

La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037

Please provide the following information for calendaring on an upcoming La Jolla Shores Planned District Advisory Board meeting.

Action Item

- Project name **PTS: 589178 Lookout Lot 2 CDP**
- Address and APN(s): **352-012-17-00**
- Project contact name, phone, e-mail: **Scott Frantz, 858.869.2865, sfrantz@islandarch.com**
- Project description, plus
 - lot size: **5155 sq ft**
 - existing structure square footage and FAR (if applicable): **N/A**
 - proposed square footage and FAR: **4070 sq ft/0.79**
 - existing and proposed setbacks on all sides: **Front: 9'-6" Side: 4'-0" / 4'-2 3/4" Rear: 4'-0"**
 - height if greater than 1-story (above ground): **27'-4"**
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): **No specific challenges to PDO conformance during lengthy neighbor meeting, attended by 26 neighbors, and two PRC presentations. Projects meet PDO conformance through creative design while considering local neighborhood's bulk and scale.**

The Board Members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects.

Marlon I. Pangilinan
Senior Planner
Planning Department
1010 Second Avenue, Ste 1100 MS 413
San Diego CA 92101
619-235-5293
www.sandiego.gov/planning

April 6, 2018

Mr. Scott Frantz
Island Architects
7626 Herschel Avenue
La Jolla, CA 92037

Subject: Lookout Lot 2 CDP/SDP, Coastal Development Permit and Site Development Permit, Assessment Letter; Project No. 589178; Internal Order No. 24007728; La Jolla Community Planning area.

Dear Mr Frantz:

The Development Services Department has completed the initial review of the project (Lot 2 as a separate project) referenced above, and described as:

Site Development Permit and Coastal Development Permit for the development of a two story single family residence totaling 4,070 square feet, located at 7729 Lookout Drive. The entire 0.12 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal), the Residential Tandem Parking Overlay Zone, The Transit Area Overlay Zone and within the La Jolla Community Plan Area.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and outside agencies. 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.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized

Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

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:

Required approvals:

- o Process 3 - A Coastal Development Permit & Site Development Permit (CDP Process Three, Hearing Officer as decision-maker, appealable to Planning Commission) in accordance with SDMC Sections 126.0707 and 1510.0201.

All actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer.

Required Findings: In order to recommend approval of your project, certain findings must be substantiated in the record. Enclosure 2 contains the required findings.

- 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:

Cultural Resources (Archeology) – Environmental Staff has reviewed the archaeological survey (Smith, September 2017) and agrees with the conclusion that archaeological and Native American monitoring will be required. However, the report contains a letter from the Native American Heritage Commission, which states that there are sacred sites listed within the APE and that the Lipay Nation of Santa Ysabel should be contacted. If there are any specific recommendations from the Santa Ysabel Nation those recommendations should be included in the report.

Lot Coverage - Pursuant to 1510.0304, maximum lot coverage is 60 percent. On the Title Sheet, please note the lot coverage under "Coverage Data". Please note, lot coverage is different from the FAR.

Climate Action Plan (CAP) Checklist – Please provide a revised CAP Checklist as requested by LDR-Environmental.

Storm Water Forms (Water Quality Study) – Please submit Storm Water Forms I-4 and I-5 (Water Quality Study).

Drainage Letter – Please submitted a Drainage Letter as requested by LDR-Engineering.

Addendum Geotechnical Report – Please submit an addendum geotechnical report that specifically addresses the issues as requested by LDR-Geology for review.

- III. Studies/Reports Required:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3). As mentioned above, Storm Water Forms I-4 and I-5 (Water Quality Study), Drainage Letter, Revised Archaeological Survey, revised CAP Checklist and an Addendum Geotechnical Report.
- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$1,620.53 billed to date. Based on the processing point, unresolved issues, and level of controversy of your project, no additional funds are required at this time.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

V. TIMELINE

A formal resubmittal is required. From a timeline stand point, the submittal and review of the requested items from LDR-Planning, LDR-Engineering, LDR-Geology, and LDR-Environmental are key. Until the requested Storm Water I 4 & I 5 Forms (Water Quality Study), revised Archaeological Survey, Drainage Letter, revised Climate Action Plan (CAP) Checklist and Addendum Geotechnical Report information has been provided, Environmental Analysis Section cannot make an environmental determination. The City also recommends that you receive a recommendation from the La Jolla Community Planning Association prior to scheduling Hearing Officer public hearing for approval.

