



3/24/2023

Ambient Communities  
Duncan Budinger  
179 Calle Magdalena, Suite 201  
Encinitas, CA 92024

Dear Duncan Budinger:

Subject: **Partnering with SDG&E on your project**

Thank you for submitting your request for service. By following the steps below, your planner will work with you to keep your project on schedule.

1. Provide all required documentation listed below *by 5/23/2020* so that SDG&E has all the information to process your request and establish an **Applicant's Final Submittal (AFS)** date.

**Project Type: Commercial & Multifamily**

- |  |  |
|--|--|
| <input type="checkbox"/> Plot plans (4 sets)   | <input type="checkbox"/> Building section—multi-story (2 sets)         |
| <input type="checkbox"/> Grading plans (3 sets)  | <input type="checkbox"/> Landscape plan                                |
| <input type="checkbox"/> Elevation plans (2 sets)  | <input type="checkbox"/> Gas and/or electric load breakdown and plans  |
| <input type="checkbox"/> Improvement plans showing existing water, sewer, Telco, Cable TV, and SDG&E facilities. Also show new street light, traffic control, irrigation pedestals, and sewer/water (3 sets) | <input type="checkbox"/> Subdivision map (3 sets)                      |
| <input type="checkbox"/> Floor plan—showing preferred meter/meter room locations   | <input type="checkbox"/> Plumbing plans (3 sets)                       |
|  | <input type="checkbox"/> Digitized plans (In CAD format, if available) |
|  | <input type="checkbox"/> Signed design option letter (attached)        |

2. After the AFS date is established and applicable fees are paid, you will have the option to have SDG&E develop your **preliminary design or you may hire an “applicant designer” to complete your design.** SDG&E's design will be submitted to you for review and approval. Your planner will work with you throughout the final design and next phases of your project.

**You can access your planner's contact information and track the progress of your project on the new SDG&E Builder Services Portal. Visit [sdge.com/builder-portal](https://sdge.com/builder-portal) and have your Project #: 300000540310 and Access Code: 115449.**

We appreciate this opportunity to serve you.

Sincerely,

SDG&E Project Intake Team



Project # 300000401649  
Job # 300000540310

3/24/2023

Ambient Communities  
Duncan Budinger  
179 Calle Magdalena, Suite 201  
Encinitas, CA 92024

Dear Duncan:

Subject: **Project Design Option**

Thank you for submitting the plans for your project. As your utility partner, SDG&E will work closely with you to define the requirements for a smooth and timely installation. Under the provisions of our Gas and Electric Line Extension Rule 15, you have options that you will want to consider for the design, installation, and payment of the new facilities.

SDG&E would be glad to provide the design of the new facilities, or you may elect the Applicant Design Option which allows applicants to hire a qualified contractor to design the new facilities.

Please review the enclosed form and identify whether you want to utilize SDG&E, an Applicant Designer, or whether you would like a bid from SDG&E. Visit [sdge.com/designer-qualifications-resources](https://sdge.com/designer-qualifications-resources) for a current list of Qualified Applicant Designers.

**Please consider the following as you make your selection:**

- ✓ Designer must be pre-qualified by SDG&E for the appropriate work.
- ✓ Designer should demonstrate financial responsibility appropriate for the scope of the contract
- ✓ Designer must comply with applicable laws (e.g. OSHA, EPA, equal opportunity regulations, etc.)
- ✓ Designer must perform under the direction of a licensed professional engineer

Allowances and refunds for gas line extensions terminate on June 30, 2023. Any project application received after June 30, 2023, will not be eligible for gas allowances or refunds unless approved as an exception by the CPUC. Questions, please contact your Project Planner or Project Manager.

**Online Portal & Contact Information:** Did you know you can access your Planner's contact information and track the progress of your project on the new [SDG&E Builder Services Portal](https://sdge.com/builder-services-portal)? Visit [sdge.com/builder-portal](https://sdge.com/builder-portal) and have your Project #: 300000401649 and Access Code: 115449.

We appreciate your business and hope you are very satisfied with our service. If I may be of further assistance or should you have any non-construction-related questions (easements, charges, etc.), please call me or your Project Support Coordinator at the number below. Our office hours are 7:00 a.m. to 4:00 p.m., Monday through Friday. For additional general information, please visit our website at [sdge.com](https://sdge.com).

Sincerely,

Jolyne Kane  
Project Manager



## RULE 15 - CUSTOMER PAYMENT OPTION

The extension of gas and electric facilities to serve new customers is made in accordance with SDG&E's Rule 15 for the Sale of Gas and Electric. These rules have been approved by the California Public Utilities Commission (CPUC) and copies are available on [cpuc.ca.gov](http://cpuc.ca.gov), [sdge.com/rates-and-regulations](http://sdge.com/rates-and-regulations) or from your Planner.

