

March 14, 2018

Rob Balentine
10755 Scripps Poway Parkway, #226
San Diego CA 92131

Subject: Hourmezian Assessment Letter; Project No. 586620;
Internal Order No. 24007628; Navajo Community Plan Area

Dear Mr. Balentine:

The Development Services Department has completed the initial review of the project referenced above, and described as a (Process 2) Neighborhood Development Permit for Environmentally Sensitive Lands per San Diego Municipal Code (SDMC) Section 126.0402(b) for development of a new 5,620-square-foot, two-story residence and retaining walls. The 0.32-acre vacant lot is located at 5932 Ridgemoor Drive in the Navajo Community Plan area Residential Single Dwelling Unit (RS-1-7) Zone, and Council District 7.

The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project. Enclosed is a Cycle Issues Report (Enclosure 1) containing review comments from staff representing various disciplines.

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

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

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

- I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of a (Process 2) Neighborhood Development Permit for Environmentally Sensitive Lands per SDMC Section 143.0110. The decision to approve, conditionally approve, or deny the project will be made by the Development Services Department.

Required Findings: In order to recommend approval of your project, Neighborhood Development Permit Findings per SDMC Section 126.0404 must be substantiated in the record. Provide written findings in MS Word format in hardcopy and electronic copy (thumb drive, CD, or email).

- II. SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

Key Issues:

LDR Engineering

LDR Engineering has reviewed the submitted materials and have requested additional information and revisions to storm water, retaining walls, sewer and water details, and parking areas. Private encroachments along the southern property line are proposed into the sewer easement. The Public Utilities Department will be as a review discipline for the next review cycle.

LDR Environmental

The Environmental Analysis Section has reviewed the submitted materials and requested revisions to the Climate Action Plan Consistency Checklist, and the submittal of a Biological Survey Report for vegetation onsite. Multiple other review disciplines have identified issues. A final CEQA determination will be made once all comments have been addressed.

LDR Geology

Geology has reviewed the submitted materials and requested an addendum geotechnical report.

LDR Planning

LDR Planning has reviewed the submitted materials and requested revision to the retaining walls to conform to San Diego Municipal Code Sections 142.0340(d) and 142.0340(e) or amend the proposed discretionary actions.

Plan Facilities Financing

Facilities Finance has provided a tabulation of the fees triggered by the proposed development.

- III. STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 2).

- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status and majority of the recent City staff charges have not been posted on the account. However, our latest data indicates you have approximately \$6,678.02 remaining in your deposit trust account.

During the processing of your project, you will continue to receive monthly statements with the break-down of staff charges to your account. The minimum balance required for a Coastal Development Permit application is \$5,000.00, per [Information Bulletin 503](#). To avoid project delays due to insufficient account funds, please ensure that your deposit account maintains the minimum account balance at all times. For your convenience, deposits can be made anytime online through [Open DSD](#) or in person at the Cashier, located on the 3rd Floor of the Development Services Center.

- V. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 20 days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials, and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

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

- VI. RESUBMITTALS/NEXT STEPS:** Resubmittals are done on a walk-in basis. Please check in on the third floor of the Development Service Center (1222 First Avenue). Please be prepared to provide the following:

Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size. Please produce any written document in double sided format to the degree possible. Electronic copies of the documents may be provided to the Project Manager Email (20 MB per email limit), thumb drive or CD.

Response to Cycle Issues: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Please reference the plan, sheet number, report or page

number in which the issue has been addressed. If it is not feasible to address a particular issue, please indicate the reason. Include a copy your response letter with each set of plans.

VII. COMMUNITY PLANNING GROUP: Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Matt Adams, Chairperson of the Navajo Community Planners, Inc., at 858-514-7008 or navajoplanners@cox.net to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

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

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

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Municipal Code may be accessed on line at <http://www.sandiego.gov/development-services>. Community plans are available at <https://www.sandiego.gov/planning/community/plans>. To view project details online, visit: <http://www.sandiego.gov/development-services/opendsd/>. Please contact me with any questions regarding at kbucey@sandiego.gov or (619)446-5049.

