### THE CITY OF SAN DIEGO Development Services Department

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L64A-003B

1222 1st Avenue, San Diego, CA 92101-4154

Project	Information
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Title: Digital - Ace Self-Storage SDP Project Nbr: 679788

Project Mgr: Johnson, Derrick (619) 446-5477 dnjohnson@sandiego.gov

#### **Review Information**

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: LDR-Planning Review Cycle Distributed: 08/17/2021

> Reviewer: Messina, Ana Assigned: 08/17/2021 (619) 446-5131 Started: 09/16/2021

Review Due: 09/15/2021 Amessina@sandiego.gov

Hours of Review: 5.50 Completed: 09/17/2021 Next Review Method: Submitted (Multi-Discipline) Closed:

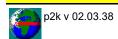
The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- . Your project still has 21 outstanding review issues with LDR-Planning Review (all of which are new).

#### Project Information Issue Cleared? Num Issue Text 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. (New Issue) Proposed Scope of Work: Site Development Permit for New Self Storage Facility on site. (New Issue) Site Location: The site under address 7395 Mission Gorge Rd. with APN 455-040-3800 & 455-040-3900 is located within the Navajo Community Plan and it is zoned as IL-2-1. Applicable site overlays include Montgomery Field Airport Influence Area 2, Community Plan Implementation Type A, Flood Hazard Area AE zone and Prime Industrial Land overlay. (New Issue) Permit Process Cleared? Num Issue Text Scope as proposed will require a Site Development permit as noted per Sec. 126.0502(a) & (c). (New Issue) A decision on an application for a Site Development Permit shall be made in accordance with Process Three, as noted per Sec. 126.0504. (New Issue) An application for a Site Development permit may be approved only if the decision maker makes all the applicable findings in Section 126.0505. (New Issue) **General Review Comments** Base Zone & Overlays Issue Cleared? Num Please add Lot Line dimensions to Site Plan sheet A1.10. (New Issue) Basement level SF area, as shown per Elevations, qualifies for GFA exemption as noted per Sec. 113.0234(a) (2). Applicant can revise GFA proposed to 80,152 and FAR 1.08 on title sheet, otherwise please include Section views that clarify if basement level is above the lowest grade. (New Issue) Please show compliance with minimum required Refuse & Recyclable area of 384 SF, as noted per Table 142-08C. Site Plan sheet A1.10 only notes a 130 SF area. (New Issue) Planning staff will defer to Transportation reviewer for Parking calculation, driveway requirements and all other Parking Regulations per SDMC Ch.14 Art.2 Div.5. (info only) (New Issue) Development Permits Issue

or questions regarding the 'LDR-Planning Review' review, please call Ana Messina at (619) 446-5131. Project Nbr: 679788 / Cycle: 3

Please provide staff with written findings for items per Sec. 126.0505. (New Issue)



Cleared? Num

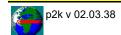
# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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	<u>Issue</u>	
Cleared?	<u>Num</u>	Issue Text
	12	Conditions may be added to development permits in support of required findings. (info only, no action req'd.) (New Issue)
🔁 Land Us	se Plai	
	Issue	
Cleared?	Num	<u>Issue Text</u>
	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). (New Issue)
	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. (New Issue)
	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. (New Issue)
	16	Please submit proposal to the corresponding Community Planning Group and provide reviewer with comments or recommendations obtained from the group. (New Issue)
	17	Planning staff will defer to Long Range Planning reviewer for any other Land Use Plan requirements. (info only). (New Issue)
<b>≧</b> ESL		(NOW ISSUE)
	Issue	
Cleared?	Num	<u>Issue Text</u>
	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. (New Issue)
🔁 CAP Ch	ecklis	t ' '
	Issue	
Cleared?	<u>Num</u>	<u>Issue Text</u>
	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. (New Issue)
	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
	21	complies in the lower empty box of the page. (New Issue) 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. (New Issue)



### THE CITY OF SAN DIEGO Development Services Department

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L64A-003B

1222 1st Avenue, San Diego, CA 92101-4154

#### **Review Information**

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: LDR-Engineering Review Cycle Distributed: 08/17/2021

> Assigned: 08/23/2021 Reviewer: Vera, Karen (619) 541-4348 Started: 09/15/2021

> > Kvera@sandiego.gov Review Due: 09/15/2021

Hours of Review: 6.00 Completed: 09/17/2021

Next Review Method: Submitted (Multi-Discipline) Closed:

- . The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 37 outstanding review issues with LDR-Engineering Review (all of which are new).

