



L64A-003A

Project Information

Project Nbr: 435483 **Title:** Marburn Corp TM
Project Mgr: Tirandazi, Firouzeh (619) 446-5325 ftirandazi@sandiego.gov



Review Information

Cycle Type: 17 Submitted (Multi-Discipline)	Submitted: 03/08/2017	Deemed Complete on 03/08/2017
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 03/08/2017	
Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	Assigned: 03/14/2017	
	Started: 03/14/2017	
Hours of Review: 4.00	Review Due: 04/04/2017	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/04/2017	COMPLETED ON TIME
	Closed: 04/24/2017	

- . 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 5 outstanding review issues with LDR-Environmental (3 of which are new issues).
- . Last month LDR-Environmental performed 98 reviews, 83.7% were on-time, and 36.7% were on projects at less than < 3 complete submittals.

Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	EAS has determined that further information is needed for Noise, Biology, Geology, Public Utilities (Solid Waste), Public Utilities (Water and Sewer), Hydrology, Planning, Cultural Resources (Paleontology), and Cultural Resources (Archeology). Until the above issues have been addressed, the CEQA determination cannot be made and the environmental processing timeline will be held in abeyance. (From Cycle 3)

Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	References: Preliminary Geotechnical Investigation, Del Cerro Residential Development, College Avenue and Interstate 8, San Diego California prepared by Advanced Geotechnical Solutions, Inc., July 2015. Civil Plan Set for Del Cerro Residential Tentative Map and Site Development Permit, Northeast Corner of College Avenue & Interstate 8, prepared by Pasco Laret Suiter & Associates, July 2015 (From Cycle 3)
<input checked="" type="checkbox"/>	13	LDR-Geology has reviewed the above referenced report. They are requesting an addendum or update letter. Please see LDR-Geology's comments. EAS will need a copy of this update to review concurrently in the next review cycle. Until this requested information is received the EAS cannot make its CEQA determination. (From Cycle 3)

Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	31	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 3)
<input checked="" type="checkbox"/>	32	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 3)

EAS Review 4/25/16

Continued Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	33	EAS has determined that further information is needed in regards to Geology, Noise and Biological Resources. (From Cycle 11)

Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	51	References: Geotechnical Addendum, Response to Cycle Review Comments, LDR-Geology, Regarding Preliminary Geotechnical Investigation, Del Cerro Residential Development, College Avenue and Interstate 8, San Diego, California (March 14, 2016) (From Cycle 11)
<input type="checkbox"/>	52	EAS is receipt of the above referenced report. EAS defers to LDR-Geology on this issue. Previous LDR-Geology comments have not been addressed. Please refer to LDR-Geology's review for clarification. Until the requested information is received EAS cannot clear Geology issues. (From Cycle 11)

Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	62	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)

EAS Review Nov. 2016

Extended Initial Study

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	68	EAS has determined that further information is needed in regards to Noise, Biological Resources, Cultural Resources (Archy), and Land Use. (From Cycle 13)

Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	84	References: Geotechnical Addendum, Infiltration Testing for Proposed Storm Water BMP Basins, Proposed Del Cerro Single-Family Residential Development, City of San Diego, prepared by Advanced Geotechnical Solutions, Inc., dated May 31, 2016 (their project no. 1411-02-B-6). Civil Plan Set for: Del Cerro Residential Tentative Map and Site Development Permit, Northeast Corner of College Avenue & Interstate 8, prepared by Pasco Laret Suiter & Associates, revision 3 dated October 26, 2016. (From Cycle 13)
<input checked="" type="checkbox"/>	88	EAS is receipt of the above referenced report. EAS defers to LDR-Geology on this issue. Previous LDR-Geology comments have not been addressed. Please refer to LDR-Geology's review for clarification. Until the requested information is received EAS cannot clear Geology issues. (From Cycle 13)