Sincerely,


Karen Bucey
Development Project Manager

Enclosures:

1. Cycle Issues
2. Submittal Requirements

cc: Matt Adams, Chairperson of the Navajo Community Planners, Inc.
Lisa Lind, Community Planner, Planning Department
Reviewing Staff



Remaining Cycle Issues

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

L64A-003A-2

Project Information

Project Nbr: 586620 **Title:** Hourmezian NDP
Project Mgr: Bucey, Karen (619) 446-5049 Kbucey@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/01/2018	Deemed Complete on 02/02/2018
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 02/02/2018	
Reviewer: Garcia, Matthew (619) 446-5038 GarciaML@sandiego.gov	Assigned: 02/05/2018	
	Started: 03/05/2018	
Hours of Review: 6.00	Review Due: 03/20/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/14/2018	COMPLETED ON TIME
	Closed: 03/14/2018	

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues. We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline). Your project still has 8 outstanding review issues with LDR-Planning Review (all of which are new). Last month LDR-Planning Review performed 95 reviews, 78.9% were on-time, and 58.1% were on projects at less than < 3 complete submittals.

Land Development Manual (LDM)

- 7 Per LDM 10.1.1 the project must include a complete Scope of Work. Correction: Include the home theatre and gym in the Scope of Work on Sheet A1.1.

San Diego Municipal Code (SDMC)

- 8 The proposed development possesses overheight retaining walls that do not conform to Table 131-04D Development Regulations for RS Zones and SDMC 142.0340(d) and SDMC 142.0340(e). Correction: Conform retaining wall height and location to Table 131-04D Development Regulations for RS Zones and SDMC 142.0340(d) and SDMC 142.0340(e).
- 9 Cycle 8 continued.....
*See SDMC 142.0350 to deviate from the retaining wall height requirements with a NDP. However, the proposed retaining walls must be justified showing that the height requested is necessary due to variations in grade, to conform to the predominant height of other retaining walls in the neighborhood, or for health and safety of persons on the property. Such findings have not been found and without clear justification by one of these three reasons a decision to approve the overheight retaining walls will not be supported.
- 10 Delineate the visibility area where the proposed driveway will be. See Diagram 113-02SS in the SDMC.
- 11 Adjust plans to specify the front yard setback is an established setback according to Zoning Map 226-1752.
- 12 Adjust plans to specify the front yard setback is an established setback according to Zoning Map 226-1752.
- 13 Delineate the visibility area where the proposed driveway will be. See Diagram 113-02SS in the SDMC.

Findings

- 14 Please provide draft findings as outline in SDMC 126.0404(a) (General for all NDPs) and 126.0404(b) (Supplemental for ESL) with next submittal.





Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/01/2018	Deemed Complete on 02/02/2018
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 02/02/2018	
Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov	Assigned: 02/05/2018	
Hours of Review: 4.00	Started: 03/01/2018	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 03/20/2018	
	Completed: 03/14/2018	COMPLETED ON TIME
	Closed: 03/14/2018	

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues. Your project still has 13 outstanding review issues with LDR-Environmental (all of which are new). Last month LDR-Environmental performed 95 reviews, 84.2% were on-time, and 45.5% were on projects at less than < 3 complete submittals.

EAS First Review

Project Information

- 1 Neighborhood Development Permit for ESL per SDMC 126.0402(b) a new 5,620-square-foot, 2 story residence with retaining walls, measuring in excess of 6 feet high. The 0.32-acre vacant lot is located at 5932 Ridgemoor Drive in the Navajo Community Plan area Residential Single Dwelling Unit (RS-1-7) Zone, and Council District 7.

Extended Initial Study

- 2 Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. A determination of Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be made based on the information provided in any subsequent review. Until the above issues have been addressed, the CEQA determination cannot be made and the environmental processing timeline will be held in abeyance.