∱ 1st Review - 09/17/2021			
	<u>Issue</u>		
Cleared?	<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.	
		(New Issue)	
	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.	
		(New Issue)	
	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.	
		(New Issue)	
	4	Please refer to Appendix A of the Storm Water Manual. Additional comments will follow.	
	5	(New Issue) The revised Storm Water Standards are available online at: https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#stormwaterstandardsmanual2018	
	6	(New Issue) 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.	
	7	(New Issue) 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.	
	8	(New Issue) 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).	
		(New Issue)	

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 679788 / Cycle: 3



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

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.0 17 ( 000	Issue	
Cleared?		Issue Text
	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.
	10	(New Issue) 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.
	11	(New Issue) 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 Floor Hazard Area (SFHA), Zone AE. Applicant is responsible for complying with all SFHA, Zone AE, requirements and regulations."
	12	(New Issue) 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.
	13	(New Issue) Show and callout how site drainage will convey to nearest public storm drain system.
	14	(New Issue) 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.
	15	(New Issue) Based on the information provided, project will be conditioned for a Grading Permit.
	16	(New Issue) 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.
	17	(New Issue) 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.
	18	(New Issue) 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)
	19	(New Issue) 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.
	20	(New Issue) 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.
	21	(New Issue) 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.
	22	(New Issue) 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)
		(New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 679788 / Cycle: 3



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

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Issue Cleared? Num **Issue Text** 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. (New Issue) Development Permit Conditions will be determined on the next submittal when all requested information is (New Issue) 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) 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. (New Issue) Drainage Report - 1st Review Cleared? Num **Issue Text** 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. (New Issue) 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. (New Issue) SWQMP - 1st Review **Issue** Cleared? Num Issue Text DMA Exhibit: Applicant did not submit a DMA Exhibit with SWQMP. LDR-Engineering cannot review SW calculations without DMA Exhibit. (New Issue) DMA Exhibit: Provide structural details and cross sections of all proposed Treatment Control BMPs on the DMA Мар. (New Issue) Please revise plans and DMA Exhibit to callout basin size and volume as will be stated in submitted SWQMP. (New Issue) Calculations were not included in report. Please submit all treatment sizing, retention, street tree and hydromod calculations for next review. (New Issue) Infiltration category: Please provide documentation in accordance with Appendix C and D of the City's Storm Water Standards Manual to support infiltration category. 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. (New Issue) Attachment 2 - Please include hydromodification exhibit and calculations for the next submittal. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Karen Vera at (619) 541-4348. Project Nbr: 679788 / Cycle: 3



# THE CITY OF SAN DIEGO Development Services Department

1222 1st Avenue, San Diego, CA 92101-4154

10/27/21 2:45 pm

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ı	Issue	
Cleared?	Num	<u>Issue Text</u>
	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.
	37	(New Issue) 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.  (New Issue)



# THE CITY OF SAN DIEGO Development Services Department

1222 1st Avenue, San Diego, CA 92101-4154

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L04A-003B

#### Review Information

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: Community Planning Group Cycle Distributed: 08/17/2021

Reviewer: Johnson, Derrick Assigned: 08/18/2021

 (619) 446-5477
 Started:
 08/18/2021

 dnjohnson@sandiego.gov
 Review Due:
 09/15/2021

Hours of Review: 0.50 Completed: 08/18/2021

Next Review Method: Submitted (Multi-Discipline) Closed:

. The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).

