

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: JVR Energy Park PROJECT NUMBER: PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
1 - 1	General	Comments have been provided to the extent possible with the information provided . Additional comments may be provided upon changes to the plans or additional information.	Comment for information only	12/20/2018	12/20/2018
1 - 2	General	Project conditions will be provided once all studies have been received.	Comment for information only	12/20/2018	12/20/2018
1 - 3	General/Access	Have your project reviewed and commented on by Jacumba Community Services District, San Diego County Fire Authority and Caltrans. Project's conditions may be revised upon further review and input from the agencies.		12/20/2018	
1 - 4	General/Title Report	Please provide a color-coded easement plot showing existing easements per the title report. Please show all easements on the plans.		12/20/2018	
1 - 5	General/Title Report	There is a 60' Road Easement to SDG&E shown over the property and offsite over APN 661-070-06. If this is an existing easement, please provide the easement document showing the project has access and is allowed to construct the improvements. If no easement exists, please provide a letter of permission from the property owner.		12/20/2018	
2 - 1	Jurisdictional Waters	<p>The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.</p> <p>U.S. Army Corps of Engineers: 5900 La Place Court, Suite 100, Carlsbad, CA 92008; (760) 602-4850; http://www.usace.army.mil/ Regional Water Quality Control Board: 73-720 Fred Waring Drive, Suite 100, Palm Desert, CA 92260; (760) 346-7491; https://www.waterboards.ca.gov/coloradoriver/ United States Fish and Wildlife Service: 2177 Salk Avenue, Suite 250, Carlsbad, CA 92008; (760) 431-9440; https://www.fws.gov/ California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4207; https://www.wildlife.ca.gov/</p>		12/20/2018	
3 - 1	Project Description	<p>Clarify whether SDG&E will require access to the proposed storage facility. If so, the SDG&E easement will have to include the location of the storage facility and any necessary access. The limits of the required easement will be determined once detailed information about the ultimate ownership of the proposed facilities are provided.</p> <p>Please clarify if the property will require access to the SDG&E switchyard after the lot line adjustment. If so, show proposed easements.</p>		12/20/2018	

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3 - 2	Project Description	<p>Include detailed information about the required grading for this project. Additionally please clarify if the proposed grading will be performed in phases and if so, show the limits of grading associated with each phase on the plans.</p> <p>The description states that the cut material will be distributed across the site. Clarify whether this is the entire site, or if some areas will be avoided (i.e. jurisdictional waters). Show areas of proposed fill on the plans.</p>		12/20/2018	
3 - 3	Project Description	Provide information about the typical schedule of construction and the type of equipment used for both construction and maintenance purposes. Clarify if any construction activity is expected to occur during weekends or outside typical work hours. This will help us identify any additional impacts such as noise levels or specific impacts to the existing road systems based on the type of equipment required for construction and maintenance that need to be analyzed during discretionary review.	Additional comments will be provided once Traffic Impact Study is submitted.	12/20/2018	
3 - 4	Project Description/Traffic Analysis	The project description will need to be expanded to include the Operation and Maintenance component for this project with the number of Average Daily Trips (ADT), in order to document if there are any direct impacts to the roadway network generated from the implementation of this project. Cumulative impacts will be mitigated by payment of the Transportation Impact Fee (TIF).	Additional comments will be provided once Traffic Impact Study is submitted.	12/20/2018	
3 - 5	Project Description	Page 1-6: Please fill in information for SDG&E transmission line and switchyard.		12/20/2018	
3 - 6	Project Description	Page 1-8: The project description states that the access roads would be 35' wide. Please revise to a maximum of 30' wide per Regional Standard Drawing G-16.		12/20/2018	
4 - 1	Traffic Analysis	<p>In order to determine if a Traffic Analysis is required, please review the Transportation and Traffic Guidelines for Determining Significance and Report Format and Content Requirements. Additional information can be obtained in the following link:</p> <p>http://www.sdcounty.ca.gov/dplu/docs/Traffic_Guidelines.pdf</p>	Additional comments will be provided once Traffic Impact Study is submitted.	12/20/2018	
5 - 1	Plot Plan	Please label all easements shown in the title report. Show dimensions. Label the easement document numbers on the plan.		12/20/2018	
5 - 2	Plot Plan	Please label proposed easements as "proposed" and label the purpose and the party that the easement will be granted to. Show dimensions.		12/20/2018	
5 - 3	Plot Plan	If easements or access roads will be required for the wells, please show on the plans.		12/20/2018	
5 - 4	Plot Plan	Show lines of inundation to the limits of the 100-year flood along watercourses which flow through the property, labeled "Subject To Inundation By The 100-Year Flood" on the Plan for the drainage basins greater than 100 acres.		12/20/2018	
5 - 5	Plot Plan	Legend: Show all symbols in the legend, including existing structures such as SDG&E towers, wells, etc. and proposed improvements such as proposed water tanks, etc.		12/20/2018	
5 - 6	Plot Plan	Refer to the details shown in Sheets 201 to 202 in the plot plan. It is unclear which details will be used where.		12/20/2018	
5 - 7	Plot Plan	Sheet 001: Include all APNs.		12/20/2018	

