

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR Energy Park**

**PROJECT NUMBER: 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.	Ongoing.	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.  <b>12/18/19: Not all easements that appear on the title reports have been plotted on the Title Survey, including for APNs 661-030, 614-100-21, 660-020-06, 661-010-15, 661-010-26, and 660-170-09. Please verify that all easements are shown and plotted, unless the easements are unplotable.</b>		12/20/18 12/18/19	
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.  <b>12/18/19: The project description states that the access driveway to the switchyard and substation will require new right-of-way. Please provide evidence that this can be obtained by the underlying fee owner.</b>		12/20/18 12/18/19	
2 - 1	Jurisdictional Waters	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.  U.S. Army Corps of Engineers: 5900 La Place Court, Suite 100, Carlsbad, CA 92008; (760) 602-4850; <a href="http://www.usace.army.mil/">http://www.usace.army.mil/</a> Regional Water Quality Control Board: 73-720 Fred Waring Drive, Suite 100, Palm Desert, CA 92260; (760) 346-7491; <a href="https://www.waterboards.ca.gov/coloradoriver/">https://www.waterboards.ca.gov/coloradoriver/</a> United States Fish and Wildlife Service: 2177 Salk Avenue, Suite 250, Carlsbad, CA 92008; (760) 431-9440; <a href="https://www.fws.gov/">https://www.fws.gov/</a> California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4207; <a href="https://www.wildlife.ca.gov/">https://www.wildlife.ca.gov/</a>		12/20/18 12/18/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
3 - 1	Project Description	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.  Please clarify if the property will require access to the SDG&E switchyard after the lot line adjustment. If so, show proposed easements.		12/20/18 12/18/19	
3 - 2	Project Description	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.  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.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
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).	See comments on Traffic Impact Study.	12/20/2018	12/18/19
3 - 5	Project Description	Page 1-6: Please fill in information for SDG&E transmission line and switchyard.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
3 - 7	Project Description	Page 1-13: The project description states that the Easement crossing 2 will have a diversion swale, with a low water crossing or culvert. Please show this on the plans. This should also be discussed in the drainage study.		12/18/2019	
3 - 8	Project Description	Page 1-41, Table 1-4 : Include the Industrial General Permit under the Regional Water Quality Control Board permits.		12/18/2019	
4 - 1	Traffic Analysis	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: <a href="http://www.sdcounty.ca.gov/dplu/docs/Traffic_Guidelines.pdf">http://www.sdcounty.ca.gov/dplu/docs/Traffic_Guidelines.pdf</a>	See comments on Traffic Impact Study.	12/18/2019	
5 - 1	Plot Plan	Please label all easements shown in the title report. Show dimensions. Label the easement document numbers on the plan.  <b>12/18/19: Sheet 102 shows a 60' reciprocal access easement to SDG&amp;E near the switchyard as existing, however this easement is not shown in the title report. Please confirm if it is existing or if it is proposed.</b>		12/20/2018 12/18/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
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.  <b>12/18/19: Please indicate to whom the easement will be granted.</b>		12/20/2018 12/18/2019	
5 - 3	Plot Plan	If easements or access roads will be required for the wells, please show on the plans.  12/6/19: No easements or roads are shown, it is assumed none are required.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
5 - 7	Plot Plan	Sheet 001: Include all APNs.	Complete.	12/20/2018	12/18/19
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 12/18/2019	
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 <b>Carrizo Gorge Road</b> 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 <b>Carrizo Gorge Road</b> have sufficient right-of-way to meet the County Public Road Standards.	Complete.	12/20/2018	12/18/19
5 - 10	Plot Plan	Sheet 102: <b>Carrizo Gorge Road</b> <del>* Call out the centerline</del> <del>* Show dimensions from the centerline to the existing edge of pavement.</del> <b>* Show the existing culverts on Carrizo Gorge Road.</b>		12/20/2018 12/18/2019	
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".	Complete.	12/20/2018	12/18/19
5 - 12	Plot Plan	Sheet 102: <b>Please label the dimensions of the driveways</b> 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.  <b>12/18/19: There is a reference to Standard Driveway detail DS-07, however, there is no detail for the taper transition.</b>		12/20/2018 12/18/2019	
5 - 13	Plot Plan	Sheet 102: Please label APN 661-010-03.	Complete.	12/20/2018	12/18/19

