

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR** **Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1- 1	Planning Comment	<p><b>California Environmental Quality Act:</b> The proposed project appears to have the potential to result in significant direct and cumulative impacts under the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) will be required.</p>		1/29/2018 04/03/19	
1- 2	Planning Comment	<p><b>Zoning Classification:</b> GIS Zoning layer indicates S80 (Open Space), however it was mapped incorrectly. Those APNs adjacent to the border zoned S80 should have appeared as S88 (Specific Plan). Per Ordinance 7247 approved in 1986, these APNs were categorized as subarea 550E in the Mountain Empire Subregional Planning Area which was:  <ul style="list-style-type: none"> <li>• rezoned from S87 to S88 and subjected to D Designator requirements</li> <li>• “D’ Special Area Designator which would require that prior to development of a parcel abutting to the existing sixty-foot Public Reserve the Federal Government be given the opportunity to purchase the ninety feet north of the Public Reserve. Negotiations must be started within three months of the time of application.”</li> </ul>                     Ketchum Ranch SPA designates these APNs as Airport Oriented Residential defined as “residential sites oriented to airport users”                      Jacumba Valley Ranch SP (previously called Ketchum Ranch)</p>		1/29/2018 04/03/19	
1- 3	Planning Comment	<p><b>General Plan Amendment and Rezone Required:</b> The project is located with a Specific Plan Land Use Designation and is zoned Specific Plan. A solar farm project is considered a Major Impact Services and Utilities use pursuant to the County's Zoning Ordinance and is not permitted within a Specific Plan Land Use Designation. A General Plan Amendment to change the land use designation and a Rezone for changing the Zoning is required.</p>	Information Only.	1/29/18	N/A

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1- 4	Planning Comment	<p><b>Jacumba Airport:</b> The project is located within Zone 1 - Zone 6 of the Jacumba Airport area. Solar Panels are not compatible with Runway Protection Zone (RPZ) Safety Zone 1. Zone 2 has a lot coverage maximum of 50% and Zone 4 has a lot coverage maximum of 70%. Please identify the lot coverage percentage of the solar panels in these zones to determine compliance with this regulation.</p> <p>Solar panels could be a glare and glint hazard for aircraft. The project must demonstrate that glare will not impact airspace safety. Recommendation for meeting this standard are described in Section 3.1.2 of the Federal Aviation Administration (FAA) Solar Guide. For off-airport projects, local governments, solar developers, and other stakeholders in the vicinity of an airport have the responsibility to inform the FAA about proposed projects so that the agency can determine if the project, specifically if large, presents any safety or navigational problems. It is recommended that the applicant work directly with the San Diego County Regional Airport Authority and attain the necessary Federal Aviation Administration (FAA) approvals.</p>		1/29/2018 04/03/19	