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 30 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data

submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed 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: Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue). Please be prepared to provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

C. Deposit Account: Our most recent records show that there is a balance of \$6,379.47 in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Statements are mailed to the Financially Responsible Party for this project on a monthly basis.

If an invoice is attached to this letter, you will need to pay the invoice prior to resubmitting your project. Additional deposits can be made online through Open DSD by entering your project number in the Project ID field: <http://opensds.sandiego.gov/web/approvals/>. Invoices can be paid online by searching for the invoice number: <http://opensds.sandiego.gov/web/invoices/> or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

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.

D. CEQA Filing Fees: A California Environmental Quality Act (CEQA) Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD would start a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Wildlife Fee (CDFW) filing fee or a CDFW "No Effect" form, and a San Diego County document handling fee.

If the applicant believes or has evidence (e.g. aerial images, photographs, etc.) to verify that the project will have no effect on fish and wildlife, please consult the process for "No Effect Determination" on the California Department of Fish and Wildlife web site:

<https://www.wildlife.ca.gov/Conservation/CEQA/NED>. San Diego is in South Coast Region 5 and forms may be submitted via email to: R5NoEffect@dfg.ca.gov

Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD:

- The **original** approved CDFW "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk". -or-
- A check, payable to the "San Diego County Clerk" in the amount of \$2,330.75 (\$2,280.75 CDFW fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your project; **or** \$3,218.00 (\$3,168.00 CDFW Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

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

E. Records Fee: Prior to scheduling your project for a decision you must pay the Records Fee to cover the cost of imaging and archiving your complete project record electronically (see Information Bulletin 503). I will contact you regarding this fee in the future, closer to the public hearing date.

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 Bob Steck, President/Chairperson of the La Jolla Community Planning Association, at (858) 456-7900 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.

Information Bulletin 620, "Coordination of Project Management with Community Planning Committees" (available at <http://www.sandiego.gov/development-services>), provides some valuable information about the advisory role the Community Planning Group. Council Policy 600-24 provides standard operating procedures and responsibilities of recognized Community Planning Committees and is available at <http://www.sandiego.gov/city-clerk/officialdocs/index.shtml>.


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 note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

Open DSD: To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

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) 446-5142 or via e-mail at ggargas@sandiego.gov.

Sincerely,



Glenn R. Gargas, AICP
Development Project Manager

Enclosures:

1. Cycle No. 5 Issues Report
2. Required Findings
3. Submittal Requirements Report

cc: File
Bob Steck, La Jolla Community Planning Association
Reviewing Staff (Assessment letter only)



L64A-003A

Project Information

Project Nbr: **589178** Title: Lookout Lot 2 - CDP/SDP
Project Mgr: Gargas, Glenn (619) 446-5142 ggargas@sandiego.gov



Review Information

Cycle Type: 5 Submitted (Multi-Discipline) **Submitted:** 03/01/2018 Deemed Complete on 03/01/2018
Reviewing Discipline: LDR-Planning Review **Cycle Distributed:** 03/01/2018
Reviewer: Hatinen, Sarah **Assigned:** 03/01/2018
(619) 446-5394 **Started:** 03/29/2018
Shatinen@sandiego.gov **Review Due:** 03/29/2018
Hours of Review: 10.00 **Completed:** 03/29/2018 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 04/05/2018

- The review due date was changed to 04/04/2018 from 04/04/2018 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 2nd 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 11 outstanding review issues with LDR-Planning Review (all of which are new).