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	98	Other reviewing disciplines have requested additional information. An environmental determination cannot be made until all issues in this review are addressed and all other reviewing disciplines have cleared their issues. (From Cycle 13)
<input checked="" type="checkbox"/>	99	Until this information is provided, EAS 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 13)
<input checked="" type="checkbox"/>	100	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 additional technical studies. Because this review has identified potentially significant impacts, the project cannot be exempt from CEQA. At a minimum, a Mitigated Negative Declaration will be prepared. (From Cycle 13)

EAS Review January 2017

Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	106	References: Geotechnical Addendum, Response to Cycle 13 Review Comments, LDR-Geology, Del Cerro Residential Development, College Avenue and Interstate 8, City of San Diego, California, prepared by Advanced Geotechnical Solutions, Inc., dated December 21, 2016 (their project no. 1411-02-B-7). (From Cycle 16)
<input checked="" type="checkbox"/>	107	Civil Plan Set for: Del Cerro Residential Tentative Map and Site Development Permit, Northeast Corner of College Avenue & Interstate 8, prepared by Pasco Laret Suiter & Associates, revision 4 dated December 27, 2016. (From Cycle 16)
<input checked="" type="checkbox"/>	108	EAS defers to LDR-Geology on this issue. Previous LDR-Geology comments have not been addressed. Please refer to LDR-Geology's review for clarification. Until the requested information is received EAS cannot clear Geology issues and cannot make its environmental determination. (From Cycle 16)

Visual Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 435483 / Cycle: 17





L64A-003A

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	111	An Elevation Plan of the proposed noise and retaining walls and include a depiction of any landscape that would screen the walls has been provided. The applicant has not adequately addressed visual quality impacts. (From Cycle 16)

Environmental Determination

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	112	Other reviewing disciplines have requested additional information. An environmental determination cannot be made until all issues in this review are addressed and all other reviewing disciplines have cleared their issues. (From Cycle 16)
<input checked="" type="checkbox"/>	113	Until this information is provided, EAS 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 16)
<input checked="" type="checkbox"/>	114	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 additional technical studies. Because this review has identified potentially significant impacts, the project cannot be exempt from CEQA. At a minimum, a Mitigated Negative Declaration will be prepared. (From Cycle 16)

Environmental Determination

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	115	EAS has reviewed the project resubmittal and can provide the following comments: All items requested per the Extended Initial Study have been reviewed and approved and can be used to support an environmental determination for this project. As such, the Initial Study has been completed and a CEQA determination can be made. Therefore, at the close of this review cycle and after review of other discipline issues a Mitigated Negative Declaration can be prepared. (New Issue)
<input type="checkbox"/>	116	The MND will require a 30-day (calendar) public review period. Appropriate mitigation measures for Biological Resources, Cultural Resources (Archaeology), and Paleontology will be included. (New Issue)
<input type="checkbox"/>	117	Please note, that the County Clerk of San Diego requires a \$50.00 fee for posting of ALL draft Public Notices. At the time that the Notice of Availability for the Draft environmental document is being prepared, the project manager will make a formal request for this fee, made out to the County Clerk which must be attached to the public notice at the time of posting. If the check is not attached, the County Clerk will reject the notice and public review start dates could be jeopardized. (New Issue)





L64A-003A

Review Information

Cycle Type: 17 Submitted (Multi-Discipline)	Submitted: 03/08/2017	Deemed Complete on 03/08/2017
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 03/08/2017	
Reviewer: Palenske, Allison (619) 446-5197 Apalenske@sandiego.gov	Assigned: 03/08/2017	
	Started: 03/23/2017	
Hours of Review: 3.00	Review Due: 03/29/2017	
Next Review Method: Conditions	Completed: 03/27/2017	COMPLETED ON TIME
	Closed: 04/24/2017	

- . The review due date was changed to 04/11/2017 from 04/04/2017 per agreement with customer.
- . We request a 5th complete submittal for LDR-Landscaping on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with LDR-Landscaping (6 of which are new issues).
- . Last month LDR-Landscaping performed 55 reviews, 89.1% were on-time, and 27.7% were on projects at less than < 3 complete submittals.