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5 - 8	Plot Plan	Sheet 002: - Include APN 661-010-27 with the appropriate legal description - Revise APN 660-150-06-00 to 660-150-16-00		12/20/2018	
5 - 9	Plot Plan	Sheet 100: Show an "Irrevocable Offer of Dedication" to the County of San Diego for a total right-of-way width of eighty-eight feet (88') for Carrizo Gorge Road to meet the County Public Road Standards for a Light Collector Road with Improvement Options (2.2D) along APNs 614-100-21, 660-020-06, 661-010-15, 661-010-26. The remaining parcels along Carrizo Gorge Road have sufficient right-of-way to meet the County Public Road Standards.		12/20/2018	
5 - 10	Plot Plan	Sheet 102: Carrizo Gorge Road * Call out the centerline * Show dimensions from the centerline to the existing edge of pavement. * Show the existing culverts on Carrizo Gorge Road.		12/20/2018	
5 - 11	Plot Plan	Sheet 102: The proposed driveways on Carrizo Gorge Road do not meet the minimum centerline separation of 300' per Section 6.1.(C) of the County Public Road Standards. Please revise the location. The separation should also be measured from the "Unnamed Road".		12/20/2018	
5 - 12	Plot Plan	Sheet 102: Please label the dimensions of the driveways onto Carrizo Gorge Road and reference the appropriate detail. Per Regional Standard Drawing G-16 the maximum width is 30'. Show a taper transition from the right-of-way line to the existing edge of pavement.		12/20/2018	
5 - 13	Plot Plan	Sheet 102: Please label APN 661-010-03.		12/20/2018	
5 - 14	Plot Plan	Sheet 102: If the project requires access over the SDG&E Switchyard, please show this on the plan.		12/20/2018	
5 - 15	Plot Plan	Sheet 102: Please show relinquishment of access rights onto Carrizo Gorge Road except for the approved driveway locations.		12/20/2018	
5 - 16	Plot Plan	Sheet 102: Gated entrances from Carrizo Gorge Road shall follow San Diego County Standard Drawing DS-17, DS-18, DS-19 to the satisfaction of the Director of DPW and the San Diego County Fire Authority.		12/20/2018	
5 - 17	Plot Plan	Sheet 103: Old Highway 80 * Call out the centerline * Show dimensions from the centerline to the existing edge of pavement. * Show the existing culverts on Old Highway 80.		12/20/2018	
5 - 18	Plot Plan	Sheet 103: Seely Ave * Call out the centerline * Show dimensions from the centerline to the existing edge of right-of-way.		12/20/2018	
5 - 19	Plot Plan	Sheet 103: Laguna Street * Call out the centerline * Show dimensions from the centerline to the existing edge of right-of-way.		12/20/2018	
5 - 20	Plot Plan	Sheet 103: Label APN 660-170-09		12/20/2018	
5 - 21	Plot Plan	Sheet 103: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		12/20/2018	
5 - 22	Plot Plan	Sheet 104: The proposed driveways on Highway 80 do not meet the minimum centerline separation per Section 6.1.(C) of the County Public Road Standards. Please revise the locations. The separation should also be measured from the existing driveways of the existing homes.		12/20/2018	

