

May 19, 2022

Ashley Dulaney
Stormwater Department
2781 Caminito Chollas
San Diego CA 92105
Email: Adulaney@sandiego.gov

Subject: Avenida de la Playa Substantial Conformance Review; Project No. 1049930
SCR for Project No. 616992; Site Development Permit No. 2392210
IO: 21004934 La Jolla Community Plan and Local Coastal Program area.

Dear Ashley Dulaney:

The Development Services Department has completed and preliminarily approved a Process 2 Substantial Conformance Review (SCR) for the subject project. Your request for substantial conformance for the proposed installation of trash/debris fences at two headwall locations to protect the Avenida de la Playa storm drain system, which discharges to the La Jolla Area of Biological Significance. The proposed upstream controls are located at 2065/2075 Soledad Avenue and 2898 Torrey Pines Road and were described in your Letter of Request dated January 10, 2022 and (January 12, 2022) application to the Development Services Department. The SCR was determined to be conditionally consistent with the objectives, standards, guidelines and conditions of the previously approved Permit.

The subject project maintenance activities were originally reviewed as part of the Municipal Waterways Maintenance Plan (MWMP) Environmental Impact Report (Project No. 616992; SCH No. 2017071022) and Site Development Permit No. 2392210. Per Section 4.2.1.1 of the MWMP, an SCR is required for activities under the MWMP.

LDR Planning and Plan Environmental concur that the project is consistent with the previously approved Permit MWMP objectives, standards, guidelines, and conditions. Further, the project is covered in the Final Environmental Impact Report (EIR) for the MWMP. This activity is a subsequent discretionary action and is not considered a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). However, several reviewers have remaining comments that must be addressed before the SCR can be granted. Please see the Cycle issues matrix following this letter and resubmit to clear the issues.

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I may be reached at kbucey@sandiego.gov or 619-446-5049.

Sincerely,



Karen Bucey
Development Project Manager

Enclosure: Cycle Issues Report

cc: Diane Kane, Chair, La Jolla Community Planning Association
Marlon Pangilinan, Community Planner, Planning Department

1049930 Avenida De La Playa Cycle Review Comments

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| 18 | Copies of the project materials were forwarded to the La Jolla Community Planning Group. Please contact Chairperson Diane Kane at (858) 459-9490 or info@lajollacpa.org to schedule the project for an advisory vote from the group. | Karen Bucey | CMPG | Open | | | | 18-Apr-22 |
| 4 | Review materials were distributed to the La Jolla Community Planning Association for advisory vote on February 14, 2022 | Karen Bucey | DSD | Open | | | | 10-Mar-22 |
| 13 | LDR-Engineering Review has reviewed the submitted SCR documents and has no comments at this time. | Noha Abdelmottaleb | ERVW | Closed | | | | 25-Mar-22 |
| 3 | Confirm how much of the existing street will be obstructed by the two staging areas on Soledad Ave. Show access dimensions in these two staging areas. | Willard Larson | FIPR | Open | 1ST | 1 | P1 | 8-Mar-22 |
| 19 | The properties located at 2065 Soledad Ave (APN 352-06-1600), 2075 Soledad Ave (APN 352-061-1500), and 2880-2898 Torrey Pines Road (APN 346-340-1221 thru 346-340-1229) are not individually designated resources and are not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required) | Shannon Anthony | HIST | Closed | | | | 18-Apr-22 |
| 20 | An Assessor's Building Record and photo survey have not been provided. Staff does not have enough information to make a determination regarding historic significance at this time. However, the project does not have the potential to adversely impact any potential significance. | Shannon Anthony | HIST | Closed | | | | 18-Apr-22 |
| 21 | The project proposes the following scope of work: LA JOLLA: (PROCESS 2) Substantial Conformance Review for the installation of trash/debris fences at two headwall locations to protect the Avenida de la Playa storm drain system located within the City's public ROW between the private property located at 2898 Torrey Pines Road and Torrey Pines Road and behind the private residences located at 2075 and 2065 Soledad Avenue. (Info Only, No Response Required) | Shannon Anthony | HIST | Closed | | | | 18-Apr-22 |

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| 22 | The work proposed is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not adversely impact the building's eligibility as a historic resource. The plans have been approved and stamped by Plan-Historic staff. Any and all revisions to the project scope, no matter how minor, will require review and approval by Plan-Historic staff prior to those changes being carried out. In addition, any future projects submitted will require review by Plan-Historic staff under the 45-year review. | Shannon Anthony | HIST | Closed | | | | 18-Apr-22 |
| 14 | 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. | Jill Chorak | LDSC | Closed | 1ST | 1 | P1 | 4-Apr-22 |
| 15 | Project Scope: Process 2 Substantial Conformance Review for the installation of trash/debris fences at two headwall locations to protect the Avenida de la Playa storm drain system located within the City's public ROW between the private property located at 2898 Torrey Pines Road and behind the private residences located at 2075 and 2065 Soledad Avenue. SCR to determine consistency with PTS 616992. | Jill Chorak | LDSC | Closed | 1ST | 1 | P1 | 4-Apr-22 |
| 16 | Landscape Review: Proposed activities are located primarily within the existing channel itself and areas of vegetation directly adjacent where removal of non-native vegetation, sediment and debris will occur - adjacent to loading and staging area. Per the Biology Report (MM-BIO-2), if any impacts occur outside of the authorized impact limits, they would be considered permanent and mitigated by either (1) providing mitigation in accordance with the applicable SDBG mitigation ratios or (2) installing an on-site habitat revegetation and erosion control treatment within an unintentional disturbance areas in native habitat in accordance with the SDBG and the Landscape Standards in the City's Land Development Manual. Habitat revegetation shall feature native species that are typical of the area and erosion control features shall include silt fence and straw fiber rolls where appropriate. Proposed maintenance is consistent with PTS 616992 and 142.0411. | Jill Chorak | LDSC | Closed | 1ST | 1 | P1 | 4-Apr-22 |

