



L64A-003A

Project Information

Project Nbr: 674401 **Title:** DIGITAL Renzulli Estates CPA
Project Mgr: Mendez, Martin (619) 446-5309 MRMendez@san Diego.gov



Review Information

Cycle Type: 20 Submitted (Multi-Discipline) **Submitted:** 06/17/2022 Deemed Complete on 06/17/2022
Reviewing Discipline: LDR-Map Check **Cycle Distributed:** 06/17/2022
Reviewer: Ocampo, Saturnino **Assigned:** 06/20/2022
(619) 446-5310 **Started:** 07/06/2022
Socampo@sandiego.gov **Review Due:** 07/01/2022
Hours of Review: 0.00 **Completed:** 07/15/2022 **COMPLETED LATE**
Next Review Method: Conditions **Closed:** 08/04/2022

- . The review due date was changed to 07/06/2022 from 07/13/2022 per agreement with customer.
- . We request a 3rd complete submittal for LDR-Map Check on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with LDR-Map Check (None of which are new)
- . Last month LDR-Map Check performed 28 reviews, 60.7% were on-time, and 48.0% were on projects at less than < 3 complete submittals.

Conditions

Cleared? **Issue Num** **Issue Text**

- 8 Prior to the expiration of the Tentative Map, a Final Map to subdivide the 40.56 acres property into 104 Lots (101 residential and 3 open space lots) shall be recorded at the San Diego County Recorder's Office. (From Cycle 1)
- 9 Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map. (From Cycle 1)
- 10 Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on a non-title sheet on the Final Map. The street names shall be submitted to BDR-Street Name Coordinator for approval and published on the Final Map. (From Cycle 1)
- 11 The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes. (From Cycle 1)
- 12 All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code. (From Cycle 1)
- 13 The Final Map shall:

a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations. (From Cycle 1)

For questions regarding the 'LDR-Map Check' review, please call Saturnino Ocampo at (619) 446-5310. Project Nbr: 674401 / Cycle: 20





Cycle Issues

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

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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	(continued)

b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

(From Cycle 1)





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Review Information

Cycle Type: 20 Submitted (Multi-Discipline) Submitted: 06/17/2022 Deemed Complete on 06/17/2022
Reviewing Discipline: LDR-Planning Review Cycle Distributed: 06/17/2022
Reviewer: Kessler, Matthew Assigned: 06/17/2022
(619) 446-5306 Started: 07/19/2022
MSKessler@sandiego.gov Review Due: 07/01/2022
Hours of Review: 3.00 Completed: 07/25/2022 COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline) Closed: 08/04/2022

- The review due date was changed to 07/06/2022 from 07/13/2022 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-Planning Review on this project as: Submitted (Multi-Discipline).
The reviewer has requested more documents be submitted.
Your project still has 13 outstanding review issues with LDR-Planning Review (4 of which are new issues).
Last month LDR-Planning Review performed 43 reviews, 16.3% were on-time, and 26.9% were on projects at less than < 3 complete submittals.

11/6/20

ESLs

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 3 issues related to steep hillsides and development area regulations.

11/23/21

ESLs

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 1 issue regarding follow-up on comments #20, #21, #22, and #30.

2/16/22

Permits / Actions

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 2 issues regarding proposal updates and title sheet updates.

Design Guidelines

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 1 issue regarding design guideline updates.

For questions regarding the 'LDR-Planning Review' review, please call Matthew Kessler at (619) 446-5306. Project Nbr: 674401 / Cycle: 20





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ESLs

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	44	In response to previously issued comment #38 regarding encroachment into steep hillsides, the applicant has stated that they wish to utilize the Alternative Compliance Regulations of SDMC 143.0151. This allows for proposed developments that do not comply with the steep hillside regulations of SDMC 143.0142(a) to be processed through a SDP Process Four, per Table 143-01A. (From Cycle 15)
<input type="checkbox"/>	45	Alternative compliance may only be granted if the decision maker can make the findings of SDMC 126.0505(e). Please provide a copy of these draft findings. It shall be demonstrated by the applicant that the proposed development is in conformance with the Steep Hillside Guidelines, and that a strict application of the steep hillside development area regulations would result in conflicts with other City regulations, policies, or plans. (From Cycle 15)
<input type="checkbox"/>	46	Applicant has indicated that the COE requested in comments 17, 18, 34, and 39 is proposed for the HOA Open Space Lots C and D. LDR Planning is in support of this proposal. Please clearly show and label this required COE on the Tentative Map. Recordation of the COE prior to issuance of construction permits shall be a condition of approval for this development permit. (From Cycle 15)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	47	Construction documents shall be submitted for Substantial Conformance Review (SCR) to the City of San Diego under Process One (1) prior to issuance of a building permit to assure compliance with approved Exhibit A and these Design Guidelines. (From Cycle 15)
<input type="checkbox"/>	48	No temporary disturbance or storage of material or equipment is permitted in environmentally sensitive lands, unless the disturbance or storage occurs within an area approved for development by a Site Development Permit or unless it can be demonstrated that the disturbance or storage will not alter the landform or cause permanent habitat loss and the land will be revegetated and restored in accordance with the Biology Guidelines in the Land Development Manual. (SDMC 143.0140(d)). (From Cycle 15)

7/19/22

Permits / Actions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	49	Applicant has updated affordable contribution to provide 12 affordable units (10.7% of total units). The project qualifies for the NDP option outlined in comment #41 above. (New Issue)
<input type="checkbox"/>	50	Please update the title on first page to the correct name for SDP and NDP, 'Site Development Permit' and 'Neighborhood Development Permit'. (New Issue)
<input type="checkbox"/>	51	Please place all NDP deviation requests under their own section on the title sheets with the clearly labelled title 'NDP Deviations'. This section should clearly list all requested deviations for the proposal, with the SDMC code section, code requirement, and specific request listed. (New Issue)

ESLs

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	52	Applicant response to comments #44 and #45 regarding alternative compliance (and in conjunction ESL comments from 20, 21, 22, and 38 from previous reviews) states that findings will be provided. LDR-Planning staff to review the submitted findings once available. Staff will likely need to consult with other reviewers to ensure that alternative compliance request can be supported based on the findings and justification provided. (New Issue)





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Review Information

Cycle Type: 20 Submitted (Multi-Discipline) Submitted: 06/17/2022 Deemed Complete on 06/17/2022
Reviewing Discipline: LDR-Environmental Cycle Distributed: 06/17/2022
Reviewer: Shearer-Nguyen, Liz Assigned: 06/20/2022
(619) 446-5369 Started: 07/06/2022
eshearer@sandiego.gov Review Due: 07/06/2022
Hours of Review: 4.00 Completed: 07/29/2022 COMPLETED LATE
Next Review Method: Submitted (Multi-Discipline) Closed: 08/04/2022

- The review due date was changed to 07/06/2022 from 07/13/2022 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-Environmental on this project as: Submitted (Multi-Discipline).
The reviewer has requested more documents be submitted.
Your project still has 25 outstanding review issues with LDR-Environmental (19 of which are new issues).
Last month LDR-Environmental performed 42 reviews, 42.9% were on-time, and 22.9% were on projects at less than < 3 complete submittals.

