

August 21, 2020

Sent via email to: kc@kentcoston.com

Kent Coston
Coston Architects
8415 La Mesa Boulevard, Suite 4
La Mesa CA 91942

Subject: Foxhill Guest House SDP Project Assessment Letter; Project No. 508125;
Internal Order No. 24006936; La Jolla

Dear Mr. Coston:

The Development Services Department has completed the fourth review of the project referenced above, and described as a Process Three, Tentative Map, Coastal Development Permit, and Site Development Permit to create two lots with the existing single dwelling unit to remain on a lot and a new lot with construction of a new 14,226 square-foot, two-story single dwelling unit with attached garage, pool house, and pool on a site containing environmentally sensitive lands. The 8.77-acre site is located at 7007 Country Club Drive in the RS-1-4 Zone, Coastal (Non-Appealable), Coastal Height Limit, and Parking Impact (Coastal) Overlay Zones within the La Jolla Community Plan area.

Enclosed is a Cycle Issues Report (Enclosure 1), which contains review comments from staff representing various disciplines. 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. 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." You have been designated as the Point of Contact for this project. Please notify me should the Point of Contact change while I am managing this project.

- I. **REQUIRED APPROVAL:** Your project as currently proposed requires the processing of a Process Three, Tentative Map for boundary line adjustment and Site Development Permit for the proposed development on the subject site containing Environmentally Sensitive Lands (ESL), and a Process Two, Coastal Development Permit for the subdivision and development within the coastal overlay zone. 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.
- 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.
- III. **STUDIES/REQUIRED REPORTS:** 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 \$5,500.00 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 \$8,000.00, <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. **Please pay the invoice (Enclosure 4).**

For your convenience, deposits can be made anytime online through Open DSD, <http://www.sandiego.gov/development-services/opendsd/>, and by entering your project number in the "Project ID" field, <http://opendsd.sandiego.gov/web/approvals/>. Also, any invoices can be paid online by searching for the invoice number, <http://opendsd.sandiego.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, **by no later than November 23, 2020**. 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: COVID-19 Update - To ensure the health, safety and well-being of customers and department staff, the Development Services Department has implemented operational service changes that will be in effect until further notice. Please visit our webpage for latest updates, <https://www.sandiego.gov/development-services/covid-19-public-notice>. 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.

C. Deposit Account: Please pay enclosed invoice prior to your project re-submittal. The re-submittal **cannot** be distributed to City staff when an invoice is outstanding.

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 Diane Kane, Chairperson of the La Jolla Community Planning Association at (858) 459-9490 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) 446-5356 or via e-mail at TPDaly@sandiego.gov.

Sincerely,



Tim Daly
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Map Check redline map
3. Submittal Requirements Report
4. Invoice

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Kent Coston
August 21, 2020

cc: File
Diane Kane, Chairperson, La Jolla Community Planning Association
Reviewing Staff
Marlon Pangilinan, Planning Department



Cycle Issues

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

L64A-003A

Project Information

Project Nbr: 508125 **Title:** Foxhill - TM/CDP
Project Mgr: Daly, Tim (619) 446-5356 TPDaly@sandiego.gov



Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 06/22/2020	Deemed Complete on 06/25/2020
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 06/25/2020	
Reviewer: Lizzi, Philip (619) 446-5159 plizzi@sandiego.gov	Assigned: 06/29/2020	
	Started: 07/17/2020	
Hours of Review: 2.00	Review Due: 07/17/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/17/2020	COMPLETED ON TIME
	Closed: 08/20/2020	

- . The review due date was changed to 07/29/2020 from 07/22/2020 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 5th 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 1 outstanding review issues with LDR-Planning Review (1 of which are new issues).
- . Last month LDR-Planning Review performed 71 reviews, 63.4% were on-time, and 51.0% were on projects at less than < 3 complete submittals.

9/18/19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	54	The project has been redesigned to include a Tentative Map to create two new lots and leave the remaining single dwelling unit on the existing lot with a new single dwelling unit to be constructed on the new lot. (From Cycle 11)
<input checked="" type="checkbox"/>	55	Planning will coordinate with Environmental staff on all Sensitive Biological impacts and mitigation. (From Cycle 11)
<input checked="" type="checkbox"/>	56	Please provide the plumb line height in all elevations. It appears from the roof points of elevation that some of the plumb line heights exceed the 30 foot height limit. Please clarify. (From Cycle 11)
<input checked="" type="checkbox"/>	57	Please provide a site plan which shows the entire lot and the proposed two lots. Please clearly identify the new property line. (From Cycle 11)
<input checked="" type="checkbox"/>	58	Please complete the CAP checklist. The applicant answered the yes or no questions but did not give any explanation. (From Cycle 11)

Review July 2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	59	Please clarify if the proposed porch/deck is above grade or at grade in the setback? No deck above 3 feet in height is allowed within the setback. (New Issue)





L64A-003A

Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 06/22/2020	Deemed Complete on 06/25/2020
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 06/25/2020	
Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	Assigned: 06/29/2020	
	Started: 07/20/2020	
Hours of Review: 6.00	Review Due: 07/22/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/22/2020	COMPLETED ON TIME
	Closed: 08/20/2020	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 5th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 57 outstanding review issues with LDR-Environmental (17 of which are new issues).
- . Last month LDR-Environmental performed 63 reviews, 71.4% were on-time, and 43.3% were on projects at less than < 3 complete submittals.

Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	EAS has determined that additional information is needed for Biological Resources, Geologic Resources, Land Use, Water Quality/Hydrology, Brush Management, Archaeology, Visual Quality, and GHG. (From Cycle 2)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	The project is located within native habitat and has the potential to impact sensitive biological resources. Therefore, the preparation of biological technical report (BTR), prepared in accordance with the City's Biological Guidelines, would be required. The biological report should include the following: Location Map (800 Engineering scale) w/survey boundaries (Elevations/topography, north direction, and scale), Vegetation Map overlain by the development proposal Vegetation map (with ESL delineated) showing habitat, area of impact with habitat and plant species. (From Cycle 2)
<input checked="" type="checkbox"/>	5	The graphics should also depict the MHPA boundaries along with the limits of grading and limits of disturbance. Please demonstrate if there are additional seasonal/preconstruction surveys required for spring/breeding/wet conditions? The BTR should identify all potential direct and indirect impacts to biological resources (include all on- and off-site utility connections, staging areas, brush management zones, and access/staging areas. (From Cycle 2)
<input checked="" type="checkbox"/>	6	The report should also quantify all impact areas by Tier and should state recommendations to mitigate any potential significant impacts to biological resources. Please identify if the project could impact sensitive avian species. Are any permits or legal compliance required (City, State, and/or Federal)? (From Cycle 2)
<input checked="" type="checkbox"/>	7	More information can be found here: https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/landdevmanual/ldmbio.pdf (From Cycle 2)

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Report of Preliminary Geotechnical and Geologic Investigation, Foxhill Estate Guesthouse, 7007 Country Club Drive, La Jolla, CA (From Cycle 2)
<input checked="" type="checkbox"/>	9	The proposed project site is mapped with geologic hazard categories 22 and 26. Hazard category 22 is characterized by landslides, possible or conjectural. Hazard category 26 is characterized by slide-prone formation; ardash; unfavorable geologic structure. (From Cycle 2)
<input checked="" type="checkbox"/>	10	EAS defers to LDR Geology on issues of geologic conditions. (From Cycle 2)

Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	EAS defers to LDR-Engineering on issues of water quality. LDR-Engineering is requesting a Preliminary Drainage Study and a Storm Water Quality Management Plan (SWQMP). Please refer to their comments for more information. Until the requested information EAS cannot make its determination. (From Cycle 2)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. 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. (From Cycle 2)

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 508125 / Cycle: 12





Cycle Issues

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	14	EAS will coordinate with Planning Review staff. (From Cycle 2)

Brush Management

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	The proposed development is in the Brush Management 100' Setback, Fire Brush Zone 300' Buffer and Very High Fire Hazard Severity Zone. According to the San Diego Municipal Code Section 142.0412 "Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation." The project would have to comply with all brush management regulations. (From Cycle 2)
<input checked="" type="checkbox"/>	24	EAS defers to LDR-Landscaping on issues of brush management. Please refer to their comments for further information. (From Cycle 2)

Visual Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	25	A significant impact is identified for projects that include crib, retaining or noise walls greater than six feet in height and 50 feet in length with minimal landscape screening or berming where the walls would be visible to the public. According to the submitted development summary the proposed project has a retaining wall at a total length of 93 feet and 7 feet-6 inches in height. (From Cycle 2)
<input checked="" type="checkbox"/>	26	Please provide an Elevation Plan of the proposed retaining walls and include a depiction of any landscape that would screen the walls. (From Cycle 2)
<input checked="" type="checkbox"/>	27	EAS will coordinate with Planning staff to determine if the proposed development would create a significant visual quality impact and if any changes in the project design would mitigate potential impacts to a level below significance. (From Cycle 2)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	28	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. Please review and complete the CAP Consistency Checklist and demonstrate how this project will implement the requirements within the project plans. A copy of the CAP Consistency Checklist can be found at the following link: https://www.sandiego.gov/sites/default/files/city_of_san_diego_cap_checklist_071316.pdf (From Cycle 2)
<input checked="" type="checkbox"/>	29	The following information provides guidance to assist with completing the CAP Consistency Checklist: (From Cycle 2)
<input checked="" type="checkbox"/>	30	1. Step 1: Please confirm whether your proposed project is consistent with the General Plan, Community Plan, and zoning designations. (From Cycle 2)
<input checked="" type="checkbox"/>	31	1. Step 1: Please confirm whether your proposed project is consistent with the General Plan, Community Plan, and zoning designations. (From Cycle 2)
<input checked="" type="checkbox"/>	32	b. Please provide an explanation for answers that are not applicable. It is important that the checklist not be naked (only checked boxes). A narrative is required. There are footnotes and/or notes to help determine if a project would meet the requirements for a "not applicable" response. (From Cycle 2)
<input checked="" type="checkbox"/>	33	3. Step 2: CAP Strategies Consistency, Strategy 3: Please depict any proposed electrical vehicle charging, bicycle parking spaces, designated parking spaces, and transportation demand management program features on the site plan. Please note in your response to comments where these features are located on the site plan. (From Cycle 2)
<input checked="" type="checkbox"/>	34	4. Step 2: CAP Strategies Consistency: Please note that any question answered with a "no" would mean that your project has a significant unmitigated impact and would require the preparation of an environmental impact report. (From Cycle 2)
<input checked="" type="checkbox"/>	35	5. Please only include information that is specifically requested in the CAP Consistency Checklist. Items that are required by code, such as "water conserving native & pest resistant plants in Landscape design where feasible" do not need to be included in this explanation. (From Cycle 2)
<input checked="" type="checkbox"/>	36	6. The CAP Consistency Checklist, as well as the explanation, will become part of the project's Exhibit A. (From Cycle 2)
<input checked="" type="checkbox"/>	37	Please contact the EAS analyst with any questions related to the checklist or if you'd like to view a sample of a completed checklist. (From Cycle 2)

Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	38	As mentioned above the CEQA determination cannot be made until all issues have been addressed. 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. (From Cycle 2)