3.29.2018

General Info

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	The proposed project is located within: the Coastal Overlay Zone (Non-Appealable 2), the LJSPD-SF Base Zone, the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal), the Residential Tandem Parking Overlay Zone, The Transit Area Overlay Zone, and the La Jolla Community Plan area. [Info Only - No Response Required] (New Issue)
<input type="checkbox"/>	2	The proposal includes: construction of a new single family home on a vacant lot. [Info Only - No Response Required] (New Issue)

Permits

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	3	The proposed project will require a Coastal Development Permit (CDP), per SDMC 126.0702(a). The decision is appealable to the Planning Commission in accordance with SDMC 112.0504. Refer to section 126.0708 for the required findings for CDP approval. (New Issue)
<input type="checkbox"/>	4	The proposal will also require a Site Development Permit (SDP) per SDMC Section 1510.0201 (La Jolla Shores Planned District) in accordance with a Process Three decision. (New Issue)

Development Regulations

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	5	The Residential Element of the LJCP recommends that, "In order to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures, preserve bulk and scale - with regard to surrounding structure or land form conditions as view from the public right-of-way and from parks and open space." The applicant shall site examples of how the proposed project is consistent with the above statement. This information will used to make the findings for the project. (New Issue)
<input type="checkbox"/>	6	Pursuant to 1510.0304, maximum lot coverage is 60 percent. On the Title Sheet, please note the lot coverage under "Coverage Data". Please note, lot coverage is different from the FAR. (New Issue)
<input type="checkbox"/>	7	Please illustrate the setbacks on the elevations and sections. Then, identify any encroachments and demonstrate these encroachments are within general conformity. (New Issue)
<input type="checkbox"/>	8	Please locate and illustrate required parking spaces outside of the front setback. Indicate on the Site Plan the location of the required off street parking and provide individual dimensions (for each space), Per LDC Section 142.0560, Table 142-05K. Please be sure the parking spaces, outside of the required setbacks, are free of obstructions (i.e.: closet door swings). (New Issue)

Community Plan

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	9	Per the LJCP, the proposed site is not identified as having public views. (New Issue)
<input type="checkbox"/>	10	The subject property is located in an area identified as Very-Low Density Residential (0-5 du/ac) in the La Jolla Community Plan (LJCP). The proposed project conforms to the identified use. (New Issue)

For questions regarding the 'LDR-Planning Review' review, please call Sarah Hatinen at (619) 446-5394. Project Nbr: 589178 / Cycle: 5





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	Please contact the La Jolla Community Planning Association for a recommendation on your project. Your project is also required to go before the La Jolla Shores Advisory Board for their recommendation. (New Issue)





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Review Information

Cycle Type: 5 Submitted (Multi-Discipline) **Submitted:** 03/01/2018 Deemed Complete on 03/01/2018
Reviewing Discipline: LDR-Environmental **Cycle Distributed:** 03/01/2018
Reviewer: Szymanski, Jeffrey **Assigned:** 03/01/2018
 (619) 446-5324 **Started:** 03/29/2018
 Jszymanski@sandiego.gov **Review Due:** 04/04/2018
Hours of Review: 2.50 **Completed:** 03/29/2018 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 04/05/2018

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 8 outstanding review issues with LDR-Environmental (all of which are new).

Extended Initial Study

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Environmental Analysis Section (EAS) has reviewed the referenced project and has determined that additional information is required for GHG, Historical Resources (Archaeology), and Geology. Until the above issues have been addressed, the CEQA determination can not be made and the environmental processing time line will be held in abeyance and the project will be placed in Extended Initial Study. (New Issue)

Palontology

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	The project site is underlain by the Old Paralic geological formation, which has a moderate potential for paleontological resources. In accordance with the City's CEQA Thresholds a significant impact could occur if the grading would exceed 1000 cubic yards at a depth of 10 feet or more. The project is only excavation 100 cubic yards of soil to a depth of 2 feet and therefore impacts to paleontological resources would not occur. (New Issue)