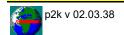
#### 1st Review

#### lssue

#### Cleared? Num Issue Text

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.

(New Issue)



### THE CITY OF SAN DIEGO **Development Services Department**

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## 1222 1st Avenue, San Diego, CA 92101-4154

Closed:

#### **Review Information**

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: Plan-Long Range Planning 08/17/2021 Cycle Distributed:

> Reviewer: Kempton, Tony 08/18/2021 Assigned: (619) 236-6861 Started: 09/15/2021

> > Review Due: 09/15/2021 kemptont@sandiego.gov

Hours of Review: Completed: 09/15/2021 4 50 Next Review Method: Submitted (Multi-Discipline)

- The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- Your project still has 15 outstanding review issues with Plan-Long Range Planning (all of which are new).

#### Project Review

П

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

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. (New Issue)

#### **General Comment**

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

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. (New Issue)

#### Land Use

П

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

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. (New Issue)

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. (New Issue)

#### **Community Plan Implementation**

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

Other supplemental development regulations per CPIOZ:

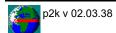
Offsetting Planes and Façade Variations - Submitted plans include elevations, but do not depict a minimum of three offset building planes or façade variation as specified in the Community Plan. Submitted plans do not depict offsetting planes of 2-foot difference measured perpendicular to the adjacent plane, as specified in the Community Plan. Applicant is requested to provide this information in a future submittal. (New Issue)

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.

(New Issue)

For questions regarding the 'Plan-Long Range Planning' review, please call Tony Kempton at (619) 236-6861. Project Nbr: 679788 / Cycle: 3



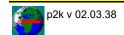
# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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	<u>Issue</u>	
Cleared?	<u>Num</u>	<u>Issue Text</u>
	7	Outdoor Storage and Display - Outdoor storage areas are to be screened with a sold six-r 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.
	8	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 (New Issue) information in a future submittal. (New Issue)
	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
	10	them in a future submittal. (New Issue)  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
	11	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. (New Issue)  - 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.
	12	(New Issue) - 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.
		(New Issue) -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 (New Issue) it is 25 feet.
	• • •	1.10 20 1001.
	15	(New Issue) - 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.
		(New Issue)



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1222 1st Avenue, San Diego, CA 92101-4154

#### **Review Information**

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: LDR-Geology Cycle Distributed: 08/17/2021

> Reviewer: Washburn, Jacobe 08/17/2021 Assigned: (619) 446-5075 Started: 09/15/2021

> > Review Due: 09/15/2021 jwashburn@sandiego.gov

Hours of Review: 2.50 Completed: 09/21/2021

Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Geology (all of which are new).

#### **679788-3 (9/21/2021)**

#### References:

#### Issue

#### Cleared? Num Issue Text

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.

#### (New Issue)

#### Review Comments: Issue

Cleared?	Num	<u>Issue Text</u>
	2	Submit an addendum geotechnical report or update letter that specifically addresses the proposed development for the purposes of environmental review and the following:
	3	(New Issue)  If remedial grading is recommended, show the limits of the recommended remedial grading on the geologic/

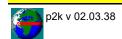
- geotechnical map and cross sections.
  - Please provide representative geologic/ geotechnical cross sections that show the existing and proposed
  - grades, distribution of fill and geologic units, and groundwater conditions. Show the anticipated area of recommended remedial grading, including temporary slopes (if applicable).

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.

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.

(New Issue)

For questions regarding the 'LDR-Geology' review, please call Jacobe Washburn at (619) 446-5075. Project Nbr: 679788 / Cycle: 3



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

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Review Information

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: Plan-Public Facilities Planning Cycle Distributed: 08/17/2021

**Reviewer: Redon, Colette (619) 533-3685 Assigned:** 08/17/2021 **Started:** 09/14/2021

 (619) 533-3685
 Started:
 09/14/2021

 Credon@sandiego.gov
 Review Due:
 09/15/2021

Hours of Review: 0.50 Completed: 09/14/2021

Next Review Method: Submitted (Multi-Discipline) Closed:

- . The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.
- The reviewer has requested more documents be submitted.