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	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. (From Cycle 2)
EAS Review May 2017		
Geologic Conditions		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	44	EAS defers to LDR Geology on issues of geologic conditions. There are outstanding Geology issues that need to be addressed before EAS can make its determination. Please refer to Geology staff's comments for more information. (From Cycle 5)
Water Quality		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	45	EAS defers to LDR-Engineering on issues of water quality. There are outstanding Engineering issues that need to be addressed before EAS can make its determination. Please refer to Engineering staff's comments for more information. (From Cycle 5)
Land Use		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	46	EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. 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. (From Cycle 5)
<input type="checkbox"/>	47	There are outstanding Planning issues that need to be addressed before EAS can make its determination. Please refer to Planning staff's comments for more information. (From Cycle 5)
Cultural Resources (Archy)		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	48	References: Cultural Resources Inventory for the Foxhill Guest Quarters Project, Spindrift Archaeological Consulting, LLC, March 2017 (From Cycle 5)
<input checked="" type="checkbox"/>	49	EAS has reviewed the study and has the following comments: (From Cycle 5)
<input checked="" type="checkbox"/>	50	The study comes to the conclusion that due to the low sensitivity of the Project APE for prehistoric and historic-period resources, Spindrift recommends no further work, no monitoring during construction and no mitigation measures related to cultural resources. (From Cycle 5)
<input checked="" type="checkbox"/>	51	City staff has reviewed the report and agrees and accepts the conclusion that monitoring by an archaeologist and a Native American monitor would not be required during ground-disturbing activities. (From Cycle 5)
<input checked="" type="checkbox"/>	52	However, EAS requests the following revisions: EAS acknowledges that records searches are pending. However, please resubmit report with complete appendices. (From Cycle 5)
Brush Management		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	53	EAS defers to LDR-Landscaping on issues of brush management. Please refer to their comments for further information. (From Cycle 5)
GHG		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	54	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. As previously requested, this project is required to complete the CAP Checklist. Please review and complete the CAP Consistency Checklist and demonstrate how this project will implement the requirements within the project plans. A copy of the CAP Consistency Checklist can be found at the following link: (From Cycle 5)
<input type="checkbox"/>	55	https://www.sandiego.gov/sites/default/files/city_of_san_diego_cap_checklist_clean_7.pdf (From Cycle 5)
<input type="checkbox"/>	56	Please contact the EAS analyst with any questions related to the checklist or if you'd like to view a sample of a completed checklist. (From Cycle 5)
Summary		
<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	57	As mentioned above the CEQA determination cannot be made until all issues have been addressed. 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. (From Cycle 5)

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 508125 / Cycle: 12





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|--------------------------|----|--|
| <input type="checkbox"/> | 58 | 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. (From Cycle 5) |
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Cycle 11 - September 2019

Scope Change

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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| <input type="checkbox"/> | 59 | Project is revised to be a Tentative Map and Coastal Development Permit to create two lots and construct a new 14,594 SF dwelling unit with attached garage, pool house, and pool on a site containing Environmentally Sensitive Lands in the form of Sensitive Vegetation. The 8.77-acre site is located at 7007 Country Club Drive within the RS-1-4 zone and the Coastal Overlay Zone (Non-Appealable Area 1) of the La Jolla Community Plan area within Council District 1. (From Cycle 11) |
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Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | 60 | References: Draft Biological Resources Report, Foxhill Guest Quarters, Leopold Biological Services, March 2017 (From Cycle 11) |
| <input checked="" type="checkbox"/> | 61 | EAS has reviewed the above referenced Biological Resources Report. It has been determined that revisions to this report are required. Please address the following comments. (From Cycle 11) |
| <input checked="" type="checkbox"/> | 62 | The submitted survey is dated 2017. Per the City's Land Development Manual biological surveys that are over 24-months shall be required to be updated to reflect the most current conditions affecting the project site. Please submit an update reflecting current conditions and reflecting impacts based upon current project. Please include mitigation planned or completed based upon the previous entitlement. (From Cycle 11) |
| <input type="checkbox"/> | 63 | Please update project description to reflect current project scope. (From Cycle 11) |
| <input type="checkbox"/> | 64 | Per the City's Land Development Manual please include a discussion of all relevant federal, state, and local laws. (From Cycle 11) |
| <input checked="" type="checkbox"/> | 65 | The figures included are difficult to interpret since they are in black and white. Please include color figures. Please also update all figures to clearly show biological resources as they are currently reflected on site. Also update all figures to reflect current project scope. (From Cycle 11) |
| <input type="checkbox"/> | 66 | The Sensitive Fauna section of your report the evaluation of the potential for sensitive fauna species to occur needs revisions. Please expand on your discussion of the Cooper's Hawk. Please clearly state the likelihood of whether the Cooper's Hawk would occur on it. (From Cycle 11) |
| <input type="checkbox"/> | 67 | In addition, Cooper's Hawk doesn't seem to be included in Appendix D of special-status wildlife. Please update Appendix D for Cooper's Hawk. (From Cycle 11) |
| <input type="checkbox"/> | 68 | The project impact analysis section needs revisions. Please provide a clear discussion of impacts based upon the City's CEQA Thresholds. Specifically, please include all Habitat Types in Table 3 and whether impacts would rise to a level of significance based on Thresholds. (From Cycle 11) |
| <input type="checkbox"/> | 69 | The Mitigation and Monitoring Requirements section needs revisions. As previously stated, the discussion of the presence of Cooper's Hawk needs to be expanded. Please clearly define if Cooper's Hawk is present or likely to occur. If mitigation is required for Cooper's Hawk please state it as so. (From Cycle 11) |
| <input checked="" type="checkbox"/> | 70 | Compliance with the MBTA is not a mitigation measure required by the City or CEQA unless sensitive species are present. Please remove MM-Bio-1 as a mitigation measure. Please include MBTA compliance language on the construction plans as a note instead. (From Cycle 11) |
| <input checked="" type="checkbox"/> | 71 | However, if Mitigation MM-Bio-1 is for Cooper's Hawk specifically clearly define it as so. (From Cycle 11) |
| <input checked="" type="checkbox"/> | 72 | If MM-Bio-2 is a general measure, it will not be required as a City mitigation measure. Construction fence will be required as a project feature to be included as a note on the construction plans/condition of approval. However, if MM-Bio-2 is related to the Cooper's Hawk please clearly define it as so. (From Cycle 11) |

Geologic Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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|--------------------------|----|--|
| <input type="checkbox"/> | 73 | EAS defers to LDR Geology on issues of geologic conditions. There are outstanding Geology issues that need to be addressed before EAS can make its determination. Please refer to Geology staff's comments for more information. (From Cycle 11) |
|--------------------------|----|--|

Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|--------------------------|----|--|
| <input type="checkbox"/> | 74 | EAS defers to LDR-Engineering on issues of water quality. There are outstanding Engineering issues that need to be addressed before EAS can make its determination. Please refer to Engineering staff's comments for more information. (From Cycle 11) |
|--------------------------|----|--|

