



L64A-003B

Project Information

Project Nbr: 679788 Title: Digital - Ace Self-Storage SDP
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
Amessina@sandiego.gov Review Due: 09/15/2021
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

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

Permit Process

Table with 3 columns: Cleared?, Num, Issue Text. Contains 3 rows of review issues regarding permit requirements and application decisions.

General Review Comments

Base Zone & Overlays

Table with 3 columns: Cleared?, Num, Issue Text. Contains 4 rows of review issues regarding lot line dimensions, GFA exemption, and parking calculations.

Development Permits

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

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





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<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.) (New Issue)

**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). (New Issue)
<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. (New Issue)
<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. (New Issue)
<input type="checkbox"/>	16	Please submit proposal to the corresponding Community Planning Group and provide reviewer with comments or recommendations obtained from the group. (New Issue)
<input type="checkbox"/>	17	Planning staff will defer to Long Range Planning reviewer for any other Land Use Plan requirements. (info only). (New Issue)

**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. (New Issue)

**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. (New Issue)
<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. (New Issue)
<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. (New Issue)





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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-Engineering Review Cycle Distributed: 08/17/2021
Reviewer: Vera, Karen Assigned: 08/23/2021
(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

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

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





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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.  (New Issue)
<input 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.  (New Issue)
<input 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."  (New Issue)
<input 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.  (New Issue)
<input type="checkbox"/>	13	Show and callout how site drainage will convey to nearest public storm drain system.  (New Issue)
<input 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.  (New Issue)
<input type="checkbox"/>	15	Based on the information provided, project will be conditioned for a Grading Permit.  (New Issue)
<input 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.  (New Issue)
<input 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.  (New Issue)
<input 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)  (New Issue)
<input 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.  (New Issue)
<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.  (New Issue)
<input 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.  (New Issue)
<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)  (New Issue)





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- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input 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.<br><br>(New Issue) |
| <input type="checkbox"/> | 24               | Development Permit Conditions will be determined on the next submittal when all requested information is provided.<br><br>(New Issue)   |
| <input 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.<br><br>(New Issue)      |
| <input 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.<br><br>(New Issue)   |

**📁 Drainage Report - 1st Review**

- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>  |
|--------------------------|------------------|--|
| <input 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.<br><br>(New Issue) |
| <input 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.<br><br>(New Issue)  |

**📁 SWQMP - 1st Review**

- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 29               | DMA Exhibit: Applicant did not submit a DMA Exhibit with SWQMP. LDR-Engineering cannot review SW calculations without DMA Exhibit.<br><br>(New Issue)   |
| <input type="checkbox"/> | 30               | DMA Exhibit: Provide structural details and cross sections of all proposed Treatment Control BMPs on the DMA Map.<br><br>(New Issue)  |
| <input type="checkbox"/> | 31               | Please revise plans and DMA Exhibit to callout basin size and volume as will be stated in submitted SWQMP.<br><br>(New Issue)   |
| <input type="checkbox"/> | 32               | Calculations were not included in report. Please submit all treatment sizing, retention, street tree and hydromod calculations for next review.<br><br>(New Issue)  |
| <input 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.<br><br>(New Issue)   |
| <input type="checkbox"/> | 34               | Please clarify if 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.<br><br>(New Issue) |
| <input type="checkbox"/> | 35               | Attachment 2 - Please include hydromodification exhibit and calculations for the next submittal.<br><br>(New Issue)   |





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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.
<input type="checkbox"/>	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)





# Cycle Issues DRAFT

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

L64A-003B

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/17/2021	Deemed Complete on 08/17/2021
<b>Reviewing Discipline:</b> Community Planning Group	<b>Cycle Distributed:</b> 08/17/2021	
<b>Reviewer:</b> Johnson, Derrick (619) 446-5477 dnjohnson@sandiego.gov	<b>Assigned:</b> 08/18/2021	
	<b>Started:</b> 08/18/2021	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 09/15/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/18/2021	
	<b>Closed:</b>	

- . 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

<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. (New Issue)