Biological Resources

- 3 The City's biologist has visited the site and identified non-native grasslands, which per the Land Development Guidelines and City of San Diego Municipal Code are classified as sensitive biological resources (Tier IIIB). Therefore a biological survey report is required to identify impacts. In the next submittal please submit a Letter Survey Report as described in Appendix II of the Land Development Manual Biology Guidelines. Please submit three copies of the report (one for the PM, one for Planning, and one for EAS). Please contact EAS with any questions regarding report preparation.

Tribal Cultural Resources

- 8 This project is subject to Tribal Consultation under AB 52. EAS staff will distribute notification to the local Kumeyaay community for possible consultation on this project. Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, consultation will conclude. If a request for consultation is made, then the EAS environmental processing timeline will be held in abeyance until the consultation process has been completed.

Hydrology/Water Quality

- 9 EAS defers to LDR-Engineering on issues of hydrology and water quality. (New Issue)

Land Use

- 10 EAS defers to Planning Review on General Plan, community plan, and Land Development Code issues. Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact.

GHG

- 11 On July 12, 2016, the City of San Diego adopted the Climate Action Plan (CAP) Consistency Checklist, which requires all projects subject to discretionary review to demonstrate consistency with the Climate Action Plan.
- 12 The following issues were identified: Please provide an explanation for answers that are not applicable. It is important that the checklist not be naked (only checked boxes). A narrative is required.
- 13 The CAP Consistency Checklist, as well as the explanation, will become part of the project's Exhibit A.
- 14 Please contact the EAS analyst with any questions related to the checklist or if you'd like to view a sample of a completed checklist.





Geology

- 15 EAS defers to LDR Geology on issues of geologic hazards. (New Issue)

Summary

- 16 As mentioned above the CEQA determination cannot be made until all issues have been addressed. Until the requested information has been provided staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts.
- 17 Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/01/2018	Deemed Complete on 02/02/2018
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 02/02/2018	
Reviewer: Canning, Jack (619) 446-5399 jpcanning@sandiego.gov	Assigned: 02/08/2018	
	Started: 03/01/2018	
Hours of Review: 6.00	Review Due: 03/05/2018	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/02/2018	
	Closed: 03/14/2018	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . Your project still has 19 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 84 reviews, 95.2% were on-time, and 44.9% were on projects at less than < 3 complete submittals.

Engineering 1st Review

- 1 The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Notice of Decision. Upon resubmittal, we will complete our review of the Neighborhood Development Permit Plans.
- 2 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 City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on January 2, 2018 and this project will be subject to those regulations.
- 3 SDMC section 143.0142(f) states: Any increase in runoff resulting from the development of the site shall be directed away from any steep hillside areas and either into an existing or newly improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off.
- 4 Revise the Grading Plan. Add a note that states: This project will not discharge any increase in storm water run-off onto the existing hillside areas.
- 5 Revise the Grading Plan. Add a note that states: At the storm water discharge locations, suitable energy dissipaters are to be installed to reduce the discharge to non-erodible velocities.
- 6 Revise the Grading Plan. Plan shows only one discharge location which is not acceptable. Existing drainage pattern discharges across the entire south property line. Revise the design to show and call out multiple discharge locations. Add a note that states: Multiple storm water discharge locations will be used to mimic the existing drainage pattern. Add a note that states: No additional run-off is proposed for the discharge locations.
- 7 Project proposes private encroachments into the City of San Diego sewer easement along the south property line. This will require review and approval by the Public Utilities Department. A Review Cycle will be added for them on the next review cycle.
- 8 Revise the Grading Plan. Add cross sections and details for the proposed retaining walls along the existing
- 9 Revise the Grading Plan. Add the Improvement Plan No.10483-8-D for the existing sewer main along the south property line.
- 10 Project is a Standard Development Project and requires Site Design and Source Control BMPs. Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.
A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:
<https://www.sandiego.gov/development-services/industry/landdevcode/landdevmanual#>
- 11 Revise the Grading Plan. Show and call out how all storm water run-off from the proposed development is directed to proposed landscape Low-Impact Development BMPs.
- 12 Revise the Grading Plan. If the existing water service and sewer lateral will be used, add a note that states: The existing water and sewer services will remain. If new services are required: Show the Water and Sewer Mains, including the new laterals that serve the project. Call out the City Improvement Plan numbers. A search of City Records by your office may be required.
- 13 Revise the Grading Plan. Show where and dimension the required parking spaces, so they can be verified they meet San Diego Municipal Code Table 142-05K. Since no garage is proposed, clearly show the path of travel to, and back up distance for the two required parking spaces.
- 14 Revise the Grading Plan. Since no garage is being proposed, any proposed parking located in front of the building will result in the distance from sidewalk to parking spaces is less than the required 20 minimum per San Diego Municipal Code Diagram 142-05A. Therefore show and call out where the two additional guest parking spaces will be located.