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	75	EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. 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. (From Cycle 11)
<input type="checkbox"/>	76	There are outstanding Planning issues that need to be addressed before EAS can make its determination. Please refer to Planning staff's comments for more information. (From Cycle 11)

Cultural Resources (Archaeolog

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	81	References: Cultural Resources Inventory for the Foxhill Guest Quarters Project, Spindrift Archaeological Consulting, LLC, March 2017 (From Cycle 11)
<input type="checkbox"/>	82	EAS has reviewed the study and has the following comments: (From Cycle 11)
<input type="checkbox"/>	85	However, EAS requests the following revisions: EAS acknowledges that records searches are pending. Please resubmit report with complete appendices. Please also update project description to reflect current project scope. (From Cycle 11)

Brush Management

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	86	EAS defers to LDR-Landscaping on issues of brush management. Please refer to their comments for further information. (From Cycle 11)

CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	87	EAS has reviewed the submitted CAP Checklist and has the following revisions: (From Cycle 11)
<input type="checkbox"/>	88	Please provide a more detailed project description. (From Cycle 11)
<input type="checkbox"/>	89	Step 1, Land Use Consistency. Please provide a description of how your project is consistent with the existing General plan and Community Plan land use and zoning designations. (From Cycle 11)
<input type="checkbox"/>	90	Step 2, CAP Strategies Consistency, Strategy 1: Energy & Water Efficient Buildings, Cool/Green Roofs, please provide an explanation for your answer (From Cycle 11)
<input type="checkbox"/>	91	Step 2, CAP Strategies Consistency, Strategy 1: Energy & Water Efficient Buildings, Plumbing fixtures and fittings, please provide an explanation for your answer (From Cycle 11)
<input type="checkbox"/>	92	Step 2, CAP Strategies Consistency, Strategy 3: Bicycling, Walking, Transit & Land Use, Electric Vehicle Charging, please provide an explanation for your answer (From Cycle 11)
<input type="checkbox"/>	93	Step 2, CAP Strategies Consistency, Strategy 3: Bicycling, Walking, Transit & Land Use, Bicycle Parking Spaces, please provide an explanation for your answer (From Cycle 11)
<input type="checkbox"/>	94	Step 2, CAP Strategies Consistency, Strategy 3: Bicycling, Walking, Transit & Land Use, Shower facilities, please provide an explanation for your answer (From Cycle 11)
<input type="checkbox"/>	95	Step 2, CAP Strategies Consistency, Strategy 3: Bicycling, Walking, Transit & Land Use, Designated Parking Spaces, please provide an explanation for your answer (From Cycle 11)
<input type="checkbox"/>	96	Step 2, CAP Strategies Consistency, Strategy 3: Bicycling, Walking, Transit & Land Use, Transportation Demand Management Program, please provide an explanation for your answer (From Cycle 11)

Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	97	As mentioned above the CEQA determination cannot be made until all issues have been addressed. 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. (From Cycle 11)
<input type="checkbox"/>	98	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. (From Cycle 11)

Cycle 12 - July 2020

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	99	References: Draft Biological Resources Report, Foxhill Guest Quarters, Leopold Biological Services, June 2020 (New Issue)
<input type="checkbox"/>	100	EAS has reviewed the above referenced Biological Resources Report. It has been determined that revisions to this report are required. Please address the following comments. (New Issue)
<input type="checkbox"/>	101	Section 4.3. Please expand this discussion to include a determination on whether or not City defined wetlands are present on the property. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 508125 / Cycle: 12





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	102	Section 4.5.3 There is no discussion of Cooper's Hawk in this section. Nor is there mention of gnatcatcher. Present sensitive species should be discussed within this section. (New Issue)
<input type="checkbox"/>	103	Section 7.0 Impacts need to be definitive for all species. The earlier discussion of results can be used as proof for the definitive impacts statements (New Issue)
<input type="checkbox"/>	104	Section 7.2.2 Please make a clear conclusion on impacts to City defined wetlands. (New Issue)
<input type="checkbox"/>	105	Section 7.2.4 The presence of Cooper's Hawk requires mitigation to be provided whether or not the project is within the MHPA. Please see requirements of conditions of coverage within the City's MSCP and ASMDs. (New Issue)
<input type="checkbox"/>	106	Section 7.3 Indirect Impacts. Please add a discussion on whether sensitive species are present on site and if there would be any indirect impacts to these species. Please include mitigation as necessary for indirect impacts to listed species. (New Issue)

Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	107	EAS defers to LDR-Engineering on issues of water quality. There are outstanding Engineering issues that need to be addressed before EAS can make its determination. Please refer to Engineering staff's comments for more information. (New Issue)

Cultural Resources (Built Envi)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	108	SDMC Section 143.0212 directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older. EAS defers to LDR-Plan Historic on historical resource determination. (New Issue)
<input type="checkbox"/>	109	The proposed project site previously underwent historic review (PTS 376268) in June 2014. (New Issue)
<input type="checkbox"/>	110	As this determination is more than 5 years old the proposed project requires a new Plan Historic Review. (New Issue)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	111	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"/>	112	The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15604 (h) (3), 15130 (d), and 15183 (b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. (New Issue)
<input type="checkbox"/>	113	Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts of GHG emissions. EAS has reviewed the submitted CAP Checklist and finds it satisfies the requirements of the CAP. No further comment is necessary. (New Issue)

Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	114	As mentioned above the CEQA determination cannot be made until all issues have been addressed. 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)
<input type="checkbox"/>	115	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: 12 Submitted (Multi-Discipline) Submitted: 06/22/2020 Deemed Complete on 06/25/2020
Reviewing Discipline: LDR-Engineering Review Cycle Distributed: 06/25/2020
Reviewer: Florezabihi, Hoss Assigned: 06/25/2020
(619) 446-5348 Started: 07/17/2020
florezabihh@sandiego.gov Review Due: 07/17/2020
Hours of Review: 6.00 Completed: 07/17/2020 COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline) Closed: 08/20/2020

- The review due date was changed to 07/29/2020 from 07/22/2020 per agreement with customer.
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
We request a 5th 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 10 outstanding review issues with LDR-Engineering Review (5 of which are new issues).
Last month LDR-Engineering Review performed 62 reviews, 87.1% were on-time, and 43.1% were on projects at less than < 3 complete submittals.