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1- 5	Planning Comment	<p>Sheet 104 indicates the project will encroach into the County's 90-foot setback. If it is the intent of the project to avoid the County's setback, please revise the Plot Plan by removing all project features including fencing from this setback. In this case Board Policy I-111 will not apply to the project per item 3.a. If project features are proposed to be located in the 90-foot County setback, staff must initiate communications with the Dept. of Homeland Security (DHS) to ensure DHS does not have a desire to keep the 90-foot width as an open space corridor. The project application cannot be deemed complete until communications are complete with DHS per Policy I-111, items 2.a through 2.d.</p> <p>Staff have contacted DHS and have recieved the following response: The Boulevard Border Patrol Station staff reviewed the project and visited the location where the setback is slightly less than your permit requires. It was determined that there would not be a significant impact to Border Patrol operations or access to the area.</p>	Resolved	4/3/19	4/3/19
2- 1	Major Project Issue	<p><b>Major Use Permit (MUP) Findings:</b></p> <p>Please provide additional, quantitative information that accurately describes the scale, bulk, coverage and intensity of the proposed PV Panels in relation to existing uses in the area. Please provide draft MUP Findings. Ongoing coordination between County staff and the applicant will be required to adequately address the Major Use Permit findings. Staff cannot move forward with a recommendation until all findings are made. In addition, staff has identified several General Plan and community plan policies for which additional information will be needed to determine the project's compliance. Staff cannot move forward with a recommendation of approval until the project is found consistent with all applicable General Plan and community plan policies.</p>		4/3/19	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2- 2	Major Project Issue	<p><b>Visual Resources:</b> Based on an initial review, it appears that proposed project may adversely affect visual resources. Views from scenic vistas, scenic highways and County Scenic Routes will need to be analyzed further to determine the extent of any adverse impacts. Visual resources can include narrow or expansive views, views from one site or from a series of sites as along a scenic highway and views above, at eye level, or from below. A Visual Resources Study is required. The report should identify changes/modifications of the project from the original and provide mitigation and design considerations to reduce the visual impacts associated with this project. The recommended mitigation and design considerations should be incorporated into the project design.</p>		4/3/19	
2- 3	Major Project Issue	<p><b>Cultural Resources:</b> A cultural resources constraints analysis was completed by Dudek for the proposed project titled "Cultural Resources Constraints Analysis for the Jacumba Valley Ranch Solar Project, San Diego County, California," (November 2017). The constraints analysis consisted of a cultural records search that identified numerous cultural resources within the proposed project area. These resources include individual archaeological sites and the Jacumba Valley Archaeological District (JVAD). The JVAD has been determined eligible for listing in the National Register of Historic Places (NRHP); therefore, it is considered a significant resource under CEQA.</p> <p>The current design of the proposed project may result in significant impacts to cultural resources. Re-design is recommended to avoid any significant resources that are identified in the required cultural studies. As discussed in the constraints analysis, it should be noted that if any federal permits are required for the project, then Section 106 of the National Historic Preservation Act (NHPA) and consultation with the State Historic Preservation Officer regarding project effects to the district would also apply.</p>		1/29/2018 4/3/19	

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2- 4	Major Project Issue	<b>Biology:</b> The project site contains wetlands and jurisdictional waters of the U.S./State, which are subject to the Resource Protection Ordinance (RPO) and permitting requirements of federal and state authorizing agencies as outlined below. The Resource Protection Ordinance prohibits impacts to RPO wetlands and wetland buffers as described in Attachment G.		1/29/2018 4/3/19	
2- 5	Major Project Issue	<b>Fire Services Agreement:</b> This project, along with all other development, has a cumulative impact on the emergency services for this community. Also: Due to the unique nature of the proposed project, additional equipment/staff/training will likely be necessary. To mitigate for this impact, the project will be required to participate in an emergency services agreement with the San Diego County Fire Authority. Please see project issue checklist for additional fire comments.		1/29/2018 4/3/19	
3- 1	Project Description	The project will require a General Plan Amendment, Rezone, Major Use Permit and a Certificate of Compliance. Please outline within project description and provide a discussion on the proposed changes of removing and replacing the Specific Plan Land Use Designation and Zoning with a compatible land use designation and zone. <b>Second Request: See edits within project description document.</b>		1/29/2018 4/3/19	
3- 2	Project Description	Provide a table highlighting all APN's and identifying the existing and proposed Land Use Designation and Zoning. <b>Second Request: There is a discrepancies between the APN list provided for public notification, the Plot Plan and Project Description. Please review and update.</b>		1/29/2018 4/3/19	
3- 3	Project Description	Please provide a project history outlining previous approvals including the GPA designations and previously certified EIR. <b>Second Request: Please provide in Project Description.</b>		1/29/2018 4/3/19	
3- 4	Project Description	Please provide a table summary outlining the project specific components. Please quantify and identify total square footage and dimensions for each structure. <b>Second Request: Please provide in Project Description.</b>		1/29/2018 4/3/19	

