



THE CITY OF SAN DIEGO

March 7, 2013

VIA E-MAIL: jvilla@sandiego.gov

Mr. Jose Villa
City of San Diego, Engineering Department
Engineering and Capital Project
600 B Street, Suite 800
San Diego, CA 92101

Subject: Jean Drive Storm Drain Assessment Letter; Project No. 261310;
WBS No. B-11013.02.06

Dear Mr. Jose Villa:

The Development Services Department has completed the *second review* of the project referenced above, and described as:

- Replace an existing 24" Corrugated Metal Pipe (CMP) and fill an eroded area at the end of Miracle Drive. A new inlet at the existing location, storm drain pipe replacement will start from the north end of Miracle Drive and discharge at the bottom of the slope to a natural drainage channel on city open space, cut-off walls and energy dissipater, and landscape slope for stability.

Enclosed is Cycle Issues Report No. 13 (**Enclosure 1**) which contains review comments from staff representing various disciplines. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

- I. **REQUIRED APPROVALS/FINDINGS** - Your project as currently proposed requires the processing of:
- **Site Development Permit (SDP)**, Process Three, for work proposed within and adjacent to Environmentally Sensitive Lands (ESL). Please note that if wetlands are impacted as part of the proposed project, the SDP will be elevated to a Process Four (Planning Commission as a decision-maker, appealable to City Council) per SDMC Section 143.0141(b).
 - **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. **Findings were provided in your first assessment letter. Please provide draft findings to assist with the preparation of the hearing documents.**
- II. **SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

KEY ISSUES:

- **LDR Planning** – Please contact the planner directly for direction on the plan requirements.
- **LDR Environmental** – a Mitigated Negative Declaration will be prepared.
- **LDR MSCP** – Need some revision to the Biological report
- **LDR Park and Recreation** – Has placed a condition that “All improvements built per these drawings are the asset of and shall be maintained by Storm Water Division of the Transportation and Storm Water Department.
- **Project Manager** – There was not a “response to issues” provided with your resubmittal. Please clarify on the plans the radius around the tree that will be protected with a barrier. Saying “protect existing” is not sufficient. The large Cape Chestnut tree at the project location has been identified as a significant tree via a Nomination for Protected status per Council Policy 900-19 and cannot be removed or cut. The Policy states: roots larger than 3” shall be cut unless approved by the city arborist; temporary fencing shall be erected adjacent to any construction area and shall be as close to edge of the tree canopy drip-line as possible (so no spoils); and storage of equipment or construction related items are placed beneath the canopy of the cape chestnut tree.

- III. STUDIES/REPORTS REQUIRED:** A revised biological report and revised plans are required. Reference the attached Submittal Requirements Report (**Enclosure 2**).
- IV. PROJECT ACCOUNT STATUS:** When submitting your project please reaffirm the SAP or WBS number. Please contact me immediately if there are any changes to these numbers.
- V. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date.

Your next review cycle should take approximately 20 days to complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

- VI. RESUBMITTALS/NEXT STEPS:** When you are ready to resubmit, please call me directly to confirm the submittal requirements have not changed for the next review cycle. Once we review the submittal requirements, you may contact Jama Vega for a Public Project resubmittal at 619-687-5935 or via e-mail at JVega@sandiego.gov for an appointment.

Please submit **one** each of the following documents for a completeness check in addition to the required documents from the "**Submittal Requirements Matrix**" found in the **Public Project Submittal Requirements**.

NOTE: Plans should be folded to an approximate 8 ½ x 11 inch size.

San Diego County Clerk Fee: The San Diego County Clerk now requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk for this amount will be required prior to the distribution of the draft environmental document for public review.

Please Note: New California Environmental Quality Act (CEQA) document filing fees are in effect for January 1, 2013.

CDFG LINK- http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html

A receipt for the fee and a copy of the CDFG "No Effect" Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

Records Fee: A Records Fee, to cover the cost of imaging and archiving your complete project record electronically, will be billed to your projects account (see Information Bulletin 503).

- VII. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, **please contact David Moty, Chairperson of the Kensington-Talmage Planning Group, at 619-255-2882** to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://clerkdoc.sannet.gov/Website/council-policy>.

- VIII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

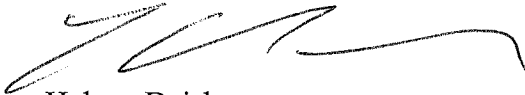
In conclusion, please resubmit your project for continued review and contact me prior to your appointment to confirm the submittal requirements.

Additional information and links to bulletins and guidelines can be found at: <http://citynet/dsd/publicprojects.shtml>

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For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5223 or via e-mail at hdeisher@sandiego.gov.

Sincerely,



Helene Deisher
Development Project Manager

Enclosures:

1. Cycle No. 13 Issues Report
2. Submittal Requirements Report

cc: File
David Moty, Kensington-Talmage Planning Group
Reviewing Staff