1st Review

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 6 rows of review issues, all marked as cleared.

2nd Review Comments

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 3 rows of review comments, all marked as cleared.

SWQMP

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 1 row of SWQMP issue, marked as cleared.

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabihi at (619) 446-5348. Project Nbr: 508125 / Cycle: 12





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	36	Form I-3B , Page 5 -- Provide general description for proposed condition and refer details to Attachment 5 , Drainage Study (which is missing) . Remove table. (From Cycle 5)
<input checked="" type="checkbox"/>	38	DMA exhibit must clearly show boundaries for each DMA , surface type and identify the BMP that drain to. (From Cycle 5)
<input checked="" type="checkbox"/>	39	Include DCV calculations based on worksheet B.2-1 . (From Cycle 5)
<input checked="" type="checkbox"/>	40	Infiltration category and infiltration rate must be determined based on criteria of Appendix C and D. LDR-Geology must review and approve determination for compliance . Please provide them a copy of Geotec report for review. (From Cycle 5)
<input checked="" type="checkbox"/>	41	Provide C value calculation based on Table B.1-1. (From Cycle 5)
<input checked="" type="checkbox"/>	42	Please use City of San Diego Work sheet B.5-1 for sizing bio retention basin. (From Cycle 5)
<input checked="" type="checkbox"/>	43	Preliminary hydrology /Drainage Study was neither received nor included in SWQMP . Please provide one. (From Cycle 5)

1st Review -- 09/17/19

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	44	All unchecked comments of previous review are standing and need to be addressed. (From Cycle 11)
<input checked="" type="checkbox"/>	45	Revise the plans to call out : Site Development Plan No. 1790091 Tentative Plan No. 2330219 Coastal Development Plan No. 2330222 and remove the word "Minor " from title. (From Cycle 11)
<input checked="" type="checkbox"/>	46	State/show number of proposed lots for each type of development (residential, commercial, industrial, open space, etc). (From Cycle 11)
<input type="checkbox"/>	47	Revise the Legend. Change Property Line to Property Line/TM Boundary. List only those symbols that are shown on the plan view. (From Cycle 11)
<input type="checkbox"/>	48	Call out the width for the existing access driveway to parcel 1, is there an encroachment maintenance agreement (EMRA) in place ? If so, provide a copy for review, otherwise one will be required as a condition of approval. (From Cycle 11)
<input type="checkbox"/>	49	The owner and engineer need to sign the exhibit. (From Cycle 11)
<input type="checkbox"/>	50	Revise the TM Sheet C5.0. Show the street lights, nearest the project site, in both directions and on both sides of (** add the street names). Include the spacing between the street lights and the project site. If a street light is within the abutting project frontage, include the type of light standard, wattage and type of luminaire (low/high pressure sodium). A determination will be made if the project is in compliance with current street light standards according to the City of San Diego Street Design Manual and Council Policy 200-18. The applicant may be required to, but not be limited (From Cycle 11)
<input checked="" type="checkbox"/>	51	SWQMP -- Clearly show boundary of each DMA as previously requested in comment #38 and show total areas add up to project size in tabular summary , add a legend to exhibit and show surface type. . (From Cycle 11)
<input checked="" type="checkbox"/>	52	SWQMP -- Self mitigating areas must meet requirements of 5.2.1 . Show how DMA 4 s directly drains off site or to public drain system. (From Cycle 11)
<input checked="" type="checkbox"/>	53	SWQMP -- DMA #5 is subject to Storm water reqs since you are proposing concrete on the surface . Also keep in mind 50% Rule which may result BMP s for DMA# 6. (From Cycle 11)
<input checked="" type="checkbox"/>	54	Weighted C value for DMA#2 seems low. Please double check Imp./Per ratio and calcs. . (From Cycle 11)
<input checked="" type="checkbox"/>	55	A letter of permission is required from property owner on south side (Parcel 3 of PM 21506) for propesd concrete area and drain pipe and discharge facilities as shown . Please provide a call out on Grading plan referring by date. (From Cycle 11)

2nd Review - 07/17/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	56	Please note unchecked comments of previous review are still standing and need to be addressed. (New Issue)
<input type="checkbox"/>	57	Please note infiltration rate used in Worksheets B.5-1 , line item # 11 must be reviewed/verified by LDR-Geology for compliance with requirements of Appendix D or by using 5 in/hr rate you may continue the calculations on the worksheet without LDR- Geology review/approval. (New Issue)
<input type="checkbox"/>	58	Regarding Comment # 47, clean the listed legend and only list the items shown , remove all non applicable symbols /line items.(2nd request). (New Issue)
<input type="checkbox"/>	59	Regarding comment #48, Propose a new standard driveway curb cut for access road on Parcel 1 , If there is an existing recorded EMRA, provide a copy for review. . (New Issue)
<input type="checkbox"/>	60	Please provide a detail written response to all comments whether you agree or not and in case of disagreement express your reasoning. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Hoss Florezabih at (619) 446-5348. Project Nbr: 508125 / Cycle: 12





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 06/22/2020	Deemed Complete on 06/25/2020
Reviewing Discipline: Community Planning Group	Cycle Distributed: 06/25/2020	
Reviewer: Daly, Tim (619) 446-5356 TPDaly@sandiego.gov	Assigned: 07/14/2020	
	Started: 08/06/2020	
Hours of Review: 0.60	Review Due: 07/17/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 08/20/2020	COMPLETED LATE
	Closed: 08/20/2020	

- . The review due date was changed to 07/29/2020 from 07/22/2020 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 5th 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 (2 of which are new issues).
- . Last month Community Planning Group performed 42 reviews, 35.7% were on-time, and 42.9% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Please contact the Chair for the La Jolla Community Planning Association 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. (From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	No information has been provided with respect to the Planning Group's review and recommendation for this project during this review cycle. (From Cycle 5)

