



L64A-003B

Project Information

Project Nbr: 679788 Title: Digital - Ace Self-Storage SDP
Project Mgr: Clady, Chandra (619) 446-5286 CClady@sandiego.gov *670700*

Review Information

Cycle Type: 6 Submitted (Multi-Discipline) Submitted: 09/08/2022 Deemed Complete on 09/08/2022
Reviewing Discipline: LDR-Planning Review Cycle Distributed: 09/09/2022
Reviewer: Kessler, Matthew Assigned: 09/12/2022
(619) 446-5306 Started:
MSKessler@sandiego.gov Review Due: 09/29/2022
Hours of Review: 0.00 Completed:
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 10/04/2022 from 10/04/2022 per agreement with customer.
The reviewer has requested more documents be submitted.
Your project still has 21 outstanding review issues with LDR-Planning Review (None of which are new)

Project Information

Table with 3 columns: Cleared?, Num, Issue Text. Contains 3 rows of issues related to draft comments, proposed scope of work, and site location.

Permit Process

Table with 3 columns: Cleared?, Num, Issue Text. Contains 3 rows of issues related to site development permits and application decisions.

General Review Comments

Base Zone & Overlays

Table with 3 columns: Cleared?, Num, Issue Text. Contains 4 rows of issues related to lot line dimensions, basement level SF area, and parking calculations.

Development Permits

Table with 3 columns: Cleared?, Num, Issue Text. Contains 1 row of issue regarding written findings for items per Sec. 126.0505.

For questions regarding the 'LDR-Planning Review' review, please call Matthew Kessler at (619) 446-5306. Project Nbr: 679788 / Cycle: 6





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Conditions may be added to development permits in support of required findings. (info only, no action req'd.) (From Cycle 3)

Land Use Plan

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	Storage use proposed is an allowed Use within the Industrial zone IL-2-1 and therefore would be following the Industrial Land Use designation of the Community Plan as well. (info only). (From Cycle 3)
<input type="checkbox"/>	14	Elevations provided comply with façade variations as noted per CPIOZ Supplemental development regulations but plan also includes Design Guidelines that specify avoidance of "large unbroken expanses of wall", and both the N & E side elevations that front along streets, show a continuous CMU wall along grade level without any offsets or breaks in pattern. Please indicate how this would comply with the Community Plan requirements, page 53. (From Cycle 3)
<input type="checkbox"/>	15	Even though Development Plans do not need to specify installations or exact equipment to be utilized, since the Design Guidelines do emphasize importance of Roof Design, please indicate on plans if no roof equipment will be required or if so, then please add notes to the Roof Plan that clarify how any required equipment will be shielded from view or integrated as part of the roof itself, as required per page 53 of community plan. (From Cycle 3)
<input type="checkbox"/>	16	Please submit proposal to the corresponding Community Planning Group and provide reviewer with comments or recommendations obtained from the group. (From Cycle 3)
<input type="checkbox"/>	17	Planning staff will defer to Long Range Planning reviewer for any other Land Use Plan requirements. (info only). (From Cycle 3)

ESL

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	ESL in the form of Floodplains (as defined by SDMC Sec. 113.0103) is present on this Site, therefore staff will defer to the Engineering section (as SME) for determination of requirements and compliance. (From Cycle 3)

CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Please expand on the Project description item 4 of page 3 on the CAP Consistency Checklist. Applicant simply needs to incorporate number of stories, site improvements and parking. (From Cycle 3)
<input type="checkbox"/>	20	Please revise the CAP Consistency Checklist Step 1 answer on page 4 to indicate how the proposed project is consistent with the Land Use and Base zone. Applicant needs to include a brief description of how project complies in the lower empty box of the page. (From Cycle 3)
<input type="checkbox"/>	21	Please include corresponding plan sheet number to cross reference the location of applicable items proposed for compliance of the Step 2- Strategy 3 items, within the explanation box of each. (From Cycle 3)





L64A-003B

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/08/2022	Deemed Complete on 09/08/2022
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 09/09/2022	
Reviewer: Szymanski, Jeffrey (619) 446-5324 jszymanski@sandiego.gov	Assigned: 09/14/2022	
Hours of Review: 0.00	Started:	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 10/04/2022	
	Completed:	
	Closed:	

- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Environmental (None of which are new)

EAS Review 10/28/2021

<u>Cleared?</u>	<u>Issue 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 Land Use, GHG CAP Checklist 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.

Please provide what the previous development was located at this location. (From Cycle 3)

GHG CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Please see comments from LDR Planning and Transportation Development staff on the CAP Checklist. EAS can not make the CEQA determination until all these issues have been addressed. (From Cycle 3)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	In accordance with the City's CEQA Significance Determination Thresholds significant Visual Quality/Neighborhood Character impacts may result from projects whose bulk, scale, materials, or style are incompatible with surrounding development, or would substantially alter the existing or planned character of the area. Please see comments from Long Range Planning who has identified that the project currently does not comply with several Supplemental Design Regulations which relates to FAR and aesthetics. (From Cycle 3)

Geologic Hazards

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	Please see comments from LDR Geology, who are requiring the preparation of geologic addendum report. EAS can not make the CEQA determination until all issues have been addressed. (From Cycle 3)





L64A-003B

Review Information

Cycle Type: 6 Submitted (Multi-Discipline) Submitted: 09/08/2022 Deemed Complete on 09/08/2022
Reviewing Discipline: LDR-Landscaping Cycle Distributed: 09/09/2022
Reviewer: Navigato, Andrea Assigned: 09/09/2022
(619) 446-5197 Started:
Anavagato@sandiego.gov Review Due: 09/29/2022
Hours of Review: 0.00 Completed:
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 10/04/2022 from 10/04/2022 per agreement with customer.
The reviewer has requested more documents be submitted.
Your project still has 10 outstanding review issues with LDR-Landscaping (None of which are new)

1st Review - 9/9/2021

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 8 rows of review issues with checkboxes and detailed descriptions.