There are two payment options available:

**Payment Option #1 – Refundable Option**

Applicant pays a refundable amount that is the portion of the utility's total estimated cost to complete the extension that exceeds the amount of Distribution Line Extension allowance.

**Payment Option #2 – Non-Refundable Discount Option**

Applicant pays 50% of utility's total estimated cost on a non-refundable basis.

You are not required to select the same option for both the gas and electric installations. Considerations may include timelines of the project, number of customers to be connected and the potential of any future extensions. Your option(s) will be reflected in the final cost and any required contracts.

Following is information concerning allowances and refund provisions of Rule 15:

**ALLOWANCES**

Allowances will be granted before construction, provided building construction has commenced or building permits have been issued at the time the final cost and contract package is being prepared. An approved address list will be required before the costs and allowances can be calculated.

This allowance is first applied to the gas or electric service run from the source to the meter location including the meter. If there is allowance in excess of the service cost, it is then applied to the distribution line extension costs. Service costs can vary based on the connected load, size and length of electric service conductor or gas service pipe and size of meters.

Residential allowances as of 10/10/2022 are as follows:

Electric	\$3,981 per residential unit
Gas	\$1,085 water heating, \$1,230 space heating, \$231 oven/range \$235 dryer stub, per residential unit = Maximum total \$2,781

Allowances and refunds for gas line extensions terminate on June 30, 2023. Any project application received after June 30, 2023, will not be eligible for gas allowances or refunds unless approved as an exception by the CPUC. Questions, please contact your Project Planner or Project Manager.

Non-residential allowances are calculated on a customer-specific basis and are based upon the connected gas and electric loads and the estimated usage. Where there is a combination of residential and non-residential meters, residential allowances will be added to non-residential allowances.

If, after six (6) months following the date SDG&E is ready to serve residential loads for which allowances were granted, or one (1) year for non-residential loads for which allowances were granted, Applicant fails to take service, or fails to use the service contracted for, Applicant shall pay SDG&E an additional contribution based on the allowances for the loads actually installed.

# Customer Payment Option Form

(please complete and return)

**1. Payment Option #1 - Refundable Option -  Gas  Electric  Gas & Electric  N/A**

**Residential Refunds** – If allowances are not given in advance of construction, and the refundable option is selected, refunds will be made on the basis of a new customer gas or electric meter set which produces additional revenues to the utility. Refunds are based upon the allowance in effect at the time the contract is signed, minus the service and meter installation costs to serve the new customer. You are eligible for refunds for a 10-year period.

**Non-Residential Refunds** – If allowances are not given in advance of construction, and the refundable option is selected, the utility shall review actual base annual revenue for the first three years from the date utility is first ready to serve on an annual basis. If there is additional revenue from the previous year, refunds will be made. You are eligible for refunds for a 10-year period. The Applicant is responsible for notifying the utility if new load is added the fourth through tenth year.

**Ownership Costs** – When any portion of a refundable amount has not qualified for a refund at the end of 12 months for electric (36 months for gas) from the date the utility is first ready to serve, the Applicant is required to pay an ownership charge on the remaining refundable balance. The ownership charges are calculated monthly and deducted from refunds due to the Applicant. Any un-refunded amount remaining at the end of the 10-year period becomes the property of SDG&E. The monthly ownership charge is currently 0.41% for electric and 0.45% for gas.

**Series Refunds** – When there is a series of extensions, starting with an extension having an outstanding amount subject to refund, and each extension is dependent on the previous extension as a direct source of supply, a refund will be made first to the extension to which they are connected. When that contract is fully refunded, additional refunds will be refunded to the first in the series of refundable contracts, based upon the allowance in effect at the time the service installation is requested.

**2. Payment Option #2 – Non-Refundable Discount Option -  Gas  Electric  Gas & Electric  N/A**

In lieu of contributing the refundable amount, the Applicant has the option of contributing on a non-refundable basis, fifty percent (50%) of the refundable amount. If you select this option, you will receive any applicable allowances in advance of construction; however, you will not be eligible for any future refunds as described above. Meter sets (with excess allowance beyond the service costs) from projects, which are negotiated under the discount option, may still generate series refunds to outstanding refundable contracts based on the allowance in effect at the time the service installation is requested.

We will be glad to meet with you to discuss any questions you may have.