MIR-Nov/2020

Environmental Det

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 2 rows of environmental determination issues.

Cycle15-Feb2022

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 4 rows of review issues from Cycle 15.

Land Use

For questions regarding the 'LDR-Environmental' review, please call Liz Shearer-Nguyen at (619) 446-5369. Project Nbr: 674401 / Cycle: 20





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	130	GENERAL / COMMUNITY PLAN
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EAS defers to Long-Range Planning on General Plan, community plan, and Steps 1 and 3 of the CAP Consistency Checklist; refer to their comments for further direction.
(From Cycle 15)

<input checked="" type="checkbox"/>	131	LAND DEVELOPMENT CODE (LDC)
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EAS defers to LDR Planning on LDC issues and Step 1 and 2 of the CAP Consistency Checklist; refer to their comments for further direction.
(From Cycle 15)

<input checked="" type="checkbox"/>	132	MSCP
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EAS defers to MSCP on MSCP related issues; refer to their comments for further direction.
(From Cycle 15)

Transportation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	133	EAS defers to Transportation on VMT and LMA issues; refer to their comments for further direction. (From Cycle 15)
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Air Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	134	EAS reviewed the Air Quality Report prepared by DUDEK (January 2022); redlines/comments will be provided separately. Revisions must be submitted in a WORD strikeout/underline (SOUL) format. (From Cycle 15)
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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"/>	135	EAS reviewed the Biology Report and the Offsite Restoration Plan prepared by DUDEK (both dated January 2022); redlines/comments will be provided separately. Revisions must be submitted in a WORD strikeout/underline (SOUL) format. (From Cycle 15)
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GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	136	CAP CONSISTENCY CHECKLIST
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EAS reviewed the CAP Consistency Checklist (June 2017, Multi-Discipline Cycle 15; redlines/comments will be provided under separate cover.

Other reviewing disciplines (LDR Planning Review and Plan-Long-Range Planning) may have additional edits/clarifications on the CAP Consistency Checklist and its associated explanation sheet(s). CONTACT THOSE INDIVIDUAL REVIEWERS FOR THEIR REDLINES/COMMENTS.

<input checked="" type="checkbox"/>	137	GHG EMISSIONS REPORT
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EAS reviewed the GHG Emissions Report prepared by DUDEK (January 2022); redlines/comments will be provided separately. Revisions must be submitted in a WORD strikeout/underline (SOUL) format.
(From Cycle 15)

Health & Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	138	AIRPORTS
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Provide copies of any San Diego County Regional Airport Authority correspondence related to project airport consistency.
(From Cycle 15)

<input checked="" type="checkbox"/>	139	BRUSH MANAGEMENT
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EAS defers to Landscape on brush management and the Fire Fuel Load Modeling Report prepared by DUDEK (January 2022); refer to their comments for additional clarification. Any revisions requested revisions related to BM must be carried through the plans and any relevant technical reports.
(From Cycle 15)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	140	FIRE FUEL LOAD MODELING REPORT EAS defers to Landscape on the Fire Fuel Load Report prepared by DUDEK (January 2022); refer to their redlines for additional clarification. (From Cycle 15)
<input checked="" type="checkbox"/>	141	EVACUATION PLAN EAS reviewed the Evacuation Report prepared by DUDEK (December 2021); redlines/comments will be provided separately. Revisions must be submitted in a WORD strikeout/underline (SOUL) format. Additionally, refer to Landscape and Transportation comments for further direction. Any revisions must be submitted in a WORD strikeout/underline (SOUL) format. (From Cycle 15)

Noise

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	144	EAS reviewed the noise report prepared by DUDEK (January 2022); redlines/comments will be provided separately. Revisions must be submitted in a WORD strikeout/underline (SOUL) format. (From Cycle 15)

Public Services & Facilities

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	146	PARKS EAS defers to Long-Range and Parks and Recreation Department; refer to their comments for further direction. (From Cycle 15)

Public Utilities

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	147	SOLID WASTE EAS defers to Environmental Services Department on waste solid waste generation/disposal and recycling issues; refer to their comments for further direction. A waste management plan was not provided with this submittal. (From Cycle 15)
<input checked="" type="checkbox"/>	148	WATER/SEWER EAS defers to the Public Utilities Department (PUD)-Water and Wastewater on water and sewer issues; refer to their comments for further direction. EAS will coordinate with staff. (From Cycle 15)

Tribal Cultural Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	149	This project is subject to Tribal Consultation In accordance with the requirements of Public Resources Code 21080.3.1. EAS staff will distribute notifications to those tribes traditionally and culturally affiliated with the project area that requested to engage in the AB 52 consultation process. Please note that a request for consultation must be submitted by the Native American Tribe within 30 days of initial notification. (From Cycle 15)
<input checked="" type="checkbox"/>	150	If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed. (From Cycle 15)

Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	153	EAS defer to Engineering on storm water issues; refer to their comments for further direction. (From Cycle 15)

Wildfire

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	154	EAS reviewed the Evacuation Report prepared by DUDEK (December 2021) and the fire fuel load modeling report prepared by DUDEK (January 2022); EAS defers to Landscape and Transportation staff; refer to their individual comments for further direction. Any revisions must be submitted in a WORD strikeout/underline (SOUL) format. (From Cycle 15)

Cycle20-july2022

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	155	GENERAL / COMMUNITY PLAN EAS defers to Long-Range Planning on General Plan, community plan, and Steps 1 and 3 of the CAP Consistency Checklist; refer to their comments for further direction. Planning Department staff must provide clearance on the text provided related to Steps 1 and 3. (New Issue)
<input type="checkbox"/>	156	LAND DEVELOPMENT CODE (LDC) EAS defers to LDR Planning on LDC issues and Step 1 and 2 of the CAP Consistency Checklist; refer to their comments for further direction. LDR-Planning staff must provide clearance on the text provided related to Steps 1 and 2. (New Issue)
<input type="checkbox"/>	157	EAS defers to MSCP on MSCP related issues; refer to their comments for further direction. (New Issue)