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
5 - 14	Plot Plan	Sheet 102: If the project requires access over the SDG&E Switchyard, please show this on the plan.  <b>12/18/19: The previous version of the plot plan included a note that there would be a lot line adjustment for the SDG&amp;E switchyard, it is not clear whether that is proposed or whether the switchyard will have an easement to SDG&amp;E. The project description states that interior driveways will be constructed within the switchyard site, will access easements be required? Please clarify.</b>		12/20/2018 12/18/2019	
5 - 15	Plot Plan	Sheet 102: Please show relinquishment of access rights onto Carrizo Gorge Road except for the approved driveway locations.  <b>12/18/19: This will be required along the project frontage except for the approved driveway locations. Show/label.</b>	Condition of Approval.	12/20/2018 12/18/2019	
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 12/18/2019	
5 - 17	Plot Plan	Sheet 103: <b>Old Highway 80</b> * Call out the centerline * Show dimensions from the centerline to the existing edge of pavement. * Show the existing culverts on Old Highway 80.	Complete.	12/20/2018	12/18/19
5 - 18	Plot Plan	Sheet 103: <b>Seely Ave</b> * Call out the centerline * Show dimensions from the centerline to the existing edge of right-of-way.	Complete.	12/20/2018	12/18/19
5 - 19	Plot Plan	Sheet 103: <b>Laguna Street</b> * Call out the centerline * Show dimensions from the centerline to the existing edge of right-of-way.		12/20/2018 12/18/2019	
5 - 20	Plot Plan	Sheet 103: Label APN 660-170-09	Complete.	12/20/2018	12/18/19
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 12/18/2019	
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.	Complete.	12/20/2018	12/18/19
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.  <b>12/18/19: There is a reference to Standard Driveway detail DS-07, however, there is no detail for the taper transition</b>		12/20/2018 12/18/2019	
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.  <b>12/18/19: This comment applies to Sheet 103 now.</b>		12/20/2018 12/18/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