**Please indicate your payment option choice by checking the appropriate box above and signing below:**

Project Name:	MTS Palm City Village	Project #:	30000540310
Applicant Name <i>(Please print):</i>	Duncan Budinger		
Applicant Signature:	e-Signed by Duncan Budinger on 04-07-2023 21:13:53 GMT		
Company Name:	Palm Hollister LLC		
Title:	Director of Development	Date:	2023-04-07 21:13:53 GMT



## RULE 15 - DESIGN OPTION

The extension of gas and electric facilities to serve new customers is made in accordance with SDG&E's Rule 15 for the Sale of Gas and Electric. These rules have been approved by the California Public Utilities Commission (CPUC) and copies are available on [cpuc.ca.gov](http://cpuc.ca.gov), [sdge.com/rates-and-regulations](http://sdge.com/rates-and-regulations) or from your Planner.

*Note: Applicant Design may be applied to Rule 13 (Temporary Service), Rule 15 (Distribution Line Extensions) and Rule 16 (Service Extensions). Where there is an applicant for a new line or service extension, Applicant Design may also be used for the design of Rule 20 (conversions), and associated relocations or rearrangement work.*

**Please indicate your selection by checking the appropriate box below. Complete the section below, sign, and return.**

- Option #1 - Design by Utility - SDG&E will provide you the necessary gas and electric designs**
- Design cost is included in job cost estimate.
  - An engineering fee may be collected in advance and applied to the final job costs.
  - Applicant works directly with SDG&E's planner to review and approve final design, negotiate cost and contracts so the final work orders can be issued to construction.
- Option #2 – Applicant Design - Applicant hires an SDG&E qualified designer** (See approved list: [sdge.com/designer-qualifications-resources](http://sdge.com/designer-qualifications-resources))
- Designer meets with SDG&E's Planner and Applicant Design Coordinator to discuss scope, process, procedure, time schedules and meter locations.
  - Designer will adhere to SDG&E's design and construction standards and review process.
  - A design credit will be applied against the final cost of the project. *Please note: The charges from your designer may exceed your allowed design credit.*
  - Completed design is forwarded to SDG&E to complete the following:
    - ✓ Review and approve or return to your designer for correction
    - ✓ Compute the final estimated costs and prepare contracts
    - ✓ Begin easement acquisition, if applicable
    - ✓ Issue jobs to construction
- Option #3 – Request a Bid - SDG&E will provide a bid for project design work**
- Allows applicant to determine which design option to select for project.

Project Name: MTS Palm City Village		Project Number: 30000540310
Applicant Name (please print): Duncan Budinger		Title: Director of Development
Applicant Email: dbudinger@ambient.email		Phone: 619 417-4193
Company Name: Palm Hollister LLC		
Consultant Name: Kip Armstrong		Consultant Email: karmstrong@murowdc.com
Applicant Signature:	e-Signed by Duncan Budinger on 03-31-2023 22:24:01 GMT	Date: 2023-03-31 22:24:01 GMT



Project # 300000401649  
Job # 300000540310

3/24/2023

Duncan Budinger  
179 Calle Magdalena  
Encinitas, CA 92024

Dear Duncan Budinger:

Subject: Palm Hollister, LLC

**Project Type – New Project Location**

Thank you for submitting initial information to proceed with the electric service/distribution system for your project. In order to proceed, fee will be required. A preliminary field investigation indicates that you have not begun construction.

Once all necessary documents are submitted and your payment is received, . Please allow 16 - 23 weeks for us to complete the preliminary design(s). A final design and cost will be completed within 12 - 18 weeks after you approve the preliminary design. This timeline does not include the time required for easement acquisition and the actual construction of the gas and electric facilities.

Please send us a copy of your grant deed or a copy of your Title Insurance Policy if you purchased this property within the previous six months. If your monuments are not readily visible, to assist our survey crews in locating your property, please flag or mark your property corners.

Your costs, as cited below, are subject to change at any time. All cost calculations are based upon SDG&E's filed tariffs, SDG&E's internal costs, and all applicable governmental or regulatory statutes, regulations, codes and rules. Cost calculations may be subject to changes in tariffs, costs, statutes, regulations, codes or rules and may result in a cost increase or decrease. To proceed with the design and easement acquisition of the proposed gas and electric facilities prior to the start of construction, the following fees will be required. This offer shall expire at the end of the business day on 6/22/2023.

Engineering Design Fee	\$2316.00
<b>TOTAL FEES</b>	<b>\$ 2316.00</b>

If you proceed with the work/return signed contracts within one year of having received your design, the engineering fee will be credited to the job cost. If you do not proceed with the work, it will be retained by SDG&E. If there are no costs to you for SDG&E work, this amount will be refunded to you at the time construction begins and any work order(s) are issued to our Construction Department. Should SDG&E be denied easements, causing alternate surveys, additional fees may be required.

