

**Project Number** 666879  
**Project Name** Digital-Windansea Barrier  
**Reviewing Discipline** Coastal Commission  
**Reviewer Name**  
**Reviewer Phone**  
**Reviewer Email**

<b>Issues</b>			
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>	<b>Cleared Date</b>
1	The project site is within the Coastal (Appealable) Overlay Zone. The City's final decision on this discretionary request can be appealed to the California Coastal Commission. (New Issue)	Yes	02/03/2021
2	The following are comments and questions Coastal Commission staff have prepared regarding the Windansea barrier along Neptune in La Jolla. 1)Regarding the proposed fencing, belvedere, and sidewalk improvements, the designs appear to be low in height and visually permeable, which is good regarding public views. Regarding public access, my understanding is that the fencing is being constructed with periodic openings to funnel public traffic over the bluffs into discrete areas so as to lessen erosion impacts to the bluffs and vegetation, which is a supportable goal. (New Issue)	No	
3	However, as the fencing will have some constraint on the existing manner of public access, it would be advisable to incorporate a signage program with the fencing, such as at the various fence openings and stairs, so as to inform the public of the purpose of the stairs and encourage them to be respectful of the bluff vegetation. (New Issue)	No	
4	2) What coordination has the City conducted with various interest groups, such as local La Jolla groups and more regional groups such as Surfrider? Commission staff has received a comment of opposition to the belvedere specifically (attached) and we wish to ensure that the relevant members of the public are informed of the project and comments processed accordingly so as to lessen the chance of subsequent appeal. (New Issue)	No	
5	Alexander Llerandi Coastal Program Analyst II California Coastal Commission San Diego District 7575 Metropolitan Drive #103 San Diego, CA 92108 (619) 767-2370 (New Issue)	No	

**Project Number** 666879  
**Project Name** Digital-Windansea Barrier  
**Reviewing Discipline** Plan-Historic  
**Reviewer Name**  
**Reviewer Phone**  
**Reviewer Email**

<b>Issues</b>			
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>	<b>Cleared Date</b>
1	The project site located at 6800 Neptune Place is a designated historic resource and is listed as HRB Site #358. As a designated historic resource all work requires a building permit and must be reviewed by Plan-Historic staff for conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3 Division 2) and the U.S. Secretary of the Interior's Standards, or a Site Development Permit Process 4 will be required pursuant to SDMC 143.0210(e)(2). (Info Only; No Response or Action Required) (New Issue)	Yes	02/01/2021
2	The U.S. Secretary of the Interior's Standards can be viewed at the following website: <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">http://www.nps.gov/tps/standards/rehabilitation.htm</a> <a href="https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf">https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf</a> (For Reference Only, No Response or Action Required) (New Issue)	Yes	02/01/2021
3	The project application proposes the following scope of work: DP and SDP for a Public-Private partnership to install public improvements along the west side of Neptune Pl. between Westbourne St & Palomar Ave. Improvement to include continuation of post and barriers, benches, trash receptacles and construction of a belvedere (gazebo). (Info Only; No Response or Action Required) (New Issue)	No	
4	A determination on consistency with the U.S. Secretary of the Interior's Standards. The following revisions are required: (New Issue)	No	
5	In order to determine if the previously existing belvedere was historically significant please provide more information such as photodocumentation and original date of construction. (New Issue)	No	
6	Please resubmit the revised plans to the Development Services Department for routing and review. Should you have any questions regarding these comments, please contact the "Reviewer" listed in bold at the top of this cycle issues report. (New Issue)	No	

**Project Number** 666879  
**Project Name** Digital-Windansea Barrier  
**Reviewing Discipline** LDR-Landscaping  
**Reviewer Name**  
**Reviewer Phone**  
**Reviewer Email**