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Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/17/2021	Deemed Complete on 08/17/2021
<b>Reviewing Discipline:</b> Plan-Long Range Planning	<b>Cycle Distributed:</b> 08/17/2021	
<b>Reviewer:</b> Kempton, Tony (619) 236-6861 kemptont@sandiego.gov	<b>Assigned:</b> 08/18/2021	
	<b>Started:</b> 09/15/2021	
<b>Hours of Review:</b> 4.50	<b>Review Due:</b> 09/15/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/15/2021	
	<b>Closed:</b>	

- . 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

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

General Comment

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

Land Use

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

Community Plan Implementation

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







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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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 (New Issue)
<input type="checkbox"/>	8	information in a future submittal. (New Issue)
<input 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. (New Issue)
<input 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. (New Issue)
<input 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.  (New Issue)
<input 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.  (New Issue)
<input 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 (New Issue)
<input type="checkbox"/>	14	it is 25 feet.  (New Issue)
<input 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.  (New Issue)





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## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/17/2021	Deemed Complete on 08/17/2021
<b>Reviewing Discipline:</b> LDR-Geology	<b>Cycle Distributed:</b> 08/17/2021	
<b>Reviewer:</b> Washburn, Jacobe (619) 446-5075 jwashburn@sandiego.gov	<b>Assigned:</b> 08/17/2021	
	<b>Started:</b> 09/15/2021	
<b>Hours of Review:</b> 2.50	<b>Review Due:</b> 09/15/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/21/2021	
	<b>Closed:</b>	

- . 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:

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

### Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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:  (New Issue)
<input type="checkbox"/>	3	If remedial grading is recommended, show the limits of the recommended remedial grading on the geologic/geotechnical map and cross sections.  (New Issue)
<input 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).  (New Issue)
<input 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.  (New Issue)
<input 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.  (New Issue)





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## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/17/2021	Deemed Complete on 08/17/2021
<b>Reviewing Discipline:</b> Plan-Public Facilities Planning	<b>Cycle Distributed:</b> 08/17/2021	
<b>Reviewer:</b> Redon, Colette (619) 533-3685 Credon@sandiego.gov	<b>Assigned:</b> 08/17/2021	
	<b>Started:</b> 09/14/2021	
<b>Hours of Review:</b> 0.50	<b>Review Due:</b> 09/15/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/14/2021	
	<b>Closed:</b>	

- . 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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)

#### HIF

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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: <a href="https://www.sandiego.gov/sites/default/files/active-transportation-in-lieu-fee-calculator.xlsx">https://www.sandiego.gov/sites/default/files/active-transportation-in-lieu-fee-calculator.xlsx</a> (New Issue)

#### Civic Enhancement Fee

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)

**Required Discretionary Notice**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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. (New Issue)





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## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/17/2021	Deemed Complete on 08/17/2021
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 08/17/2021	
<b>Reviewer:</b> Navagato, Andrea (619) 446-5197 Anavagato@sandiego.gov	<b>Assigned:</b> 08/18/2021	
	<b>Started:</b> 09/09/2021	
<b>Hours of Review:</b> 4.00	<b>Review Due:</b> 09/15/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/09/2021	
	<b>Closed:</b>	

- . 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).

## 📁 1st Review - 9/9/2021

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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: <a href="https://www.sandiego.gov/development-services/permits-inspections/landscape-plan-review">https://www.sandiego.gov/development-services/permits-inspections/landscape-plan-review</a>
		(New Issue)
<input type="checkbox"/>	2	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]
		(New Issue)
<input type="checkbox"/>	3	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]
		(New Issue)
<input type="checkbox"/>	4	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.
		(New Issue)
<input type="checkbox"/>	5	Street Trees - Princess View: Please provide street trees within the parkway planting area along Princess View Drive. (Sheet L-1)
		(New Issue)
<input type="checkbox"/>	6	Potentially Invasive Species: Please remove the following plant species which have potentially invasive tendencies: Nassella tenuissima, Pennisetum 'fairy tails'. (Sheet L-1)
		(New Issue)
<input type="checkbox"/>	7	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)
		(New Issue)
<input type="checkbox"/>	8	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





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."  (New Issue)
<input type="checkbox"/>	10	Provide the following note on the Landscape Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed; i.e. spray, drip, etc.  (New Issue)





L64A-003B

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
Reviewer: Johnson, Derrick Assigned: 10/20/2021
(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 Review

Table with 3 columns: Cleared?, Issue Num, Issue Text. Contains 7 rows of review issues with checkboxes and detailed text.