3rd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	No information has been provided with respect to the Planning Group's review and recommendation for this project during this review cycle. (From Cycle 11) [Recommended]

08.20.20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Please contact the Chair for the La Jolla Community Planning Association at (858) 459-9490 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"/>	5	Prior to scheduling any public hearing for the subject application, please provide copy of group's final recommendation, including vote count and any conditions. (New Issue)





L64A-003A

Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 06/22/2020	Deemed Complete on 06/25/2020
Reviewing Discipline: LDR-Geology	Cycle Distributed: 06/25/2020	
Reviewer: Washburn, Jacobe (619) 446-5075 jwashburn@sandiego.gov	Assigned: 06/25/2020	
	Started: 07/16/2020	
Hours of Review: 2.00	Review Due: 07/17/2020	
Next Review Method: Conditions	Completed: 07/17/2020	COMPLETED ON TIME
	Closed: 08/20/2020	

- . The review due date was changed to 07/29/2020 from 07/22/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 5th complete submittal for LDR-Geology on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Geology (4 of which are new issues).
- . Last month LDR-Geology performed 68 reviews, 76.5% were on-time, and 78.5% were on projects at less than < 3 complete submittals.

508125-2 (12/19/2016)

Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	Submit an addendum geotechnical report or update letter that specifically addresses the proposed development for the purposes of environmental review and the following: (From Cycle 2)
<input checked="" type="checkbox"/>	4	The project's geotechnical consultant must circumscribe the area of recommended remedial grading on the geologic/ geotechnical map (Figure No. IIa). (From Cycle 2)
<input checked="" type="checkbox"/>	5	Provide geologic/ geotechnical cross-sections representative of the site conditions and proposed grading. (From Cycle 2)
<input checked="" type="checkbox"/>	6	According to the San Diego Seismic Safety Study Geologic Hazard Maps, a portion of the access road for the guesthouse is located in geologic hazard category 22, indicating potential slope instability, possible or conjectured landslide. Clarify if the site or any portion of the site is located on or adjacent to a landslide. Provide the rationale and site specific physical evidence used to support a determination regarding the presence or absence of landsliding at the site. (From Cycle 2)
<input checked="" type="checkbox"/>	7	The project's geotechnical consultant must provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater, for both gross and surficial stability, following project completion. (From Cycle 2)

508125-5 (5/16/2017)

Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	10	The previous review comments that have not been cleared remain applicable. (From Cycle 5)

508125-11 (9/18/2019)

References:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	11	Report of Limited Geotechnical Investigation, Proposed Storm Water Infiltration BMPs, Proposed Foxhill Estate Guesthouse, Country Club Drive, La Jolla, California, prepared by Geotechnical Exploration, Inc., dated April 20, 2017 (their project no. 16-11251).
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Development Plans - Foxhill Guest Quarters, 7007 Country Club Drive, San Diego, CA 92037, prepared by Coston Architects, Inc., dated July 9, 2019 (their project no. 1575.03); conceptual grading plans prepared by Snipes-Dye Associates, dated June 6, 2019.

(From Cycle 11)

Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	12	LDR-Geology did not receive a response to previous review comments. The previous review comments that have not been cleared remain applicable.
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(From Cycle 11)

508125-12 (7/17/2020)

INFORMATION:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	13	References:
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Response to City of San Diego Review Comments LDR-Geology: Cycle Issue 11, Proposed Foxhill Residence, 7007 Country Club Drive, La Jolla, California, prepared by Geotechnical Exploration, Inc., dated March 16, 2020 (their project no. 16-11251).

Development Plans - Foxhill Guest Quarters, 7007 Country Club Drive, San Diego, CA 92037, prepared by Coston Architects, Inc. (their project no. 1575.03); conceptual grading plans prepared by Snipes-Dye Associates.

(New Issue)

<input checked="" type="checkbox"/>	14	Review Comments:
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The Geology Section has reviewed the referenced geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions at this time for the purposes of environmental review of the proposed development.

(New Issue)

<input type="checkbox"/>	15	CONDITIONS
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Prior to the issuance of any construction permits (either grading or building), the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

(New Issue)

<input type="checkbox"/>	16	CONDITIONS
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The Owner/ Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

(New Issue)





Cycle Issues

L64A-003A

Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 06/22/2020	Deemed Complete on 06/25/2020
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 06/25/2020	
Reviewer: Velasquez, Jaime (619) 533-4489 jvelasquez@sandiego.gov	Assigned: 06/25/2020	
	Started: 06/26/2020	
Hours of Review: 0.50	Review Due: 07/17/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/26/2020	COMPLETED ON TIME
	Closed: 08/20/2020	

- . The review due date was changed to 07/29/2020 from 07/22/2020 per agreement with customer.
- . We request a 5th complete submittal for Fire-Plan Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with Fire-Plan Review (1 of which are new issues).
- . Last month Fire-Plan Review performed 55 reviews, 89.1% were on-time, and 74.5% were on projects at less than < 3 complete submittals.

Fire Department Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Provide a plan that shows the current Fire Access road available to Fire Department. (From Cycle 2)
<input checked="" type="checkbox"/>	3	Show hose pull around the exterior. 150 ft. for nonsprinklered buildings. (From Cycle 2)