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| 17 | Your request for Substantial Conformance Review for the above referenced permit/project, has been reviewed by the Landscape Analysis Section (LAS). Based upon the proposed modifications to the previously approved discretionary permit/project as addressed in your letter, the revised exhibits, and supplemental information provided, the LAS is recommending that the submitted plans be approved as the project can be found in substantial conformance at this time. | Jill Chorak | LDSC | Closed | 1ST | 1 | P1 | 4-Apr-22 |
| 23 | Substantial Conformance Review (SCR) to the Municipal Waterways Maintenance Plan (MWMP) Site Development Permit (SDP) for maintenance of two existing storm drain structures located between private properties where the closest address is 2898 Torrey Pines Road and the second location with the nearest address of 2075 Soledad Road. The original SDP (PTS 616992) for the MWMP identified projects which would be in conformance with the Facilities Maintenance Plan (FMP) and upkeep. In addition it identified program wide upkeep and maintenance which would not be identified as a specific FMP. Table 7 of the MWMP indicates that these projects can be processed by an SCR. The criteria which allows for this project to be processed as an SCR identified under Table 7 is as follows. A. Maintenance of drainage conveyance facility (e.g., earthen-bottom and concrete-lined channels, culverts, and brow ditches). B. Maintenance of structural drainage facilities (e.g., outlets, headwalls, dissipaters, spillway). C. Maintenance of structural BMPs (e.g., vegetated swales, detention basins). D. Creation and/or maintenance of habitat-based mitigation (e.g., invasive removal, channel restoration); and/or an approval of a Multiple Species Conservation Program / MHPA Boundary Line Adjustment. E. Creation and/or maintenance of water quality improvement activities (e.g., treatment BMPs, hydromodification BMPs, alternative compliance). The scope of this project falls into the criteria identified by Table 7. The proposed work has been reviewed for conformance with the MWMP, the applicable conditions of the Site Development Permit. Land Development Review (LDR) Planning has determined that the project as proposed is in substantial conformance with Site Development Permit No. 2392210 and FEIR SCH No. 2017071022 (PTS#616992). | Philip Lizzi | PLAN | Closed | 1ST | 1 | P1 | 4-May-22 |

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| 5 | General: 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. (Information Only – No Action Required) | Mary Rose Santos | TRNS | Open | | | | 14-Mar-22 |
| 6 | Project Description: LA JOLLA - (PROCESS 2) Substantial Conformance Review to Master Site Development Permit Approval No. 2392210 and Coastal Development Permit Approval No. 2392208 (PTS# 616992 – Municipal Waterways Main Plan) for the installation of trash/debris fences at two headwall locations to protect the Avenida de la Playa storm drain system located within the City's public ROW between the private property located at 2898 Torrey Pines Road and behind the private residences located at 2075 and 2065 Soledad Avenue. (Information Only – No Action Required) | Mary Rose Santos | TRNS | Open | | | | 14-Mar-22 |
| 7 | Access Easement: Exhibits A and B shows a proposed staging area and access within an existing private driveway. Please demonstrate property owner approval of this plan. | Mary Rose Santos | TRNS | Open | 1ST | 1 | P1 | 14-Mar-22 |
| 8 | Staging Area – Soledad Ave: It appears that there are existing above ground utility boxes within the proposed westerly staging area and that parking is prohibited within the proposed northerly staging area along Soledad Avenue shown on Exhibit A. Please clarify how the project intends to use these areas for staging. | Mary Rose Santos | TRNS | Open | 1ST | 1 | P1 | 14-Mar-22 |
| 9 | Staging Area – Torrey Pines Road: Exhibit B shows a 910 SF staging area along Torrey Pines Road. The exhibit also indicates that the project will utilize street parking along Torrey Pines Road, however, parking is prohibited along this portion of Torrey Pines Road. Please clarify how the project intends to use this area for staging. | Mary Rose Santos | TRNS | Open | 1ST | 2 | P2 | 14-Mar-22 |
| 10 | Construction Traffic: Exhibit A and B shows project access along Soledad Avenue and Torrey Pines Road, respectively. Please provide explanation of planned construction routes and amount and type of construction traffic to and from the site. | Mary Rose Santos | TRNS | Open | | | | 14-Mar-22 |

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| 11 | Climate Action Plan (CAP) Consistency Checklist: In addition to selecting "N/A" and provided explanation, please revise the CAP Consistency in the textbox for the strategies listed in Step 2, Strategy 3 to clarify whether "N/A" was selected because the project requires an action not subject to Step 2 per Footnote 5 of the CAP Consistency Checklist. Provide this explanation in the textbox of each strategy item and specify which action from Footnote 5 applies. | Mary Rose Santos | TRNS | Open | | | | 14-Mar-22 |
| 12 | Additional Comments: Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required) | Mary Rose Santos | TRNS | Open | | | | 14-Mar-22 |
| 1 | Please show and label existing water and sewer utilities with size, material and drawing numbers. | Irina Itkin | WRSR | Open | 1ST | 1 | P1 | 7-Mar-22 |
| 2 | Please show and label the existing water and sewer utilities with size, material and drawing numbers. | Irina Itkin | WRSR | Open | 1ST | 2 | P2 | 7-Mar-22 |