<b>Issues</b>			
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>	<b>Cleared Date</b>
1	Project Scope: (Process 4) CDP and SDP for a Public-Private partnership to install public improvements along the west side of Neptune Pl. between Westbourne St. and Palomar Ave. Improvements to include continuation of post and barriers, benches, trash receptacles and construction of a vandalized belvedere/gazebo structure within the La Jolla Community Plan. (New Issue)	Yes	01/27/2021
2	SDMC 142.0144 Development Regulations for Coastal Beaches: This project is proposing the replacement of low post and chain guards at the top of bluffs to prevent pedestrians from accessing the slope and reducing erosion of the bluffs. Posts and chains shall match existing at various locations along the bluff. The reconstruction of an existing, vandalized and demolished belvedere is proposed and shall match the existing as closely as possible. Therefore, there is no new planting, irrigation and no extension of the original footprint, landscape documents are not required. Conforms, 142.0402. (New Issue)	Yes	01/27/2021
3	Owners and Contractors: Please see the new COVID 19 requirements for all construction sites for everyone's safety. Non-compliance can result in failed inspections or stop work orders for job locations. <a href="https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf">https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf</a> (New Issue)	Yes	01/27/2021

**Project Number** 666879  
**Project Name** Digital-Windansea Barrier  
**Reviewing Discipline** LDR-Engineering Review  
**Reviewer Name**  
**Reviewer Phone**  
**Reviewer Email**

Issues			
Issue Num	Issue Text	Cleared	Cleared Date
1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed . (New Issue)	No	
2	The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations (New Issue)	No	
3	Please provide a site grading & improvement Plans showing all existing and proposed improvements . Please show proposed improvements in public right of way in DARK and screen back for existing ones. (New Issue)	No	
4	Please show drainage pattern on site grading plan and how Storm Water requirements ( whether LID or structural BMPs ) are met. (New Issue)	No	
5	Regarding previous comment show/call out their dimensions/sizes and call out curb to property line distance . Please note per municipal Code 142.0610(a) all improvements such as curb/gutter, sidewalk, curb ramps(directional/dual ) etc. must be per current City Standards. (New Issue)	No	
6	The applicant did not complete Part D and E of Storm Water Requirements applicability Checklist . Please provide a completed checklist on next submittal and note project is located within Storm Water sensitive area ( see Item No. 7 on Part E )and based on what is shown on site Grading Plan it could be a "Priority Project " . (New Issue)	No	

**Project Number** 666879  
**Project Name** Digital-Windansea Barrier  
**Reviewing Discipline** LDR-Environmental  
**Reviewer Name**  
**Reviewer Phone**  
**Reviewer Email**

Issues			
Issue Num	Issue Text	Cleared	Cleared Date
1	Coastal Development Permit and Site Development Permit for a Public-Private partnership to install public improvements along the west side of Neptune Place between Westbourne Street and Palomar Avenue. Improvement to include continuation of post and barriers, benches, trash receptacles and construction of a belvedere (gazebo) at the southern end of the work. The 2.75-acre (approximately 1,376 linear feet) site is in the Open Space -Park (OP-1-1) and Residential Multi-Unit (RM-3-7) Base Zones and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan and Local Coastal Program (New Issue)	No	
2	Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent submittals. (New Issue)	No	
3	The majority of the site is adjacent to the MHPA with the southern portion being located within MHPA. In order for EAS to determine potential impacts to sensitive biological resources please submit a biology report. For more information on report guidelines, please refer to following: <a href="https://www.sandiego.gov/sites/default/files/amendment_to_the_land_development_manual_biology_guidelines_february_2018_-_clean.pdf">https://www.sandiego.gov/sites/default/files/amendment_to_the_land_development_manual_biology_guidelines_february_2018_-_clean.pdf</a> In addition please refer to Plan MSCP comments regarding report requirements. (New Issue)	No	
4	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. EAS will coordinate with Long Range and Planning Review staff. (New Issue)	No	
5	Staff is reviewing the project for potential impacts to Cultural Resources (Archaeology). (New Issue)	No	
6	The proposed project does not rise to the level of significance for impacts to Cultural Resources (Paleontology). (New Issue)	Yes	02/01/2021
7	Please refer to Plan Historic comments. (New Issue)	No	
8	Tribal Cultural Resources consultation under Assembly Bill 52 (AB 52). AB 52 (Gatto 2014), 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 the tribal nations. (New Issue)	No	
9	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)	No	
10	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)	No	
11	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. (New Issue)	No	
12	EAS has reviewed the completed Checklist and requests revisions. Please include an explanation of Step 1, Land Use Consistency. Step 2 of the Checklist is not required as the project would not result in the expansion or enlargement of a building. (New Issue)	No	
13	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. Please be aware that the environmental review may change in response to any project changes. (New Issue)	No	