Greenhouse Gases

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The CAP checklist provides fill able text boxes. Please insert appropriate language in these boxes. Also, Under Strategy 3 Electric Vehicle Charging, the applicant has marked "yes" this should be an N/A. Please make these revisions and resubmit the checklist. (New Issue)

Historical Resources (Archaeol)

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	EAS has reviewed the archaeological survey (Smith, September 2017) and agrees with the conclusion that archaeological and Native American monitoring will be required. However, the report contains a letter from the Native American Heritage Commission, which states that there are sacred sites listed within the APE and that the lipay Nation of Santa Ysabel should be contacted. If there are any specific recommendations from the Santa Ysabel Nation those recommendation should be included in the report. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	It appears as though the site is vacant but lacks sensitive biological resources. No additional information is required. (New Issue)

Planning

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Please see comments from DSD Planning staff. EAS can not make a determination until all issues have been addressed. (New Issue)

AB 52

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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For questions regarding the 'LDR-Environmental' review, please call Jeffrey Szymanski at (619) 446-5324. Project Nbr: 589178 / Cycle: 5



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. If necessary a notice of the project will sent to local California Tribes once the CEQA determination is made. (New Issue)

Geologic Hazards

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	8	Please see comments from Geology staff. Additional information is required and EAS can not make a determination until all issues have been addressed. (New Issue)

Title Sheet

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	The Title Sheet references "HRB# 1125 District Contributor" was there a previous designated structure on site that was demolished? (New Issue)

Summary

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Until the requested information has been provided, EAS 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. (New Issue)



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Review Information

Cycle Type: 5 Submitted (Multi-Discipline) **Submitted:** 03/01/2018 Deemed Complete on 03/01/2018
Reviewing Discipline: LDR-Engineering Review **Cycle Distributed:** 03/01/2018
Reviewer: Adams, Tamara **Assigned:** 03/02/2018
 (619) 446-5417 **Started:** 03/23/2018
 TAADAMS@sandiego.gov **Review Due:** 03/29/2018
Hours of Review: 4.00 **Completed:** 03/23/2018 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 04/05/2018

- . The review due date was changed to 04/04/2018 from 04/04/2018 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 2nd 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 23 outstanding review issues with LDR-Engineering Review (all of which are new).

1st Enq. Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Site Development Permit and Coastal Development Permit Plans. (New Issue)
<input type="checkbox"/>	2	The following comments are not exclusive and additional comments will be recommended pending further review of requested information and/or any redesign of this project. Should you have any questions, please contact me at taadams@sandiego.gov (New Issue)
<input type="checkbox"/>	3	With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed. (New Issue)

Development Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	C.1: Please show minimum 10' curb to PL right of way, dedication will be required to maintain the minimum required 10' curb to PL. (New Issue)
<input type="checkbox"/>	5	C.1: Please revise the driveway location to be aligned with the existing curb and gutter to the South of the proposed driveway and show appropriate transition to the North of the proposed driveway. (New Issue)
<input type="checkbox"/>	6	C.1: Please show installation of curb and gutter per current City Standards along the entire project site frontage. (New Issue)
<input type="checkbox"/>	7	C.1: Please provide a copy of the reference SDG&E work order number 2560880. (New Issue)
<input type="checkbox"/>	8	C.1: Please remove the called out "Bollards as needed" an appropriate transition is required. (New Issue)
<input type="checkbox"/>	9	C.1: Please provide a correct reference drawing number for referenced general utility easement. Provide a copy of the correct drawings. (New Issue)
<input type="checkbox"/>	10	C.1: Please explain the "6' street vacation" and the "expected" 10' curb to PL shown on the typical cross section for Outlook Dr. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Tamara Adams at (619) 446-5417. Project Nbr: 589178 / Cycle: 5