**Payment information**

Please return the Customer Payment Remittance form with your check made payable to SDG&E. **Project Management offices are unable to accept payments.** Payments can be made online, in person at a branch office, or by mailing a check.

**Easy Ways to Pay:**

Pay Online with ACH

[www.sdge.com/builder-services/pay](http://www.sdge.com/builder-services/pay)

-Use your Sales Order # &amp; Project #

-Input your ACH banking information

**Mail** \*allow up to 2 weeks for processing

Check or Money Order

-Make Checks payable to: "SDG&amp;E"

-Include the remittance with the check

**Mail to:**

Customer Payment Services – C11W1 San Diego Gas &amp; Electric

PO Box 129831

San Diego, CA 92112-9831

**Online Portal & Contact Information**

Did you know you can access your Planner's contact information and track the progress of your project on the new SDG&E Builder Services Portal? Visit [sdge.com/builder-portal](http://sdge.com/builder-portal) and have your Project #: 300000401649 and Access Code: 115449.

We appreciate your business and hope you are very satisfied with our service. If I may be of further assistance or should you have any non-construction-related questions (easements, charges, etc.), please call me or your Project Support Coordinator at the number below. Our office hours are 7:00 a.m. to 4:00 p.m., Monday through Friday. For additional general information, please visit our website at [sdge.com](http://sdge.com).

Sincerely,

*Jose Wong*



Jose Wong

Tech/Intake Planner II

619-676-4161

## SDG&E BRANCH OFFICE LOCATIONS

Customers may hand-carry their planning payment to one of the SDG&E Branch Offices listed below.

<b>Customer must have the "Customer Payment Remittance" form in order to make payment at a Branch Office.</b>		
<p><b><u>ESCONDIDO</u></b> 644 West Mission Avenue Escondido, CA 92025 <i>M - F 9:00am to 5:00pm</i></p>	<p><b><u>EL CAJON</u></b> 104 N. Johnson Avenue El Cajon, CA 92020 <i>M - F 9:00am to 5:00pm</i></p>	<p><b><u>CHULA VISTA</u></b> 436 H Street Chula Vista, CA 91910 <i>M - F 9:00am to 5:00pm</i></p>
<p><b><u>MARKET CREEK</u></b> 336 Euclid Avenue, #502 San Diego, CA 92214 <i>M - F 9:00am to 5:00pm</i></p>	<p><b><u>NATIONAL CITY</u></b> 2405 Plaza Blvd. National City, CA 91950 (Near the 805 Freeway) <i>M - F 9:00am to 5:00pm</i></p>	
<b><u>Easy Ways to Pay</u></b>		
<p> <b>Pay Online with ACH</b> <a href="http://www.sdge.com/builder-services/pay">www.sdge.com/builder-services/pay</a></p> <ul style="list-style-type: none"> <li>- Use your Sales Order # &amp; Project #</li> <li>- Input your ACH banking information</li> </ul>	<p> <b>Mail</b> <i>*allow up to 2 weeks for processing</i> Check or Money Order</p> <ul style="list-style-type: none"> <li>- Make Checks payable to: "SDG&amp;E"</li> <li>- Include the remittance with the check</li> <li>- <b>Mail to:</b></li> </ul>	
<p><b>For expedited payments for Project Management or SOT:</b> Send FED-EX OVERNIGHT 8335 Century Park Court CP11W1 San Diego, CA 92123</p>	<p><b>Mail payments for Projects Coordinated by Design &amp; Project Management or SOT to:</b> Customer Payment Services – CP11W1 San Diego Gas &amp; Electric PO BOX 129831 San Diego, CA 92112-9831</p>	

### **IMPORTANT NOTES**

- ✓ Payments made for projects coordinated by SDG&E's Design & Project Management or Service Order Team must be submitted in the form of ACH, cashier's check or money order.
- ✓ The "Customer Payment Remittance" form must accompany check payments for Projects coordinated by the Design & Project Management Department or Service Order Team.
- ✓ Redemption of returned checks for projects coordinated by SDG&E's Project Management Department must be made in the form of a cashier's check or money order.
- ✓ Redemption of returned checks to our Downtown location must be made in the form of a cashier's check or money order.
- ✓ For all other types of returned checks, payment may be made in the form of cash, check or money order.





## CUSTOMER PAYMENT REMITTANCE

Billing Date: November 04, 2022

Project #: 300000401649

Sales Order #: 1000005815

Customer / Project Name: Murow Development Consultants

Project Location: 2340 Palm Ave San Diego 92154

SDG&E Contact: Jolyne Kane

SDGE Contact Phone: 585-402-8556

Amount Due: \$ 2316.00

Due Date: February 02, 2023

Remarks: No Tax. Engineering Fee.