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navigato at (619) 446-5197. Project Nbr: 679788 / Cycle: 6



L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Tree Maintenance Note: Provide the following note on the Landscape Plan: "All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted." (From Cycle 3)
<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. (From Cycle 3)





L64A-003B

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/08/2022	Deemed Complete on 09/08/2022
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 09/09/2022	
Reviewer: Florezabihi, Hoss (619) 446-5348 florezabih@sandiego.gov	Assigned: 09/14/2022	
	Started: 09/28/2022	
Hours of Review: 7.00	Review Due: 09/29/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/29/2022	
	Closed:	

- . The review due date was changed to 10/04/2022 from 10/04/2022 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.
- . The reviewer has requested more documents be submitted.
- . Your project still has 13 outstanding review issues with LDR-Engineering Review (10 of which are new issues).

📁 1st Review - 09/17/2021

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

- 1 These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

(From Cycle 3)
- 2 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 Development Permit Plans.

(From Cycle 3)
- 3 The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the new Storm Water Development Regulations.

(From Cycle 3)
- 4 Please refer to Appendix A of the Storm Water Manual. Additional comments will follow.

(From Cycle 3)
- 5 The revised Storm Water Standards are available online at:
<https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018>

(From Cycle 3)
- 6 Revise the Site Plan/Grading plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

(From Cycle 3)
- 7 Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project.

(From Cycle 3)
- 8 The Grading Plan shall show existing and proposed grading contours and the topographic source, date and MSL datum. Plan shall include the proposed finished pad elevations, drainage patterns and slope gradients. Show the collection/discharge points for any site and roof drains. Show the Post-Construction Best Management Practices (BMPs).

(From Cycle 3)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	Revise the Site/grading Plan. Show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck or balcony drains are proposed, add a note stating: NO ROOF, DECK OR BALCONY DRAINS ARE PROPOSED FOR THIS PROJECT. (From Cycle 3)
<input checked="" type="checkbox"/>	10	Revise the Site/Grading Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (From Cycle 3)
<input checked="" type="checkbox"/>	11	FEMA: Please revise site and grading plan to show and call out FEMA Special Flood Hazard Area (SFHA) Zone AE boundary limits. Please add a note on plans stating the following: "Project is located within FEMA Special Flood Hazard Area (SFHA), Zone AE. Applicant is responsible for complying with all SFHA, Zone AE, requirements and regulations." (From Cycle 3)
<input checked="" type="checkbox"/>	12	FEMA: Additional comments may be recommended once requested information is submitted. Applicant may be required to raise building pad to comply with FEMA SFHA regulations and submit a CLOMR depending on location of development in respect to FEMA SFHA boundary limits. (From Cycle 3)
<input checked="" type="checkbox"/>	13	Show and callout how site drainage will convey to nearest public storm drain system. (From Cycle 3)
<input checked="" type="checkbox"/>	14	Drainage Design: Per comment 18-19, applicant may be required to realign curb and gutter an additional width. LDR-Engineering will review drainage design on the next review. (From Cycle 3)
<input type="checkbox"/>	15	Based on the information provided, project will be conditioned for a Grading Permit. (From Cycle 3)
<input checked="" type="checkbox"/>	16	Please submit a title report to review all existing easements on site. Please show and call out all existing and proposed easements on site. Applicant will be required to upgrade all easements on site to current City of San Diego Standards. (From Cycle 3)
<input checked="" type="checkbox"/>	17	The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards or are damaged during construction. (From Cycle 3)
<input checked="" type="checkbox"/>	18	Call out Proposed PL on plans, change the PL line weight or type to clearly distinguish PL. Clearly dimension all existing and proposed lanes for both streets. Based on the provided information, applicant will be required to dedicate additional Right-of-way for Mission Gorge Road and Princess View Drive, per the current City of San Diego Street Design Manual. (continued below) (From Cycle 3)
<input checked="" type="checkbox"/>	19	Per the Navajo Community Plan Area, Mission Gorge Road is a designated 6 Lane Primary Arterial roadway with a buffered class II bike lane and Princess View Drive a designated 4 Lane Major Street with a buffered class II bike lane. The minimum parkway/curb to PL for both roads is 22' with non-contiguous sidewalk per the Street Design Manual. Please revise plans for next submittal and demonstrate how these requirements will be implemented. (From Cycle 3)
<input type="checkbox"/>	20	Proposed driveway must comply with all City of San Diego Standards. Per City of San Diego standard drawings, driveway must be located a minimum of 3' from PL. Please revise for next submittal. (From Cycle 3)
<input checked="" type="checkbox"/>	21	2. EMRA - If site has an existing EMRA please submit for review. If there is no existing EMRA, please note one will be required for all private improvements in the public right-of-way and City easements. (From Cycle 3)
<input type="checkbox"/>	22	Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the driveways and intersections. For the driveway, show the visibility areas on private property which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. (continued below) (From Cycle 3)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material. (From Cycle 3)
<input checked="" type="checkbox"/>	24	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (From Cycle 3)
<input checked="" type="checkbox"/>	25	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. (From Cycle 3)
<input checked="" type="checkbox"/>	26	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please email Karen Vera at kvera@sandiego.gov. (From Cycle 3)