#### **9/14/2021**

#### Discretionary & Prelim Reviews

#### **DIF** - Non-Residential

#### <u>Issue</u>

#### Cleared? Num Issue Text

Development Impact Fees (DIF) are required at building permit issuance based on increased non-residential development and/or a change to existing land use. The currently adopted Navajo DIF rate for non-residential development is \$472 per average daily trip for the transportation component and \$133 per 1,000 gross square

feet for the fire-rescue component.

Applicant may request a deferral of Development Impact Fees (DIF).

(New Issue)

#### P HIF

#### lssue

×

Cleared? Num Issue Text

2 Housing Impact Fees (HIF) on non-residential development are required at building permit issuance. These fees are deposited into the San Diego Housing Trust Fund (HTF) to meet, in part, affordable housing needs in

San Diego.

HIF fees not applicable to storage

Applicant may request a deferral of Housing Impact Fees (HIF).

(New Issue)

#### Mobility DIF - ATILF

#### Issue

#### Cleared? Num Issue Text

3 Active Transportation In Lieu Fee (ATILF)

Per SDMC 143.1103, development located in Mobility Zone 4 shall pay an Active Transportation In Lieu Fee

(ATILF).

This project is in Mobility Zone 4, therefore the ATILF may apply.

The current ATILF is \$1,408.40 per excess vehicle mile traveled (VMT).

Link to ATILF calculator:

https://www.sandiego.gov/sites/default/files/active-transportation-in-lieu-fee-calculator.xlsx

(New Issue)

#### **Civic Enhancement Fee**

#### <u>Issue</u>

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#### Cleared? Num Issue Text

4 Non-residential development with a total building permit valuation of \$7.4 million or more may be subject to a Civic Enhancement Fee. Prior to building permit issuance, contact Christine Jones of the Commission for Arts & Culture at (619) 236-6661 or ChristineJ@sandiego.gov to discuss alternatives for compliance. Permit valuation

thresholds are subject to annual change on January 1, in accordance with SDMC §26.0714. (New Issue)

#### Current Impact Fee Schedule

<u>Issue</u>

Cleared? Num Issue Text

For questions regarding the 'Plan-Public Facilities Planning' review, please call Colette Redon at (619) 533-3685. Project Nbr: 679788 / Cycle: 3



(New Issue)

THE CITY OF SAN DIEGO Development Services Department

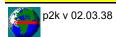
1222 1st Avenue, San Diego, CA 92101-4154

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L64A-003B

1	<u>Issue</u>	
Cleared?	Num	<u>Issue Text</u>
×	5	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 applicable DIF plan.
 		The current Impact Fee Schedule can be accessed at https://www.sandiego.gov/sites/default/files/feeschedule.pdf. (New Issue)
🗁 Require	d Disc	cretionary Notice
I I	Issue	
Cleared?	Num	<u>Issue Text</u>
<b>X</b>	6	NOTICE - 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 responses to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

For questions regarding the 'Plan-Public Facilities Planning' review, please call Colette Redon at (619) 533-3685. Project Nbr: 679788 / Cycle: 3



### THE CITY OF SAN DIEGO Development Services Department

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L64A-003B

1222 1st Avenue, San Diego, CA 92101-4154

#### **Review Information**

Cycle Type: 3 Submitted (Multi-Discipline) **Submitted:** 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: LDR-Landscaping Cycle Distributed: 08/17/2021

> Assigned: 08/18/2021 Reviewer: Navagato, Andrea (619) 446-5197 Started: 09/09/2021

> > Anavagato@sandiego.gov Review Due: 09/15/2021

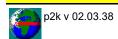
Hours of Review: 4.00 Completed: 09/09/2021

Next Review Method: Submitted (Multi-Discipline) Closed:

- . The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Landscaping (all of which are new).

