>	14	The current project application proposes the following scope of work: Coastal Development Permit and Site Development Permit for slope stabilization with soil nail wall located at 7365 Remley Place. (New Issue)
<input checked="" type="checkbox"/>	15	The work proposed is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not adversely impact the building's eligibility as a historic resource. (New Issue)
<input checked="" type="checkbox"/>	16	Based upon the information provided, at this time EAS can make the finding that the project as proposed would not adversely affect Cultural Resources (Built Environment). However, any future development projects would need to reevaluated. (New Issue)

Cultural Resources (Paleontolo

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	17	The proposed project does not rise to the level of significance for impacts to Cultural Resources (Paleontology). (New Issue)

Cultural Resources (Archaeolog

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	Qualified City staff has reviewed the project and based upon the limited scope of work, monitoring is not recommended. (New Issue)

Tribal Cultural Resources (AB

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	19	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. (New Issue)
<input checked="" type="checkbox"/>	20	On November 22, 2019, EAS staff distributed notification to the lipay Nation of Santa Ysabel and the Jamul Indian Village for possible consultation on this project. The lipay Nation of Santa Ysabel responded on November 24, 2019 and did not request consultation. The Jamul Indian Village has yet to respond. The 30-day notification period ended on Dec. 22, 2019. Therefore, EAS finds that their will be no impacts to Tribal Cultural Resources. (New Issue)

GHG

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	On July 12, 2016, the City of San Diego adopted the Climate Action Plan (CAP) Consistency Checklist, which requires all projects subject to discretionary review to demonstrate consistency with the Climate Action Plan. (New Issue)
<input type="checkbox"/>	22	The submitted Climate Action Plan (CAP) Consistency Checklist was reviewed by EAS staff. The following comments and issues were identified: (New Issue)
<input type="checkbox"/>	23	You are only required to complete Step 1 of the checklist. Please note footnote 5 which addresses use permits where no expansion or enlargement of buildings are proposed. However, if there is any area of expansion or discretionary permits beyond use permits are required, the project may be subject to Step 2 of the CAP checklist. (New Issue)
<input type="checkbox"/>	24	When completing step 1, please provide an explanation to how your project is consistent with existing General Plan, Community Plan, land use, and zoning designations. (New Issue)

Summary

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	25	: Until the requested information has been provided staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	26	Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (New Issue)





L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/20/2019	Deemed Complete on 11/20/2019
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/20/2019	
Reviewer: Florezabihi, Hoss (619) 446-5348 florezabih@sandiego.gov	Assigned: 11/27/2019	
	Started: 12/20/2019	
Hours of Review: 4.00	Review Due: 12/20/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/20/2019	COMPLETED ON TIME
	Closed: 02/19/2020	

- . The review due date was changed to 01/09/2020 from 12/30/2019 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 53 reviews, 71.7% were on-time, and 34.0% were on projects at less than < 3 complete submittals.

1st Review - 12/20/19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans. (New Issue)
<input type="checkbox"/>	2	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"/>	3	The applicant did not complete the Storm Water Requirements Applicability Checklist correctly. The correct response to Part F, Item No. 2 is YES(undo #1), this project is a Standard Development Project and subject to LID . Submit a revised checklist on the next submittal. (New Issue)
<input type="checkbox"/>	4	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"/>	5	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"/>	6	Provide a site Grading Plan or revise the site plan (Sheet SH-2.0) to show the entire site as well as scope of work within project's site , property lines and all existing and proposed improvements. (New Issue)
<input type="checkbox"/>	7	Regarding discharging to property on the North, who owns that property? if Park and Rec , they need to be part of review. Letter of Permission ? (New Issue)
<input type="checkbox"/>	8	Revise the Site Plan. The storm drain outlet shall extend to the nearest well-defined natural drainage channel which can adequately convey the discharge. Add a note that states: At the storm drain discharge location, a suitable energy dissipater is to be installed to reduce the discharge to non-erodible velocities (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)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 4 Submitted (Multi-Discipline)	Submitted: 11/20/2019	Deemed Complete on 11/20/2019
Reviewing Discipline: Community Planning Group	Cycle Distributed: 11/20/2019	
Reviewer: Hafertepe, Benjamin (619) 446-5086 Bhafertepe@sandiego.gov	Assigned: 11/21/2019	
	Started: 01/06/2020	
Hours of Review: 1.00	Review Due: 12/20/2019	
Next Review Method: Submitted (Multi-Discipline)	Completed: 01/06/2020	COMPLETED LATE
	Closed: 02/19/2020	

- . The review due date was changed to 01/09/2020 from 12/30/2019 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 Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 35 reviews, 42.9% were on-time, and 34.3% were on projects at less than < 3 complete submittals.

LJCPA

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Tony Crisafi, President for the La Jolla Community Planning Association (LJCPA) at (858)456-7900 or info@lajollacpa.org to schedule your project presentation. 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 provided the group a copy of the project plans and documents. (New Issue)
<input type="checkbox"/>	2	Prior to scheduling any City notice of decision or public hearing for this application, please provide a copy of the community group's final recommendation, including vote count and any recommended conditions. (New Issue)





Submittal Requirements

2/19/20 9:30 am

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-001

Project Information

Project Nbr: 651445 **Title:** Remley Place CDP/SDP
Project Mgr: Hafertepe, Benjamin (619)446-5086 Bhafertepe@sandiego.gov



Review Cycle Information

Review Cycle: 7 Submitted (Multi-Discipline)

Opened: 02/19/2020 9:27 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Storm Water	3	Storm Water Req. Applicability Checklist (DS-560)	3
Geotechnical Rpt (Addendum)	2	Geotechnical Report (Addendum)	2
Storm Water Quality Management Plan	2	Storm Water Quality Management Plan	2
Draft Findings	2	Draft Findings	2
Development Plans	8	Site Development Plans	8
Climate Action Plan Consistency Checklist	4	Climate Action Plan Consistency Checklist	4
Reference Material	2	Reference Material	2
Development Plans	8	Brush Management Development Plan	8
Biology Study/Report	4	Biology Study/Report	4
Development Plans	8	Landscape Development Plans	8
Development Plans	8	Applicant Response to Issues	8
Grading Plan	2	Grading Plan	2