Drainage Report - 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	27	Please 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. (From Cycle 3)
<input checked="" type="checkbox"/>	28	Plans show a proposed curb outlet on Mission Gorge Road frontage, please be sure to show and call out drainage discharge, Q100, on plans and in Drainage report. (From Cycle 3)

SWQMP - 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	29	DMA Exhibit: Applicant did not submit a DMA Exhibit with SWQMP. LDR-Engineering cannot review SW calculations without DMA Exhibit. (From Cycle 3)
<input checked="" type="checkbox"/>	30	DMA Exhibit: Provide structural details and cross sections of all proposed Treatment Control BMPs on the DMA Map. (From Cycle 3)
<input checked="" type="checkbox"/>	31	Please revise plans and DMA Exhibit to callout basin size and volume as will be stated in submitted SWQMP. (From Cycle 3)
<input checked="" type="checkbox"/>	32	Calculations were not included in report. Please submit all treatment sizing, retention, street tree and hydromod calculations for next review. (From Cycle 3)
<input checked="" type="checkbox"/>	33	Infiltration category: Please provide documentation in accordance with Appendix C and D of the City's Storm Water Standards Manual to support infiltration category. (From Cycle 3)
<input checked="" type="checkbox"/>	34	Please clarify is applicant will use biofiltration basin for hydromodification purposes as well or if another system is proposed. If so, be sure to show and call out on plans and in exhibit. Include size, type, orifice size and volume. Applicant must also provide a detail/cross section of hydromodification unit to verify calculations in report. (From Cycle 3)
<input checked="" type="checkbox"/>	35	Attachment 2 - Please include hydromodification exhibit and calculations for the next submittal. (From Cycle 3)





L64A-003B

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	36	In order to avoid another cycle for the review of SWQMP, please use checklists for each attachment to ensure all required information is included in next review. (From Cycle 3)
<input checked="" type="checkbox"/>	37	A full review of SWQMP was not completed in this review cycle due to missing calculations and documents. A full review of SWQMP will be completed on the next review cycle once pending information has been updated/submitted. (From Cycle 3)

2nd Review - 09/29/22

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	38	Please note unchecked comments of previous review are still standing and need to be addressed. (New Issue)
<input type="checkbox"/>	39	Regarding Comment # 20 of previous review , revise grading/site plan and provide a call out or stationing showing minimum 3' separation between curb opening and PL. (New Issue)
<input type="checkbox"/>	40	Drainage Report -- Report must address how increase in Q100 is mitigated . By send it through Bio retention basin which is designed to handle/treat Q2/Q10 , once Q100 arrives it will bypass the bio retention basin via over flow ! If detention take place in a separate basin that is sized based on Q100 the mitigation will be achieved through controlled release based on existing condition. (New Issue)
<input type="checkbox"/>	41	Drainage Report - Please elaborate on Basin P-2.1 , why this area is 26.4% impervious which is mainly drive isle (show pervious/impervious area). (New Issue)
<input type="checkbox"/>	42	Please use City of San Diego Drainage Design Manual instead of San Diego County Hydrology Manual . (New Issue)
<input type="checkbox"/>	43	SWQMP -- In order to qualify for requested HMP exemption please provide a aerial map showing improved conveyance from project site all the way to exempt water body along with drawing numbers. (New Issue)
<input type="checkbox"/>	44	SWQMP - Please note tree well can be used as is a site design feature (SD) to lower DCV and not "Structural BMP ". Please revise/correct . (New Issue)
<input type="checkbox"/>	45	SWQMP - Please note " no infiltration " must be EITHER determined by "Simple Criteria " per C.1 and followed by a Letter per C1.1 or else LDR-Geology must review and approve the Geotec report for compliance with requirements of Appendix D. If the former option is chosen , include the findings and the Letter in the report. (New Issue)
<input type="checkbox"/>	46	SWQMP -- Please show pervious/impervious exhibit for DMA -2 to justify figure used in work sheet B-1. (New Issue)
<input type="checkbox"/>	47	Please provide a detail written response to all comments regardless you agree or not and in case of disagreement express your reasoning. (New Issue)





L64A-003B

Review Information

Cycle Type: 6 Submitted (Multi-Discipline) Submitted: 09/08/2022 Deemed Complete on 09/08/2022
Reviewing Discipline: LDR-Transportation Dev Cycle Distributed: 09/09/2022
Reviewer: Elhamad, Ismail Assigned: 09/14/2022
(619) 446-5494 Started: 09/28/2022
ielhamad@sandiego.gov Review Due: 09/29/2022
Hours of Review: 6.00 Completed: 09/30/2022
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 10/04/2022 from 10/04/2022 per agreement with customer.
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: New Document Required.
The reviewer has requested more documents be submitted.
Your project still has 22 outstanding review issues with LDR-Transportation Dev (12 of which are new issues).

1st Review

Cleared? Issue Num Issue Text

- 1 General: These comments are draft and subject to change until presented by the City's assigned Development Project Manager...
2 Project Description: (Process 3) Project proposes to construct a 120,228 SF 2-story self-storage building...
3 Trip Generation: The proposed 121,819 SF storage facility is estimated to generate approximately 272 average daily trips...
4 Vehicle Miles Traveled: The project is presumed to have a less than significant VMT impact...
5 Dedication and Improvements (Mission Gorge Road): Mission Gorge Road is classified in the Navajo Community Plan...
6 Dedication and Improvements (Mission Gorge Road): (continue ..) The project is required to provide a non-contiguous sidewalk...
7 Dedication and Improvements (Princess View Drive): Princess View Drive is classified in the Navajo Community Plan...