- 1et Pov	iow - 0	/0/2021		
7 1st Review - 9/9/2021				
	<u>Issue</u> Num	Issue Text		
	1	Electronic Resubmittal Required: Resubmit revised plans through Accela and include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: anavagato@sandiego.gov or call (619) 446-5197.		
		See the following link for additional information and resources pertaining to Landscape review: https://www.sandiego.gov/development-services/permits-inspections/landscape-plan-review		
	2	(New Issue) Scope: New 2-story self-storage building located with in CPIOZ-A, Mission Gorge Road Industrial area of the Navajo Community Planning area. [Info Only - No Response Required]		
	3	(New Issue) Navajo Community Plan, Design Guidelines: 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 on any interior circulation system. However, due to the presence of an active sewer line in this location a planting area with street trees is not feasible. Therefore, the planting area in its depicted location is comparable. [Info Only - No Response Required]		
	4	(New Issue) Navajo Community Plan, Street Trees: Street tress indicated for this portion of Mission Gorge Road include, Platanus acerifolia 'Bloodgood' or Liquidambar styraciflua. However, due to root damage potential of Liquidambar styraciflua it is not a suitable selection. Please update the street trees along Mission Gorge Road for consistency with the community plan.		
	5	(New Issue) Street Trees - Princess View: Please provide street trees within the parkway planting area along Princess View Drive. (Sheet L-1)		
	6	(New Issue) Potentially Invasive Species: Please remove the following plant species which have potentially invasive tendancies: Nassella tenuissima, Pennisetum 'fairy tails'. (Sheet L-1)		
	7	(New Issue) Biofiltration Basin: Per SD Storm Water Manual, biofiltration basins (partial retention) with shrubs only will require a soil medium with minimum depth of 24", biofiltration basins with trees will require a soil medium with a minimum depth of 36". This is to ensure sufficient root growth area which promotes long term plant health.  Please revise details/plans to reflect this requirement or select species suitable for 18" soil medium, consistent with select species indicated in SDSWM - Appendix E.26. (Sheet C4.0 & L-1)		
	8	(New Issue) Water Conservation: Please include Water Budget Calculations and hydrozone diagram directly on the plans. MAWA & ETWU calculations are required in order to show compliance under SDMC 142.0413. See Appendix E of the SD Landscape Standards for reference. Note that detailed irrigation drawings shall be required with the subsequent construction permits.		
		(New Issue)		

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 679788 / Cycle: 3



## THE CITY OF SAN DIEGO Development Services Department

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#### L64A-003B

	Issue	
Cleared?	Num	<u>Issue Text</u>
	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."
	10	(New Issue) 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)

For questions regarding the 'LDR-Landscaping' review, please call Andrea Navagato at (619) 446-5197. Project Nbr: 679788 / Cycle: 3



# THE CITY OF SAN DIEGO

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L64A-003B

Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

#### **Review Information**

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: REA-Airports Cycle Distributed: 08/17/2021

> Assigned: 10/20/2021 Reviewer: Johnson, Derrick (619) 446-5477 Started: 10/20/2021

> > dnjohnson@sandiego.gov Review Due: 09/15/2021

Hours of Review: 1.00 Completed: 10/21/2021

Next Review Method: Submitted (Multi-Discipline) Closed:

- . The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with REA-Airports (all of which are new).

🔁 1st Rev	iew	
Cleared?	<u>Issue</u> Num	<u>Issue Text</u>
	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. (New Issue)
	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. (New Issue)
	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: (New Issue)
	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; (New Issue)
	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. (New Issue)
	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
	7	Charles Broadbent, Airport Manager, Real Estate and Airport Management (New Issue) New Issue (17354369) (New Issue)



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Started: 09/16/2021

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**Review Information** 

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: LDR-Transportation Dev Cycle Distributed: 08/17/2021

> Assigned: 08/18/2021 Reviewer: Germukly, Nadeen (619) 446-5207

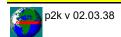
> > Ngermukly@sandiego.gov Review Due: 09/15/2021

Hours of Review: 10.00 Completed: 09/20/2021

Next Review Method: Submitted (Multi-Discipline) Closed:

- . The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- . Your project still has 20 outstanding review issues with LDR-Transportation Dev (all of which are new).