<b>Land Development Comments</b>					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
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 12/18/2019	
5 - 26	Plot Plan	Sheet 201 and 202: Please indicate on the plans where these details will be used.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/21/2018	12/18/19
5 - 30	Plot Plan	Sheet 201, Detail 4: Please indicate whether this is proposed for a Public or Private Road.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
5 - 33	Plot Plan	Sheet 202, Detail 4: Please show more details for the project substation, i.e. dimensions and materials.	To be shown in Final Engineering.	12/20/2018	12/18/19
5 - 34	Plot Plan	Sheet 101: Please indicate to whom the "30' Reciprocal Access Easement" is granted.		12/18/2019	
5 - 35	Plot Plan	Sheet 102: The access road through the Unnamed Public Road shows an extension to the southeast. What purpose is this proposed for? Further detail is needed to determine what standard is required for this improvement.		12/18/2019	
5 - 36	Plot Plan	Sheet 102: Per the project description, the access road through the Unnamed Public Road is referred to as Easement Crossing 2. Please show the easement through existing SDG&E easements.		12/18/2019	
5 - 37	Plot Plan	Sheet 102: The project description states that the easement crossing will have a diversion swale, with a low water crossing or culvert. Please show this on the plans. This should also be discussed in the drainage study.		12/18/2019	
5 - 38	Plot Plan	Sheet 102: There is a note that says "paved improvements should be coordinated with the adjacent landowner unless explicit rights are held to make such improvements." The project description states that the access driveway to the switchyard and substation will require new right-of-way. Please provide evidence that this can be obtained by the underlying fee owner.		12/18/2019	
5 - 39	Plot Plan	Sheet 104: Please clearly show the existing overhead lines by SDG&E on Old Highway 80. Please clarify if the project will require any separate utility crossing over the public road, or if it will only be SDG&E distribution lines. See note below regarding franchise agreement.		12/18/2019	
5 - 40	Plot Plan	Sheet 202, Detail 3: Show 1' of freeboard from the base flood elevation to the module at full tillt.		12/18/2019	
5 - 41	Plot Plan	Sheet 202, Detail 4: The dimensions of the switchyard do not match what is shown on Sheet 102. Please revise to show the actual footprint of the switchyard consistently.		12/18/2019	
5 - 42	Plot Plan	Sheet 202, Detail 6: - The labels for Elevation "A" and Elevation "1" are switched. - Please note, the storage containers containing electrical equipment must be elevated 1' above the base flood elevation.		12/18/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
5 - 43	Plot Plan	Sheet 203, Detail 1: The meteorological station has locations within areas of inundation. Please show that the electrical equipment will be raised above the base flood elevation by 1' minimum.		12/18/2019	
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.	Commenet for information only.	12/20/2018	12/20/18
6 - 2	PGP	Please incorporate all comments and necessary changes given on the plot plan.	Ongoing.	12/20/2018 12/18/2019	
6 - 3	PGP	The PGP submitted for approval shall be stamped and signed by the Engineer of Work.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
6 - 5	PGP	Legend: The landscape buffer does not show on the plan in green the way it appears in the legend. Revise.	Complete.	12/20/2018	12/18/19
6 - 6	PGP	Label all proposed improvements.	Complete.	12/20/2018	12/18/19
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: <b>Old Highway 80</b> and <b>Carrizo Gorge Road</b> .		12/20/2018 12/18/2019	
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 12/18/2019	
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.	Resolved.	12/20/2018	12/18/19
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.  <b>12/18/19: - Sheet 5: Please indicate to whom the "30' Reciprocal Access Easement" is granted. - Sheet 6: Indicate to whom the "60' road easement" is granted.</b>		12/20/2018 12/18/2019	
6 - 11	PGP	For wells remaining onsite, will access roads or easements be required? Please show on plans.	Complete.	12/20/2018	12/18/19