For questions regarding the 'LDR-Engineering Review' review, please call Jack Canning at (619) 446-5399. Project Nbr: 586620 / Cycle: 2





- 15 Revise the Grading Plan. Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, for the proposed driveway on Ridgemoor Dr. 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. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.
- 16 Revise the 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.
- 17 Revise the Grading Plan. Add a note that states: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
- 18 Development Permit Conditions will be determined on the next submittal when all requested information is provided.
- 19 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 call Jack Canning at 619 446-5425.





Remaining Cycle Issues

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

L64A-003A-2

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/01/2018	Deemed Complete on 02/02/2018
Reviewing Discipline: Community Planning Group	Cycle Distributed: 02/02/2018	
Reviewer: Bucey, Karen (619) 446-5049 Kbucey@sandiego.gov	Assigned: 02/09/2018	
	Started: 02/09/2018	
Hours of Review: 0.50	Review Due: 03/05/2018	
Next Review Method: Submitted (Multi-Discipline)	Completed: 02/09/2018	COMPLETED ON TIME
	Closed: 03/14/2018	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 54 reviews, 51.9% were on-time, and 51.9% were on projects at less than < 3 complete submittals.

NCPG

Navajo

- 1 Please contact the Chair for the Navajo Community Planners, Inc., at 858-514-7008 navajoplanners@cox.net to make arrangements to present your project for review at their next available meeting. This Community Plannig Group is officially recognized by the City as a representative of the community, and an advisor to the City in actions that would affect the community. The Development Services Department has notified the group of your request and has sent them a copy of your project plans and documents.





Remaining Cycle Issues

3/14/18 1:39 pm

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

L64A-003A-2

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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/01/2018	Deemed Complete on 02/02/2018
Reviewing Discipline: LDR-Geology	Cycle Distributed: 02/02/2018	
Reviewer: Mills, Kreg (619) 446-5295 Kmills@sandiego.gov	Assigned: 02/05/2018	
	Started: 03/05/2018	
Hours of Review: 3.00	Review Due: 03/05/2018	COMPLETED ON TIME
Next Review Method: Submitted (Multi-Discipline)	Completed: 03/05/2018	
	Closed: 03/14/2018	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . Your project still has 8 outstanding review issues with LDR-Geology (all of which are new).
- . Last month LDR-Geology performed 78 reviews, 85.9% were on-time, and 76.1% were on projects at less than < 3 complete submittals.