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	11	C.1: Please provide a copy of the as-built drawings for the curb outlet to the South of the property and identify storm drain easement on the property. (New Issue)
<input type="checkbox"/>	12	C.1: Please provide an approval letter from AT&T for the proposed work over their easement to the East of the property. (New Issue)
<input type="checkbox"/>	13	C.1: Please provide a cross section for the proposed driveway and identify slopes. (New Issue)
<input type="checkbox"/>	14	C.1: Please reference the site sections provided on A2.0 (1 and 2) and the plan view on C.1. (New Issue)
<input type="checkbox"/>	15	C.1: On the provided Conceptual Grading Plan show the existing and proposed grading contours and identify roof drains. Please identify how the runoff will be collected and discharged to the public storm drain system (gutter). Provide Q and V at the discharge points. (New Issue)
<input type="checkbox"/>	16	C.1: Identify top of wall elevations and finished grade elevations at toe of wall for the proposed retaining wall at the North and East of the PLs, show elevations at the ends, corners, and at 10-15' intervals along the length of the wall. (New Issue)
<input type="checkbox"/>	17	C.1: Provide a cross section for the proposed retaining walls, identify the max cut and fill, existing and proposed grades, and location of the wall with respect to the PL. No soil disturbance to adjacent properties is allowed, add a note. (New Issue)

Storm Water Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Based on the Storm Water Requirements Applicability Checklist (DS-560), this project is a Standard Development Project. Therefore, Site design and source control BMP requirements apply. The applicant shall scan and paste completely filled out Forms I-4 and I-5 per the 2016 Storm Water Standards Manual Part 1 Appendix A on the plans, refer to sheet 2 of the current City template for formatting and location. (New Issue)
<input type="checkbox"/>	19	In order to backup your selection of Standard Development on the provided form SD-560, please provide the following information on the sheet C.1: - Total impervious area currently exists on the site: - Existing impervious will be replaced with new impervious area: - New impervious area will be created in areas that are pervious in existing condition: NOTE: Please include area of any impervious hardscape that is being proposed. (New Issue)

Drainage

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Please submit a drainage letter to address the adequacy of the down stream system(s) and to demonstrates that no adverse impacts will occur to these systems as a result of the increased runoff from the proposed development. Address if any impacts are anticipated, state the measures that must be taken to mitigate such impacts. Please address if the proposed project will have an adverse impacts to the adjacent property. (New Issue)
<input type="checkbox"/>	21	In the drainage letter discuss if any offsite drainage areas, design flows, and locations where offsite flows enter the project site and summarize how such flows are conveyed through the site. (New Issue)
<input type="checkbox"/>	22	Support the provided information with simple calcs to backup the narratives. (New Issue)





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	In the drainage letter, provide a narrative in the drainage study indicating if the proposed project is required to obtain approval from the Regional Water Quality Control Board under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior permit issuance.

(New Issue)





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Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 03/01/2018	Deemed Complete on 03/01/2018
Reviewing Discipline: Community Planning Group	Cycle Distributed: 03/01/2018	
Reviewer: Gargas, Glenn (619) 446-5142 ggargas@sandiego.gov	Assigned: 03/04/2018	
	Started: 03/04/2018	
Hours of Review: 0.20	Review Due: 03/29/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/04/2018	COMPLETED ON TIME
	Closed: 04/05/2018	

- . The review due date was changed to 04/04/2018 from 04/04/2018 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 2nd 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 2 outstanding review issues with Community Planning Group (all of which are new).

La Jolla - March 2018

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact the Chair for the La Jolla Community Planning Association at 858.456.7900 or info@lajollacpa.org to schedule your project presentation. This Community Planning Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has provided the group a copy of the project plans and documents. (New Issue) [Recommended]
<input type="checkbox"/>	2	Projects within La Jolla Shores require a recommendation from the La Jolla Shores Planned District Advisory Board, in addition to the La Jolla Community Planning Association (LDC Section 1510.0105(b)). Contact the City Planner Marlon Pangilinan at 619-235-5293 or MPangilinan@sandiego.gov when ready to schedule your project before the LJSPPAB, which meets the third Tuesday of the month. Presentation materials should include elevations, photographs of surrounding properties, samples of colors, finishes, and special treatments. (New Issue)





L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 03/01/2018	Deemed Complete on 03/01/2018
Reviewing Discipline: Plan-Facilities Financing	Cycle Distributed: 03/01/2018	
Reviewer: Crane, Bill (619) 533-3685 Wcrane@sandiego.gov	Assigned: 03/01/2018	
	Started: 03/06/2018	
Hours of Review: 1.00	Review Due: 03/29/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/06/2018	COMPLETED ON TIME
	Closed: 04/05/2018	

- . The review due date was changed to 04/04/2018 from 04/04/2018 per agreement with customer.
- . We request a 2nd complete submittal for Plan-Facilities Financing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with Plan-Facilities Financing (all of which are new).