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5 - 23	Plot Plan	Sheet 104: Please label the dimensions of the driveways onto Old Highway 80 and reference the appropriate detail. Per Regional Standard Drawing G-16 the maximum width is 30'. Show a taper transition from the ultimate right-of-way-line to the existing edge of pavement.		12/20/2018	
5 - 24	Plot Plan	Sheet 104: Gated entrances from Old Highway 80 shall follow San Diego County Standard Drawing DS-17, DS-18, DS-19 to the satisfaction of the Director of DPW and the San Diego County Fire Authority.		12/20/2018	
5 - 25	Plot Plan	Sheet 104: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		12/20/2018	
5 - 26	Plot Plan	Sheet 201 and 202: Please indicate on the plans where these details will be used.		12/20/2018	
5 - 27	Plot Plan	Sheet 201, Detail 1: Compacted native soil is not allowed as a surface material for Private Roads. If an alternative to AC Pavement is requested, please use disintegrated granite per Section 3.10 of Private Road Standards and Section 503.2.3 of the 2017 County Consolidated Fire Code as a minimum.		12/20/2018	
5 - 28	Plot Plan	Sheet 201, Detail 2: This detail is labeled, "For Use Within Inundation Areas", however it is not clear on the plot plan where this is proposed. Please follow the design criteria of Section 2.2.1 of the County Hydraulic Design Manual and San Diego County Design Standard Drawing DS-14 for dip sections in private roads.		12/20/2018	
5 - 29	Plot Plan	Sheet 201, Detail 3: Please show where this detail is proposed on the plot plan. The AC pavement section shall follow Private Road Standards Section 3.11 or Public Road Standards Section 6.4.		12/20/2018	
5 - 30	Plot Plan	Sheet 201, Detail 4: Please indicate whether this is proposed for a Public or Private Road.		12/20/2018	
5 - 31	Plot Plan	Sheet 201, Detail 6: The configuration of the private roads shall be subject to San Diego County Fire Authority for any necessary turnarounds, radius requirements, etc. Typically a minimum inside turning radius of 28' is required.		12/20/2018	
5 - 32	Plot Plan	Sheet 202, Detail 2: The detail references water surface elevations, however there are none shown on the plans. Please show the water surface elevations.		12/20/2018	
5 - 33	Plot Plan	Sheet 202, Detail 4: Please show more details for the project substation, i.e. dimensions and materials.		12/20/2018	
6 - 1	Preliminary Grading Plan (PGP)	Comments have been provided to the extent possible with the information provided . Additional comments may be provided upon changes to the plans or additional information.		12/20/2018	
6 - 2	PGP	Please incorporate all comments and necessary changes given on the plot plan.		12/20/2018	
6 - 3	PGP	The PGP submitted for approval shall be stamped and signed by the Engineer of Work.		12/20/2018	
6 - 4	PGP	Legend: Show all symbols in the legend, including existing structures such as SDG&E towers, wells, etc. and proposed improvements such as proposed water tanks, etc.		12/20/2018	
6 - 5	PGP	Legend: The landscape buffer does not show on the plan in green the way it appears in the legend. Revise.		12/20/2018	
6 - 6	PGP	Label all proposed improvements.		12/20/2018	
6 - 7	PGP	Show typical cross sections (existing and proposed condition) for all the public roads that are adjacent to the project and proposed on-site driveways: Old Highway 80 and Carrizo Gorge Road .		12/20/2018	
6 - 8	PGP	Show typical cross sections for the proposed private roads within the project. If different cross-sections apply to different locations, please show the locations where they would apply.		12/20/2018	

