



L64A-003A

Project Information

Project Nbr: 654641 **Title:** Eads Ave Companion Unit CDP
Project Mgr: Del Valle, Xavier (619) 557-7941 XDelValle@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/10/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 02/12/2020	
Reviewer: Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	Assigned: 02/13/2020	
	Started: 02/13/2020	
Hours of Review: 4.00	Review Due: 03/12/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/25/2020	COMPLETED ON TIME
	Closed: 03/27/2020	

- . The review due date was changed to 03/17/2020 from 03/17/2020 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 8 outstanding review issues with LDR-Planning Review (all of which are new).
- . Last month LDR-Planning Review performed 74 reviews, 51.4% were on-time, and 32.0% were on projects at less than < 3 complete submittals.

First Review

Project Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The proposed project is a Coastal Development Permit for a proposed companion unit as required by SDMC 126.0704(a)(9) and 141.0302(a)(10). (New Issue)
<input checked="" type="checkbox"/>	2	The project site is located at 7388 Eads Ave within the La Jolla Community Plan. The site is zoned RM-1-1 with overlay zones including Coastal Height Limit Overlay Zone, Coastal Overlay Zone, Transit Area Overlay Zone and Transit Priority Area. (New Issue)
<input checked="" type="checkbox"/>	3	The purpose of the residential zones is to provide for areas of residential development at various specified densities throughout the City. The residential zones are intended to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego. It is also intended that the residential zones reflect desired development patterns in existing neighborhoods while accommodating the need for future growth. (New Issue)
<input checked="" type="checkbox"/>	4	The purpose of the RM zones is to provide for multiple dwelling unit development at varying densities. The RM zones individually accommodate developments with similar densities and characteristics. Each of the RM zones is intended to establish development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses. (New Issue)

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	The decision on an application for a City-issued Coastal Development Permit in the non-appealable area of the Coastal Overlay Zone shall be made in accordance with Process Two. The decision may be appealed to the Planning Commission. (New Issue)
<input checked="" type="checkbox"/>	6	An application for a Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in that are applicable to the proposed development. (New Issue)
<input checked="" type="checkbox"/>	7	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; (New Issue)
<input checked="" type="checkbox"/>	8	(2) The proposed coastal development will not adversely affect environmentally sensitive lands; and (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. Cont'd (New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	(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. (New Issue)
<input type="checkbox"/>	10	Provide Draft Findings at resubmittal. (New Issue)

Community Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	Figure 1 of the La Jolla Community Plan identifies the land use as Low-Medium Density Residential (9-15 du/ac). The addition of a companion unit does not increase density and would not alter the existing land use. -Information Only- (New Issue)
<input checked="" type="checkbox"/>	12	Residential Land Use Goal #2 Promote the development of a variety of housing types and styles in La Jolla. Proposed project accomplishes this goal as a companion unit is a different type of housing and style provided within the community. -Information Only- (New Issue)
<input checked="" type="checkbox"/>	13	Residential Policy #1 Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density. As the density has been already built out, the companion unit will compliment the density by providing another accessory dwelling unit to the area. -Information Only- (New Issue)
<input checked="" type="checkbox"/>	14	Residential Policy #7 The City should encourage and promote energy efficient building design/orientation as well as appliances and technology. During the building permit stage of this project, proposed project must meet all required energy efficiency regulations of the California Building Code. Proposed project will ultimately meet this policy. -Information Only- (New Issue)
<input checked="" type="checkbox"/>	15	The La Jolla Community Plan recommendations call for visual relief between new development and existing development. Proposed project meets these recommendations by creating a companion unit within the footprint of the existing dwelling unit. No further expansion of the structure is proposed at this time. -Information Only- (New Issue)
<input type="checkbox"/>	16	Present this project to the La Jolla Community Planning Group. Provide comments, concerns, and/or recommendations upon resubmittal. (New Issue)

Zoning Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Show conformance to SDMC 141.0302(a)(9) One 24-inch box tree shall be planted in the required front yard of the premises or in the abutting parkway. Existing trees that are at least 15 feet high and 15 feet in width may be used to satisfy this requirement. (New Issue) <i>ADDED</i>
<input type="checkbox"/>	18	Show conformance to SDMC 131.0454 In all RM zones, each dwelling unit shall have a fully enclosed, personal storage area outside the unit that is at least 240 cubic feet with a minimum 7-foot horizontal dimension along one plane. (New Issue) <i>ADDED</i>
<input type="checkbox"/>	19	Show conformance to SDMC 131.0455(a) In the RM-1-1 zone, at least 60 square feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of 6 feet in any direction. The open space may be located in required yard areas, but shall be no closer than 9 feet to the front or rear property lines, and no closer than 4 feet to the side property lines. (New Issue) <i>SHOW</i>
<input type="checkbox"/>	20	Provide the square footage of the dwelling unit attached to the proposed companion unit. The gross floor area for an attached companion unit shall not exceed 50 percent of the existing or proposed habitable dwelling unit. (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	The companion unit may not be sold or conveyed separately from the primary dwelling unit. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 654641 / Cycle: 2