Impact Fees

Discretionary & Prelim Reviews

DIF - Residential

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Development Impact Fees (DIF) are required at building permit issuance based on increased residential development and/or a change to existing land use. The currently adopted [community name] DIF rate for residential development is \$5,670 per dwelling unit. Rates are subject to change. (New Issue)

RTCIP

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	RTCIP Fees on residential development are required at building permit issuance. These fees were established to ensure that new Development invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility. The current City RTCIP Fee is \$2,800 per single-dwelling unit and/or \$2,240 per multi-dwelling unit. On-site affordable housing units are exempt from the City RTCIP Fee. To qualify for this exemption, a recorded Affordable Housing Agreement with the Housing Commission must be submitted to Facilities Financing prior to building permit issue (New Issue)

Current Impact Fee Schedule

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The Impact Fee Schedule outlines the fees which Facilities Financing collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees can be paid in person at DSD or through OpenDSD at http://opensdsd.sandiego.gov/web/invoices/ . The fee schedule can be accessed on the City web site at: https://www.sandiego.gov/facilitiesfinancing

Fees are subject to increase at the beginning of each new fiscal year (July 1), each new calendar year (Jan 1), and/or upon Council approval of an update to the Public Facilities Financing Plan and/or Impact Fee Study. (New Issue)



L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline) **Submitted:** 03/01/2018 Deemed Complete on 03/01/2018
Reviewing Discipline: Plan-Historic **Cycle Distributed:** 03/01/2018
Reviewer: Brown, Jodie **Assigned:** 03/06/2018
(619) 533-6300 **Started:** 03/26/2018
JDBROWN@sandiego.gov **Review Due:** 03/29/2018
Hours of Review: 1.00 **Completed:** 03/26/2018 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 04/05/2018

- . The review due date was changed to 04/04/2018 from 04/04/2018 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 2nd complete submittal for Plan-Historic on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-Historic (all of which are new).

032618

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	When this project was submitted under the previous project number, there was a plan to have a landscape easement on parcel 1 (the designated parcel) to allow for more space. There was some discussion at a later date that there would no longer be a landscape easement on Parcel 1 to benefit Parcel 2. Please clarify if this is the case. (New Issue)





L64A-003A

Review Information

Cycle Type:	5 Submitted (Multi-Discipline)	Submitted:	03/01/2018	Deemed Complete on 03/01/2018
Reviewing Discipline:	LDR-Geology	Cycle Distributed:	03/01/2018	
Reviewer:	Thomas, Patrick (619) 446-5296 pathomas@sandiego.gov	Assigned:	03/02/2018	
Hours of Review:	3.00	Started:	03/19/2018	
Next Review Method:	Submitted (Multi-Discipline)	Review Due:	03/29/2018	
		Completed:	03/28/2018	COMPLETED ON TIME
		Closed:	04/05/2018	

- . The review due date was changed to 04/04/2018 from 04/04/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: New Document Required.
- . We request a 2nd complete submittal for LDR-Geology on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with LDR-Geology (all of which are new).