Transportation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	158	EAS defers to Transportation on VMT and LMA issues; refer to their comments for further direction. (New Issue)

Air Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	159	Delete the struck-out text from the following sentence located on page vii, paragraph 2, line 10: "As such, this is further evidence that impacts ζ" With that edit, EAS can consider the Air Quality report prepared by DUDEK (March 2022) reviewed and accepted. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	160	Due to current discussions with the Wildlife Agencies and potential revisions, EAS will hold off on review of the Biology Report and the Offsite Restoration Plan prepared by DUDEK (dated March 2022 and May 2022, respectively). (New Issue)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	161	CAP CONSISTENCY CHECKLIST EAS reviewed the CAP Consistency Checklist (June 2017, Multi-Discipline Cycle 20) and will provide the minor text modifications. Other reviewing disciplines (LDR Planning Review and Plan-Long-Range Planning) may have additional edits/clarifications on the CAP Consistency Checklist and its associated explanation sheet(s). CONTACT THOSE INDIVIDUAL REVIEWERS FOR THEIR REDLINES/COMMENTS. (New Issue)
<input type="checkbox"/>	162	GHG EMISSIONS REPORT EAS reviewed the GHG Emissions Report prepared by DUDEK (March 2022); redlines/comments will be provided separately. Revisions must be submitted in a WORD strikeout/underline (SOUL) format. Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study. (New Issue)

Health & Safety

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	163	AIRPORTS Provide copies of any San Diego County Regional Airport Authority correspondence related to project airport consistency. (New Issue)
<input type="checkbox"/>	164	BRUSH MANAGEMENT EAS defers to Landscape on brush management and the Fire Fuel Load Modeling Report prepared by DUDEK (April 2022); refer to their comments for additional clarification. Any revisions requested revisions related to BM must be carried through the plans and any relevant technical reports. (New Issue) [Recommended]





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	165	FIRE FUEL LOAD MODELING REPORT EAS defers to Landscape on the Fire Fuel Load Report prepared by DUDEK (April 2022); refer to their redlines for additional clarification. (New Issue)
<input type="checkbox"/>	166	EVACUATION PLAN An evacuation plan was not provided with this review cycle. (New Issue)

Noise

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	167	EAS reviewed the Noise Report prepared by DUDEK (March 2022). Delete the first paragraph under Section 5.3 Land Use Compatibility, Traffic Noise Exposure to future Project Occupants. The analysis is required to show the project's consistency with the City's Noise Element of the General Plan, more specifically the Land Use Noise Compatibility (New Issue)
<input type="checkbox"/>	168	The analysis is a land use consistency analysis and not a CEQA analysis. Revisions must be submitted in a WORD strikeout/underline (SOUL) format. Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study. (New Issue)

Public Svcs & Facilities

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	169	PARKS EAS defers to Long-Range and Parks and Recreation Department; refer to their comments for further direction. (New Issue)

Public Utilities

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	170	SOLID WASTE A waste management plan was not provided with this review cycle. (New Issue)
<input type="checkbox"/>	171	WATER/SEWER EAS defers to the Public Utilities Department (PUD)-Water and Wastewater on water and sewer issues; refer to their comments for further direction. EAS will coordinate with staff. (New Issue)

Water Quality

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	172	Issues raised by Engineering Review have been resolved and the technical study prepared for the project has been reviewed and accepted. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue. (New Issue)

Wildfire

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	173	Various review staff provided redlines on the Evacuation Report prepared by DUDEK (December 2021) in the last review cycle; however, an Evacuation Report was not provided with this review. Cycle 20, please provide the technical study in the next submittal. (New Issue)

New Issue Group (4528823)





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Review Information

Cycle Type: 20 Submitted (Multi-Discipline)	Submitted: 06/17/2022	Deemed Complete on 06/17/2022
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 06/17/2022	
Reviewer: Kohakura, Vanessa (619) 446-5120 Vkohakura@sandiego.gov	Assigned: 06/20/2022	
	Started: 07/14/2022	
Hours of Review: 4.50	Review Due: 07/01/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/25/2022	COMPLETED LATE
	Closed: 08/04/2022	

- . The review due date was changed to 07/06/2022 from 07/13/2022 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-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Landscaping (1 of which are new issues).
- . Last month LDR-Landscaping performed 22 reviews, 4.5% were on-time, and 14.3% were on projects at less than < 3 complete submittals.

1st Review - 11/5/2020

Brush Management

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	Alternative Compliance: All structures which extend into this Zone 1 area on site will be subject to the requirements for alternative compliance, per FPB-Policy B-18-01 (available online). Please document alternative compliance measures directly on the plans. Proposed measures require approval from Fire-Plan review. (From Cycle 1)
<input checked="" type="checkbox"/>	13	Brush Management Zone Table: Please provide a Brush Management Zone Table which indicated proposed Zone 1 & 2 dimensions. This table should also identify all lots which are subject to the requirements for alternative compliance. (From Cycle 1)

2nd Review (Cycle 7) 5/27/21

Brush Management

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	22	Non-Title Sheet: Previous issue item 12 has been left uncleared - per response to comments, a Non-Title sheet will be provided once BMZ are approved by staff and there are still pending issues with BMZ establishment. Staff will clear these issue items once BMZ issues are addressed and the Non-Title sheet is submitted. (From Cycle 7)
<input checked="" type="checkbox"/>	23	Previous issue item 13 has been left uncleared - revisions have been requested with respect to the Zone 2 widths. The table will need to be updated to reflect these revisions. (From Cycle 7)

Bio-Report

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	4.1.7 Brush Management (pg. 32): Please ensure the description of the zone widths is accurate. The development does not have 35-ft. of Zone 1 for all lots. Additionally, some lots can provide an expanded Zone 1 and therefore, will have a reduced Zone 2. (From Cycle 7)
<input type="checkbox"/>	31	Figures: Please update Figures 2 and 3 to reflect the revisions made to the brush management zone widths. (From Cycle 7)

3rd Review (Cycle 12) 11/19/21

Brush Management

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Landscaping' review, please call Vanessa Kohakura at (619) 446-5120. Project Nbr: 674401 / Cycle: 20





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Issue
Cleared? **Num** **Issue Text**

38 Structures: No structures are allowed within Zone Two. The plans currently show proposed plantable retaining walls within Zone Two.