586620-2 (3/5/2018)

REVIEW COMMENTS:

- 2 The project's geotechnical consultant must submit an addendum geotechnical report or update letter that specifically addresses the proposed development plans for the purposes of an environmental review and the following:
- 3 Provide a geologic/geotechnical map that shows the distribution of fill and geologic units, location of exploratory excavations, proposed development, existing sewer main, and location of cross-sections. The limits of anticipated remedial grading should be circumscribed on the geologic/geotechnical map to delineate the proposed footprint of the project.
- 4 Provide representative geologic/geotechnical cross sections that show the existing and proposed grades, distribution of fill and geologic units, existing sewer main, and the anticipated area of the proposed crawl space excavation and temporary slopes. The cross-sections should extend beyond the property lines to show adjacent structures and right of way.
- 5 Retaining walls are proposed adjacent to the property lines. Indicate if offsite grading will be necessary to construct the proposed retaining walls
- 6 The geotechnical consultant must state that the proposed retaining walls will not surcharge the existing 8" VC sewer pipe and manhole within the City's easement.
- 7 The geotechnical consultant should indicate if the proposed retaining walls will allow for repairs to the City's sewer system without destabilizing the support of the proposed retaining walls.
- 8 The proposed plans show a permanent storm water BMP that appears to involve infiltration or percolation of storm water. If infiltration or percolation of storm water is proposed, the project's geotechnical consultant must address the potential impacts regarding slope stability, fill settlement, piping of soil, adjacent properties, and the City's sewer easement. The consultant could refer to Appendix F of the City's Guidelines for Geotechnical Reports (<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/geoguidelines.pdf>).
- 9 The project's geotechnical consultant should provide a statement as to whether or not the site is suitable for the intended use.

For questions regarding the 'LDR-Geology' review, please call Kreg Mills at (619) 446-5295. Project Nbr: 586620 / Cycle: 2





Reviewer Issues

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

L64A-002A

Project Information

Project Nbr: 586620 **Title:** Hourmezian NDP
Project Mgr: Bucey, Karen (619) 446-5049 Kbucey@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 02/01/2018	Deemed Complete on 02/02/2018
Reviewing Discipline: Plan-Facilities Financing	Cycle Distributed: 02/02/2018	
Reviewer: Hamilton, Velina (619) 533-3662 VOHamilton@sandiego.gov	Assigned: 02/07/2018	
Hours of Review: 0.50	Started: 02/08/2018	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 03/05/2018	
	Completed: 02/09/2018	COMPLETED ON TIME
	Closed: 03/14/2018	

. Last month Plan-Facilities Financing performed 177 reviews, 87.0% were on-time, and 92.6% were on projects at less than < 3 complete submittals.

First Review

Discretionary & Prelim Reviews

DIF - Residential

- 1 Development Impact Fees (DIF) are required at building permit issuance based on increased residential development and/or a change to existing land use. The currently adopted Navajo DIF rate for residential development is \$5,038 per dwelling unit. Rates are subject to change.

RTCIP

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

Current Impact Fee Schedule

- 3 The Impact Fee Schedule outlines the fees which Facilities Financing collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees can be paid in person at DSD or through OpenDSD at <http://opensd.sandiego.gov/web/invoices/>. The fee schedule can be accessed on the City web site at: <https://www.sandiego.gov/facilitiesfinancing>. Fees are subject to increase at the beginning of each new fiscal year (July 1), each new calendar year (Jan 1), and/or upon Council approval of an update to the Public Facilities Financing Plan and/or Impact Fee Study.





Submittal Requirements

3/14/18 4:07 pm

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

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L64A-001

Project Information

Project Nbr: 586620 **Title:** Hourmezian NDP
Project Mgr: Bucey, Karen (619)446-5049 Kbucey@sandiego.gov



Review Cycle Information

Review Cycle: 4 Submitted (Multi-Discipline)

Opened: 03/14/2018 1:39 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Geotechnical Reports	3	Geotechnical Study	3
Geotechnical Reports	3	Geologic Reconnaissance Report Addendum	3
Biology - Consultant Submittals	2	Biology Survey Report - General	2
Storm Water	3	Storm Water Req. Applicability Checklist (DS-560)	3
Geotechnical Reports	3	Geotechnical Investigation Report Addendum	3
Development Plans	6	Site Development Plans	6
Draft Findings	2	Draft Findings	2
Climate Action Plan Consistency Checklist	2	Climate Action Plan Consistency Checklist	2