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.  <b>12/18/19: The lines of inundation do not match what is shown in the plot plan or what is shown in the Drainage Study. Please revise to be consistent.</b>		12/20/2018 12/18/2019	
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.	Complete.	12/20/2018	12/18/19
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 12/18/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
6 - 15	PGP	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.  <b>12/18/19: Please distinguish between cut and fill slopes on the plan and show the daylight lines.</b>		12/20/2018 12/18/2019	
6 - 16	PGP	Show direction of drainage for the site.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
6 - 19	PGP	Details are shown on Sheet 201 and 202. Please reference the appropriate detail on the grading plan.  <b>12/18/19: Include the details on Sheets 201-203 in the PGP plan set.</b>		12/20/2018 12/18/2019	
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 <b>Carrizo Gorge Road</b> 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 <b>Carrizo Gorge Road</b> have sufficient right-of-way to meet the County Public Road Standards.	Complete.	12/20/2018	12/18/19
6 - 21	PGP	Sheet 502: <b>Carrizo Gorge Road</b> <del>* Call out the centerline</del> <b>* Show dimensions from the centerline to the existing edge of pavement.</b> <b>* Show dimensions from the centerline to right-of-way line.</b> <b>* Show existing culverts on Carrizo Gorge Road.</b>		12/20/2018 12/18/2019	
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".	Complete.	12/20/2018	12/18/19
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.  <b>12/18/19: Call out the Regional Standard Drawing for the driveways.</b>		12/20/2018 12/18/2019	
6 - 24	PGP	Sheet 502: Please label APN 661-010-03.	Complete.	12/20/2018	12/18/19
6 - 25	PGP	Sheet 502: If the project requires access over the SDG&E Switchyard, please show this on the plan.  <b>12/18/19: The previous version of the plot plan included a note that there would be a lot line adjustment for the SDG&amp;E switchyard, it is not clear whether that is proposed or whether the switchyard will have an easement to SDG&amp;E. The project description states that interior driveways will be constructed within the switchyard site, will access easements be required? Please clarify.</b>		12/20/2018 12/18/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
6 - 26	PGP	Sheet 502: Please show relinquishment of access rights onto Carrizo Gorge Road except for the approved driveway locations.		12/20/2018 12/18/2019	
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 12/18/2019	
6 - 28	PGP	Sheet 502: The access road at the match line did not plot correctly, please revise.	Complete.	12/20/2018	12/18/19
6 - 29	PGP	Sheet 503: <b>Old Highway 80</b> * Call out the centerline * <b>Show dimensions from the centerline to the existing edge of pavement.</b> * Show existing culverts on Old Highway 80.		12/20/2018 12/18/2019	
6 - 30	PGP	Sheet 503: <b>Seely Ave</b> * Call out the centerline * <b>Show dimensions from the centerline to the existing edge of right-of-way.</b>		12/20/2018 12/18/2019	
6 - 31	PGP	Sheet 503: <b>Laguna Street</b> * Call out the centerline * <b>Show dimensions from the centerline to the existing edge of right-of-way.</b>		12/20/2018 12/18/2019	
6 - 32	PGP	Sheet 503: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		12/20/2018 12/18/2019	
6 - 33	PGP	Sheet 503: Label APN 660-170-09	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19
6 - 35	PGP	Sheet 504: <b>Old Highway 80</b> * Call out the centerline * <b>Show dimensions from the centerline to the existing edge of pavement.</b> * Show existing culverts on Old Highway 80.		12/20/2018 12/18/2019	
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.	Complete.	12/20/2018	12/18/19
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.  <b>12/18/19: Please clearly show the existing overhead lines by SDG&amp;E on Old Highway 80.</b>		12/20/2018 12/18/2019	
6 - 38	PGP	Sheet 504: Please label the dimensions of the driveways onto Old Highway 80 and <b>reference the appropriate detail.</b> 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.  <b>12/18/19: Call out the Regional Standard Drawing for the driveway.</b>		12/20/2018 12/18/2019	
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 12/18/2019	