(From Cycle 12)

39 Dimensions: Please ensure dimensions are accurate. Staff acknowledges dimensions are rounded up/down, but for each 1 foot of increase in Zone One width, Zone Two width shall be decreased by 1.5 feet.

(From Cycle 12)

40 Alternative Compliance/Mitigations: Measures are now identified on the brush management plan. Measure 1 states that Lots 23 and 65 do not achieve the full defensible space so mitigation will include a reciprocal BMZ from the adjacent communities.

Measures should not rely on conditions of adjacent properties. Landscape staff will coordinate with Fire-review to ensure measures are appropriate and adequate for the project.

(From Cycle 12)

Fire Fuel Load Modeling Report

Issue
Cleared? **Num** **Issue Text**

45 Figures: Please be mindful revisions are being requested and some issues may require revisions to the brush management plan. Figures will need to be updated and revised to reflect any changes made.

(From Cycle 12)

4th Review (Cycle 15) 3/3/22

Landscape/Mitigation

Issue
Cleared? **Num** **Issue Text**

46 Mitigation on-site has been identified through the mitigation plan provided as an appendix in the Bio Report, but has not been clearly delineated and labeled on all plans including the landscape plans. Additional trails were also added in this review. It appears the trails encroach into the area set aside for mitigation per the Bio report.

To ensure and clearly demonstrate no development/encroachments are proposed within the mitigation areas, please overlay the mitigation area on the plans.

(From Cycle 15)

Fire Fuel Load Modeling Report

Issue
Cleared? **Num** **Issue Text**

47 Landscape staff has provided EAS and the DPM an emailed PDF with Landscape staff revisions, edits, and comments on the FFLMR.

(From Cycle 15)

48 Landscape staff is in coordination with Fire-review to ensure prior comments can be cleared.

Structures in Zone Two: Staff acknowledges the response to comments clarify the walls are being used as a fire protection/alternative compliance measure; however, per the Brush Management regulations, no structures are allowed in Zone Two. The project will need to relocate structures within Zone One or propose other alternative compliance measures to the satisfaction of Fire-review.

(continued below...) (From Cycle 15)

49 Extending Zone One up to the outer edge of the walls/fences may be considered if:
1. the plant material within these areas meets Zone One criteria
2. these areas have slope gradients less than 4:1
3. these areas are not ESL (Zone One is not impact neutral and is considered part of the development footprint)

Brush management plans, landscape plans, any references to the brush management zone widths, etc. Would need to be updated and revised to reflect these changes. Ultimately, structures are not allowed within Zone Two and plans will need to be revised.

(From Cycle 15)

50 Landscape staff acknowledges many of the remaining comments require coordination and approval from Fire-review. Staff will keep these comments open until Fire-review has reviewed and signed off on the report and plans.

(From Cycle 15)

For questions regarding the 'LDR-Landscaping' review, please call Vanessa Kohakura at (619) 446-5120. Project Nbr: 674401 / Cycle: 20





Cycle Issues

L64A-003A

5th Review (Cycle 20) 7/18/22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	51	Landscape staff emailed DPM and EAS staff on 7/25/22 PDFs of landscape comments and markups to the plans and reports. (New Issue)





L64A-003A

Review Information

Cycle Type: 20 Submitted (Multi-Discipline)	Submitted: 06/17/2022	Deemed Complete on 06/17/2022
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 06/17/2022	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 06/28/2022	
	Started: 07/18/2022	
Hours of Review: 1.00	Review Due: 07/01/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/19/2022	COMPLETED LATE
	Closed: 08/04/2022	

- . The review due date was changed to 07/06/2022 from 07/13/2022 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-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 21 outstanding review issues with LDR-Engineering Review (4 of which are new issues).
- . Last month LDR-Engineering Review performed 34 reviews, 47.1% were on-time, and 8.7% were on projects at less than < 3 complete submittals.

DRAFT SDP Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	62	The Site Development Permit shall comply with all Conditions for the Final Map per Vesting Tentative Map No.2474835. (From Cycle 12)
<input type="checkbox"/>	63	Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for all private storm drain systems and connections, enhanced pavers, landscape, street trees, and irrigation located in the City's right-of-way, satisfactory to the City Engineer. (From Cycle 12)
<input type="checkbox"/>	64	Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications. (From Cycle 12)
<input type="checkbox"/>	65	Prior to the issuance of any building permits, the Owner/Permittee 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. (From Cycle 12)
<input type="checkbox"/>	66	Prior to the issuance of any building permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (From Cycle 12)
<input type="checkbox"/>	67	Prior to the issuance of any building permit, the Owner/Permittee must enter into a Storm Water Management and Discharge Control Maintenance Agreement, which will be recorded in the property records of the County, satisfactory to the City Engineer. (From Cycle 12)

DRAFT VTM Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	68	The Vesting Tentative Map shall comply with all Conditions of the Site Development Permit No. 2474833. (From Cycle 12)
<input type="checkbox"/>	69	Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted. (From Cycle 12)
<input type="checkbox"/>	70	The Subdivider 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. (From Cycle 12)

For questions regarding the 'LDR-Engineering Review' review, please call Khanh Huynh at (619) 446-5299. Project Nbr: 674401 / Cycle: 20





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	71	The drainage system for this project, per approved Exhibit 'A', will be subject to approval by the City Engineer. (From Cycle 12)
<input type="checkbox"/>	72	The Subdivider shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the current drainage/ storm water design. (From Cycle 12)
<input type="checkbox"/>	73	The Subdivider shall grant to the City of San Diego Public Storm Drain Easements for all public storm drains located on private properties satisfactory to the City Engineer. (From Cycle 12)
<input type="checkbox"/>	74	The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code. (From Cycle 12)
<input type="checkbox"/>	75	The Subdivider will be required to install new street lights, per approved Exhibit "A", adjacent to the site on Cypress Canyon Road, Mundial Street, Public Street A and Public Street B, satisfactory to the City Engineer. (From Cycle 12)
<input type="checkbox"/>	76	Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities. (From Cycle 12)
<input type="checkbox"/>	77	The Subdivider shall submit a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City. (From Cycle 12)

DRAFT VTM Findings

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	78	Whereas the map proposes the subdivision of a 40.56-acre site into one hundred and four (104) lots for the creation of 100 single-family homes and 11 multi-family affordable dwelling units. (From Cycle 12)