2nd Review Cycle 11 04/20/16

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	Improvement Conflicts (sht. 2 of 4) - There appears to be several trees in conflict with the proposed water lines. Please ensure minimum distances are met to all improvements. (From Cycle 11)
<input checked="" type="checkbox"/>	19	College Ave. Trees - There is not enough clearance between the proposed Pinus canariensis and/or the Olea europaea and the sound wall along College Ave. Trees must have a minimum root zone of 40 sq. ft. with no dimension less than 5 feet per SDMC. Please revise. (From Cycle 11)

3rd Review Cycle 13 11/21/16

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	21	Previous Issue 17 and 18 - Tree Separation Distances - There appears to still be an issue with the proposed sewer laterals and the proposed trees. A minimum of 10' from the sewer lateral must be met. Please ensure all proposed improvements meet the minimum distances required from the trees. (From Cycle 13)
<input checked="" type="checkbox"/>	22	Previous Issue 19 - Please review The City of San Diego Street Tree Selection Guide for appropriate species in parkways that are 4 feet in width. Staff will support either of the two species currently listed with a letter from a Certified Arborist that states the 4 foot area would be appropriate for either of the proposed species. (From Cycle 13)

4th Review Cycle 1/26/2017

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	College Ave. Trees, Planting Area Width (Third request, Previous Issues No. 19, 22): A planting area width of 4ft is not suitable for the proposed street tree species (Pinus canariensis, Olea europaea). As suggested in previous review cycles, a smaller species (as per The City of San Diego Street Tree Selection Guide) will be more suited for these conditions. Staff suggests the using the following species (found elsewhere in the plant palette) for areas along College Ave with a 4ft planting area width- Pyrus calleryana, Tabebuia impetiginosa. (ctd. below) (From Cycle 16)
<input checked="" type="checkbox"/>	24	Additional options suitable for 4ft wide parkway can be found in the Street Tree Selection Guide at the following link- https://www.sandiego.gov/sites/default/files/legacy/street-div/pdf/treeguide.pdf (From Cycle 16)
<input checked="" type="checkbox"/>	25	Trees/Utilities Conflict (Previous Issues No. 18, 21): Staff acknowledges trees have been moved further away from sidewalk in order to provide separation distance between utility lines shown on plans. However, it is unclear how lines will connect to the structures, and if this path may pose conflicts. Staff recommends adjusting utility lines to allow street trees to be placed within 10ft of curb with the appropriate separation distance from utilities. (From Cycle 16)

For questions regarding the 'LDR-Landscaping' review, please call Allison Palenske at (619) 446-5197. Project Nbr: 435483 / Cycle: 17





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	26	Fence/Wall Legend Linetypes: The lineweights/linetypes shown on Landscape Shts. 3 and 4 for fences/walls do not appear to match the lineweights/linetypes used for plans. Please revise for consistency/clarity. (From Cycle 16)
<input checked="" type="checkbox"/>	27	Disturbed Area Adjacent to City Open Space: Please show limit of disturbance and area of revegetation with temporary irrigation. Revegetation shall conform to SDMC §142.0411. Landscape defers to Park and Rec regarding plant species to be used for revegetation. Please see Park and Rec review for further discussion. (From Cycle 16)
<input checked="" type="checkbox"/>	28	Please contact reviewer at apalenske@sandiego.gov or (619)446-5197 with questions or for further discussion. (From Cycle 16)

5th Review Cycle 3/23/2017

Development Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	29	All remaining landscape issues have been addressed, no remaining landscape issues. Project cleared for hearing. (New Issue)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	30	Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Development Services Department. (New Issue)
<input type="checkbox"/>	31	Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-sq.ft. area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. (New Issue)
<input type="checkbox"/>	32	Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-sq.ft. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5. (New Issue)
<input type="checkbox"/>	33	The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. (New Issue)
<input type="checkbox"/>	34	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection. (New Issue)