### Easy Ways to Pay



**Pay Online with ACH**  
[www.sdge.com/builder-services/pay](http://www.sdge.com/builder-services/pay)

- Use your Sales Order # & Project #
- Input your ACH banking information

Project # **300000401649**  
Sales Order # **1000005815**



**Mail** \*allow up to 2 weeks for processing  
Check or Money Order

- Make Checks payable to: "SDG&E"
- Include this remittance with the check
- **Mail to:**

Customer Payment Services - C11W1  
San Diego Gas & Electric  
PO Box 129831  
San Diego, CA 92112-9831

Preparer: Chloe Ortiz

For internal use: 300000540310



P.O. Box 882676  
San Diego, CA 92168-2676  
karen@klrplanning.com  
619.578.9505

March 16, 2022

Barbie Gutierrez  
Administrative Secretary  
South Bay Union School District  
60 Elm Avenue  
Imperial Beach, CA 91932

**SUBJECT: SCHOOL SERVICE FOR THE PALM HOLLISTER APARTMENT PROJECT – OTAY MESA-NESTOR COMMUNITY, SAN DIEGO**

Dear Ms. Gutierrez:

Ambient Communities (applicant) is proposing the Palm Hollister Apartment project on an approximate 5.92-acre site in the Otay Mesa-Nestor community. The project site is located at 555 Hollister Street and is currently undeveloped. Regional access to the site is provided by State Route 75 (SR-75) located to the south of the project site and Interstate 5 (I-5), half a mile west of the project site. Primary vehicle access to the project would occur from the south from Palm Avenue via an existing access easement through the property owned by the Metropolitan Transit System. Figure 1, *Project Location Map*, shows the location of the project site.

The project site is in the Otay Mesa-Nestor Community Plan Area and is zoned AR-1-2, RM-1-1, and RM-2-6. The project site is designated Open Space in the Otay Mesa Community Plan and Residential in the City of San Diego General Plan. The project requires an Amendment to the Otay Mesa-Nestor Community Plan to change the existing land use from Open Space to Medium-High Density (30 - 44 du/nra) and a Rezone to change the existing zone from AR-1-2, RM-1-1, and RS-1-5 to RM-2-6. Additionally, the project proposes a Vesting Tentative Map, Planned Development Permit to allow deviations from the RM-2-6 zone, and Site Development Permit.

The Palm Hollister Apartment project proposes to develop the site with a total of 198 multi-family residential dwelling units in 13 buildings. There are also eight affordable dwelling units included in the project which are affordable to low-income households. Figure 2, *Site Plan*, identifies the locations of each building included in the project.

The City of San Diego has requested that we provide information relative to the ability for existing utilities and public services to serve the project. This information will be used in the environmental documentation.

In order to adequately assess the project's potential impacts on school services, we would like to request the following information from your office:

1. Which schools would serve the project site? Please provide addresses, design capacity, and present and projected enrollments at these schools.  
Mendoza Elementary School would be the school that would serve this site. The school is located at 2050 Coronado Ave, San Diego, Ca 92154. This school can house approximately 950 students. The present population as of March 18, 2022 is 548 students. At the moment this population is not expected to increase.