4th Review - 03/17/2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	79	Change of scope: LDR-Engineering has not reviewed right of way vacation. Applicant to submit right of way vacation information and plans during the next submittal for a full review. (From Cycle 15)
<input checked="" type="checkbox"/>	80	Applicant submitted an updated set of plans and DMA exhibit, via email on 02/18/2022, clarifying BMP maintenance responsibilities. Please submit plans and DMA in Accela for next submittal. (From Cycle 15)

1st review (Lakehurst street v

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	81	Please include the B sheet number, B-42610. (New Issue)
<input type="checkbox"/>	82	What will happen (access) to the lots A-1 to A-11? Will the lots be landlocked if the street vacation go through? Please explain. (New Issue)
<input type="checkbox"/>	83	Per the City Engineer's request, please vacate the street all the way to Pocahontas Court. (New Issue)
<input type="checkbox"/>	84	Please provide a detail written response to all comments whether you agree or not and in case of disagreement, express your reasoning. (New Issue)





L64A-003A

Review Information

Cycle Type: 20 Submitted (Multi-Discipline)	Submitted: 06/17/2022	Deemed Complete on 06/17/2022
Reviewing Discipline: LDR-Transportation Dev	Cycle Distributed: 06/17/2022	
Reviewer: Santos, Mary Rose (619) 446-5367 MCSantos@sandiego.gov	Assigned: 06/22/2022	
	Started: 07/01/2022	
Hours of Review: 4.00	Review Due: 07/01/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/01/2022	COMPLETED ON TIME
	Closed: 08/04/2022	

- . The review due date was changed to 07/06/2022 from 07/13/2022 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-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 18 outstanding review issues with LDR-Transportation Dev (11 of which are new issues).
- . Last month LDR-Transportation Dev performed 29 reviews, 65.5% were on-time, and 11.1% were on projects at less than < 3 complete submittals.

First Review

Plans and Documents

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	Parking: Please provide parking summary matrices for the single family and multifamily project components, respectively. These tables need to show the minimum required parking per the SDMC and proposed parking by the project for vehicles (EV and accessible), motorcycles and bicycles as applicable. (From Cycle 1)
<input type="checkbox"/>	14	Cul-de-Sacs: Please label the radius of the proposed cul-de-sacs at the end of the road extension. The radius must meet the requirements, at a minimum, for fire turn-around. (From Cycle 1)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	30	Sheet C4 of 8: IT appears that a standard driveway for lot 5 will not be feasible since there is a proposed streetlight and curb ramp along the frontage of that lot. Revise (From Cycle 7)

3rd Review, 11/18/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	39	Cul-De-Sac: Following up on comments #14 and #29, Sheet C5 shows a curb radius of 50 feet and 30 feet for all proposed cul-de-sacs, except at the terminus of Mundial Street. Sheet C5 shows a 33.5-foot curb radius for the cul-de-sac at Mundial Street. Per the Street Design Manual Section 6.1.5.4.2, turnaround curb radius at residential areas shall be 50 feet. Please revise the plans accordingly. (From Cycle 12)
<input checked="" type="checkbox"/>	42	Motorcycle Parking - Multi-family Development: Per SDMC Section 142.0560(f), motorcycle spaces shall be at least 3 feet wide and 8 feet long. Please provide motorcycle parking space dimensions on the plans. (From Cycle 12)
<input checked="" type="checkbox"/>	44	Curb Return Radius: On Sheet C-5, please dimension the curb return radius at the NW and SW corner of Public Streets 'A' and 'B' per Street Design Manual Section 6.1.3, Table 6-1. (From Cycle 12)
<input type="checkbox"/>	48	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. (From Cycle 12)

4th Review, 2/17/2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Transportation Dev' review, please call Mary Rose Santos at (619) 446-5367. Project Nbr: 674401 / Cycle: 20





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	49	Local Mobility Analysis (LMA): LMA is being review under a separate cycle (Cycle 14). (From Cycle 15)
<input checked="" type="checkbox"/>	50	Vehicle Miles Traveled (VMT)Analysis: VMT is being reviewed under a separate cycle (Cycle 14). (From Cycle 15)
<input checked="" type="checkbox"/>	51	Development Guidelines: Comments on the Development Guidelines will be e-mailed to the DPM on 2/17/2022 to be forwarded to the applicant. (From Cycle 15)
<input type="checkbox"/>	52	Cul-De-Sac: Following up on comments #14 and #39, cul-de-sac should show a 50 ft radius to curb per SDM Section 6.1.5.4(3). (From Cycle 15)
<input checked="" type="checkbox"/>	53	Parking: Following up on comment #12, please revise the parking summary on Sheet C1 to include the minimum required and parking spaces provided for accessible, electric vehicle, motorcycles and bicycles for the multi-family portion of the project. (From Cycle 15)
<input checked="" type="checkbox"/>	54	Maintenance Access Road: The "Maintenance Access Road" cross-section shown on Sheet C2 is also serving as access to two single family dwelling units. Please provide a turnaround or reorient lots to take access from Mundial Street. (From Cycle 15)
<input checked="" type="checkbox"/>	55	Emergency Access Road: Please clarify where the proposed emergency access road on Sheet C2 are shown on Sheets 3 and 4. (From Cycle 15)
<input checked="" type="checkbox"/>	56	Hiking Trails: Please clarify whether the cross-section showing a proposed 4-foot wide DG trail on Sheet C2 is for the hiking trails north of public street 'A' (adjacent to unit 52) and Cypress Canyon Road to the south. Also, per the LMA and VMT analysis, the proposed trails are multi-use to accommodate both pedestrian and bicycle travel. Multi-use paths should be 10-12 feet wide to accommodate both pedestrians and bicyclists. (From Cycle 15)
<input type="checkbox"/>	57	Parking - Multi-family Development: Per Footnote 2 of SDMC Section 142.0527, Table 142-05D, visitor and staff parking are calculated by multiplying the ratio by the total number of affordable housing dwelling units. A minimum of 2 (0.15*12) visitor parking spaces and 1 (0.05*12) staff parking space is required. Plans show 1 space. Please provide 2 additional spaces with dimensions. Parking space dimensions shall comply per SDMC Section 142.0560, Table 142-05K. (From Cycle 15)
<input type="checkbox"/>	58	Accessible Parking - Multi-family Development: Please call out accessible parking spaces with dimensions of the spaces and access aisle per California Building Code (CBC) Section 1109A.3, where it is shown on site plans. Please include van accessible parking spaces per CBC Section 1109A.8.6. (From Cycle 15)
<input checked="" type="checkbox"/>	59	Motorcycle Parking - Multi-family Development: Per SDMC Section 142.0525, Table 142-05C, a minimum of 1 (0.1*12) motorcycle parking space is required. Sheet C5 shows 3 proposed motorcycle parking spaces, which is sufficient. (From Cycle 15)
<input checked="" type="checkbox"/>	60	Motorcycle Parking - Multi-family Development: Following up on comment #42, Sheet C-5 shows the proposed motorcycle spaces. Motorcycle spaces shall be a minimum of 3 feet wide and 8 feet long. Please dimension the proposed motorcycle spaces or provide typical dimensions. (From Cycle 15)