L64A-003A

Review Information

Cycle Type: 17 Submitted (Multi-Discipline) **Submitted:** 03/08/2017 Deemed Complete on 03/08/2017
Reviewing Discipline: LDR-Engineering Review **Cycle Distributed:** 03/08/2017
Reviewer: Huynh, Khanh **Assigned:** 03/10/2017
(619) 446-5299 **Started:** 03/22/2017
KHuynh@sandiego.gov **Review Due:** 04/11/2017
Hours of Review: 2.00 **Completed:** 04/11/2017 **COMPLETED ON TIME**
Next Review Method: Conditions **Closed:** 04/24/2017

- . The review due date was changed to 04/11/2017 from 04/04/2017 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-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 21 outstanding review issues with LDR-Engineering Review (25 of which are new issues).
- . Last month LDR-Engineering Review performed 86 reviews, 91.9% were on-time, and 35.9% were on projects at less than < 3 complete submittals.

3rd Review

SWQMP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	46	Engineering Review defers to Geology for a determination of Categorization of Infiltration Feasibility Condition based on their findings of the studies, calculations, maps, data sources, etc, presented in the applicant's submittal of Form I-8 of the SWQMP. (From Cycle 13)
<input checked="" type="checkbox"/>	47	Only if Geology determines the project is a No Infiltration Condition will the treatment control BMPs be acceptable. Otherwise the BMP will have to be redesigned to the BMP Fact Sheets of the identified Infiltration Condition. (From Cycle 13)

4th Review

SWQMP

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	48	As submitted, the worksheet B.5-1 shown the infiltration rate is 0.00 in/hr. This is incorrect, per the Geotechnical report, the tested infiltration rate is 0.10 and 0.39 inches/hour, and the designed infiltration rate is 0.05 and 0.19 inches/hour with a safety factor of 2.0. Therefore, revise all the BMPs worksheet B.5-1 to show the correct infiltration rate and recalculate the numbers. (From Cycle 16)
<input checked="" type="checkbox"/>	49	Project proposed partial infiltration. Therefore, revise the Bioretention Basin detail to show no liner at the bottom of the basin. (From Cycle 16)

TM 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	52	Revise the Legend. Change Site Boundary to Property Line/TM Boundary. List only those symbols that are shown on the plan view. (New Issue)
<input checked="" type="checkbox"/>	53	The owner and engineer need to sign the exhibit. (New Issue)
<input checked="" type="checkbox"/>	54	Revise the TM exhibit, sheet C.1.0. Add the College Avenue cross section. Include the distance from P/L to P/L, distance from C/L to curb, curb to sidewalk, width of sidewalk and distance from back of walk to P/L. (New Issue)
<input checked="" type="checkbox"/>	55	Tentative Map Conditions will be provided when all requested information is provided. (New Issue)

5th Review

SDP conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	56	The project proposes to export ___cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee. (New Issue)
<input type="checkbox"/>	57	The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 435483 / Cycle: 17





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	58	Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	59	Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 0.7 feet on College Avenue to provide a 10 foot curb-to-property-line distance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	60	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 25 ft wide driveway, adjacent to the site on College Avenue, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	61	Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of new streetlights, per current City Standard, adjacent to the site on College Avenue, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	62	Prior to the issuance of any building permits, the Owner/Permittee shall grant to the City General Utility Easement over lot D. (New Issue)
<input type="checkbox"/>	63	Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance. (New Issue)
<input type="checkbox"/>	64	Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	65	Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications. (New Issue)
<input type="checkbox"/>	72	Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (New Issue)