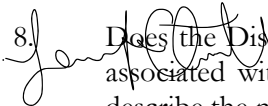
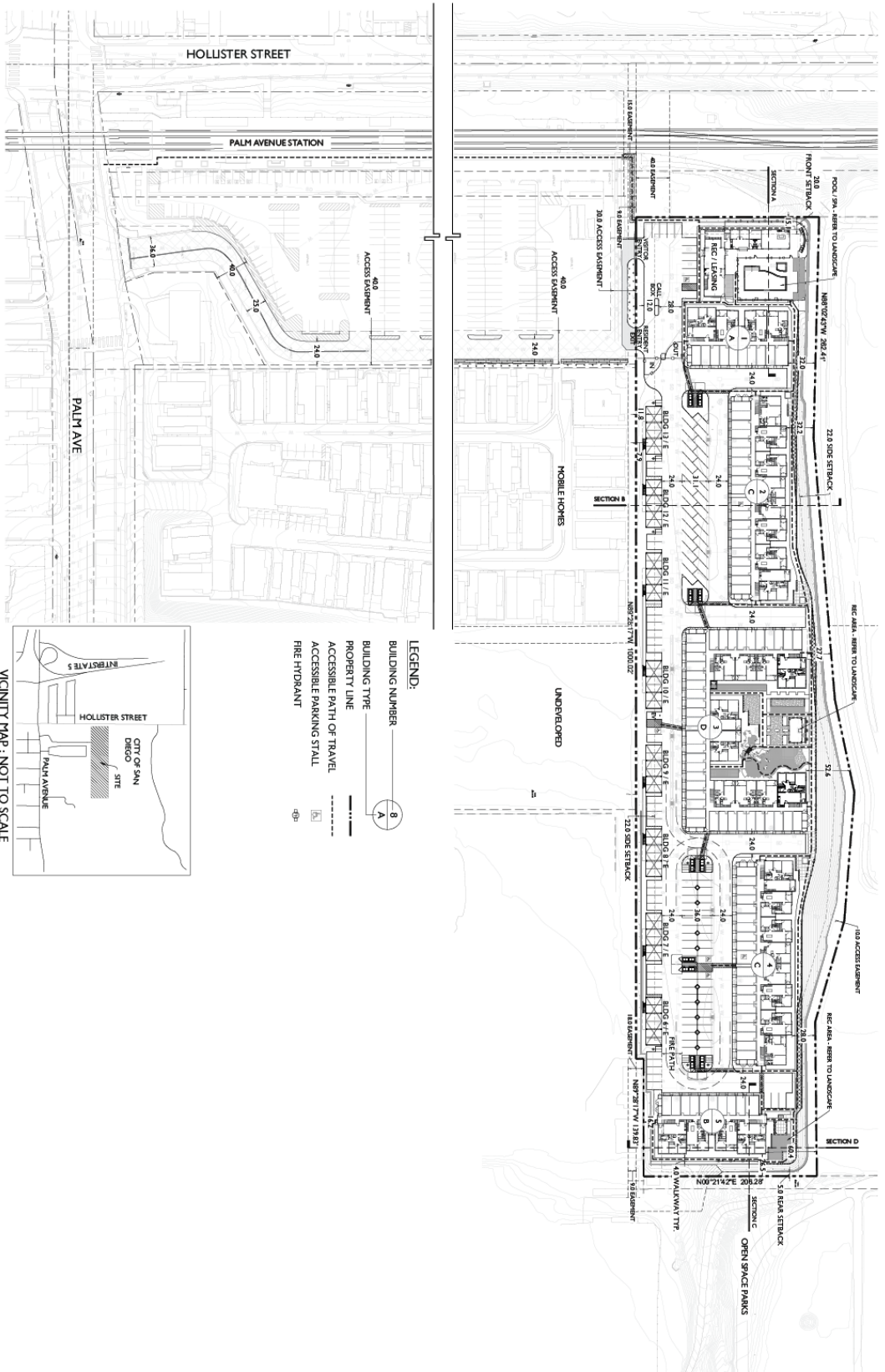




2. How many portable/relocatable classrooms are utilized at these schools? Are there any identified deficiencies in school services and facilities?  
**Room 41 is the only portable classroom at this site. There are no identified deficiencies in school services or facilities at this site.**
3. Has the District implemented reduced class sizes? If so, what has been the effect on the District in terms of providing classroom space, teachers, and other components necessary for the District to provide adequate educational facilities and service to the community?  
**Yes and no impact.**
4. According to the District's generation rates, how many students would the project generate? What are the generation rates?  
**0.5 students/ dwelling unit**
5. Based on the District's calculation of the project's student generation, would the project result in a need for additional school facilities?  
**No, but would assist in modernization efforts.**
6. Please describe any developer fee assessment program, which has been implemented by the District. Who is responsible, how is the amount determined, and what is the payment method? **Please use the link below regarding developer fee assessment program.**  
[https://www.sbusd.org/apps/pages/index.jsp?uREC\\_ID=2158360&type=d&pREC\\_ID=2171561ygonzalez@sbusd.org](https://www.sbusd.org/apps/pages/index.jsp?uREC_ID=2158360&type=d&pREC_ID=2171561ygonzalez@sbusd.org)
7. Please describe any agreements the District has with the City regarding use of school fields and game courts by the public?  
**The District is currently involve in discussions with the cities of San Diego and Imperial Beach regarding the use of school fields and game courts by the public, however, no agreement has been reached.**
8.  Does the District anticipate or expect any long-term (10-year, 20-year, 30-year, or longer) impacts associated with school services due to anticipated development within Otay Mesa? If so, please describe the nature of these impacts and how this project may contribute to those impacts. If impact would occur, what suggestions do you have to minimize their effects?  
**At the moment, the District does not anticipate or expect any long term impacts associated with school services due to anticipated development within Otay Mesa.**