Fire 2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Clearly show the access road from country club dr. Plans are difficult to distinguish edges of access road. (From Cycle 5)
<input type="checkbox"/>	5	Provide fire access roadways in accordance with FHPS Policy A-14-1: sandiego.gov, Public Safety, Fire, Services & Programs, Policies, Fire Access Roadways. Width of access road is not adequate. Exceeds 150 feet from hammerhead. (From Cycle 5)
<input checked="" type="checkbox"/>	6	Hammerhead's/Turnarounds should be provided per Appendix D CFC. Figure D103.1. (From Cycle 5)
<input checked="" type="checkbox"/>	7	Show if the building is sprinklered or nonsprinklered on the plan. (Could not locate information). (From Cycle 5)
<input type="checkbox"/>	8	Fire Apparatus Access Roads shall be designed and maintained to support the imposed loads of fire apparatus (75,000 lbs.) and shall be surfaced so as to provide all weather driving capabilities. CFC 503.2.3 (From Cycle 5)
<input checked="" type="checkbox"/>	9	Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. CFC 503.2.5. See Appendix D CFC Figure D103.1: (From Cycle 5)
<input checked="" type="checkbox"/>	10	For hydrants refer to appendix B CFC. (Based on Fire Flow and Type of Construction. Fire flow reduction for sprinklers 75% (From Cycle 5)
<input checked="" type="checkbox"/>	11	Radius for hydrants to all portions of the exterior of the building is based on Table C105.1 (Appendix C/CFC). For Example: If required fire flow is 1,750 or less, spacing between is 500 ft., radius is 250 ft. to reach all portions of the exterior of bldg./buildings. (This is how number of hydrants is determined), can use existing hydrants with required radius). http://codes.iccsafe.org/California.html#2013 (From Cycle 5)
<input checked="" type="checkbox"/>	12	Show hose pull around exterior. (From Cycle 5)
<input checked="" type="checkbox"/>	13	For an appointment to review Fire Access email bsylvester@sandiego.gov (From Cycle 5)

Fire Department 3rd

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	14	Previous cycle issues have not been address as requested; please email Andy Cornell-Deputy Fire Marshal gcornell@sandiego.gov to schedule an appointment discuss issues. (From Cycle 11)
<input type="checkbox"/>	15	Fire access road from Country Club drive to hammerhead needs to be widen for fire apparatus access. (New Issue)





L64A-003A

Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 06/22/2020	Deemed Complete on 06/25/2020
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 06/25/2020	
Reviewer: Itkin, Irina (619) 446-5422 iitkin@sandiego.gov	Assigned: 06/29/2020	
	Started: 07/15/2020	
Hours of Review: 2.00	Review Due: 07/17/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/15/2020	COMPLETED ON TIME
	Closed: 08/20/2020	

- . The review due date was changed to 07/29/2020 from 07/22/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 5th 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 11 outstanding review issues with PUD-Water & Sewer Dev (4 of which are new issues).
- . Last month PUD-Water & Sewer Dev performed 188 reviews, 93.6% were on-time, and 64.1% were on projects at less than < 3 complete submittals.

Conditions, Cycle 5:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (From Cycle 5)
<input type="checkbox"/>	20	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides. (From Cycle 5)
<input type="checkbox"/>	21	All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides. (From Cycle 5)
<input type="checkbox"/>	22	All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check. (From Cycle 5)
<input type="checkbox"/>	23	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities. (From Cycle 5)
<input type="checkbox"/>	24	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral. (From Cycle 5)
<input type="checkbox"/>	25	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service. (From Cycle 5)

1st review:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	26	The proposed water service need to be perpendicular to the existing 12" water main in Country Club Drive. Please revise proposed water service on all sheets. (From Cycle 11)
<input checked="" type="checkbox"/>	27	All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (From Cycle 11)
<input checked="" type="checkbox"/>	28	Show the water meter and location of backflow preventer. (From Cycle 11)
<input checked="" type="checkbox"/>	29	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities. (From Cycle 11)
<input checked="" type="checkbox"/>	30	On site water mains should be labeled as private. (From Cycle 11)

2nd review, cycle #12

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	31	Please extended public 12" water main in Country Club Drive 5 feet beyond of the proposed water service. (New Issue)
<input type="checkbox"/>	32	Label the connection point: remove existing cap and connect to the exist 12" water main. (New Issue)
<input type="checkbox"/>	33	Show and label the existing water service in Country Club Drive. (New Issue)
<input type="checkbox"/>	34	Please indicate whether the existing water service is to be remained or to be killed at the main. (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Irina Itkin at (619) 446-5422. Project Nbr: 508125 / Cycle: 12





L64A-003A

Review Information

Cycle Type: 12 Submitted (Multi-Discipline)	Submitted: 06/22/2020	Deemed Complete on 06/25/2020
Reviewing Discipline: LDR-Map Check	Cycle Distributed: 06/25/2020	
Reviewer: Najeeb, Anna (619) 446-5308 ANajeeb@sandiego.gov	Assigned: 06/27/2020	
Hours of Review: 6.00	Started: 07/14/2020	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 07/29/2020	
	Completed: 07/22/2020	COMPLETED ON TIME
	Closed: 08/20/2020	

- . The review due date was changed to 07/29/2020 from 07/22/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Map Check 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-Map Check (10 of which are new issues).
- . Last month LDR-Map Check performed 108 reviews, 86.1% were on-time, and 58.7% were on projects at less than < 3 complete submittals.

1st Review 9-25-19.

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> | 1 | Show/plot all existing easements as listed in the title report. Make sure the type of easement, recording information and grantee are also indicated to determine whether the easement is granted for private or public use.

Clearly identify and show the limits of all public easements on the exhibit that are being proposed to be vacated, if any.

Clearly label and show the limits of all public easements on the exhibit that are being proposed to be dedicated or granted, if any. |
| <input type="checkbox"/> | 2 | If None Please note. (From Cycle 11)
Please add a Basis of Bearings (BoB) Statement on sheet 1. If possible, use the underlying map for the basis of bearings. The link below (page 32 et seq) is the City's Mapping & Land Title Document Preparation Manual that discusses the requirements for basis of bearings and the various standard statements for BoB.

https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf (From Cycle 11) |
| <input checked="" type="checkbox"/> | 3 | Show all monument of record that tied to the property and include monument description. (From Cycle 11) |
| <input checked="" type="checkbox"/> | 4 | Revise title to indicate

Site Development Plan No. 1790091

Tentative Plan No. 2330219

Coastal Development Plan No. 2330222

PTS NO. 508125 (From Cycle 11) |
| <input checked="" type="checkbox"/> | 5 | Please note title report shows La Jolla Reserve LLC, owner of parcel 10. Please include owner information on title sheet under project directory. (From Cycle 11) |
| <input checked="" type="checkbox"/> | 6 | Conditions will be forth coming within the next cycle. (From Cycle 11) |
| <input checked="" type="checkbox"/> | 7 | See additional comments on redlined check print. Please return check print with next submittal. (From Cycle 11) |
| <input checked="" type="checkbox"/> | 8 | For Map Check reviewer, only submit sheet A0.0, C-1 and C-2 with next submittal. (From Cycle 11) |

2nd review 7/17/20.