TM conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	66	The following will be conditions of the Tentative Map Resolution that the subdivider will need to satisfy/assure before the Final Map is recorded. (New Issue)
<input type="checkbox"/>	67	The subdivider shall underground proposed public utility systems and service facilities in accordance with the San Diego Municipal Code. (New Issue)
<input type="checkbox"/>	68	The Subdivider shall dedicate an additional 0.7 feet on College Avenue to provide a 10 foot curb-to-property-line distance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	69	The Subdivider 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. (New Issue)
<input type="checkbox"/>	70	The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single lot. (New Issue)
<input type="checkbox"/>	71	The Subdivider shall construct current City Standard street lights, adjacent to the site on College Avenue, per the Site Development Permit No.1532102. (New Issue)
<input type="checkbox"/>	73	The Subdivider shall construct public improvements per project number 435483, Site Development Permit, approval No. 1532102. (New Issue)
<input type="checkbox"/>	74	The Subdivider shall grant to the City General Utility Easement over lot D. (New Issue)

Streetlight determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	75	Traffic Safety has determined this project will be required install new streetlights, per current City Standards, according to the City of San Diego Street Design Manual Street Lighting Update 2016. (New Issue)

TM Findings

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	76	Whereas the map proposes the subdivision of a 5.99 acres site into 26 lots for 26 single family residential. (New Issue)





L64A-003A

Review Information

Cycle Type: 17 Submitted (Multi-Discipline)	Submitted: 03/08/2017	Deemed Complete on 03/08/2017
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 03/08/2017	
Reviewer: Elhamad, Ismail (619) 446-5494 ielhamad@sandiego.gov	Assigned: 03/09/2017	
	Started: 03/29/2017	
Hours of Review: 3.00	Review Due: 03/29/2017	
Next Review Method: Conditions	Completed: 03/29/2017	COMPLETED ON TIME
	Closed: 04/24/2017	

- . The review due date was changed to 04/11/2017 from 04/04/2017 per agreement with customer.
- . We request a 5th complete submittal for LDR-Transportation Dev on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Transportation Dev (4 of which are new issues).
- . Last month LDR-Transportation Dev performed 47 reviews, 95.7% were on-time, and 36.8% were on projects at less than < 3 complete submittals.

24006076 SDP/TM 3rd rev 11/21/

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	22	Plans should call out the width of the main driveway entrance on College Avenue. A maximum driveway width of 25 feet is allowed. This driveway cross section should also be shown on the Sections and Details Plan (Sheet C4.0 of 23) (From Cycle 13)
<input checked="" type="checkbox"/>	23	The Landscape Plan should show the sight distance of 440 feet with a note " No obstructions higher than 36 inches shall be located within this area" (From Cycle 13)

24006076 SDP/TM 4th rev 1/26/1

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	24	The site plan should show the driveway width (curb cut) of 25 feet and 3 feet flare on each side. (2nd request) (From Cycle 16)
<input checked="" type="checkbox"/>	25	Plans should show the diemnsions of the guest parking spaces and the van accessible space. (From Cycle 16)
<input checked="" type="checkbox"/>	26	Plans should show the accessible route from the van accessible space to all residential units. (From Cycle 16)
<input checked="" type="checkbox"/>	27	The landscape plan should show the 440 feet corner sight distance with a note " No obstruction higher than 36 inches shall be located within this area". (2nd request) (From Cycle 16)
<input checked="" type="checkbox"/>	28	Revise the Parking Calculation on the Site Plan (Sheet C1.0) to say "Total Garages and Guest Parking Spaces: 51). Currently says Total Guest Parking: 51. (From Cycle 16)

24006076 SDP/TM 5th rev 3/29/1

TM Condition

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	Prior to the recording of the final map, the Subdivider shall dedicate 0.7 foot of project frontage along College Avenue , satisfactory to the City Engineer. (New Issue)

Permit Conditions

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	30	The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC. (New Issue)
<input type="checkbox"/>	31	Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the the construction of a 25-foot wide City standard driveway, on College Avenue, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	32	The applicant shall provide and maintain 440 feet sight distance along the project's frontage on College Avenue. No obstacles higher than 36 inches shall be located within this area e.g. landscape, walls, columns, signs, shrubs etc.. (New Issue)