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**Reviewing Discipline** LDR-Planning Review  
**Reviewer Name**  
**Reviewer Phone**  
**Reviewer Email**

<b>Issues</b>			
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>	<b>Cleared Date</b>
1	The Project is for a Coastal Development Permit (CDP) and Site Development Pemrit (SDP) for a Public-Private partnership to install public improvements along the west side of Neptune Place between Westbourne Street & Palomar Avenue. Improvements to include continuation of post and barriers, benches, trash receptacles and construction of a belvedere (gazebo). The 2.75-acre (approximately 1,376 linear feet) site is in the OP-1-1 and RM-3-7 Base Zones and Coastal Overlay Zone (Appealable) within the La Jolla Community Plan Area of the City of San Diego. (New Issue)	No	
2	The project site is located within the Appealable Area of the Coastal Zone and does not qualify for a CDP exemption since it occurs within 50 feet of the Coastal Bluff. Therefore, pursuant to San Diego Municipal Code (SDMC) Section 126.0702 the project will require a CDP. The project will be consolidated to a Process 4 pursuant to SDMC Section 112.0103. (New Issue)	No	
3	An application for a Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0708(a) and the supplemental findings in Section 126.0708(b) that are applicable to the proposed development. (New Issue)	No	
4	A Site Development Permit (SDP) is required by the Land Development Code if the project would encroach onto Environmentally Sensitive Lands or Important Archaeological Sites. As indicated under the following Environmentally Sensitive Lands (ESL) and Historical Resources project issues, the proposed project would not require an SDP under the Historical Resources regulations since it does not encroach onto Important Archaeological Sites, but would require an SDP for permanent impacts to ESL. (New Issue)	No	

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5	The proposed project occurs entirely on a Sensitive Coastal Bluff. Due to the steepness of the bluff and previous disturbance of the bluff, it is very unlikely that Important Archaeological Sites (IAS) are present within the area of project effect. Furthermore, City of San Diego DSD Archeological Resource Sensitivity Maps do not identify any IAS in the vicinity of the project site. Therefore, pursuant to the Historical Resources Regulations, an SDP is not required for the proposed project for impacts on IAS. (New Issue)	No	
6	As stated in the submitted project application memo, and as demonstrated by the submitted Development Plans, the project site is located in an area that is designated as a Sensitive Coastal Bluff (SCB). By Municipal Code definition, an SCB is considered ESL. (New Issue)	No	
7	Pursuant to San Diego Municipal Code (SDMC) Section 126.0504 a Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in SDMC Section 126.0504(a), the supplemental findings in SDMC Section 126.0504(b) - Environmentally Sensitive Lands. (New Issue)	No	
8	MSCP Staff has requested a Biotechnical Report. When that report is submitted impact to Biological Resources maybe included in the SDP as well as Sensitive Coastal Bluff. (New Issue)	No	
9	Please complete Step 1 of the Climate Action Plan (CAP) Checklist. Please provide the explanation and/or supporting documentation for your answer. (New Issue)	No	

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**Reviewing Discipline** Plan-Long Range Planning  
**Reviewer Name**  
**Reviewer Phone**  
**Reviewer Email**

Issues			
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1	INFO ONLY - These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)	No	
2	INFO ONLY - The La Jolla Community Plan and Local Coastal Program designates the proposed project site for Parks and Open Space. The project consisting of post and chain barriers, benches, trash receptacles, and the construction of a gazebo would consistent with the recommended land use designations and assist in preserving portions of public property within designated open space as well as protect health and safety. (continued) (New Issue)	No	
3	INFO ONLY - Additionally, Figure 8 within the Open Space and Natural Resources Element of the community plan identifies that the project area along Neptune Place between Westbourne Street and Palomar Avenue within the Multi-Habitat Planning Area (MHPA) would reduce disruption with open space areas that contain sensitive resources. (New Issue)	No	