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3- 5	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. <b>Second Request: Please see edits within Project Description document.</b>		1/29/2018 4/3/19	
3- 6	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. <b>Second Request.</b>		1/29/2018 4/3/19	
3- 7	Project Description	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). <b>Second Request: Please see edits within Project Description document.</b>		1/29/2018 4/3/19	
3- 8	Project Description	Update total amount of water to be used for construction and operation and maintenance. <b>Second Request: Please see edits within Project Description document.</b>		1/29/2018 4/3/19	
3- 9	Project Description	Private Road Standards are a minimum twenty-eight foot (28') graded width with twenty-four foot (24') improved width. Please update to include the graded width and improved width for the proposed access roads. <b>Second Request: Please see edits within Project Description document. Are all proposed access roads permanent access points? Will there be any temporary access roads/access points, staging areas, during construction that are outside of the 691-acre solar facility?</b>		1/29/2018 4/3/19	

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3- 10	Project Description	The proposed energy storage has two options of spreading 20 self contained steel containers around the project site or being centrally located next to the proposed O&M Building. Please update project description to decide which option is being chosen or alternatively update Plot Plan to show both options. <b>Second Request: Please see edits within Project Description document.</b>		1/29/2018 4/3/19	
3- 11	Project Description	Pending additional comments in this letter, the project description should be updated to reflect the most current project description. Please see edits within Project Description document.		1/29/2018 4/3/19	
3- 12	Project Description	Please ensure Figures of Project are updated pursuant to comments made on Plot Plan and within Project Description document.		4/2/19	
4- 1	General Plan Conformance	The project is required to conform to the County of San Diego General Plan and the Mountain Empire Subregional Plan Goals and Policies. Please provide a Planning Analysis. A project analysis of each applicable goal and policy is required. An analysis of the Community Development Model is required to show consistency with the County of San Diego General Plan. Because a General Plan Amendment is being proposed - additional discussion regarding this change needs to be discussed and analyzed. Until technical studies have been reviewed and completed this analysis will be ongoing. The following General Plan and Community Plan Policies are applicable:	Ongoing	1/29/2018 4/3/19	
4- 2	General Plan Conformance	<b>Policy LU-2.8 Mitigation of Development Impacts.</b> Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment, and/or are detrimental to human health and safety.	Ongoing	1/29/2018 4/3/19	

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4-3	General Plan Conformance	<b>Policy LU-5.3: Rural Land Preservation.</b> Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.	Ongoing	1/29/2018 4/3/19	
4-4	General Plan Conformance	<b>Policy LU-5.5: Projects that Impede Non-Motorized Travel.</b> Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	Ongoing	1/29/2018 4/3/19	
4-5	General Plan Conformance	<b>Policy LU-6.1 Environmental Sustainability.</b> Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	Ongoing	1/29/2018 4/3/19	
4-6	General Plan Conformance	<b>Policy LU-6.5 Sustainable Stormwater Management.</b> Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.	Ongoing	1/29/2018 4/3/19	
4-7	General Plan Conformance	<b>LU-6.6: Integration of Natural Features into Project Design.</b> Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	Ongoing	1/29/2018 4/3/19	
4-8	General Plan Conformance	<b>Policy LU-6.9: Development Conformance with Topography.</b> Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	Ongoing	1/29/2018 4/3/19	
4-9	General Plan Conformance	<b>Policy LU-6.10: Protection from Hazards.</b> Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	Ongoing	1/29/2018 4/3/19	



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4- 10	General Plan Conformance	<b>Policy LU-8.2: Groundwater Resources.</b> Require development to identify adequate groundwater resources in groundwater-dependent areas, as follows: <ul style="list-style-type: none"> <li>• In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions.</li> <li>• Encourage programs to alleviate overdraft conditions in Boulevard.</li> <li>• In areas without current overdraft groundwater conditions, prohibit new groundwater-dependent development where overdraft conditions are foreseeable.</li> </ul>	Ongoing	1/29/2018 4/3/19	
4- 11	General Plan Conformance	<b>Policy LU-8.3: Groundwater Dependent Habitat.</b> Discourage development that would significantly draw down the groundwater table to the detriment of groundwater-dependent habitat, except in the Borrego Valley.	Ongoing	1/29/2018 4/3/19	
4- 12	General Plan Conformance	<b>Policy LU-10.2: Development–Environmental Resource Relationship.</b> Require development in semi-rural and rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	Ongoing	1/29/2018 4/3/19	
4- 13	General Plan Conformance	<b>Policy LU-12.1: Concurrence of Infrastructure and Services with Development.</b> Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.	Ongoing	1/29/2018 4/3/19	
4- 14	General Plan Conformance	<b>Policy LU-12.2: Maintenance of Adequate Services.</b> Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved Level of Service (LOS) but do not achieve a LOS of D or better.	Ongoing	1/29/2018 4/3/19	