**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

<b>Land Development Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary</b>	<b>Date Identified</b>	<b>Date Resolved</b>
6 - 40	PGP	Sheet 504: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		12/20/2018 12/18/2019	
6 - 41	PGP	Sheet 504: Label APN 661-060-22 and 660-150-22	Complete.	12/20/2018	12/18/19
6 - 42	PGP	Major grading shall also show adequate cross-sections to illustrate the proposed change in landform.	Complete.	12/20/2018	12/18/19
6 - 43	PGP	Sheet 2: Fire Apparatus Note 1 states that the roads will support loads of 50,000 lbs. Per San Diego County Consolidated Fire Code, the fire apparatus roads must support a minimum weight of 75,000 lbs.		12/18/2019	
6 - 44	PGP	Sheet 5: Please indicate to whom the "30' Reciprocal Access Easement" is granted.		12/18/2019	
6 - 45	PGP	Sheet 6: The access road through the Unnamed Public Road shows an extension to the southeast. What purpose is this proposed for? Further detail is needed to determine what standard is required for this improvement.		12/18/2019	
6 - 46	PGP	Sheet 6: Per the project description, the access road through the Unnamed Public Road is referred to as Easement Crossing 2. Please show the easement through existing SDG&E easements.		12/18/2019	
6 - 47	PGP	Sheet 6: The project description states that the easement crossing will have a diversion swale, with a low water crossing or culvert. Please show this on the plans. This should also be discussed in the drainage study.		12/18/2019	
6 - 48	PGP	Sheet 6: There is a note that says "paved improvements should be coordinated with the adjacent landowner unless explicit rights are held to make such improvements." The project description states that the access driveway to the switchyard and substation will require new right-of-way. Please provide evidence that this can be obtained by the underlying fee owner.		12/18/2019	
6 - 49	PGP	Sheet 8: The grading in the northeast section of the sheet appears to show that some of the fire access road may have slopes greater than 10%. Please confirm the slope of the road. If it is greater than 10% a different material instead of DG may be required.		12/18/2019	
6 - 50	PGP	Sheet 9: Slope Grading Standards Detail: Revise the label to read "2:1 MAX" and "1.5:1 MAX" instead of "MIN"		12/18/2019	
6 - 51	PGP	Sheet 10: Please indicate the cross-slope of the fire access roads on Section E and F. Per Section 503.2.1 of the Consolidated Fire Code, the maximum cross-slope is 5%.		12/18/2019	
6 - 52	PGP	Comments are provided for CEQA-level only. Additional comments may apply on final engineering grading plans.	Comment for information only	12/18/2019	12/18/19
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.	Comment for information only	12/20/2018	12/20/18
7 - 2	SWQMP	Storm Water Intake Form: Page 1 of 4, Step 1: Please include all parcels where work is proposed.	Intake Form not submitted.	12/20/2018 12/18/2019	
7 - 3	SWQMP	Storm Water Intake Form: Page 1 of 4, Step 2: Show with an "X" the approximate project location.	Intake Form not submitted.	12/20/2018 12/18/2019	
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.	Intake Form not submitted.	12/20/2018 12/18/2019	
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	Standard SWQMP not submitted.	12/20/2018 12/18/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
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.	Standard SWQMP not submitted.	12/20/2018 12/18/2019	
7 - 7	SWQMP	Standard Project SWQMP: Page 5 of 6, Step D: Provide justification/discussion for all "No" and "N/A" answers.	Standard SWQMP not submitted.	12/20/2018 12/18/2019	
7 - 8	SWQMP	Standard Project SWQMP: Page 6 of 6, Step E: Provide justification/discussion for all "No" and "N/A" answers.	Standard SWQMP not submitted.	12/20/2018 12/18/2019	
7 - 9	SWQMP	BMP Plan: - Show/label the limits of the proposed work. - <b>Show construction stormwater BMPs identified in the Standard Project SWQMP.</b> - <b>Show existing drainage facilities</b> - <b>LID/Site Design BMPs: Please show these on the plan in relation to the actual work being proposed and or/features being preserved.</b> - <b>Impervious Surfaces: Include AC Driveways and Public Improvements as part of the impervious surfaces.</b> - <b>Please include a detail of the onsite access roads.</b> - Show typical details for construction and/or site design BMPs.  <b>12/18/19: - Show proposed project improvements.</b> - <b>Revise the Q100 and V100 to match the current values in the Drainage Study.</b> - <b>Include the paved access drives in the Impervious Surfaces calculations.</b>		12/20/2018 12/18/2019	
7 - 10	SWQMP	The project will be subject to General Construction Stormwater Permit requirements by the State Water Quality Control Board.	Comment for information only	12/20/2018	12/20/18
7 - 11	Stormwater Permits	Once completed, this project may be subject to enroll in the Industrial General Permit if the use falls into any of the regulated Standard Industrial Classification (SIC) codes listed on the State Water Board Web Site at <a href="http://www.swrcb.ca.gov/water_issues/programs/stormwater/gen_indus.shtml">http://www.swrcb.ca.gov/water_issues/programs/stormwater/gen_indus.shtml</a> . As required by the regional Municipal Stormwater Permit, the County of San Diego must notify the San Diego Regional Water Quality Control Board (RWQCB) of anyone that may be conducting industrial activities covered under the statewide Industrial General Permit but has not obtained permit coverage. Please contact the San Diego RWQCB at (619) 516-1990 for additional information about enrollment under the statewide Industrial General Permit and to confirm if you are subject to either Notice of Intent (NOI) or No Exposure Certification (NEC) coverage.	Comment for information only	12/18/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
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: <a href="http://www.sandiegocounty.gov/content/sdc/dpw/flood/hydrologymanual.html">http://www.sandiegocounty.gov/content/sdc/dpw/flood/hydrologymanual.html</a> San Diego County Hydraulic Design Manual: <a href="http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontrolpdf/hydraulic_design_manual_2014.pdf">http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontrolpdf/hydraulic_design_manual_2014.pdf</a>	See comments below.	12/20/2018	12/18/19
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 <a href="http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontroldocuments/hydro-hydrologymanual.pdf">http://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontroldocuments/hydro-hydrologymanual.pdf</a> In addition to the guideline, the study shall include, but not limited to the following:	See comments below.	12/20/2018	12/18/19
8 - 3	CEQA Drainage Study	Provide DECLARATION OF RESPONSIBLE CHARGE – See San Diego County Hydrology Manual, Figure 1-9.	Complete.	12/20/2018	12/18/19
8 - 4	CEQA Drainage Study	The final CEQA Drainage report shall be signed, stamped and dated by the responsible California Registered Civil Engineer.	Complete.	12/20/2018	12/18/19
8 - 5	CEQA Drainage Study	The report should have numbered pages and a corresponding Table of Contents.	Complete.	12/20/2018	12/18/19
8 - 6	CEQA Drainage Study	In the narrative of the report please provide a summary table of: <b>pre- and post-</b> development C, Tc, I, A, V <sub>100</sub> , Q <sub>100</sub> without mitigation and Q <sub>100</sub> 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.  <b>12/18/19: Include V<sub>100</sub> in Table 2 and Table 3.</b>		12/20/2018 12/18/2019	
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.  <b>12/18/19: The drainage report states that onsite erosion will be contained by rock lining areas vulnerable to higher flood depths and velocities. Please show the location in the grading plans and BMP plans.</b>		12/20/2018 12/18/2019	
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.	Complete.	12/20/2018	12/18/19
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.	Complete.	12/20/2018	12/18/19