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**Reviewing Discipline** Park & Rec  
**Reviewer Name**  
**Reviewer Phone**  
**Reviewer Email**

Issues			
Issue Num	Issue Text	Cleared	Cleared Date
1	Add a note on the plan that states: "Contractor must obtain a right of entry permit from the Park and Recreation Dept., Asset Management Division, Michelle Abella-Shon at MShon@sandiego.gov or 619-964-7670 prior to entering City fee-owned parkland." (New Issue)	No	
2	Add a note on the plan that states: "Contractor must contact Park and Recreation Department District Manager Daniel Daneri at DDaneri@sandiego.gov or 619-235-5914 to attend the pre-construction meeting a minimum 72 working hours prior to the scheduled meeting. (New Issue)	No	
3	Add a note on the plan that states: "Contractor shall ensure that any plant material damaged as a result of the project is replaced in kind to the satisfaction of the Park and Recreation Department." (New Issue)	No	
4	Per correspondence with Friends of Windansea and long-standing practice, Parks and Recreation Department expects that Friends of Windansea will be responsible for future maintenance of all additional installed improvements both within the public Right of Way and on dedicated parkland associated with this project. How this maintenance responsibility is memorialized is still to be determined and could include a maintenance agreement or memorandum of understanding with Friends of Windansea. Additional conversations with Friends of Windansea are needed. (New Issue)	No	
5	Additional P&R permit condition regarding maintenance will be forthcoming. (New Issue)	No	
6	The Owner/Permittee shall ensure review and approval of Grading Plans and Public Improvement Plans prior to permit issuance. (New Issue)	No	

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**Reviewing Discipline** Plan-MSCP  
**Reviewer Name**  
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1	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. INFO ONLY (New Issue)	No	
2	The limits of work for the barrier project lies partially within and adjacent the Multi-Habitat Planning Area (MHPA) of the City's MSCP. Please provide a map of the MHPA boundary on the project plans at the same scale as the project or a maximum scale of 1":200'. (New Issue)	No	
3	Please provide a Biological Technical (or Letter if applicable) Report (BTR) prepared pursuant to the City of San Diego "Guidelines for Conducting Biological Surveys" (2018). The report should include a map depicting biological resources and MHPA boundaries. MHPA Guidelines, as described in the MSCP Subarea Plan, that apply to the site and any management conditions that would apply to the areas conserved as MHPA/open space should also be discussed in the report. (New Issue)	No	
4	Please include discussion in the BTR analyzing conformance with the following MSCP SAP Sections: MSCP Consistency Analysis Compatible Land Uses: MSCP SAP Section 1.4.1; MSCP Consistency Analysis General Planning Policies and Design Guidelines: MSCP SAP Section 1.4.2; and, MSCP Consistency Analysis General Management Directives: MSCP SAP Section 1.5.2. (New Issue)	No	
5	Please include a section in the Biological Technical Report that provides a consistency analysis with the Area Specific Directives (conditions of coverage) for all MSCP Covered Species with a moderate to high potential of occurrence onsite. ASMDs can be found in Appendix A of the MSCP Subarea Plan. (New Issue)	No	

<b>Issues</b>			
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>	<b>Cleared Date</b>
6	Due to the adjacency to the MHPA, the development shall conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Please address these issues in the project biology report (state the guideline followed by discussion) and provide notes/conditions on the construction plans as appropriate. (New Issue)	No	
7	Drainage All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that may adversely affect the adjacent MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA. Continued (New Issue)	No	
8	Storm water systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate. (New Issue)	No	
9	Toxins Land uses, such as recreation and agriculture, that use chemicals or generate byproducts such as manure, that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Continued (New Issue)	No	
10	Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. (New Issue)	No	
11	Landscaping No invasive non-native plant species shall be introduced into areas adjacent to the MHPA. The landscape plan should be revised to delete invasive plant species. (New Issue)	No	
12	Grading/Land Development Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA. (New Issue)	No	
13	Barriers Development adjacent to the MHPA shall provide barriers where appropriate (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal	No	