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	61	Bicycle Parking: Per applicant's response to comment #43, bicycle parking will be provided within each garage unit. Please include as a note on Sheet C1, under the parking summary for the multiple family dwelling units. (From Cycle 15)
<input checked="" type="checkbox"/>	62	EV Charging Space: Please dimension the proposed EV charging space on Sheet C5. Minimum parking space dimensions shall comply with SDMC Section 142.0560(b), Table 142-05K. (From Cycle 15)
<input checked="" type="checkbox"/>	63	Curb Return Radius: Per applicant's response to comment #44, the curb return radius has been dimensioned, however, plans do not reflect this. Please dimension the curb return radius south of unit 46 and north of unit 95 on Sheet C4. (From Cycle 15)
<input type="checkbox"/>	64	Pedestrian Access: Sheet C5 shows proposed steps to access units 1, 2, and 3, which is not ADA accessible. Please revise to provide an accessible path to these units from Public Street 'A.' (From Cycle 15)
<input checked="" type="checkbox"/>	65	Climate Action Plan (CAP) Consistency Checklist: Staff has reviewed the Strategy 3 items of the CAP consistency checklist provided and has no additional comments. (From Cycle 15)
<input checked="" type="checkbox"/>	66	Plan Revision: Per applicant's response to comment #30, the layout was revised to address the comment, however, the plans were not revised from the previous submittal. Please revise the plans accordingly. (From Cycle 15)

📁 5th Review, 7/1/2022

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	67	Street Vacation: The project is proposing to vacate a portion of Lakehurst Avenue in Clairemont. Per meeting on 3/2/2022 with the applicant, the proposed vacation property is to replace MHPA removed from the project site. Please provide the following findings per San Diego Municipal Code (SDMC) 125.0941 for public right-of-way vacations based on the premise: (a) There is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated... (continued) (New Issue)
<input type="checkbox"/>	68	Street Vacation, continued: Please demonstrate by plan/map/data that there is no foreseeable public use (pedestrian, vehicular, bicycle, etc.) for this area. (b) The public will benefit from the action through improved use of the land made available by the vacation; (c) The vacation does not adversely affect any applicable land use plan; and (d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation." (New Issue)
<input type="checkbox"/>	69	Street Vacation: Under the planned/mapped street design of Lakehurst Avenue shown in Exhibit "B", the proposed vacation would eliminate a planned/mapped cul-de-sac. Please demonstrate how this would be not detrimental to other adjacent property owners. Alternatively, consider vacating the dedicated ROW all the way east of Pocahontas Avenue. (New Issue)
<input type="checkbox"/>	70	Street Vacation Exhibit "B" drawing: Please revise the Vicinity Map to reflect the correct site location. In addition, please show and label existing Lakehurst Avenue. (New Issue)
<input type="checkbox"/>	71	Street Vacation Exhibit "B" drawing: Please include the notes per Map No. 11035 on the Street Vacation Exhibit "B" drawing. (New Issue)
<input type="checkbox"/>	72	Local Mobility Analysis (LMA): LMA is being review under a separate cycle (Cycle 16). (New Issue)

For questions regarding the 'LDR-Transportation Dev' review, please call Mary Rose Santos at (619) 446-5367. Project Nbr: 674401 / Cycle: 20





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	73	Vehicle Miles Traveled (VMT) Analysis: VMT is being reviewed under a separate cycle (Cycle 16). (New Issue)
<input type="checkbox"/>	74	Development Guidelines: Comments on the Development Guidelines were e-mailed to the applicant on 7/1/2022. (New Issue)
<input type="checkbox"/>	75	Cul-De-Sac: Following up on comment 14, 39, and 52, please provide a completed Street Design Manual deviation form for the proposed cul-de-sac at the terminus of Mundial Street with a curb radius less than the minimum 50-foot radius required per the Street Design Manual. Also, per meeting with the applicant on 4/6/2022, this cul-de-sac bulb will be red curbed. Please show and label this on the plans accordingly. (New Issue)
<input type="checkbox"/>	76	Parking - Multi-family Development: Per applicant's response to comment #57, no on-site management is proposed; therefore, no staff parking will be provided. (New Issue)
<input type="checkbox"/>	77	Accessible Parking - Multi-family Development: Per the applicant's response to comment #58, applicant acknowledges that an accessible space will be required to be provided. Please also show the accessible parking space on Sheets C5 and C6 to demonstrate feasibility. (New Issue)





L64A-003A

Review Information

Cycle Type: 20 Submitted (Multi-Discipline)	Submitted: 06/17/2022	Deemed Complete on 06/17/2022
Reviewing Discipline: Plan-MSCP	Cycle Distributed: 06/17/2022	
Reviewer: Monroe, Dan (619) 236-5529 DMMonroe@SanDiego.gov	Assigned: 06/20/2022	
	Started: 07/21/2022	
Hours of Review: 0.00	Review Due: 07/01/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/21/2022	COMPLETED LATE
	Closed: 08/04/2022	

- . The review due date was changed to 07/06/2022 from 07/13/2022 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 Plan-MSCP on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with Plan-MSCP (3 of which are new issues).
- . Last month Plan-MSCP performed 6 reviews, 16.7% were on-time, and 80.0% were on projects at less than < 3 complete submittals.