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
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.	Complete.	12/20/2018	12/18/19
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?	Complete.	12/20/2018	12/18/19
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?	Complete.	12/20/2018	12/18/19
8 - 13	CEQA Drainage Study	Provide Hydrologic Soil Group Map with project footprint.	Complete.	12/20/2018	12/18/19
8 - 14	CEQA Drainage Study	Provide Rainfall Isopluvials for 100 Year Rainfall Event - 6 Hours and 24 Hours Maps. Show project location.	N/A	12/20/2018	12/18/19
8 - 15	CEQA Drainage Study	Provide Intensity-Duration Design Chart-Figure 3-2.	N/A	12/20/2018	12/18/19
8 - 16	CEQA Drainage Study	Provide runoff coefficients for urban areas-Table 3-1.	N/A	12/20/2018	12/18/19
8 - 17	CEQA Drainage Study	Provide Maximum overland flow length (LM) & initial time of concentration (Ti)-Table 3-2.	N/A	12/20/2018	12/18/19
8 - 18	CEQA Drainage Study	Provide Existing and Proposed Conditions Hydrology Maps: <ul style="list-style-type: none"> <li>* Show project footprint and drainage area boundary.</li> <li>* Show arrows for drainage flow path direction for each sub basin and basin.</li> <li>* Show node for each sub basin.</li> <li>* Show discharge point with A &amp; Q information for each basin.</li> <li>* Show entire project boundary and offsite watershed. Include topo for upstream basin.</li> <li>* Show any existing FEMA floodplains/floodways which flow through the property.</li> <li>* 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.</li> </ul>	Complete.	12/20/2018	12/18/19
8 - 19	CEQA Drainage Study	All maps shall: <ul style="list-style-type: none"> <li>* Be at a legible scale (11"x17" is a minimum map size).</li> </ul>	Complete.	12/20/2018	12/18/19
8 - 20	CEQA Drainage Study - Flood Control (FC)	In an effort to minimize unnecessary review time and cost to the applicant, and due to the significant changes required to address the comments, review was not performed on incomplete items or those that may require substantial/significant modification.	Comment for information only.	4/10/2019	4/10/19
8 - 21	CEQA Drainage Study - FC	For the next submittal, please include a separate document which responds to each of the comments from Flood Control listed below (Comments 8-22 through 8-36).		4/10/19 12/18/19	
8 - 22	CEQA Drainage Study - FC	Although they are similar, the reference used for the curve numbers used should be from Section 4.1.2 of the County's Hydrology Manual (HM), not TR55.  <b>12/18/19: Justification for the curve numbers used is not included in the current submittal. The maps are included and so is the PZN value, but the individual values used, and the reference from the Hydrology Manual for each and the individual PZN related adjustments need to be included.</b>		4/10/19 12/18/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
8 - 23	CEQA Drainage Study - FC	The workmap for the hydrology calculations should include underlying topography, calculation point locations, longest flow paths with up and downstream elevations.  <b>12/18/19: Topographic data and elevations are still not included.</b>		4/10/19 12/18/19	
8 - 24	CEQA Drainage Study - FC	The basin delineation appears to be artificially truncated along the southern edge possibly due to extents or anomalies in the underlying data set used. The watershed is larger than the delineation shown. Please reference HUC 12-181002020201 data available in many locations on the web including: <a href="https://indicators.ucdavis.edu/cwip/huc/181002020201">https://indicators.ucdavis.edu/cwip/huc/181002020201</a> Please revise the delineation and calculations to include the entire tributary watershed.	Complete.	4/10/2019	12/18/19
8 - 25	CEQA Drainage Study - FC	Additional information/justification/detail needs to be provided for the composite curve numbers used.  <b>12/18/19: See Comment 8-22 above.</b>		4/10/19 12/18/19	
8 - 26	CEQA Drainage Study - FC	Corps lag time needs to be calculated following the methodology outlined in HM Section 4.1.5.2. Calculation performed following the required methodology appear to produce results that differ significantly from those included in the report.  <b>12/13/19: The lag time calculations included appear to be from the previously used (non-county) methodology, and don't match the actual values used which appear to follow County methodology. Please include the County methodology calculation details.</b>		4/10/19 12/18/19	
8 - 27	CEQA Drainage Study - FC	There are 2 separate pdfs included in the submittal – the Drainage Report, and the HEC-RAS Data sheet. The data sheet appears to correspond to the digital models provided but the HEC-RAS analyses included in the Drainage Report do not. All items should be included in the report, and any unnecessary or outdated items should be removed. All analyses should be explained clearly.	Complete.	4/10/2019	12/18/19
8 - 28	CEQA Drainage Study - FC	The hydraulic work map needs to include: A. Clearly labeled topographic data B. Clearly labeled reach names corresponding to the names used in HEC-RAS		4/10/19 12/18/19	
8 - 29	CEQA Drainage Study - FC	Please include topographic data to support the elevations used for the culvert roadway data.		4/10/19 12/18/19	
8 - 30	CEQA Drainage Study - FC	All cross sections need to have: A. Bank stations placed appropriately B. Accurate downstream reach lengths C. Appropriate Manning's "n" values D. Station elevation data on both ends that extend to contain the entire flow E. Orientation that is perpendicular to the direction of flow. Please see examples: right side of XS 7200, 7600, the left side of XS 11600, 14000 and both sides of XS 12800, 13200.		4/10/19 12/18/19	
8 - 31	CEQA Drainage Study - FC	All HEC-RAS runs should be separate plans in the same project.		4/10/19 12/18/19	
8 - 32	CEQA Drainage Study - FC	The proposed condition model should include anything proposed that might obstruct flow.		4/10/19 12/18/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