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4- 15	General Plan Conformance	<b>Policy LU-13.2: Commitment of Water Supply.</b> Require new development to identify adequate water resources, in accordance with state law, to support the development prior to approval.	Ongoing	1/29/2018 4/3/19	
4- 16	General Plan Conformance	<b>Policy M-3.3 Multiple Ingress and Egress.</b> Require development to provide multiple ingress/egress routes in conformance with State law, and local regulations.	Ongoing	1/29/2018 4/3/19	
4- 17	General Plan Conformance	<b>Policy M-4.4 Accommodate Emergency Vehicles.</b> Design and construct public and private roads to allow for necessary access for appropriately sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	Ongoing	1/29/2018 4/3/19	
4- 18	General Plan Conformance	<b>Policy M-10.7 Parking Area Design for Stormwater Runoff.</b> Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.	Ongoing	1/29/2018 4/3/19	
4- 19	General Plan Conformance	<b>Policy COS-2.2 Habitat Protection through Site Design.</b> Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	Ongoing	1/29/2018 4/3/19	
4- 20	General Plan Conformance	<b>Policy COS-3.1 Wetland Protection.</b> Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	Ongoing	1/29/2018 4/3/19	

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4- 21	General Plan Conformance	<b>Policy COS-3.2: Minimize Impacts of Development.</b> Require development projects to: <ul style="list-style-type: none"> <li>• Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and</li> <li>• Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.</li> </ul>	Ongoing	1/29/2018 4/3/19	
4- 22	General Plan Conformance	<b>Policy COS-4.1 Water Conservation.</b> Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	Ongoing	1/29/2018 4/3/19	
4- 23	General Plan Conformance	<b>COS-4.2 Drought-Efficient Landscaping.</b> Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	Ongoing	1/29/2018 4/3/19	
4- 24	General Plan Conformance	<b>Policy COS-5.1 Impact to Floodways and Floodplains.</b> Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element. Development in floodways and floodplains has the potential to alter natural hydrologic flow and cause soil erosion and increased stormwater runoff—including loss of wetland and health issues related to surface and groundwater contamination. <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>	Ongoing	1/29/2018 4/3/19	
4- 25	General Plan Conformance	<b>Policy COS-5.2 Impervious Surfaces.</b> Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	Ongoing	1/29/2018 4/3/19	

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4- 26	General Plan Conformance	<b>Policy COS-5.3 Downslope Protection.</b> Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	Ongoing	1/29/2018 4/3/19	
4- 27	General Plan Conformance	<b>Policy COS-5.5 Impacts of Development to Water Quality.</b> Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	Ongoing	1/29/2018 4/3/19	
4- 28	General Plan Conformance	<b>Policy COS-7.1 Archaeological Protection.</b> Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	Ongoing	1/29/2018 4/3/19	
4- 29	General Plan Conformance	<b>Policy COS-7.3 Archaeological Collections.</b> Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.	Ongoing	1/29/2018 4/3/19	
4- 30	General Plan Conformance	<b>Policy COS-9.1 Preservation.</b> Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	Ongoing	1/29/2018 4/3/19	
4- 31	General Plan Conformance	<b>Policy COS-9.2 Impacts of Development.</b> Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	Ongoing	1/29/2018 4/3/19	
4- 32	General Plan Conformance	<b>Policy COS-11.1: Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	Ongoing	1/29/2018 4/3/19	