Cycle Issues



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

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	The companion unit shall not be used for a rental term of less than 30 consecutive days. (New Issue)





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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/10/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 02/12/2020	
Reviewer: Szymanski, Jeffrey (619) 446-5324 jszymanski@sandiego.gov	Assigned: 02/13/2020	
	Started: 03/17/2020	
Hours of Review: 2.00	Review Due: 03/17/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/17/2020	COMPLETED ON TIME
	Closed: 03/27/2020	

- 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 3 outstanding review issues with LDR-Environmental (all of which are new).
- Last month LDR-Environmental performed 69 reviews, 62.3% were on-time, and 37.9% were on projects at less than < 3 complete submittals.

EAS Review 3/17/2020

<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 Historical Resources (Built Environment). Until all issues have been addressed, the CEQA determination can not be made and the environmental processing time line will be held in abeyance. (New Issue)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	EAS has reviewed and accepted the Climate Action Plan (CAP) Consistency Checklist ; based on the evaluation, the project will be consistent with the applicable CAP strategies and actions outlined in Step 2 of the CAP Consistency Checklist. To ensure project compliance of the strategies the CAP Consistency Checklist will be made part of Exhibit A and a condition of approval. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)

Historical Resources (Archaeol)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The project is located within the City's Historical Sensitivity map. However, an archaeological data base search was conducted and no archaeological sites are located within the project's boundaries. Based upon the negative data base search, limited scope of work and previously disturbed nature of the property impacts to historical resources are not anticipated and mitigation is not required. (New Issue)

Tribal Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	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. A notice of the project will be sent to local California Tribes to determine if consultation will be required. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	The project site contains existing development within an urbanized area. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. Furthermore, the project site does not contain nor is it adjacent to MHPA designated lands. The project would be required to comply with both federal and state MBTA regulations. EAS has no further comments on this issue. (New Issue)

Historical Resources (Built En)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Please see comments from Plan Historic Staff. EAS can not make the CEQA determination until all issues have been addressed. (New Issue)

HISTORIC SUBMITTED



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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/10/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 02/12/2020	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 02/24/2020	
	Started: 03/12/2020	
Hours of Review: 4.00	Review Due: 03/12/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/12/2020	COMPLETED ON TIME
	Closed: 03/27/2020	

- . The review due date was changed to 03/17/2020 from 03/17/2020 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 12 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 32.0% were on projects at less than < 3 complete submittals.

1st Review comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>	
<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	Please revise the DS-560 form. Please check Part A, item 2 as "YES" WPCP is required. Check Part A, item 4, check the 3rd box instead of the 4th box, WPCP is required. Check Part F, item 2 instead of item number 1. Project is a Standard Development Project.	SEE NOTE 2 ABOVE
		(New Issue)	
<input type="checkbox"/>	3	Based on the scope of work, and the Storm Water Requirements Applicability Checklist, the project is identified as the Standard Development Project, and subject to Low Impact Development (LID) BMPs. Therefore, I-4 and I-5 forms are required. (New Issue)	SUBMITTED 1-15
<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: (New Issue)	
<input type="checkbox"/>	6	https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf (New Issue)	
<input type="checkbox"/>	7	Please add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains.	ADDED
		(New Issue)	
<input type="checkbox"/>	8	On the Site Plan, show the Water and Sewer Mains, including laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required. If the existing water service and sewer lateral will be used, call out on the plans the existing services will remain. (New Issue)	SHOW
<input type="checkbox"/>	9	Please revise the site plan to show and call out the removal of the existing fence and private walkway in the ROW. Please note: All non-standard improvements within public right-of-way need to be approved by City Engineer through Encroachment Maintenance Removal Agreement (EMRA). (New Issue)	CALL OUT
<input type="checkbox"/>	10	Revise the Site Plan. Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. (New Issue)	ADDED
<input type="checkbox"/>	11	Development Permit Conditions will be determined on the next submittal when all requested information is provided.	
		(New Issue)	
<input type="checkbox"/>	12	Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning. (New Issue)	

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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/10/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 02/12/2020	
Reviewer: Del Valle, Xavier (619) 557-7941 XDeValle@sandiego.gov	Assigned: 03/11/2020	
	Started: 03/11/2020	
Hours of Review: 0.50	Review Due: 03/12/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/11/2020	COMPLETED ON TIME
	Closed: 03/27/2020	

- . The review due date was changed to 03/17/2020 from 03/17/2020 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 3 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 42 reviews, 50.0% were on-time, and 35.7% were on projects at less than < 3 complete submittals.