MSCP 3rd review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	21	Re: Issue #13; No reference or Figure to street vacation on proposed MHPA Addition parcel was cited in BTR. (From Cycle 12)

MSCP 4th review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	25	MSCP has reviewed the biological technical report and associated appendices prepared by DUDEK (January 2022); minor revisions will be provided under separate cover to the consultant. When resubmitting the revised technical study, provide a digital copy Word in SOUL format and pdf w/figures. (From Cycle 15)
<input checked="" type="checkbox"/>	26	Please address the issues discussed in mtgs between applicant/EAS/MSCP in next submittal. Once revisions have been received, MSCP expects to schedule the proposed MHPA BLA at the April MHPA BLA mtg with the wildlife agencies to attain concurrence. (From Cycle 15)
<input checked="" type="checkbox"/>	27	Please also address the issue of whether a ROW vacation is needed for the BLA exchange parcel to clear it of any potential encumbrances prior to conveyance. (From Cycle 15)

MSCP 5th review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	INFO: MSCP has received the biological technical report and associated appendices prepared by DUDEK (March 2022). The BTR and supporting documentation has been presented to USFWS and CDFW staff at the April 16, 2021, June 17, 2022 and July 15, 2022 MHPA BLA meetings. A site visit with USFWS and CDFW staff also occurred on July 12, 2022. (New Issue)
<input type="checkbox"/>	29	Consultation with USFWS and CDFW is ongoing to address both site design and biological issues presented and discussed at the previous MHPA BLA meetings. Due to ongoing consultation which may affect site design and biological impacts, MSCP will defer review of the BTR until those issues have been adequately addressed and the BTR revised as needed. (New Issue)
<input checked="" type="checkbox"/>	30	INFO: Minor comments in the BTR not directly related to site design and biological impacts from the previous review have been adequately addressed. (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: 20 Submitted (Multi-Discipline)	Submitted: 06/17/2022	Deemed Complete on 06/17/2022
Reviewing Discipline: Community Planning Group	Cycle Distributed: 06/17/2022	
Reviewer: Mendez, Martin (619) 446-5309 MRMendez@sandiego.gov	Assigned: 06/17/2022	
	Started: 06/17/2022	
Hours of Review: 0.50	Review Due: 06/20/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/17/2022	COMPLETED ON TIME
	Closed: 08/04/2022	

- . The review due date was changed to 07/06/2022 from 07/13/2022 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 3rd 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 4 outstanding review issues with Community Planning Group (1 of which are new issues).
- . Last month Community Planning Group performed 20 reviews, 30.0% were on-time, and 20.0% were on projects at less than < 3 complete submittals.

📁 Cycle 15 Review 03-16-22

📁 Scripps Miramar Ranch CPG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The proposed project is located within the Scripps Miramar Ranch Community Planning Area. The Scripps Miramar Ranch Community Planning Group is the officially recognized community group for the area to provide recommendations to the City. (From Cycle 15)
<input type="checkbox"/>	2	If you have not already done so, please contact WALLACE H. WULFECK, Chairperson of the Scripps Miramar Ranch Community Planning Group at (858) 566-2376 or by email at srrgchair@scrippsranch.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Martin R. Mendez, mrmendez@sandiego.gov. (From Cycle 15)
<input type="checkbox"/>	3	Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at https://www.sandiego.gov/development-services), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf (From Cycle 15)

📁 Cycle 20 06-17-22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	See previously issued comments, please follow up with Community Planning Group on ability to get on next meeting as an action item. (New Issue)





L64A-003A

Review Information

Cycle Type: 20 Submitted (Multi-Discipline) Submitted: 06/17/2022 Deemed Complete on 06/17/2022
Reviewing Discipline: Park & Rec Cycle Distributed: 06/17/2022
Reviewer: Scoggins, Shannon Assigned: 06/23/2022
(619) 236-6894 Started: 06/24/2022
Sscoggins@sandiego.gov Review Due: 07/01/2022
Hours of Review: 1.00 Completed: 06/24/2022 COMPLETED ON TIME
Next Review Method: Conditions Closed: 08/04/2022

- The review due date was changed to 07/06/2022 from 07/13/2022 per agreement with customer.
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 11 outstanding review issues with Park & Rec (None of which are new)
Last month Park & Rec performed 9 reviews, 22.2% were on-time, and 71.4% were on projects at less than < 3 complete submittals.

2-20-22

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 7 rows of issues related to VTM sheets and landscape plans.

Draft SDP Permit Conditions

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 7 rows of permit conditions regarding park improvements and construction.





Cycle Issues

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

L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	60	The Owner/Permittee shall ensure that any irrigation impacts in Cypress Canyon Neighborhood Park as a result of the project must be repaired within a 24- hour period and not disrupt the current irrigation program of the site. (From Cycle 15)
<input type="checkbox"/>	61	The Owner/Permittee shall ensure that any plant material in Cypress Canyon Neighborhood Park damaged as a result of the project is replaced in kind to the satisfaction of the Parks and Recreation Department. (From Cycle 15)

Draft VTM Permit Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	62	Prior to recordation of the Final Map, the Owner/Permittee shall provide a Recreation Easement for public access over a portion of Lots C and D for the Trail and Natural Park, (0.69 acres), in conformance with the approved Vesting Tentative Map. (From Cycle 15)





L64A-003A

Review Information

Cycle Type: 20 Submitted (Multi-Discipline)	Submitted: 06/17/2022	Deemed Complete on 06/17/2022
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 06/17/2022	
Reviewer: Itkin, Irina (619) 446-5422 iitkin@sandiego.gov	Assigned: 06/17/2022	
	Started: 06/24/2022	
Hours of Review: 4.00	Review Due: 07/01/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/30/2022	COMPLETED ON TIME
	Closed: 08/04/2022	

- . The review due date was changed to 07/06/2022 from 07/13/2022 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 20 outstanding review issues with PUD-Water & Sewer Dev (12 of which are new issues).
- . Last month PUD-Water & Sewer Dev performed 47 reviews, 78.7% were on-time, and 41.0% were on projects at less than < 3 complete submittals.