589178-5 (3/28/2018)

Information

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project site is located within geologic hazards zones 11, 12 and 27 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 11 is characterized by Active, Alquist-Priolo Earthquake Fault Zone. Zone 12 is characterized by potentially active faulting. Zone 27 is characterized by slide prone formations. (New Issue)
<input type="checkbox"/>	2	Storm Water Requirements for the proposed development will be evaluated by LDR-Engineering review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering reviewer on requirements. LDR-Engineering may determine that LDR-Geology review of a storm water infiltration evaluation is required. (New Issue)

References

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Grading Plan, Lookout Residence, Parcel 2, PM17817, 1 Lot-Lookout Drive, San Diego, California 92037; prepared by Coffey Engineering, Inc., dated September 27, 2017. Update Geotechnical Report and Response to LDR-Geology Cycle 1 Review Memorandum, Proposed Residential Remodel and Single-Family Residences, Parcels 1, 2, 4, & 5, Parcel Map 17817, 7727 Lookout Drive, La Jolla, California, prepared by Christian Wheeler Engineering, dated December 5, 2017 (their project no. CWE 2170685.01). (New Issue)

Other References

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Report of Preliminary Geotechnical Investigation, Proposed Remodel, Addition, and Future Single-Family Residences, Parcels 1, 2, 4, & 5, Parcel Map 17817, 7727 Lookout Drive, La Jolla, California, prepared by Christian Wheeler Engineering, dated April 14, 2014 (their project no. CWE 2130434.01). (New Issue)

Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Submit an addendum geotechnical report that specifically addresses the following issues and is prepared in accordance with the City's "Guidelines for Geotechnical Reports." http://www.sandiego.gov/development-services/industry/pdf/geoguidelines.pdf (New Issue)
<input type="checkbox"/>	6	Provide a project (PTS 589178) site specific geologic cross section on Lot 2 perpendicular to the fault zone trend that correlates the stratigraphy exposed in the geologic/fault investigations performed at the site. Show the property boundaries, proposed development, and field explorations. Indicate if stratigraphic continuity exists across the site. (New Issue)
<input type="checkbox"/>	7	The geotechnical consultant must provide a statement that the site will have a factor-of-safety of 1.5 or greater with respect to gross and surficial slope stability at the completion of the project. (New Issue)
<input type="checkbox"/>	8	The geotechnical consultant states that "the proposed site development should be safe to occupy with respect to geologic hazards." The geotechnical consultant must indicate whether or not the proposed site development will be safe to occupy with respect to geologic hazards. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Submit original quality prints and digital copies (on CD/DVD/or USB data storage device) of the geotechnical investigation report listed as "References" "Other Reference" and the requested addendum geotechnical document for review and for our records. (New Issue)





L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline) **Submitted:** 03/01/2018 Deemed Complete on 03/01/2018
Reviewing Discipline: PUD-Water & Sewer Dev **Cycle Distributed:** 03/01/2018
Reviewer: Li, David **Assigned:** 03/01/2018
 (619) 446-5102 **Started:** 03/28/2018
 Dli@sandiego.gov **Review Due:** 03/29/2018
Hours of Review: 2.50 **Completed:** 03/29/2018 **COMPLETED ON TIME**
Next Review Method: Submitted (Multi-Discipline) **Closed:** 04/05/2018

- . The review due date was changed to 04/04/2018 from 04/04/2018 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 2nd 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 2 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

1st Review

Informational Items

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	If it is determined that the existing water service is not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) the existing unused water service and install new service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	2	All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	3	Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue) [Recommended]
<input checked="" type="checkbox"/>	4	All onsite water and sewer facilities will be private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	5	No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities. (New Issue) [Recommended]
<input checked="" type="checkbox"/>	6	All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue) [Recommended]

Grading Plan Comments

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	The plan shows call outs for the private sewer force main, but the actual pipe is not shown. Please show the alignment of the pipe in the public right of way. (New Issue)
<input type="checkbox"/>	8	The Legend shows a proposed water service w/backflow device, but what's shown on the plan view is the existing 1" water service (per as-built Dwg# 33188-12-D). Please clarify if you are proposing to install a meter on existing 1" water service, or killing the existing water service and installing a new one. (New Issue)





L64A-003A

Review Information

Cycle Type: 5 Submitted (Multi-Discipline)	Submitted: 03/01/2018	Deemed Complete on 03/01/2018
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 03/01/2018	
Reviewer: Neri, Daniel (619) 687-5967 Dneri@sandiego.gov	Assigned: 03/05/2018	
	Started: 04/02/2018	
Hours of Review: 1.50	Review Due: 03/29/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 04/02/2018	COMPLETED LATE
	Closed: 04/05/2018	

- . The review due date was changed to 04/04/2018 from 04/04/2018 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 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Landscaping (all of which are new).