L64A-003A

Review Information

Cycle Type: 17 Submitted (Multi-Discipline)	Submitted: 03/08/2017	Deemed Complete on 03/08/2017
Reviewing Discipline: LDR-Geology	Cycle Distributed: 03/08/2017	
Reviewer: Washburn, Jacobe (619) 446-5075 jwashburn@sandiego.gov	Assigned: 03/09/2017	
	Started: 03/10/2017	
Hours of Review: 1.00	Review Due: 03/29/2017	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/10/2017	COMPLETED ON TIME
	Closed: 04/24/2017	

- . The review due date was changed to 04/11/2017 from 04/04/2017 per agreement with customer.
- . We request a 5th complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Geology performed 94 reviews, 86.2% were on-time, and 66.3% were on projects at less than < 3 complete submittals.

435483-3 (12/10/2015)

Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	The geotechnical consultant must indicate if the site is suitable for the proposed development as designed or provide recommendations to mitigate the geologic hazards to an acceptable level. (From Cycle 3)

435483-11 (4/19/2016)

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 11)

435483-13 (11/23/2016)

Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	13	The previous review comments that have not been cleared remain applicable. (From Cycle 13)

435483-16 (1/26/2017)

References

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	Geotechnical Addendum, Response to Cycle 13 Review Comments, LDR-Geology, Del Cerro Residential Development, College Avenue and Interstate 8, City of San Diego, California, prepared by Advanced Geotechnical Solutions, Inc., dated December 21, 2016 (their project no. 1411-02-B-7). Civil Plan Set for: Del Cerro Residential Tentative Map and Site Development Permit, Northeast Corner of College Avenue & Interstate 8, prepared by Pasco Laret Suiter & Associates, revision 4 dated December 27, 2016. (From Cycle 16)

Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	19	The project's geotechnical has indicated that development of the subject site is considered feasible from a geotechnical standpoint. However, as previously requested for the purposes of environmental review, the geotechnical consultant must indicate if the site is suitable for the proposed development as designed or provide recommendations to mitigate the geologic hazards to an acceptable level. (From Cycle 16)

435483-17 (3/10/2017)

For questions regarding the 'LDR-Geology' review, please call Jacobe Washburn at (619) 446-5075. Project Nbr: 435483 / Cycle: 17





L64A-003A

Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

<input checked="" type="checkbox"/>	20	References:
-------------------------------------	----	-------------

Geotechnical Addendum, Response to Cycle 16 Review Comments, LDR-Geology, Del Cerro Residential Development, College Avenue and Interstate 8, San Diego, California, prepared by Advanced Geotechnical Solutions, Inc., dated February 8, 2017 (their project no. 1411-02-B-8).

Plan Set for: Del Cerro Residential Tentative Map and Site Development Permit, Northeast Corner of College Avenue & Interstate 8, prepared by Pasco Laret Suiter & Associates, dated July 20, 2015, revision 6 dated March 6, 2017.

(New Issue)

<input checked="" type="checkbox"/>	21	Comments:
-------------------------------------	----	-----------

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 checked="" type="checkbox"/>	22	Attention:
-------------------------------------	----	------------

The project's geotechnical consultant has determined that a partial infiltration condition exists on the proposed project site. The Geology Section has reviewed the geotechnical report addressing the storm water standards and Table C.4-1. Based on that review, the project's geotechnical consultant has adequately documented the planning phase infiltration feasibility condition of the site.

(New Issue)





L64A-003A

Review Information

Cycle Type: 17 Submitted (Multi-Discipline)	Submitted: 03/08/2017	Deemed Complete on 03/08/2017
Reviewing Discipline: Park & Rec	Cycle Distributed: 03/08/2017	
Reviewer: Hooker, Craig (619) 446-5041 Chooker@sandiego.gov	Assigned: 03/08/2017	
	Started: 03/23/2017	
Hours of Review: 3.00	Review Due: 03/29/2017	
Next Review Method: Conditions	Completed: 03/24/2017	COMPLETED ON TIME
	Closed: 04/24/2017	

- . The review due date was changed to 04/11/2017 from 04/04/2017 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 Park & Rec on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Park & Rec (4 of which are new issues).
- . Last month Park & Rec performed 27 reviews, 70.4% were on-time, and 81.8% were on projects at less than < 3 complete submittals.