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6 - 9	PGP	Private Roads shall be constructed to Private Road Standards with a minimum twenty eight foot (28') graded width with twenty four foot (24') improved width. Turnarounds may be required per San Diego County Fire Authority. If an exception to the width requirements is requested, please submit a Design Exception Request. The final location, width, and configuration of the private roads is subject to approval by the San Diego County Fire Authority and the Director of PDS.		12/20/2018	
6 - 10	PGP	Show all existing easements per the title report. Label the easement document numbers on the plan. Label proposed easements as "proposed." Include dimensions. If improvements are proposed in existing easements, the improvements must not interfere with the purpose of the easement.		12/20/2018	
6 - 11	PGP	For wells remaining onsite, will access roads or easements be required? Please show on plans.		12/20/2018	
6 - 12	PGP	Show lines of inundation to the limits of the 100-year flood along watercourses which flow through the property, labeled "Subject To Inundation By The 100-Year Flood" on the Plan for the drainage basins greater than 100 acres.		12/20/2018	
6 - 13	PGP	Label existing contours in the vicinity of proposed grading work to show how the proposed grading will tie back to the natural ground.		12/20/2018	
6 - 14	PGP	Show proposed slope ratios, not greater than 1½ : 1 on cuts and 2 : 1 on fills. All slopes must clearly be labeled as either, cut or fill slopes, or shade fill slopes.		12/20/2018	
6 - 15		The note states "Cut Volume to be spread over MUP area." If there are cut volumes to be placed on the project site, please indicate where they will be placed.		12/20/2018	
6 - 16	PGP	Show direction of drainage for the site.		12/20/2018	
6 - 17	PGP	Show location of any proposed LID features, post-construction BMPs, drainage devices, stormwater protection facilities, walls, cribbing, dams, or other protective devices to be constructed in connection with the proposed work.		12/20/2018	
6 - 18	PGP	Show any buildings or structures on the site where the work is to be performed, and any structures on adjacent land within fifteen feet (15') of the project.		12/20/2018	
6 - 19	PGP	Details are shown on Sheet 201 and 202. Please reference the appropriate detail on the grading plan.		12/20/2018	
6 - 20	PGP	Sheet 500: Show an "Irrevocable Offer of Dedication" to the County of San Diego for a total right-of-way width of eighty-eight feet (88') for Carrizo Gorge Road to meet the County Public Road Standards for a Light Collector Road with Improvement Options (2.2D) along APNs 614-100-21, 660-020-06, 661-010-15, 661-010-26. The remaining parcels along Carrizo Gorge Road have sufficient right-of-way to meet the County Public Road Standards.		12/20/2018	
6 - 21	PGP	Sheet 502: Carrizo Gorge Road * Call out the centerline * Show dimensions from the centerline to the existing edge of pavement. * Show dimensions from the centerline to right-of-way line. * Show existing culverts on Carrizo Gorge Road.		12/20/2018	
6 - 22	PGP	Sheet 502: The proposed driveways on Carrizo Gorge Road do not meet the minimum centerline separation of 300' per Section 6.1.(C) of the County Public Road Standards. Please revise the location. The separation should also be measured from the "Unnamed Road".		12/20/2018	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
6 - 23	PGP	Sheet 502: Please label the dimensions of the driveways onto Carrizo Gorge Road and reference the appropriate detail. Per Regional Standard Drawing G-16 the maximum width is 30'. Show a taper transition from the ultimate right-of-way-line to the existing edge of pavement.		12/20/2018	
6 - 24	PGP	Sheet 502: Please label APN 661-010-03.		12/20/2018	
6 - 25	PGP	Sheet 502: If the project requires access over the SDG&E Switchyard, please show this on the plan.		12/20/2018	
6 - 26	PGP	Sheet 502: Please show relinquishment of access rights onto Carrizo Gorge Road except for the approved driveway locations.		12/20/2018	
6 - 27	PGP	Sheet 502: Gated entrances from Carrizo Gorge Road shall follow San Diego County Standard Drawing DS-17, DS-18, DS-19 to the satisfaction of the Director of DPW and the San Diego County Fire Authority.		12/20/2018	
6 - 28	PGP	Sheet 502: The access road at the match line did not plot correctly, please revise.		12/20/2018	
6 - 29	PGP	Sheet 503: Old Highway 80 * Call out the centerline * Show dimensions from the centerline to the existing edge of pavement. * Show existing culverts on Old Highway 80.		12/20/2018	
6 - 30	PGP	Sheet 503: Seely Ave * Call out the centerline * Show dimensions from the centerline to the existing edge of right-of-way.		12/20/2018	
6 - 31	PGP	Sheet 503: Laguna Street * Call out the centerline * Show dimensions from the centerline to the existing edge of right-of-way.		12/20/2018	
6 - 32	PGP	Sheet 503: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		12/20/2018	
6 - 33	PGP	Sheet 503: Label APN 660-170-09		12/20/2018	
6 - 34	PGP	Sheet 503: Some of the improvements are shown within the Mountain Empire Electric Company Easement. Please provide the easement document to verify that these improvements will not interfere with the purpose of the easement.		12/20/2018	
6 - 35	PGP	Sheet 504: Old Highway 80 * Call out the centerline * Show dimensions from the centerline to the existing edge of pavement. * Show existing culverts on Old Highway 80.		12/20/2018	
6 - 36	PGP	Sheet 504: The proposed driveways on Highway 80 do not meet the minimum centerline separation per Section 6.1.(C) of the County Public Road Standards. Please revise the locations. The separation should also be measured from the existing driveways of the existing homes.		12/20/2018	
6 - 37	PGP	Sheet 504: There appears to be a 12' potential future electrical distribution easement through the public road. Please clarify if this will be for SDG&E or for the project applicant. Please see comment below regarding franchise agreements.		12/20/2018	
6 - 38	PGP	Sheet 504: Please label the dimensions of the driveways onto Old Highway 80 and reference the appropriate detail. Per Regional Standard Drawing G-16 the maximum width is 30'. Show a taper transition from the ultimate right-of-way-line to the existing edge of pavement.		12/20/2018	
6 - 39	PGP	Sheet 504: Gated entrances from Old Highway 80 shall follow San Diego County Standard Drawing DS-17, DS-18, DS-19 to the satisfaction of the Director of DPW and the San Diego County Fire Authority.		12/20/2018	