First Review - 04/02/2018

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Street Trees: Street Trees shall be canopy form, rather than Palms. Palms do not meet the goals of the City of San Climate Action Plan. Please provide a separate tree category entitled "Street Tree" and include only canopy form trees. Palms may be used within the private property. (New Issue)
<input type="checkbox"/>	2	Proposed Plants: Please remove Ice Plant from the allowable species. (New Issue)
<input type="checkbox"/>	3	Plant/Tree Names: Please provide Common Names and Botanical Names for all plant/tree material. Please ensure species are spelled correctly. (New Issue)
<input type="checkbox"/>	4	Tree Note (Sht. A2.1): In the callout note pointing to the street tree, please remove "Within 10 FT of Property Line". This is not applicable to this tree. (New Issue)
<input type="checkbox"/>	5	ROW Planting: Please clearly show all planting within the Right Away to include ground covers and shrubs. ROW Planting treatment must be shown. (New Issue)
<input type="checkbox"/>	6	Landscape Area: Per the La Jolla Shores Planned District Ordinance, "In the Single-Family Zone, all of the property no used or occupied by structures, unplanted recreational areas, walk and driveways shall be landscaped." The Area Plan provided on Sheet A2.0 does not show any walks or hardscape around the building footprint of in the "Courtyard" area. Per the plans, all areas shown as landscape must be impervious planted areas. It is highly recommended that any decks, walks, paths etc be shown on these plans. Failure to install landscape area as shown will violate the SDP/CDP permits. (New Issue)
<input type="checkbox"/>	7	Stree Tree / Utility Conflicts: Demonstrate that the proposed Street Tree meets the minimum tree separation distances. (New Issue)
<input type="checkbox"/>	8	Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards." (New Issue)
<input type="checkbox"/>	9	Provide the following note on the Landscape Plan: MINIMUM TREE SEPARATION DISTANCE Traffic signals / stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet Intersections (intersecting curb lines of two streets) - 25 feet (New Issue)

For questions regarding the 'LDR-Landscaping' review, please call Daniel Neri at (619) 687-5967. Project Nbr: 589178 / Cycle: 5



L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Provide the following note on the Landscape Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC §142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc. (New Issue)
<input type="checkbox"/>	11	Provide the following note on the Landscape Plan: "Maintenance: All required landscape areas shall be maintained by owner. Landscape and irrigation areas in the public right-of-way shall be maintained by owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit." (New Issue)
<input type="checkbox"/>	12	Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC §142.0403(b)(5)." (New Issue)



REQUIRED PERMIT FINDINGS

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.
2. The proposed coastal development will not adversely affect environmentally sensitive lands.
3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.
4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan;
2. The proposed development will not be detrimental to the public health, safety, and welfare; and
3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

Submittal Requirements



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

4/6/18 3:02 pm

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L64A-001

Project Information

Project Nbr: 589178 **Title:** Lookout Lot 2 - CDP/SDP
Project Mgr: Gargas, Glenn (619)446-5142 ggargas@sandiego.gov



Review Cycle Information

Review Cycle: 6 Submitted (Multi-Discipline)

Opened: 04/05/2018 8:11 pm
Due:

Submitted:
Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	9	Site Development Plans	9
Climate Action Plan Consistency Checklist	2	Climate Action Plan Consistency Checklist	2
Water Quality Study	3	Water Quality Study	3
Development Plans	9	Applicant Response to Issues	9
Geotechnical Reports	3	Geotechnical Investigation Report Addendum	3
Archaeological Report	2	Archaeological Report	2