Land Development Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
8 - 33	CEQA Drainage Study - FC	If there is justification as to why the proposed fencing across the watercourse would not cause a substantial or measurable impact that information should be included in the report, otherwise the potential obstruction due to the fencing (including the impacts of debris blockage) should be included in the modeling.		4/10/19 12/18/19	
8 - 34	CEQA Drainage Study - FC	The model appears to be broken into several disconnected reaches, apparently to consider a split in the flow. This seems unnecessary due to the width of the entire cross section, but if it is it should be modeled like a split flow (junction) so that there is one unified model that performs the split flow calculations, and a detailed explanation should be provided.	Complete.	4/10/2019	12/18/19
8 - 35	CEQA Drainage Study - FC	The report should also address velocities and scour with respect to footing depths.	Comment for Final Engineering.	4/10/2019	12/18/19
8 - 36	CEQA Drainage Study - FC	The report conclusions and plans should demonstrate clearly that the panels and associated equipment are all elevated safely above the calculated water surface elevations in all locations.		4/10/19 12/18/19	
8 - 37	CEQA Drainage Study - FC	There are 3 plans in each project. Either label and describe each or delete those that aren't necessary.		12/18/2019	
8 - 38	CEQA Drainage Study - FC	There appear to be only minor changes between the pre and post models. All of the changes should be described in the report.		12/18/2019	
8 - 39	CEQA Drainage Study - FC	It's unclear how flow crosses the high railroad berm between XS 8000 and 4000. An easy way to rectify this discrepancy would be to add a levee to the top of the berm and ineffective flow area in the left side for the area below the berm in the cross sections, otherwise more complex modeling may be required.		12/18/2019	
8 - 40	CEQA Drainage Study - FC	The area between XS 2800 to 1600 where the railroad berm crosses the channel should include cross sections along the berm to model the weir flow.		12/18/2019	
8 - 41	CEQA Drainage Study - FC	The workmap appears to include interpolated cross sections that are not in the model.		12/18/2019	
8 - 42	CEQA Drainage Study	Please discuss and analyze any proposed drainage structures.		12/18/2019	
9 - 1	R/W dedication	<p><b>*Carrizo Gorge Road</b> 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 <b>Carrizo Gorge Road</b> 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><b>* Old Highway 80</b> 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>	Condition of Approval.	12/20/2018	12/18/19