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6 - 40	PGP	Sheet 504: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		12/20/2018	
6 - 41	PGP	Sheet 504: Label APN 661-060-22 and 660-150-22		12/20/2018	
6 - 42	PGP	Major grading shall also show adequate cross-sections to illustrate the proposed change in landform.		12/20/2018	
7 - 1	Stormwater Quality Management Plan (SWQMP)	Comments have been provided to the extent possible with the information provided . Additional comments may be provided upon changes to the plans or additional information.		12/20/2018	
7 - 2	SWQMP	Storm Water Intake Form: Page 1 of 4, Step 1: Please include all parcels where work is proposed.		12/20/2018	
7 - 3	SWQMP	Storm Water Intake Form: Page 1 of 4, Step 2: Show with an "X" the approximate project location.		12/20/2018	
7 - 4	SWQMP	Storm Water Intake Form: Page 2 of 4, Step 3: Do not complete this section, the project has already been determined to be a Standard SWQMP.		12/20/2018	
7 - 5	SWQMP	Standard Project SWQMP: Page 1 of 6, Step A: - Please include all parcels where work is proposed. - Please include the Record ID PDS2018-GPA-18-010		12/20/2018	
7 - 6	SWQMP	Standard Project SWQMP: Page 2 of 6, Step C: - Question 2, Check the box for "Yes". - Question 5, Check the box for "Yes". Per the BMP Plan, there appears to be stockpiling.		12/20/2018	
7 - 7	SWQMP	Standard Project SWQMP: Page 5 of 6, Step D: Provide justification/discussion for all "No" and "N/A" answers.		12/20/2018	
7 - 8	SWQMP	Standard Project SWQMP: Page 6 of 6, Step E: Provide justification/discussion for all "No" and "N/A" answers.		12/20/2018	
7 - 9	SWQMP	BMP Plan: - Show/label the limits of the proposed work. - Show construction stormwater BMPs identified in the Standard Project SWQMP. - Show existing drainage facilities - LID/Site Design BMPs: Please show these on the plan in relation to the actual work being proposed and or/features being preserved. - Impervious Surfaces: Include AC Driveways and Public Improvements as part of the impervious surfaces. - Please include a detail of the onsite access roads. - Show typical details for construction and/or site design BMPs.		12/20/2018	
7 - 10	SWQMP	The project will be subject to General Construction Stormwater Permit requirements by the State Water Quality Control Board.		12/20/2018	