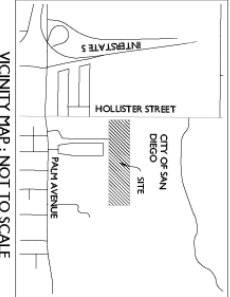


Figure 1  
Project Location Map

**Figure 2**  
**Illustrative Site Plan**



- LEGEND:**
- BUILDING NUMBER:  8
  - BUILDING TYPE:  A
  - PROPERTY LINE: 
  - ACCESSIBLE PATH OF TRAVEL: 
  - ACCESSIBLE PARKING STALL: 
  - FIRE HYDRANT: 



**From:** Mulderig, Shannon SLMulderig@sandiego.gov  
**Subject:** RE: Otay Mesa Nestor Schools  
**Date:** October 19, 2022 at 10:48 AM  
**To:** Janea Quirk janea.quirk@sweetwaterschools.org  
**Cc:** Marshall, Dawna DLMarshall@sandiego.gov, KLR Planning Karen@klrplanning.com

SM

Janea,

The applicant, Karen Ruggels with KLR Planning (coped in this email), confirmed the project includes apartments.

Regarding student generation rates, Karen mentioned the school districts typically determine these rates. For example, we have heard back from Barbie Gutierrez with South Bay Union School District and their district's generation rate is 0.5 students / dwelling unit.

Thanks,

**Shannon Mulderig**  
Senior Planner  
City of San Diego  
Planning Department

T [619.533.3662](tel:619.533.3662)  
[sandiego.gov/planning](http://sandiego.gov/planning)

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Janea Quirk <janea.quirk@sweetwaterschools.org>  
**Sent:** Thursday, October 6, 2022 4:37 PM  
**To:** Mulderig, Shannon <SLMulderig@sandiego.gov>  
**Cc:** Marshall, Dawna <DLMarshall@sandiego.gov>  
**Subject:** [EXTERNAL] RE: Otay Mesa Nestor Schools

**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

Hi Shannon,

Are these apartments, or housing for purchase? Has the developer determined student generation rates?

Thanks!

Janea Quirk

Chief Facilities & Operations Officer

Sweetwater Union High School District

1130 Fifth Avenue, Chula Vista, CA 91911

(O) 619.585.6060

**LEAN IN. Engage. Communicate.**

---

**From:** Mulderig, Shannon <[SLMulderig@sandiego.gov](mailto:SLMulderig@sandiego.gov)>

**Sent:** Thursday, October 6, 2022 8:33 AM

**To:** Janea Quirk <[janea.quirk@sweetwaterschools.org](mailto:janea.quirk@sweetwaterschools.org)>

**Cc:** Marshall, Dawna <[DLMarshall@sandiego.gov](mailto:DLMarshall@sandiego.gov)>

**Subject:** Otay Mesa Nestor Schools

**Caution:** This email originated from outside SUHSD. Exercise caution when opening attachments or clicking links, especially from unknown senders. Please report suspicious emails to [blockrequest@sweetwaterschools.org](mailto:blockrequest@sweetwaterschools.org)

Hello Janea,

I hope you can assist me with my inquiry regarding a community plan amendment in Otay Mesa Nestor and the potential impacts to the schools in the area. I am currently working on an amendment to the Otay Mesa Nestor Community Plan for a site located at 555 Hollister Street that proposes to add 198 dwelling units to the community.

The project proposes 49 one-bedroom units, 42 two-bedroom units, and 7 three-bedroom units.

**Would the addition of 198 dwelling units result in an impact to the schools serving the community?**

If you are not the correct person for this request, could you please connect me with the person who is? I appreciate your assistance.

Please let me know if you have any questions or need anything further.

Thank you,

**Shannon Mulderig**

Senior Planner

City of San Diego

Planning Department

T [619.533.3662](tel:619.533.3662)

[//sandiego.gov/planning](https://sandiego.gov/planning)

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

**From:** [Schimpf, Brian](#)  
**To:** [Mulderig, Shannon](#)  
**Cc:** [Marshall, Dawna](#)  
**Subject:** [EXTERNAL] RE: Otay Mesa Nestor Proposed Development  
**Date:** Thursday, December 8, 2022 7:49:02 AM

---

This project would not require additional Police Department Facilities. If you need further information please let me know.

Have the best day ever,

**Officer Brian Schimpf**  
SDPD Operational Support  
Desk: 619-531-2122  
Cell: 619-597-0165

---

**From:** Mulderig, Shannon <SLMulderig@sandiego.gov>  
**Sent:** Wednesday, October 19, 2022 11:11 AM  
**To:** Schimpf, Brian <bschimpf@pd.sandiego.gov>  
**Cc:** Marshall, Dawna <DLMarshall@sandiego.gov>  
**Subject:** RE: Otay Mesa Nestor Proposed Development

Officer Brian Schimpf,

Are you able to assist me with my previous email? If not, would you be able to connect me with someone who would be able to?