→ 1st Rev	iew	
Cleared?	<u>Issue</u> Num	Issue Text
	1	General: 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. (New Issue)
	2	Project Description: (Process 3) Project proposes to construct a 120,228 SF 2-story self-storage building with a basement and 1,591 SF office. The project is located at 7395 Mission Gorge Road (APN 455-040-3800) not within Transit Priority Area, in the IL-2-1 zone within the Navajo Community Planning Area. (New Issue)
	3	Trip Generation: The proposed 121,819 SF storage facility is estimated to generate approximately 272average daily trips (ADT) including 19trips (12 in, 8 out) during the AM peak hour and 26 trips (11 in, 15 out) during the PM peak hour, based on a rate of 2 trips/1,000 SF for Rental Storage and 20 trip/1,000 SF for Office Accessory. A Local Mobility Analysis will not be required.  (New Issue)
	4	Vehicle Miles Traveled: The project is presumed to have a less than significant VMT impact due to its estimated trip generation of 272 ADT, which is under the 300 ADT trip generation screening criteria for Small Projects per the City of San Diego Transportation Study Manual (9/29/20). (New Issue)
	5	Dedication and Improvements (Mission Gorge Road): Mission Gorge Road is classified in the Navajo Community Plan as a 6-Lane Prime Arterial. The project is required to dedicate and improve 17'-22' on Mission Gorge Road to provide eastbound to southbound exclusive right turn lane to Princess View Drive and dual eastbound to northbound left turn lanes on Mission Gorge Road. (continue) (New Issue)
	6	Dedication and Improvements (Mission Gorge Road): (continue)  The project is required to provide a non-contiguous sidewalk within 14 feet of parkway along the project's frontage on Mission Gorge Road
	7	The project is also required to reconstruct the existing asphalt median with City Standards raised concrete median on Mission Gorge Road. (New Issue)  Dedication and Improvements (Princess View Drive):  Princess View Drive is classified in the Navajo Community Plan as a 4-Lane Major. The project should dedicate right-of-way and provide pavement, curb, gutter, and sidewalk improvements along the Princess View Drive frontage for a minimum parkway width of 14 ft with non-contiguous sidewalk and offsite transition. (New Issue)