1st review, cycle #1

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	On site development plan, show and label all existing public sewer mains, include size, material and reference drawing on Mundial Street, Angelique Street and Nikita Court. (From Cycle 1)

2nd review cycle #7

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	On sheet C3 and C4 label the proposed manhole numbers to comply with the sewer study exhibit. (From Cycle 7)

3rd review cycle #12

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	Revise the water study per comments provided to the designer on E-mails dated 06/21/2021 and 10/18/ 2021. (From Cycle 12)
<input checked="" type="checkbox"/>	12	Revise the sewer study per comments provided to the designer on E-mail with the attachment, dated 06/21/2021. (From Cycle 12)
<input checked="" type="checkbox"/>	13	Revised water and sewer studies and responses on all water and sewer comments needs to be included to the next submittal. (From Cycle 12)
<input checked="" type="checkbox"/>	14	The Tentative Map should be revise accordingly to comply with the revised sewer and water study. (From Cycle 12)
<input type="checkbox"/>	15	On Cypress Canyon Road clearly show and label the existing 16" AC public water main, include size, material and reference drawing. Revise sheet 3 to clear all labels for the existing 16" water main and point of connection to the proposed water main. (From Cycle 12)
<input type="checkbox"/>	16	On the Tentative Map provide the Manhole Numbers to comply with the revised sewer study exhibits. (From Cycle 12)
<input checked="" type="checkbox"/>	17	On the Tentative Map provide sizes for the proposed water and sewer utilities. (From Cycle 12)

4th review 02-16

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	18	We have completed our review of the revised water study for the Renzulli Estates, dated January 4, 2022. Our comments as following: (From Cycle 15)
<input checked="" type="checkbox"/>	19	According to the Water Design Guide the easement public water mains are not allowed. (From Cycle 15)
<input checked="" type="checkbox"/>	20	Please revise the proposed water alignment to create a loop connecting the existing 16" public water main in 1020 pressure zone on Cypress Canyon Road, in the north, to the existing 16" public water main in 1020 pressure zone on Cypress Canyon Road in the south. (From Cycle 15)
<input type="checkbox"/>	21	Revise the Figure 2, to label street names, number of lots and pad elevations. (From Cycle 15)
<input type="checkbox"/>	22	There are 4 proposed roundabouts (raised medians) in the subject development. The standard design for the public main in the cul-de-sac is a dead end main with the services. (From Cycle 15)
<input checked="" type="checkbox"/>	23	We have completed our review of the revised sewer study for the Renzulli Estates, dated January 4, 2022. The below comments do not reflect in the revised study: (From Cycle 15)
<input type="checkbox"/>	24	The proposed sewer alignment from MH 4 to MH 2 has a relatively sharp horizontal curve. What is the proposed radius of curvature? (From Cycle 15)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Irina Itkin at (619) 446-5422. Project Nbr: 674401 / Cycle: 20





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	25	From the scale, the proposed sewer segment exceeds the maximum horizontal distance from manhole to manhole. An intermediate manhole may be needed. The maximum horizontal distance between manholes for sewer mains 8" to 15" shall not be greater than 400 feet. (From Cycle 15)
<input type="checkbox"/>	26	The proposed sewer alignments seem very close / at the roundabout's curbs. In the future, what if those sewers need to be excavated for repairs/replacement, the roundabout curb would need to be removed. If there will be or could be a raised median, the sewer shall be located on the north or west side of the street a minimum of 5 feet from the median face of curb, but shall be a minimum horizontal distance of 10 feet from any trees or shrubs that are 3 feet or taller at maturity. (From Cycle 15)
<input checked="" type="checkbox"/>	27	Please revise the date on the second title sheet, January 4, 2002 (not April 16, 2021 as shown,) to comply with the first title sheet. (From Cycle 15)
<input checked="" type="checkbox"/>	28	Please respond to all comments in writing. (From Cycle 15)
<input type="checkbox"/>	29	Please set up a meeting to discuss our comments.

(From Cycle 15)

5th Review, 06-30-22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	30	On sheet C3, on Cypress Canyon Road there is an existing 16" water main 1020 Pressure Zone not 1150 as labeled. Please revise. (New Issue)
<input type="checkbox"/>	31	According to the revised water study Figure 2, there is the proposed 16" public water main segment on Cypress Canyon Road. Please revise sheet C3 to comply with the Figure 2 water study. (New Issue)
<input type="checkbox"/>	32	Water study comments from the Modeling and Water operation sections are pending. The comments will be sending to designer Via E-mail. (New Issue)
<input type="checkbox"/>	33	On sheet C3 and Exhibit A sewer study, provide the manhole at property line between MH#4 and MH #2. Clearly label the proposed 8" sewer main on Cypress Canyon Road and Angelique Street. (New Issue)
<input type="checkbox"/>	34	Label the proposed sewer main on-site as "proposed public 8" sewer main" on sheets C3 and C4. (New Issue)
<input type="checkbox"/>	35	The reach between proposed MH #62 to the point of connection to the proposed public 8" sewer on Mundial Street, should be labeled as private, on sheet C3. On sheet C3 and sewer Exhibit A, provide the clean-out at Mundial Street property line. (New Issue)
<input type="checkbox"/>	36	We have completed our review of the revised sewer study for the Renzulli Estates, dated May 18, 2022. Our comments as follows: (New Issue)
<input type="checkbox"/>	37	The hydraulic calculations show that the proposed sewer segment from MH 28 to MH 26 has a slope of less than 1%, and the cleansing velocity is less than 2 fps. Per the Sewer Design Guide, Section 1.3.3.1, The minimum allowable velocity is 2 fps at calculated peak dry weather flow, excluding infiltration. Sewer mains that do not sustain 2 fps at peak flows shall be designed to have a minimum slope of 1%. Please revise. (New Issue)
<input type="checkbox"/>	38	On Exhibit A, there are multiple cul-de-sacs with proposed raised medians/roundabouts with proposed sewer infrastructure. (New Issue)
<input type="checkbox"/>	39	Please redesign the mains/manholes outside of the raised medians. (New Issue)
<input type="checkbox"/>	40	The raised medians shall not be landscaped nor stamped concrete. If the sewer needs to be replaced, WWC crews cannot match the stamped concrete, ie. colors and/or patterns. (New Issue)
<input type="checkbox"/>	41	Per the Sewer Design Guide, Section 3.3.3.1, No trees shall be planted within 10 feet of any sewer main or lateral. No shrubs that mature over 5 feet in height shall be planted within 5 feet of any sewer main or lateral.

(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: 20 Submitted (Multi-Discipline)	Submitted: 06/17/2022	Deemed Complete on 06/17/2022
Reviewing Discipline: Fire-Plan Review	Cycle Distributed: 06/17/2022	
Reviewer: Larson, Willard (619) 323-6108 WTLARSON@sandiego.gov	Assigned: 06/20/2022	
	Started: 07/06/2022	
Hours of Review: 2.00	Review Due: 07/01/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 07/08/2022	COMPLETED LATE
	Closed: 08/04/2022	

- . The review due date was changed to 07/06/2022 from 07/13/2022 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.
- . Last month Fire-Plan Review performed 15 reviews, 13.3% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

📁 Fire-7/8/22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	16	Fire has reviewed the TM, Fire Fuel Modeling Report and Evacuation Report and deems the project acceptable. Fire has issues with the revisions. (New Issue)