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8 - 1	CEQA Drainage Study	Per the meeting held on November 30, 2018, the applicant will revise and re-submit a CEQA Drainage Study in compliance with the documents shown below. San Diego County Hydrology Manual: http://www.sandiegocounty.gov/content/sdc/dpw/flood/hydrologymanual.html San Diego County Hydraulic Design Manual: http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontrolpdf/hydraulic_design_manual_2014.pdf		12/20/2018	
8 - 2	CEQA Drainage Study	For CEQA Drainage study format, please visit a San Diego County Hydrology Manual, Section 1.6, page 1-21 and Figure 1-8 http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontroldocuments/hydro-hydrologymanual.pdf In addition to the guideline, the study shall include, but not limited to the following:		12/20/2018	
8 - 3	CEQA Drainage Study	Provide DECLARATION OF RESPONSIBLE CHARGE – See San Diego County Hydrology Manual, Figure 1-9.		12/20/2018	
8 - 4	CEQA Drainage Study	The final CEQA Drainage report shall be signed, stamped and dated by the responsible California Registered Civil Engineer.		12/20/2018	
8 - 5	CEQA Drainage Study	The report should have numbered pages and a corresponding Table of Contents.		12/20/2018	
8 - 6	CEQA Drainage Study	In the narrative of the report please provide a summary table of: pre- and post- development C, Tc, I, A, V ₁₀₀ , Q ₁₀₀ without mitigation and Q ₁₀₀ with mitigation for each area (or point) where drainage discharges from the project. Peak runoff rates (cfs), velocities (fps) and identification of all erosive velocities (at all points of discharge) calculations for pre-development and post-development. The comparisons should be made about the same discharge points for each drainage basin affecting the site and adjacent properties.		12/20/2018	
8 - 7	CEQA Drainage Study	Summary/Conclusion: Please discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? Provide reasons and mitigations proposed.		12/20/2018	
8 - 8	CEQA Drainage Study	Discuss whether or not the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? Provide reasons and mitigations proposed.		12/20/2018	
8 - 9	CEQA Drainage Study	Discuss whether or not the proposed project would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? Provide reasons and mitigations proposed.		12/20/2018	
8 - 10	CEQA Drainage Study	Discuss whether or not the proposed project would place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps? Provide reasons and mitigations proposed.		12/20/2018	
8 - 11	CEQA Drainage Study	Discuss whether or not the proposed project would place structures within a 100-year flood hazard area which would impede or redirect flood flows?		12/20/2018	

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8 - 12	CEQA Drainage Study	Discuss whether or not the proposed project would expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?		12/20/2018	
8 - 13	CEQA Drainage Study	Provide Hydrologic Soil Group Map with project footprint.		12/20/2018	
8 - 14	CEQA Drainage Study	Provide Rainfall Isopluvials for 100 Year Rainfall Event - 6 Hours and 24 Hours Maps. Show project location.		12/20/2018	
8 - 15	CEQA Drainage Study	Provide Intensity-Duration Design Chart-Figure 3-2.		12/20/2018	
8 - 16	CEQA Drainage Study	Provide runoff coefficients for urban areas-Table 3-1.		12/20/2018	
8 - 17	CEQA Drainage Study	Provide Maximum overland flow length (LM) & initial time of concentration (Ti)-Table 3-2.		12/20/2018	
8 - 18	CEQA Drainage Study	Provide Existing and Proposed Conditions Hydrology Maps: <ul style="list-style-type: none"> * Show project footprint and drainage area boundary. * Show arrows for drainage flow path direction for each sub basin and basin. * Show node for each sub basin. * Show discharge point with A & Q information for each basin. * Show entire project boundary and offsite watershed. Include topo for upstream basin. * Show any existing FEMA floodplains/floodways which flow through the property. * Show lines of inundation to the limits of the 100-year flood along watercourses which flow through the property, labeled "Subject To Inundation By The 100-Year Flood" for drainage basins greater than 100 acres. 		12/20/2018	
8 - 19	CEQA Drainage Study	All maps shall: <ul style="list-style-type: none"> * Be at a legible scale (11"x17" is a minimum map size). 		12/20/2018	
9 - 1	R/W dedication	<p>* Carrizo Gorge Road is a planned Light Collector Road with Improvement Options (2.2D). This will require a total right-of-way width of eighty-eight feet (88') per County Public Road Standards. In some locations, the total right-of-way width for Carrizo Gorge Road does not meet the standard. The project will be required to dedicate right-of-way to meet the required width of eighty-eight feet (88'), or forty-four feet (44') from the centerline in areas where the project only fronts one side of the road.</p> <p>* Old Highway 80 is a planned Light Collector Road with Improvement Options (2.2D). This will require a total right-of-way width of eighty-eight feet (88') per County Public Road Standards. The site has adequate right-of-way and will not require additional dedication.</p> <p>Please note if no improvements are required on the roads, this dedication will be in the form of an Irrevocable Offer of Dedication.</p>		12/20/2018	