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4- 33	General Plan Conformance	<b>Policy COS-11.3: Development Siting and Design.</b> Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: <ul style="list-style-type: none"> <li>• Creative site planning</li> <li>• Integration of natural features into the project</li> <li>• Appropriate scale, materials, and design to complement the surrounding natural landscape</li> <li>• Minimal disturbance of topography</li> <li>• Clustering of development so as to preserve a balance of open space vistas, natural features, and community character.</li> <li>• Creation of contiguous open space networks</li> </ul>	Ongoing	1/29/2018 4/3/19	
4- 34	General Plan Conformance	<b>COS-13.1 Restrict Light and Glare.</b> Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	Ongoing	1/29/2018 4/3/19	
4- 35	General Plan Conformance	<b>Policy COS 14.7: Alternative Energy Sources for Development Projects.</b> Encourage development projects that use energy recovery, photovoltaic, and wind energy.	Ongoing	1/29/2018 4/3/19	
4- 36	General Plan Conformance	<b>COS-14.8 Minimize Air Pollution.</b> Minimize land use conflicts that expose people to significant amounts of air pollutants.	Ongoing	1/29/2018 4/3/19	
4- 37	General Plan Conformance	<b>Policy COS 14.9: Significant Producers of Air Pollutants.</b> Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.	Ongoing	1/29/2018 4/3/19	
4- 38	General Plan Conformance	<b>Policy COS 14.10: Low-Emission Construction Vehicles and Equipment.</b> Require County contractors and encourage other developers to use low emission construction vehicles and equipment to improve air quality and reduce GHG emissions.	Ongoing	1/29/2018 4/3/19	

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4- 39	General Plan Conformance	<b>Policy COS-14.11 Native Vegetation.</b> Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.	Ongoing	1/29/2018 4/3/19	
4- 40	General Plan Conformance	<b>Policy COS 15.6: Design and Construction Methods.</b> Require development design and construction methods to minimize impacts to air quality.	Ongoing	1/29/2018 4/3/19	
4- 41	General Plan Conformance	<b>Policy COS-17.2 Construction and Demolition Waste.</b> Require recycling, reduction and reuse of construction and demolition debris.	Ongoing	1/29/2018 4/3/19	
4- 42	General Plan Conformance	<b>Policy COS 18.1: Alternate Energy Systems Design.</b> Work with San Diego Gas and Electric and non utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.	Ongoing	1/29/2018 4/3/19	
4- 43	General Plan Conformance	<b>Policy S-3.1 Defensible Development.</b> Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	Ongoing	1/29/2018 4/3/19	
4- 44	General Plan Conformance	<b>Policy S-3.3 Minimize Flammable Vegetation.</b> Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	Ongoing	1/29/2018 4/3/19	
4- 45	General Plan Conformance	<b>Policy S-3.6 Fire Protection Measures.</b> Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.	Ongoing	1/29/2018 4/3/19	
4- 46	General Plan Conformance	<b>Policy S-3.7: Fire Resistant Construction.</b> Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	Ongoing	1/29/2018 4/3/19	
4- 47	General Plan Conformance	<b>Policy S-6.1: Water Supply.</b> Ensure that water supply systems for development are adequate to combat structural and wildland fires.	Ongoing	1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 48	General Plan Conformance	<b>Policy S-6.3: Funding Fire Protection Services.</b> Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	Ongoing	1/29/2018 4/3/19	
4- 49	General Plan Conformance	<b>Policy S-7.1 Development Location.</b> Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	Ongoing	1/29/2018 4/3/19	
4- 50	General Plan Conformance	<b>Policy S-9.2: Development in Floodplains.</b> Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	Ongoing	1/29/2018 4/3/19	
4- 51	General Plan Conformance	<b>Policy S-10.4 Stormwater Management.</b> Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.	Ongoing	1/29/2018 4/3/19	
4- 52	General Plan Conformance	<b>Policy S-10.5 Development Site Improvements.</b> Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.	Ongoing	1/29/2018 4/3/19	
4- 53	General Plan Conformance	<b>Policy S-11.5 Development Adjacent to Agricultural Operations.</b> Require development adjacent to existing agricultural operations in Semi-Rural and Rural Lands to adequately buffer agricultural areas and ensure compliance with relevant safety codes where pesticides or other hazardous materials are used.	Ongoing	1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 54	General Plan Conformance	<b>Policy N-1.1: Noise Compatibility Guidelines.</b> Use the Noise Compatibility Guidelines (Table N 1) and the Noise Standards (Table N 2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	Ongoing	1/29/2018 4/3/19	
4- 55	General Plan Conformance	<b>Policy N-1.2: Noise Management Strategies.</b> Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: o Avoid placement of noise sensitive uses within noisy areas o Increase setbacks between noise generators and noise sensitive uses o Orient buildings such that the noise sensitive portions of a project are shielded from noise sources o Use sound attenuating architectural design and building features o Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)	Ongoing	1/29/2018 4/3/19	
4- 56	General Plan Conformance	<b>Policy N-2.1 Development Impacts to Noise Sensitive Land Uses.</b> Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	Ongoing	1/29/2018 4/3/19	
4- 57	General Plan Conformance	<b>Policy N-3.1: Groundborne Vibration.</b> Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.	Ongoing	1/29/2018 4/3/19	
4- 58	General Plan Conformance	<b>Policy N-4.1: Traffic Noise.</b> Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off site noise sensitive land uses beyond acceptable levels.	Ongoing	1/29/2018 4/3/19	
4- 59	General Plan Conformance	<b>Policy N-6.2 Recurring Intermittent Noise.</b> Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2.	Ongoing	1/29/2018 4/3/19	