L64A-003B

- Issue 8: Parking. The minimum parking requirement for the proposed 120,228 SF of Self Storage at a rate of 1.0 spaces/10,000 SF and 3.3 spaces/1,000 SF of office space per Table 142-05G, (120,228/10000) = 12 parking spaces (1,591/1000 x 3.3) = 5 parking spaces. Total= 17 parking spaces. Project is providing 19 parking spaces. Adequate. Please sequentially number these parking spaces on the plan. (From Cycle 3)
Issue 9: Parking. The minimum parking stall dimensions and aisle widths of all newly created or restriped spaces should comply with SDMC Section 142.0560 and Table 142-05K. Please revise to provide a minimum 18' long parking space. (From Cycle 3)
Issue 10: Motorcycle Parking: City's Land Development Code (LDC) 142.0530(g) requires a minimum of equal to a rate of 2% of the total spaces required for automobile parking (minimum of 2 spaces) be provided for motorcycle parking. (From Cycle 3)
Issue 11: Motorcycle Parking: Please provide dimensions of the proposed motorcycle parking spaces to demonstrate they meet the minimum required dimensions of 3 ft by 8 ft stated in Section 142.0560(f) of the SDMC. (From Cycle 3)
Issue 12: Short-Term Bicycle Parking: In accordance with SDMC Section 142.0530(e), the minimum number of short-term bicycle parking spaces shall be 0.1 per 1,000 square feet of building floor area. Revise to show and call out 12 short-term bicycle spaces on the plan. (From Cycle 3)
Issue 13: Long-Term Bicycle Parking: In accordance with SDMC Section 142.0530(e), long-term bicycle parking spaces shall be required for non-residential development at a rate of 5% of the required automobile parking for any premises with more than ten full-time employees. The minimum number of required long-term bicycle spaces is one. Please revise to show and call out on the plan. (From Cycle 3)
Issue 14: Parking Table: Revise parking calculation table to include required and provided ADA, Motorcycle, long-term, short-term, and loading zone parking spaces. (From Cycle 3)
Issue 15: Pedestrian Circulation: Please clearly show the accessible pedestrian path to the office/storage unit building. (From Cycle 3)
Issue 16: Fences: Please label any existing and proposed fences on the plans. (From Cycle 3)
Issue 17: Driveway Gates: Any proposed gate to the parking area should be clearly shown and called out on the plans. A minimum of 40-foot distance is typically required from back of the sidewalk to any gates to prevent the entering vehicles blocking the public right-of-way. (From Cycle 3)
Issue 18: Visibility Triangles: No fences/shrubs higher than 24 inches in height are permitted in the visibility areas of the proposed driveways and street intersections. Revise the site plan to show visibility triangles at each corner of the proposed driveways and street intersections and clearly note on the plans that no objects higher than 24 inches will be proposed in the visibility areas. Refer to the Land Development Code section 113.0273 for measuring visibility area. (From Cycle 3)
Issue 19: Additional Comments and Conditions (information only): Additional comments and conditions may be provided pending further review or redesign of this project. (From Cycle 3)

CAP Consistency Checklist

- Issue 20: Strategy 3 Item 4, minimum of (12) short term bicycle parking spaces and (1) long term bicycle parking space are required; revise and resubmit. (From Cycle 3)

24008912 SDP 2nd rev 9/29/22

Table with 3 columns: Cleared?, Num, Issue Text





L64A-003B

Issue
Cleared? Num Issue Text

- 31 Please respond to comments 9 thru 17 above. The response letter says refer to the notes. There are no notes shown on the plans. (New Issue)

Permit Conditions

Issue
Cleared? Num Issue Text

- 21 Prior to issuance of any building permit, the applicant shall assure by permit and bond, the dedication of 12 feet of right of way along project's frontage on Mission Gorge Road, satisfactory to the City Engineer. (New Issue)
- 22 Prior to issuance of any building permit, the applicant shall assure by permit and bond, the widening of Mission Road from 46 feet to 53 feet (centerline to curb) along project's frontage, satisfactory to the City Engineer. (New Issue)
- 23 Prior to issuance of any building permit, the applicant shall assure by permit and bond, the widening of 7.5 feet of non-contiguous sidewalk along project's frontage on Mission Road within 14 feet parkway, satisfactory to the City Engineer. (New Issue)
- 24 Prior to issuance of any building permit, the applicant shall assure by permit and bond to provide an 11-foot Irrevocable Offer of Dedication (IOD) to provide 1/2 width of 78 feet of right-of-way along project's frontage on Mission Gorge Road to allow for future eastbound right turn lane, satisfactory to the City Engineer. (New Issue)
- 25 Prior to issuance of any building permit, the applicant shall assure by permit and bond, the construction of 10-foot buffered bike lane (7' bike lane, 3' buffer) widening of 7.5 feet of non-contiguous sidewalk along project's frontage on Mission Road, satisfactory to the City Engineer. (New Issue)
- 26 Prior to issuance of any building permit, the applicant shall assure by permit and bond, the dedication of 1-foot of right of way along project's frontage on Princess View Drive to provide 10 feet of right-of-way, satisfactory to the City Engineer. (New Issue)
- 27 Prior to issuance of any building permit, the applicant shall assure by permit and bond, the construction of 5-foot non-contiguous sidewalk along project's frontage on Princess View Drive within 10 feet parkway, satisfactory to the City Engineer. (New Issue)
- 28 Prior to issuance of any building permit, the applicant shall assure by permit and bond to provide 3 1/2 feet Irrevocable Offer of Dedication (IOD) to provide 1/2 width of right of way of 55 1/2 feet along project's frontage on Princess View Drive, satisfactory to the City Engineer. (New Issue)
- 29 Prior to issuance of any building permit, the applicant shall assure by permit and bond the construction City standard 30-foot wide driveway on Princess View Drive, satisfactory to the City Engineer. (New Issue)
- 30 The Owner/Permittee shall provide and maintain 10 feet by 10 feet visibility triangle area on both sides of the driveway measured along the property line on Princess View Drive. No obstacles higher than 36 inches shall be located within the visibility area. (New Issue)
- 32 The Owner/Permittee shall provide and maintain 25 feet by 25 feet visibility triangle area at the corner of Mission Gorge Road and Princess View Drive measured along the property line on. No obstacles higher than 36 inches shall be located within the visibility area. (New Issue)