# Cycle Issues DRAFT

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

L64A-003B

## Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/17/2021	Deemed Complete on 08/17/2021
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 08/17/2021	
<b>Reviewer:</b> Germukly, Nadeen (619) 446-5207 Ngermukly@sandiego.gov	<b>Assigned:</b> 08/18/2021	
	<b>Started:</b> 09/16/2021	
<b>Hours of Review:</b> 10.00	<b>Review Due:</b> 09/15/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/20/2021	
	<b>Closed:</b>	

- . 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 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	3	Trip Generation: The proposed 121,819 SF storage facility is estimated to generate approximately 272 average daily trips (ADT) including 19 trips (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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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  The project is also required to reconstruct the existing asphalt median with City Standards raised concrete median on Mission Gorge Road. (New Issue)
<input type="checkbox"/>	7	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)







L64A-003B

- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 8                | Parking:<br>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,<br>(120,228/10000) = 12 parking spaces<br>(1,591/1000 x 3.3) = 5 parking spaces.<br>Total= 17 parking spaces<br>Project is providing 19 parking spaces. Adequate. Please sequentially number these parking spaces on the plan.<br>(New Issue)  |
| <input type="checkbox"/> | 9                | Parking:<br>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.<br>(New Issue)  |
| <input type="checkbox"/> | 10               | Motorcycle Parking:<br>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.<br>(New Issue)  |
| <input type="checkbox"/> | 11               | Motorcycle Parking:<br>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.<br>(New Issue)   |
| <input type="checkbox"/> | 12               | Short-Term Bicycle Parking:<br>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.<br>(New Issue)   |
| <input type="checkbox"/> | 13               | Long-Term Bicycle Parking:<br>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.<br>(New Issue)  |
| <input type="checkbox"/> | 14               | Parking Table:<br>Revise parking calculation table to include required and provided ADA, Motorcycle, long-term, short-term, and loading zone parking spaces.<br>(New Issue)   |
| <input type="checkbox"/> | 15               | Pedestrian Circulation:<br>Please clearly show the accessible pedestrian path to the office/storage unit building.<br>(New Issue)   |
| <input type="checkbox"/> | 16               | Fences:<br>Please label any existing and proposed fences on the plans.<br>(New Issue)   |
| <input type="checkbox"/> | 17               | Driveway Gates:<br>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.<br>(New Issue)  |
| <input type="checkbox"/> | 18               | Visibility Triangles:<br>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.<br>(New Issue) |
| <input type="checkbox"/> | 19               | Additional Comments and Conditions (information only):<br>Additional comments and conditions may be provided pending further review or redesign of this project.<br>(New Issue)   |

**CAP Consistency Checklist**

- | <u>Cleared?</u>          | <u>Issue Num</u> | <u>Issue Text</u>   |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 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. (New Issue) |





L64A-003B

Review Information

<b>Cycle Type:</b> 3 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/17/2021	Deemed Complete on 08/17/2021
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 08/17/2021	
<b>Reviewer:</b> Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	<b>Assigned:</b> 08/19/2021	
	<b>Started:</b> 10/06/2021	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 09/15/2021	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 10/25/2021	
	<b>Closed:</b>	

- . 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: Cycle 3:

Informational Issues:

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

(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)

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>.

(New Issue)

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.

(New Issue)

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.

(New Issue)

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.

(New Issue)

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

**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.  (New Issue)
<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).  (New Issue)





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...).
		(New Issue)
<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.
		(New Issue)
<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.
		(New Issue)
<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.
		(New Issue)
<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.
		(New Issue)
<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.
		(New Issue)