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Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
10 - 1	Sight Distance	<p>Provide a sight distance study and certification at the 2 approved driveway locations serving the project along Carrizo Gorge Road, publicly maintained road, per Section 6.1E of the County Public Road Standards prior to recommendation for approval. http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf</p> <p>Have a California Registered Civil Engineer, or a Licensed Land Surveyor provides a certified signed statement that: I, _____, a California Registered Civil Engineer, certify that: "There is _____ feet of unobstructed intersectional sight distance in both directions along Carrizo Gorge Road from the 2 proposed driveways serving the project, measured in accordance with the methodology described in Section 6.1(E), Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code. Said lines of sight fall within the existing right-of-way and a clear space easement is not required."</p> <p>Provide the following item to support your sight distance certification letter. * 11x17 plat: the plat shall show Corner Sight Distance measured along the direction of travel from a point on the minor road at least 10 feet from the edge of the major road pavement and measured from a height of eye of 3.5 feet on the minor road to a height of object of 4.25 feet on the major road (see County Road Standard Drawings DS-20A and DS-20B).</p>		12/20/2018	
10 - 2		<p>Provide a sight distance study and certification at the 2 approved driveway locations serving the project along Old Highway 80, publicly maintained road, per Section 6.1E of the County Public Road Standards prior to recommendation for approval. http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf</p> <p>Have a California Registered Civil Engineer, or a Licensed Land Surveyor provides a certified signed statement that: I, _____, a California Registered Civil Engineer, certify that: "There is _____ feet of unobstructed intersectional sight distance in both directions along Old Highway 80 from the 2 proposed driveways serving the project, measured in accordance with the methodology described in Section 6.1(E), Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code. Said lines of sight fall within the existing right-of-way and a clear space easement is not required."</p> <p>Provide the following item to support your sight distance certification letter. * 11x17 plat: the plat shall show Corner Sight Distance measured along the direction of travel from a point on the minor road at least 10 feet from the edge of the major road pavement and measured from a height of eye of 3.5 feet on the minor road to a height of object of 4.25 feet on the major road (see County Road Standard Drawings DS-20A and DS-20B).</p>		12/20/2018	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
11 - 1	Relinquish Access	The project will be required to relinquish access rights along the Mobility Element Roads, Old Highway 80 and Carrizo Gorge Road except for approved site access/driveways serving the project.		12/20/2018	
12 - 1	Franchise Agreement/ Encroachment Permit	Please note the project will be conditioned to obtain a franchise agreement or encroachment permit for the portion of utility crossing under the public R/W. If the project is unable to obtain a separate franchise agreement, coordination with SDG&E with regard to franchise rights may be an option for this project.		12/20/2018	
13 - 1	Traffic Control Plan	The project may be required to prepare a Traffic Control Plan prior to issuance of Grading, Construction, or Excavation Permits.	Will be a condition of approval.	12/20/2018	
14 - 1	Haul Route Plan	Dependent on the amount of grading required, a Haul Route Plan may be required prior to the issuance of Grading, Construction, or Excavation Permits.	Will be a condition of approval.	12/20/2018	
15 - 1	Design Exception Request	The onsite private roads are proposed at an improved width of twenty feet (20'). Private Road Standards require a minimum of twenty four feet (24') improved width. To request an exception to these standards, please submit a Design Exception Request, available at the link below: https://www.sandiegocounty.gov/content/dam/sdc/dpw/PERMITS_FORMS_CHARTS_DRAWINGS_MANUAL_S_TEMPLATES_GUIDES/ExceptionModificationForm.pdf Submittal of the exception request does not imply that it will be approved or denied. Approval will be subject to San Diego County Fire Authority and the Director of PDS review.		12/20/2018	

Should you have any questions regarding these comments, please contact Tona Avalos at (858) 495-5284 or email tona.avalos@sdcounty.ca.gov.


EDWIN M. SINSAY, LD MANAGER
PDS-LAND DEVELOPMENT

EMS: TA

cc: PDS2018-GPA-18-010, REZ-18-010, MUP-18-022 file