Park and Rec Review 4-27-16

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	Sheet 1 Landscape Concept Plan: Add restoration planting and limit of disturbance line on plans to show restoration of areas. The height of the retaining wall (11') right on the property line will create a disturbance to City ofnd openspace of a least 5' out from the base of the wall. 25 month revetation with temporary irrigation will be required. (From Cycle 11)
<input checked="" type="checkbox"/>	5	Sheet C1.0- Provide a 12' Maintenance access from the public ROW to The City of San Diego owned parcel for access for Brush Management and routine maintenance. Access could occur through Lot D. (From Cycle 11)

Park and Rec Review 7-17-16

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	Show limit of disturbance and restoration plan for adjacent City owned open space on the Landscape Concept Plan sheet 1 of 4. (From Cycle 13)

Park and Rec Review 1-25-17

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	Previous Issue 4 and 7: No limit of disturbance or revegetation has been shown on the plans for disturance of the adjacent open space lot. These disturbances occur at proposed lots 18 and 19. Provide revegetation and temporary irrigation note consistent with the landscape regulations for both these areas and any other construction that may affect the openspace lot.. (From Cycle 16)
<input checked="" type="checkbox"/>	9	A easement is shown on the map for Lot D but this easement must be extended to provide access from the public street. (From Cycle 16)
<input checked="" type="checkbox"/>	10	Landscape Concept Plan Note Sht 1&2. Revise note to Read: Disturbed areas delineated on sheet XX will be revegetated consistent with the LDC Landscape Regulations 142.0411 Revegetation and Erosion Control including hydroseed and temporary irrigation to the satisfaction of the Parks and Recreation Openspace Division. (From Cycle 16)
<input checked="" type="checkbox"/>	11	Landscape Concept Plan Sheet 1 of 4- Plant Legend. Add a Coastal Sage Hydroseed Mix for revegetation of disturbed areas on City owned open space adjacent to lots 19 and 18. A acceptable list of plant species for use on openspace land has been forwarded to the project manager for inclusion with this cycle issues report. (From Cycle 16)
<input checked="" type="checkbox"/>	12	Landscape Concept Plan Sheet 1 of 4- Plant Legend. Add a non-irrigated Hydroseed Mix to the legend including species under 12" in height for revegetation of HOA lot D. This mis must be non-invasive and preferably native. An acceptable list of plant species for use adjacent to openspace land has been forwarded to the project manager for inclusion with this cycle issues report. (From Cycle 16)
<input checked="" type="checkbox"/>	13	Fence and Wall Plan: The linetypes used on the Landscape Concept Plan do not correlate with the Fence and Wall Legend on Sheet 3 of 4. Correct. (From Cycle 16)
<input checked="" type="checkbox"/>	14	Show a steel gate at the entrance to the Openspace lot. This gate can be tubular steel and will need a locking mechanism for City Openspace use. (From Cycle 16)

Park and Rec Review 3-23-17

For questions regarding the 'Park & Rec' review, please call Craig Hooker at (619) 446-5041. Project Nbr: 435483 / Cycle: 17





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	15	All Park and Rec issues have been cleared with this review and conditions have been added. (New Issue)

📁 Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	The Owner/Permittee shall remove any vandalism (graffiti) from the face of the retaining wall adjacent City fee-owned property within a 24 hour period following its identification.
<input type="checkbox"/>	17	(New Issue) The Owner/Permittee shall be responsible for the revegetation and restoration of any disturbed area within the adjacent City fee-owned property to the satisfaction of the Park and Recreation Department due to project construction. (New Issue)
<input type="checkbox"/>	18	The Owner/Permittee must obtain a permit from the Park and Recreation Dept., Open Space Division, Senior Planner Paul Kilburg (619)533-6739 prior to entering City fee owned open space. (New Issue)