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

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 <b>Carrizo Gorge Road</b>, publicly maintained road, per Section 6.1E of the County Public Road Standards prior to recommendation for approval. <a href="http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf">http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf</a></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 <b>Carrizo Gorge Road</b> 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 12/18/19	
10 - 2	Sight Distance	<p>Provide a sight distance study and certification at the 2 approved driveway locations serving the project along <b>Old Highway 80</b>, publicly maintained road, per Section 6.1E of the County Public Road Standards prior to recommendation for approval. <a href="http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf">http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf</a></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 <b>Old Highway 80</b> 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 12/13/19	

**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, <b>Old Highway 80</b> and <b>Carrizo Gorge Road</b> except for approved site access/driveways serving the project.	Condition of Approval.	12/20/2018	12/18/19
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.  <b>12/18/19: Please clarify utility crossings in public R/W as noted in Plot Plan and PGP comments.</b>		12/20/2018 12/18/19	
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	12/18/19
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	12/18/19
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: <a href="https://www.sandiegocounty.gov/content/dam/sdc/dpw/PERMITS_FORMS_CHARTS_DRAWINGS_MANUAL_S_TEMPLATES_GUIDES/ExceptionModificationForm.pdf">https://www.sandiegocounty.gov/content/dam/sdc/dpw/PERMITS FORMS CHARTS DRAWINGS MANUAL S TEMPLATES GUIDES/ExceptionModificationForm.pdf</a>  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.	Access roads approved by Fire. DER not required.	12/20/2018	12/18/19

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



EDWIN M. SINSAY, LD MANAGER  
PDS-LAND DEVELOPMENT

EMS: TA

cc: PDS2018-MUP-18-022 file