L64A-003B

Review Information

Cycle Type: 6 Submitted (Multi-Discipline) **Submitted:** 09/08/2022 Deemed Complete on 09/08/2022
Reviewing Discipline: REA-Airports **Cycle Distributed:** 09/09/2022
Reviewer: Johnson, Derrick **Assigned:**
(619) 446-5477 **Started:**
dnjohnson@sandiego.gov **Review Due:** 09/29/2022
Hours of Review: 0.00 **Completed:**
Next Review Method: Submitted (Multi-Discipline) **Closed:**

- . The review due date was changed to 10/04/2022 from 10/04/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with REA-Airports (None of which are new)

1st Review

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	Subject: Comments on the Proposed Project PTS #679788 Ace Self-Storage SDP Dear Mr. Delgado:The City of San Diego Real Estate Assets Department ¿ Airports Division (Airports) has reviewed the information you have provided on the Proposed Ace Self-Storage development, as referenced in your link provided August 17, 2021 e-mail. Airports reviews proposed projects around Montgomery Gibbs Executive Airport (MYF) carefully for safety and those that may introduce non-compatible land uses that may raise significant safety concerns. (From Cycle 3)
<input type="checkbox"/>	2	MYF is a busy general aviation airport, categorized by the Federal Aviation Administration as a Regional Asset. The airport is open to the public 24 hours a day, 365 days a year. The types of aircraft that use the airport vary from small single-engine pistons to corporate jets, military aircraft, and helicopters. With over MYF 200,000 annual operations MYF ranks among the top 10 busiest general aviation airports in the nation. (From Cycle 3)
<input type="checkbox"/>	3	Based on the information you provided, and per the MYF¿s adopted Airport Land Use Compatibility Plan, the site appears to be located within MYF¿s Airport Influence Area (AIA) Review Area 2, which has limits on the heights of structures, particularly in areas of high terrain. With the above in mind, Airports respectfully requests the following actions be taken on behalf of the project applicant and developer to address, potential incompatibilities of the proposed site, should they decide to move forward: (From Cycle 3)
<input type="checkbox"/>	4	1. The proposed project should restrict any building heights that would penetrate Part 77 Navigable Airspace within its boundaries. It should also restrict temporary cranes and equipment erected during construction activities. Therefore, it shall direct developer to file Notices of Proposed Construction or Alteration (Form 7460-1) with the Federal Aviation Administration and obtain Notices of Determination to ensure no objects related to this project present hazards to air navigation; (From Cycle 3)
<input type="checkbox"/>	5	2. Ensure all overhead lighting is always directed downward to avoid glare; and Page 2 Mr. Antonio Delgado September 20, 2021 3. Secure all trash/storage containers to detour birds from flocking in the MYF Traffic Pattern Zone (TPZ). In the interest of safety, airport compatibility and proper urban planning, Airports looks forward to assisting you during this process. Should you have any questions please contact me at (858) 573-1414, or via e-mail at dreed@sandiego.gov. (From Cycle 3)
<input type="checkbox"/>	6	Sincerely, David Reed Program Manager City of San Diego Airport Management Division AS/JR cc: Jorge Rubio, Deputy Director, Real Estate and Airport Management Charles Broadbent, Airport Manager, Real Estate and Airport Management (From Cycle 3)
<input type="checkbox"/>	7	New Issue (17354369) (From Cycle 3)





L64A-003B

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/08/2022	Deemed Complete on 09/08/2022
Reviewing Discipline: Plan-Long Range Planning	Cycle Distributed: 09/09/2022	
Reviewer: Kempton, Tony (619) 236-6861 kemptont@sandiego.gov	Assigned: 09/09/2022	
	Started: 09/26/2022	
Hours of Review: 5.00	Review Due: 09/29/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/26/2022	
	Closed:	

- . The review due date was changed to 10/04/2022 from 10/04/2022 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.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Plan-Long Range Planning (None of which are new)

Project Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Site Development Permit for a 120,228 square foot, 2-story self-storage building with basement and associated site improvements on a 1.70-acre vacant site at 7395 Mission Gorge Road in the Navajo Community Plan area. (From Cycle 3)

General Comment

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (From Cycle 3)

Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	The General Plan designates the site for Industrial Employment use. The Navajo Community Plan designates the site for Industrial use. The proposal for a 2-story self-storage building with basement and associated site improvements would be consistent with the land use in both the General and Community plans. The site is also within Community Plan Implementation Zone (CP(OZ) A. Development that is consistent with the Community Plan, the base zone regulations, and the supplemental development regulations identified in each CPIOZ section can be processed ministerially. (From Cycle 3)
<input type="checkbox"/>	4	The supplemental development regulations state that development proposals processed under CPIOZ-Type A review shall not exceed a floor area ratio of 1.0. Development proposal that exceeds a floor area ratio of 1.0 shall apply for a discretionary permit. The submitted project plans identify a proposed FAR of 1.62. (From Cycle 3)

Community Plan Implementation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	5	Other supplemental development regulations per CPIOZ: Offsetting Planes and Façade Variations - Submitted plans include elevations, but do not depict a minimum of three offset building planes or façade variation as specified in the Community Plan. Submitted plans do not depict offsetting planes of 2-foot difference measured perpendicular to the adjacent plane, as specified in the Community Plan. Applicant is requested to provide this information in a future submittal. (From Cycle 3)
<input checked="" type="checkbox"/>	6	Building Reflectivity - Applicant is requested to provide information in a future submittal that no more than 30 percent of any single elevation of the building's exterior is constructed of a material with a light reflectivity factor greater than 25 percent. Equipment Enclosure - As no roof plans were submitted, it can't be determined whether mechanical equipment is screened and whether any equipment is stored on the roof. Applicant is requested to provide this information in a future submittal. (From Cycle 3)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	7	Outdoor Storage and Display - Outdoor storage areas are to be screened with a solid six-foot wall or enclosed structure. The submitted plans do not show any outdoor storage areas, other than a trash enclosure. The applicant is requested to provide this information in a future submittal. Refuse Collection Areas - Refuse collection areas shall be screened with a solid six-foot fence or wall or an enclosed structure. The trash receptacle shown on the plans appears enclosed on three sides but there is no information as to height of any fence/wall. The applicant is requested to provide this (From Cycle 3)
<input checked="" type="checkbox"/>	8	information in a future submittal. (From Cycle 3)
<input checked="" type="checkbox"/>	9	Landscaping - The Community Plan Street Tree Plan (Table 4) recommends Platanus acerifolia/London Plane and Liquidambar/stryaciflua/Sweetgum for trees on Mission Gorge Road northeast of Friars Road. The submitted plans depict neither of these species fronting Mission Gorge Road. Applicant is requested to provide them in a future submittal. (From Cycle 3)
<input checked="" type="checkbox"/>	10	Architecture- building color and texture should be coordinated within larger industrial developments. In smaller developments similar or complementary architectural elements should be used to provide continuity between existing and new developments. Submitted elevations show varied façade treatment. Applicant is requested to provide information in a future submittal how the proposal would implement this guideline. (From Cycle 3)
<input checked="" type="checkbox"/>	11	- Industrial developments should consist of several smaller buildings rather than large building masses to prevent the appearance of a wall of development along the street, particularly along Mission Gorge Road. Applicant is requested to provide information in a future submittal how the proposal implements this guideline. (From Cycle 3)
<input checked="" type="checkbox"/>	12	- Fences should be constructed of wood, masonry, wrought iron, or a wood-masonry combination. Fencing should use pilasters, offsets or some other form of visual relief to break up the linear nature of the fence. The applicant is requested to provide information of consistency with this guideline in a future submittal. (From Cycle 3)
<input checked="" type="checkbox"/>	13	-A 25-foot landscaped setback should be provided along Mission Gorge Road. Landscaped parkways should be provided between the sidewalk and the curb on Mission Gorge Road and - 54 - on any interior circulation system. A landscaped median should be provided in Mission Gorge Road. Paving patterns and landscaping should be consistent with the existing medians to the south on Mission Gorge Road. Maintenance should be assured through formation of an assessment district or a similar mechanism. Landscape plans depict a landscaped setback on Mission Gorge Road. The applicant is requested to verify if (From Cycle 3)
<input checked="" type="checkbox"/>	14	it is 25 feet. (From Cycle 3)
<input checked="" type="checkbox"/>	15	- Access and circulation design should provide continuous pedestrian and bicycle access along public streets and to uses within the development. Bicycle parking facilities should be conveniently located near the entrances of buildings, without blocking pedestrian traffic. No parking areas or driveways should be located between the structures and Mission Gorge Road. Submitted plans do not depict bicycle parking facilities. Applicant is requested to provide information of conformance with this guideline in future submittal. (From Cycle 3)





Cycle Issues DRAFT

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

L64A-003B

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/08/2022	Deemed Complete on 09/08/2022
Reviewing Discipline: Community Planning Group	Cycle Distributed: 09/09/2022	
Reviewer: Clady, Chandra (619) 446-5286 CClady@sandiego.gov	Assigned: 09/09/2022	
Hours of Review: 0.00	Started:	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 09/29/2022	
	Completed:	
	Closed:	

- . The review due date was changed to 10/04/2022 from 10/04/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (None of which are new)

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact David Smith, Chair of the Navajo Community Planning Group at (619) 283-5557 or via email: navajoplanners@gmail.com to inquire about the community planning group meeting dates, times, and location for community review of this project. (From Cycle 3)





L64A-003B

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/08/2022	Deemed Complete on 09/08/2022
Reviewing Discipline: LDR-Geology	Cycle Distributed: 09/09/2022	
Reviewer: Washburn, Jacobe (619) 446-5075 jwashburn@sandiego.gov	Assigned: 09/09/2022	
	Started: 09/23/2022	
Hours of Review: 2.50	Review Due: 09/29/2022	
Next Review Method: Conditions	Completed: 09/23/2022	
	Closed:	

- . The review due date was changed to 10/04/2022 from 10/04/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Geology (3 of which are new issues).