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#### L64A-003B

State Text		<u>Issue</u>	
The minimum parking requirement for the proposed 120,228 SF of Self Storage at a rate of 1.0 spaces/10,000 SF office space per Table 142-05G. (120,228/10000) = 12 parking spaces (1,591/1000 x 3) = 5 parking spaces. Totale 17 parking spaces Project is providing 19 parking spaces. Adequate. Please sequentially number these parking spaces on the plan. (New 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 16 long parking space. (New Issue)  10 Motorcycle Parking: Cly's Land Development Code (LDC) 142,0530(g) requires a minimum of equal to a rate of 2% of the total space of the stall of a automobile parking (minimum of 2 spaces) be provided for motorcycle parking. (New Issue)  11 Motorcycle Parking: Please provide dimensions of the proposed motorcycle parking spaces to demonstrate they meet the minimum required dimensions of 3 to y8 ft stated in Section 142,0560(f) of the SDMC.  12 Short-Term Bicycle Parking: In accordance with SDMC Section 142,0530(e), the minimum number of short-term bicycle sparking spaces on the plan. (New 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 automobile parking for any premises with more than ten full-time employees. The minimum number of required adomobile parking for any premises with more than ten full-time employees. The minimum number of required adomobile parking spaces is one. Please revise to show and call out on the plan. (New Issue)  14 Parking Table.  15 Pedesthan Criticalion: Please clearly show the accessible pedestrian path to the office/storage unit building. (New Issue)  16 Pedesthan Criticalion: Please clearly show the accessible pedestrian path to the office	Cleared?	<u>Num</u>	Issue Text
SF and 3.3 spaces/1,000 SF of office space per Table 142-05G, (120.22810000) = 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. (New Issue)  Parking: The minimum parking stall dimensions and aisle widths of all newly created or restriped spaces should comply with the minimum parking stall dimensions and aisle widths of all newly created or restriped spaces should comply with the minimum of spaces. (New Issue)  Motorcyde Parking: (New Issue)  10 Motorcyde Parking: (New Issue)  11 Motorcyde Parking: Please provided 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. (New Issue)  12 Short-Term Bicycle Parking: In accordance with SDMC Section 142.0530(e), the minimum number of short-term bicycle 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. (New Issue)  13 Lemm Bicycle Parking: 14 naccordance with SDMC Section 142.0530(e), long-term bicycle parking spaces shall be 1.0 per 1,000 square feet of building floor area. Revise to show and call out 12 short-term bicycle spaces on the plan. (New Issue)  14 Parking Table: 15 Parking Table: 16 Parking Table: 17 Parking Table: 18 Parking Table: 19 Parking Table: 10 Parking Table: 10 Parking Table: 11 Parking Table: 12 Parking Table: 13 Parking Table: 14 Parking Table: 15 Pedestrian Circulation: 16 Pelease clearly show the accessible pedestrian path to the office/storage unit building. (New Issue) 16 Perlease clearly show the accessible pedestrian path to the office/storage unit building. (New Issue) 17 Perdestrian Circulation: 18 Pelease label any existing and proposed fences on the plans. 18 Visbility Triangles: 19 Additional Comments and Conditions (informatio		8	Parking:
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### THE CITY OF SAN DIEGO **Development Services Department**

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## 1222 1st Avenue, San Diego, CA 92101-4154

#### **Review Information**

Cycle Type: 3 Submitted (Multi-Discipline) Submitted: 08/17/2021 Deemed Complete on 08/17/2021

Reviewing Discipline: PUD-Water & Sewer Dev 08/17/2021 **Cycle Distributed:** 

> Assigned: 08/19/2021 Reviewer: Purdy, Jay

> > (619) 446-5456 Started: 10/06/2021 Review Due: 09/15/2021 JPurdy@sandiego.gov

Hours of Review: 6.00 Completed: 10/25/2021

Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 09/20/2021 from 09/20/2021 per agreement with customer.
- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- The reviewer has requested more documents be submitted.
- . Your project still has 21 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

#### 1st Review: Cvcle 3: Informational Issues: Issue Cleared? Num Issue Text 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. (New Issue) 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. (New Issue) 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. (New Issue) 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. (New Issue) 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. (New Issue) 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. (New Issue)

or questions regarding the 'PUD-Water & Sewer Dev' review, please call Jay Purdy at (619) 446-5456. Project Nbr: 679788 / Cycle: 3



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

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Issue Cleared? Num **Issue Text** 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). (New Issue) 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. (New Issue) 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). (New Issue) 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. (New Issue) 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. (New Issue) The Public Útilities 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. (New Issue) 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; \* 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. (New Issue) Actionable Issues: Issue Cleared? Num Issue Text On the Site Plan, please locate, label, provide the width, and reference the origin of any existing or proposed П public or private water, sewer, or general utility easement which is associated with the subject property. (New Issue) 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). (New Issue)

For questions regarding the 'PUD-Water & Sewer Dev' review, please call Jay Purdy at (619) 446-5456. Project Nbr: 679788 / Cycle: 3



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

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Cleared?	<u>Issue</u> Num	Issue Text
		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).
	17	(New Issue) 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.
	18	(New Issue) 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.
	19	(New Issue) 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.
	20	(New Issue) 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.
	21	(New Issue) 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.
 		(New Issue)