I appreciate your time and effort.

Thank you,

**Shannon Mulderig**  
Senior Planner  
City of San Diego  
Planning Department

T [619.533.3662](tel:619.533.3662)  
[sandiego.gov/planning](http://sandiego.gov/planning)

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.



---

**From:** Mulderig, Shannon  
**Sent:** Wednesday, October 5, 2022 2:41 PM  
**To:** Schimpf, Brian <[bschimpf@pd.sandiego.gov](mailto:bschimpf@pd.sandiego.gov)>  
**Cc:** Marshall, Dawna <[DLMarshall@sandiego.gov](mailto:DLMarshall@sandiego.gov)>  
**Subject:** Otay Mesa Nestor Proposed Development

Hello Officer Brian Schimpf,

I hope you can assist me with my inquiry regarding a community plan amendment in Otay Mesa Nestor and the potential impacts to the City's police facilities and services. I am currently working on an amendment to the Otay Mesa Nestor Community Plan for a site located at 555 Hollister Street that proposes to add 198 dwelling units to the community.

The project proposes 49 one-bedroom units, 42 two-bedroom units, and 7 three-bedroom units.

**Would the addition of 198 dwelling units result in a need for additional police facilities/service within the community?**

Please let me know if you have any questions or need anything further.

Thank you,

**Shannon Mulderig**  
Senior Planner  
City of San Diego  
Planning Department

T [619.533.3662](tel:619.533.3662)  
[sandiego.gov/planning](http://sandiego.gov/planning)

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

**From:** [Mulderig, Shannon](#)  
**To:** [Marshall, Dawna](#)  
**Subject:** FW: Otay Mesa Nestor Proposed Development  
**Date:** Thursday, October 6, 2022 4:17:28 PM

---

Dawna,

Please see Tyler Larson's response to my email. This is for 698277 Palm Hollister. Please let me know if you need me to request any further information.

Thanks,

**Shannon Mulderig**  
Senior Planner  
City of San Diego  
Planning Department

T [619.533.3662](tel:619.533.3662)  
[sandiego.gov/planning](http://sandiego.gov/planning)

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Larson, Tyler <WTLarson@sandiego.gov>  
**Sent:** Thursday, October 6, 2022 12:12 PM  
**To:** Mulderig, Shannon <SLMulderig@sandiego.gov>  
**Subject:** Re: Otay Mesa Nestor Proposed Development

Hi Shannon,

Thank you for reaching out. The need for a second Fire Department access road, per CFC Appendix D, is triggered when a project exceeds 200 units for a multi-family dwelling (R-2 Occupancy). It sounds like one is acceptable from the information you provided. For fire hydrants, our policy is consistent with chapter 5 of the CFC and I would review hydrant locations. Regardless of project details, required fire flow and number of hydrants shall meet CFC Appendix B and C requirements. I hope I answered your question. If you need any additional information, please don't hesitate to reach back out. Thank you.

**W. Tyler Larson**

Deputy Fire Marshal/DSD Liaison

City of San Diego  
Fire-Rescue Department

C: (619) 323-6108

T: (619) 533-4464

[wtlarson@sandiego.gov](mailto:wtlarson@sandiego.gov)

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this email to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this email message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

---

**From:** Mulderig, Shannon <[SLMulderig@sandiego.gov](mailto:SLMulderig@sandiego.gov)>  
**Sent:** Wednesday, October 5, 2022 2:41 PM  
**To:** Larson, Tyler <[WTLarson@sandiego.gov](mailto:WTLarson@sandiego.gov)>  
**Subject:** Otay Mesa Nestor Proposed Development

Hello Tyler,

I hope you can assist me with my inquiry regarding a community plan amendment in Otay Mesa Nestor and the potential impacts to the City's fire facilities and services. I am currently working on an amendment to the Otay Mesa Nestor Community Plan for a site located at 555 Hollister Street that proposes to add 198 dwelling units to the community.

The project proposes 49 one-bedroom units, 42 two-bedroom units, and 7 three-bedroom units.

**Would the addition of 198 dwelling units result in a need for additional fire facilities/service within the community?**

Please let me know if you have any questions or need anything further.

Thank you,

**Shannon Mulderig**

Senior Planner  
City of San Diego  
Planning Department

T [619.533.3662](tel:619.533.3662)  
[sandiego.gov/planning](http://sandiego.gov/planning)

**CONFIDENTIAL COMMUNICATION**

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.