679788-3 (9/21/2021)

References:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Geotechnical Evaluation, Ace Self-Storage, Mission Gorge Road and Princess View Drive, San Diego, California, prepared by Christian Wheeler Engineering, dated December 1, 2020 (their project no. 2200604.01) Development Plans: Ace Self-Storage, 7395 Mission Gorge Road, San Diego, California 92120, prepared by Magellan Architecture (their project no. 20-037); conceptual Grading Plans, Ace Self Storage, 4345 Princess View Drive, San Diego, CA 92120, prepared by Omega Engineering. (From Cycle 3)

Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Submit an addendum geotechnical report or update letter that specifically addresses the proposed development for the purposes of environmental review and the following: (From Cycle 3)
<input checked="" type="checkbox"/>	3	If remedial grading is recommended, show the limits of the recommended remedial grading on the geologic/geotechnical map and cross sections. (From Cycle 3)
<input checked="" type="checkbox"/>	4	Please provide representative geologic/ geotechnical cross sections that show the existing and proposed grades, distribution of fill and geologic units, and groundwater conditions. Show the anticipated area of recommended remedial grading, including temporary slopes (if applicable). (From Cycle 3)
<input checked="" type="checkbox"/>	5	The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the Right-of-Way. (From Cycle 3)
<input checked="" type="checkbox"/>	6	NOTE - Storm Water Requirements for the proposed conceptual 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. (From Cycle 3)

679788-6 (9/23/2022)

INFORMATION:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	7	References:
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Response to LDR-Geology Cycle 1 Review Comments, Ace Self-Storage, Mission Gorge Road and Princess View Drive, San Diego, California, prepared by Christian Wheeler Engineering, dated July 27, 2022 (their project no. 2200604.01)

Development Plans: Ace Self-Storage, 7395 Mission Gorge Road, San Diego, California 92120, prepared by Magellan Architecture (their project no. 20-037); conceptual Grading Plans, Ace Self Storage, 4345 Princess View Drive, San Diego, CA 92120, prepared by Omega Engineering.

(New Issue)

<input checked="" type="checkbox"/>	8	Review Comments:
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The Geology Section has reviewed the referenced geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions at this time for the purposes of environmental review of the proposed development.

(New Issue)

Conditions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	9	Prior to the issuance of any construction permits (either grading or building), the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
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(New Issue)





Cycle Issues DRAFT

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

L64A-003B

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 09/08/2022	Deemed Complete on 09/08/2022
Reviewing Discipline: PUD-Water & Sewer Dev	Cycle Distributed: 09/09/2022	
Reviewer: Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	Assigned: 09/09/2022	
	Started:	
Hours of Review: 0.00	Review Due: 09/29/2022	
Next Review Method: Submitted (Multi-Discipline)	Completed:	
	Closed:	

- . The review due date was changed to 10/04/2022 from 10/04/2022 per agreement with customer.
- . The reviewer has requested more documents be submitted.
- . Your project still has 21 outstanding review issues with PUD-Water & Sewer Dev (None of which are new)

1st Review: Cycle 3:

Informational Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist you with any further questions. (From Cycle 3)
<input type="checkbox"/>	2	All proposed private water and sewer facilities located within a single lot must be designed to meet the requirements of the current California Uniform Plumbing Code as adopted by the City of San Diego and will be reviewed as part of a separate Building Permit or Plumbing Permit plan check. (From Cycle 3)
<input type="checkbox"/>	3	The water supply line diameter and the water and sewer capacity charges (if any) are determined after evaluating the project's Water Meter Data Card which is reviewed by PUD during the ministerial plan check process as opposed to the discretionary plan check process. More information regarding water and sewer capacity fees can be obtained by contacting City staff in the Information and Application Services Division (619-446-5000). The following link provides a project fee schedule: https://www.sandiego.gov/sites/default/files/legacy/water/pdf/2014/watersewerfees1406.pdf .
<input type="checkbox"/>	4	If it is determined that an existing water service is inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the Public ROW to abandon (kill) the existing water service line at the main and install a new water service perpendicular to the main in a location acceptable to the Public Utilities Director. To help ensure acceptability, the location should be at least 30" from any prior water service line connection, 5 feet from any driveway or tree, and 10 feet from any active sewer lateral. (From Cycle 3)
<input type="checkbox"/>	5	All water service lines (except combined domestic/fire service lines for single family residences which are noted on the Site Plan as utilizing a passive purge style fire sprinkler system), must pass through a permitted, private, above ground, backflow prevention device (BFPD). Unless specifically authorized by the City's Cross-Connection Control Section (Anthony Diaz - ADDiaz@sandiego.gov or 858-614-5752), BFPDs shall be located above ground on private property, in-line with the service, and immediately adjacent to the public right-of-way. (From Cycle 3)
<input type="checkbox"/>	6	Improvements such as driveways, private utilities, storm drains, water services and sewer laterals should be located or relocated to accommodate with the placement of required street trees. However, no trees or shrubs exceeding three feet in height at maturity shall be installed or remain within five feet of any public water facilities or within ten feet of any public sewer facilities. (From Cycle 3)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	7	No private improvements (including landscaping, enhanced paving, private utilities, or structures of any kind) that could impede the City's operation, access, maintenance, repair, or replacement of its public water and sewer utilities may be installed, constructed, retained or stored on, over, or under the public ROW or a public water, sewer, or general utility easement without a City approved and County Recorded Encroachment and Maintenance Removal Agreement (EMRA). (From Cycle 3)
<input type="checkbox"/>	8	Any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify (via a signed statement on company letterhead) all of the following: the lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not meet these requirements, it must be cleaned, repaired if necessary, and re-inspected or abandoned, capped at the property line, and replaced with a new permitted lateral. (From Cycle 3)
<input type="checkbox"/>	9	For any water or sewer easement to be retained or proposed, the Design Engineer must determine the City's currently required easement width, then locate and label the public easement on the Site Plan, and then (if an easement is to be proposed) submit the required easement documents for concurrent review and processing. Additional engineering details (calculations and cross-sections) may be requested to confirm that all easement widths satisfy the City's current easement width requirements (ref. SDG 3.1 for sewer and FDG Bk2 3.3.3 for water). (From Cycle 3)
<input type="checkbox"/>	10	Per the San Diego Municipal Code (SDMC) Section 112.0103, any public easement, easement modification, or easement vacation action proposed or required in association with this Site Development Permit (SDP) must be consolidated with the SDP such that the two actions are heretofore processed concurrently. (From Cycle 3)
<input type="checkbox"/>	11	Per the City of San Diego's Design Guidelines (ref. SDG Sec. 5.3), if it is determined that there are no current or contemplated uses for an existing public water or sewer easement, then that easement shall be abandoned per the City of San Diego's Municipal Code (SDMC), Section 125.1001. (From Cycle 3)
<input type="checkbox"/>	12	The Public Utilities Department (PUD) has defined as 'temporary' any public water or sewer utility easement which bisects the property under development (i.e. easements which are not adjacent to the property line), and thus all such easements must be relocated so as to comply. Any deviation from PUD's guidance in the mater must be approved by the Sr.Civil Engineer responsible for DSD's PUD Review Section (Leonard Wilson)ty to authorize development of the site without requiring relocation of the utility and it's easement. (From Cycle 3)
<input type="checkbox"/>	13	The requirements for developments with existing sewer easements are the same as those with proposed sewer easements: * Locate & label the sewer pipeline & confirm that the sewer easement's width & location meet current requirements; and, * If easement dedication is required, submit the mapping documents concurrently with the permit documents; and, * Ensure that all development proposed within and adjacent to the easement (e.g. trees, paved parking lot travel ways, structural foundations, embankments, etc...) meets the City's requirements. (From Cycle 3)

Actionable Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	On the Site Plan, please locate, label, provide the width, and reference the origin of any existing or proposed public or private water, sewer, or general utility easement which is associated with the subject property. (From Cycle 3)
<input type="checkbox"/>	15	On the Site Plan, within that portion of any public ROW (or any public or private water or sewer easement) which lies on or is contiguous to the property under review, please locate and label all existing and proposed water and sewer facilities, both public and private (e.g. mains, services, FH's, MH's, CO's, etc.). Please feel free to email me a request for the City's map of nearby sewer & water infrastructure - please include site address). (From Cycle 3)





L64A-003B

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	On the Site Plan, please locate and label all existing and proposed water, and sewer, service laterals and mains as either PUBLIC or PRIVATE. Please also locate and label all associated appurtenances (e.g. PUBLIC MASTER WATER METER, PRIVATE BACKFLOW PREVENTER, PRIVATE WATER MAIN, PRIVATE WATER METER, PRIVATE SEWER MAIN, PRIVATE SEWER CLEANOUT, etc...).
		(From Cycle 3)
<input type="checkbox"/>	17	On the Site Plan, please locate all existing water services and label as: EXISTING WATER SERVICE TO BE KILLED AT THE MAIN or EXISTING WATER SERVICE TO BE RETAINED; and, Please locate all existing sewer services and label as: EXISTING SEWER LATERAL TO BE ABANDONED AT THE PROPERTY LINE or EXISTING SEWER LATERAL TO BE RETAINED.
		(From Cycle 3)
<input type="checkbox"/>	18	On the Site Plan, please add the following note: ALL DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
		(From Cycle 3)
<input type="checkbox"/>	19	On the Site Plan, within the public ROW or alley, please label any existing sewer lateral located within 10 feet of a proposed parallel water service as TO BE ABANDONED AT THE PROPERTY LINE. Note: an exception can be made which allows active water and sewer services to be as close as 5 feet to one another providing that: at any given distance into the ROW, the bottom of the water service is a minimum of 1' higher than the top of the sewer lateral; and, the surface elevation above the water service within the ROW or alley is higher than the surface elevation above the sewer lateral.
		(From Cycle 3)
<input type="checkbox"/>	20	On the Site Plan, please widen and relocate the existing 12" sewer main running roughly from S to N as it bisects the property so as to comply with current City Standards and Guidelines. Please also develop and submit for concurrent review and approval all required documentation for the associated easement dedication and easement vacation.
		(From Cycle 3)
<input type="checkbox"/>	21	On the Site Plan, please relocate the existing 8" sewer main out into Mission Gorge Rd in accordance with current City Standards and Guidelines. Please also develop and submit for concurrent review and approval all required documentation for the associated easement vacation.
		(From Cycle 3)