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	A parcel or parcels of land are presumed to have been legally created if one or more of the following conditions apply. Please submit one of the following in order to determine the proper action required for this project (Tentative Map or Lot line adjustment) applicant correspondence is added for this item. 1. The parcel was shown on a recorded subdivision map. 2. The parcel was an approved remainder parcel of a recorded subdivision map. 3. The parcel was shown on a Division Plat. 4. The parcel was shown on a Record of Survey that was approved by the City Council prior to March 4, 1972. (New Issue)
<input type="checkbox"/>	10	5. The parcel was conveyed by a deed and held separately as a conforming parcel prior to March 4, 1972. Non-conforming parcels conveyed between adjoining owners do not create a new parcel and should be considered a lot line adjustment. 6. The parcel was patented by the United States Government. All of the land described in the patent is considered one parcel, no matter how many aliquot parts are included in the patent. Sectionalization is a descriptive form to convey land and does not constitute a subdivision of land. (New Issue)
<input type="checkbox"/>	11	7. The parcel was approved by the City as part of a Lot Line Adjustment between adjoining owners. 8. The parcel was created pursuant to a Court Order in Partition. 9. The parcel was created as a conveyance to or from a government entity or public utility. 10. The parcel was issued a qualifying development permit and the owner relied on the permit by commencing construction per SMA 66499.35(c) (New Issue)
<input type="checkbox"/>	12	Under General Notes, Please revise Parcel A&B to be called Parcel 1 &2. (New Issue)
<input type="checkbox"/>	13	Add Site Development Permit to the requested approvals on Exhibit C-1. (New Issue)
<input type="checkbox"/>	14	Easement #2 Please revise recording date to Feb 17th 1954. (New Issue)
<input type="checkbox"/>	15	Add to legend: " found survey monument, as noted" and include monument's symbol. (New Issue)
<input type="checkbox"/>	16	Please be advised a licensed land surveyor must sign and stamp the TM or lot line adjustment exhibit. (New Issue)
<input type="checkbox"/>	17	Please submit updated preliminary title report that is not older than 90 days at the time of resubmittal. (New Issue)
<input type="checkbox"/>	18	Please see redlines, and return copy with next submittal. (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: 12 Submitted (Multi-Discipline)	Submitted: 06/22/2020	Deemed Complete on 06/25/2020
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 06/25/2020	
Reviewer: Valera, Pedro (619) 236-6582 PValera@sandiego.gov	Assigned: 06/25/2020	
	Started: 07/20/2020	
Hours of Review: 1.50	Review Due: 07/17/2020	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/20/2020	COMPLETED LATE
	Closed: 08/20/2020	

- . The review due date was changed to 07/29/2020 from 07/22/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Transportation Dev 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-Transportation Dev (2 of which are new issues).
- . Last month LDR-Transportation Dev performed 27 reviews, 66.7% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	General: LA JOLLA (Process 3) Tentative Map and Coastal Development Permit to create two lots and construct a new 14,594 SF dwelling unit with attached garage, pool house, and pool on a site containing Environmentally Sensitive Lands in the form of Sensitive Vegetation. The 8.77-acre site is located at 7007 Country Club Drive within the RS-1-4 zone and the Coastal Overlay Zone (Non-Appealable Area 1) of the La Jolla Community Plan area within Council District 1. SCOPE CHANGE for the following: Was guest quarters on same lot; now proposing to create two lots and construct new SDU on one new (From Cycle 11)
<input checked="" type="checkbox"/>	2	Parking: Please demonstrate how the parking requirement for the project site will be satisfied. (From Cycle 11)

2nd Review - 07/20/20

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Parking: The project is not within a campus impact area. Therefore, SDMC Table 142-05B requires 2 minimum parking spaces for the single dwelling unit. Please revise Sheet A2.0 to show the correct minimum required parking and provide parking space dimensions per SDMC Table 142-05K. (New Issue)
<input type="checkbox"/>	4	Garage Entrance: Sheet A1.0 should show concrete driveway leading into garage entry. Please revise. (New Issue)





Submittal Requirements

8/20/20 6:18 pm

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: 508125

Title: Foxhill - TM/CDP



Project Mgr: Daly, Tim

(619)446-5356

TPDaly@sandiego.gov

Review Cycle Information

Review Cycle: 13 Submitted (Multi-Discipline)

Opened: 08/20/2020 5:51 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	11	Site Development Plans	11
Development Plans	11	Tentative Map	11
Biology - Consultant Submittals	2	Biology Survey Report - General	2
Archaeological Report	2	Archaeological Report	2
Storm Water Quality Management Plan	3	Storm Water Quality Management Plan	3
Historic Resource Information	2	Historic Resource Information	2
Development Plans (Redline)	2	Tentative Map (Redline)	2
Development Plans	11	Applicant Response to Issues	11
Map Reference Material	2	Map Reference Material	2



L64A-007

Invoice

Invoice Number: **946508**



Status: Invoiced

Issued: 08/20/2020 6:44 pm Daly, Tim

Voided:

Customer: Ryan, Kiesel

Development: 119925 7007 Country Club Dr.

Project: **508125** Foxhill - TM/CDP PM: Daly, Tim (619)446-5356



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	23,684.99	Dollars	\$-23,684.99
Deposit Account	26,184.99	Dollars	\$26,184.99
Approval Total:			\$2,500.00
Job Total:			\$2,500.00
Project Total:			\$2,500.00
Invoice Total:			\$2,500.00

All fees are required to be paid prior to services being rendered. Payment of invoices is required immediately upon project setup/submittal and permit issuance per the San Diego Municipal Code 112.0102(b) and 129.0213(a). Unpaid invoices for permit applications will result in cancellation of submitted project within 2 business days. For your convenience, DSD offers online payments via OPENDSD (<https://opensd.sandiego.gov/Web/Invoices/Search>).