**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 60	General Plan Conformance	<b>Policy N-6.4 Hours of Construction.</b> Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance.	Ongoing	1/29/2018 4/3/19	
4- 61	General Plan Conformance	<b>Policy M-2.3 Environmentally Sensitive Road Design.</b> Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.	Ongoing	1/29/2018 4/3/19	
4- 62	General Plan Conformance	<b>Policy S-9 Protection of Life and Property.</b> Minimized personal injury and property damage losses resulting from flood events.	Ongoing	1/29/2018 4/3/19	
4- 63	General Plan Conformance	<b>Policy S-9.2 Development in Floodplains.</b> Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction. <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>	Ongoing	1/29/2018 4/3/19	
4- 64	General Plan Conformance	<b>Policy S-9.3 Development in Flood Hazard Areas.</b> Require development within mapped flood hazard areas be sited and designed to minimize on and off-site hazards to health, safety, and property due to flooding. <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>	Ongoing	1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 65	General Plan Conformance	<p><b>Policy S-9.5 Development in Semi-Rural and Rural Lands within the Floodplain Fringe.</b> Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>	Ongoing	1/29/2018 4/3/19	
4- 66	General Plan Conformance	<p><b>Policy S-10 Floodway and Floodplain Capacity.</b> Floodways and floodplains that have acceptable capacity to accommodate flood events.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>	Ongoing	1/29/2018 4/3/19	
4- 67	General Plan Conformance	<p><b>Policy S-10.1 Land Uses within Floodways.</b> Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>	Ongoing	1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR** **Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 68	General Plan Conformance	<p><b>Policy S-10.2 Use of Natural Channels.</b> Require the use of natural channels for County flood control facilities except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>	Ongoing	1/29/2018 4/3/19	
4- 69	General Plan Conformance	<p><b>Policy S-10.3 Flood Control Facilities.</b> Require flood control facilities to be adequately sized, constructed, and maintained to operate effectively.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>	Ongoing	1/29/2018 4/3/19	
4- 70	General Plan Conformance	<p><b>Policy S-10.4 Stormwater Management.</b> Require development to incorporate low impact design, Hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>	Ongoing	1/29/2018 4/3/19	
4- 71	General Plan Conformance	<p><b>Policy S-10.5 Development Site Improvements.</b> Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.</p> <p><u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u></p>	Ongoing	1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR** **Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 72	General Plan Conformance	<b>Policy S-10.6 Stormwater Hydrology.</b> Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology. Increases in velocities and peak flow rates can result in flooding, erosion, and other problems downstream. Decreases can deprive biological resources of a needed water source.  <u>This policy will be evaluated through the Stormwater Management Plan and Drainage Study.</u>	Ongoing	1/29/2018 4/3/19	
4- 73	General Plan Conformance	<b>Policy S-15.1 Land Use Compatibility.</b> Require land uses surrounding airports to be compatible with the operation of each airport.	Ongoing	1/29/2018 4/3/19	