First Review Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within the La Jolla Community Planning Area. The La Jolla Community Planning Association is the officially recognized community group for the area to provide recommendations to the City. (New Issue)
<input type="checkbox"/>	2	If you have not already done so, please contact Tony Crisafi, Chair of the La Jolla Community Planning Association at (858) 869-2831 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to the Development Project Manager. (New Issue)
<input type="checkbox"/>	3	Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (New Issue)



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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/10/2020	Deemed Complete on 02/12/2020
Reviewing Discipline: Plan-Historic	Cycle Distributed: 02/12/2020	
Reviewer: Haggerty, Emma (619) 236-7173 EHaggerty@sandiego.gov	Assigned: 02/14/2020	
	Started: 03/11/2020	
Hours of Review: 1.50	Review Due: 03/12/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/11/2020	COMPLETED ON TIME
	Closed: 03/27/2020	

- The review due date was changed to 03/17/2020 from 03/17/2020 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 Plan-Historic on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 8 outstanding review issues with Plan-Historic (all of which are new).
- Last month Plan-Historic performed 348 reviews, 82.5% were on-time, and 93.1% were on projects at less than < 3 complete submittals.

3.11.2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The property located at 7388-7390 Eads Avenue, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) (New Issue)
<input checked="" type="checkbox"/>	2	During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	3	More information regarding this review process can be found in Information Bulletin 580: http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	4	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	5	If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required) (New Issue)
<input checked="" type="checkbox"/>	6	If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...) (New Issue)
<input checked="" type="checkbox"/>	7	(...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required) (New Issue)
<input type="checkbox"/>	8	Staff has reviewed the water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination: (New Issue)
<input type="checkbox"/>	9	Staff cannot make a determination with the information provided. Please provide the following documents: (New Issue)

For questions regarding the 'Plan-Historic' review, please call Emma Haggerty at (619) 236-7173. Project Nbr: 654641 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Adequate photo documentation of the property has not been provided. Provide an exterior elevation photo survey for all buildings on the property. Photographs must be provided digitally on a CD or USB flash drive. Please note, Google or Bing images are not permissible. (New Issue)
<input type="checkbox"/>	11	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.)
<input type="checkbox"/>	12	****If a Notice of Completion cannot be located, provide the following note on a sheet of paper along with the date: "Notice of Completion cannot be located." (New Issue) 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. (New Issue)
<input type="checkbox"/>	13	Provide a written description of every building on the parcel. Include its architectural style(s) and describe its exterior cladding, fenestration, and roof type. (New Issue)
<input type="checkbox"/>	14	Please resubmit the required documents to the Development Services Department for routing and review. Should you have any questions regarding these comments, please contact the Project Manager. (New Issue)



Cycle Issues



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Review Information

Cycle Type: 2 Submitted (Multi-Discipline) **Submitted:** 02/10/2020 Deemed Complete on 02/12/2020
Reviewing Discipline: PUD-Water & Sewer Dev **Cycle Distributed:** 02/12/2020
Reviewer: Nguyen, Gary **Assigned:** 02/13/2020
(619) 446-5454 **Started:** 03/12/2020
NguyenVH@sandiego.gov **Review Due:** 03/12/2020
Hours of Review: 2.00 **Completed:** 03/12/2020 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 03/27/2020

- The review due date was changed to 03/17/2020 from 03/17/2020 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 PUD-Water & Sewer Dev on this project as: Submitted (Multi-Discipline).
- The reviewer has requested more documents be submitted.
- Your project still has 5 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).
- Last month PUD-Water & Sewer Dev performed 161 reviews, 90.7% were on-time, and 71.9% were on projects at less than < 3 complete submittals.

Informational Items:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue)
<input checked="" type="checkbox"/>	2	All on-site water and sewer facilities are private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. (New Issue)
<input checked="" type="checkbox"/>	3	All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue)
<input checked="" type="checkbox"/>	4	If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue)
<input checked="" type="checkbox"/>	5	All water service lines (except domestic lines for single family homes which utilize a passive purge style of fire sprinkler system) must pass through a permitted, private, above ground, backflow prevention device (BFPD). All BFPDs are to be privately owned, privately maintained, and located on private property in a manner that places the device both immediately adjacent to the public right-of-way and in-line with the public water service line. (New Issue)
<input checked="" type="checkbox"/>	6	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities. (New Issue)
<input checked="" type="checkbox"/>	7	Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Gary Nguyen via email at NguyenVH@sandiego.gov. (New Issue)

1st Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	On the Site Plan, please show and call out all existing public water and sewer mains adjacent to the proposed project and include the pipe size and material as well as their respective reference drawings (D-Sheets). A search of City Records by your office may be required. (New Issue)
<input type="checkbox"/>	9	Please show and call out all existing sewer manholes. (New Issue)
<input type="checkbox"/>	10	Please show and call out the existing water and sewer services and identify to remain or abandon. (New Issue)
<input type="checkbox"/>	11	Please show and call out the existing water meter and identify to remain or abandon. (New Issue)
<input type="checkbox"/>	12	Please show and call out the proposed water service (domestic, fire, irrigation) and sewer lateral (if any). (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Gary Nguyen at (619) 446-5454. Project Nbr: 654641 / Cycle: 2