4- 74	General Plan Conformance	<b>Policy S-15.3 Hazardous Obstructions within Airport Approach and Departure.</b> Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.	Ongoing	1/29/2018 4/3/19	
5- 1	Mountain Empire Subregional Plan	<b>Land Use (Policy and Recommendation 1).</b> The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.	Ongoing	1/29/2018 4/3/19	
5- 2	Mountain Empire Subregional Plan	<b>Land Use (Policy and Recommendation 2).</b> Create a buffer area of one hundred and fifty (150) feet in width along the international boundary line inclusive of the existing sixty-foot (60') Public Reserve owned by the Federal Government.	Ongoing	1/29/2018 4/3/19	
5- 3	Mountain Empire Subregional Plan	<b>Land Use (Policy and Recommendation 3).</b> Apply a ninety (90') foot setback within which no new permanent building may be built northerly of the existing sixty (60') foot Public Reserve line. Where such ninety (90') foot setback can be shown to adversely impact a property, owner may apply for a waiver from complying with the setback as provided for Section 7060 of The Zoning Ordinance.	Ongoing	1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
5- 4	Mountain Empire Subregional Plan	<b>Land Use (Policy and Recommendation 4).</b> Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.	Ongoing	1/29/2018 4/3/19	
5- 5	Mountain Empire Subregional Plan	<b>Energy Conservation (Policy and Recommendation 8.1).</b> New development should utilize alternative energy technologies, especially active and passive solar energy systems.	Ongoing	1/29/2018 4/3/19	
5- 6	Mountain Empire Subregional Plan	<b>Public Facilities and Services (Policy and Recommendation 5.4).</b> Uses proposed for the property adjacent to substations or transmission line rights-of-ways should be reviewed for possible impacts to the power facilities and vice versa.	Ongoing	1/29/2018 4/3/19	
5- 7	Mountain Empire Subregional Plan	<b>Environmental Resources (Policy and Recommendation 1).</b> All development shall demonstrate a diligent effort to retain as many native oak trees as possible.	Ongoing	1/29/2018 4/3/19	
5- 8	Mountain Empire Subregional Plan	<b>Environmental Resources (Policy and Recommendation 4).</b> The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it.	Ongoing	1/29/2018 4/3/19	
5- 9	Mountain Empire Subregional Plan	<b>Environmental Resources (Policy and Recommendation 5).</b> Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value.	Ongoing	1/29/2018 4/3/19	
7- 1	Zoning Ordinance	Zoning for the site is zoned General Rural (S92), Open Space (S80), and Specific Plan (S88). A Rezone is required to remove and replace the Specific Plan zoning designator.	Informational Only	4/3/19	N/A
7- 2	Zoning Ordinance	Provide an explanation within the project description if an exemption to Section 4620g. of the Z.O. is required. Please outline proposed height.		1/29/2018 4/3/19	
7- 3	Zoning Ordinance	Provide an explanation within the project description if an exemption to Section 4813 of the Z.O. is required.		1/29/2018 4/3/19	
7- 4	Zoning Ordinance	Please review Section 4835.f. of the Z.O. and confirm that the project meets the yard coverage requirements. Please update Plot Plan to show conformance with this requirement.		4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR** **Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
8- 1	Board Policies	The following County Board of Supervisors Land Use Policies apply to this project: I-17 (Right-of-Way Dedication and Public Improvement Requirements in Connection with Zone reclassifications), I-18 (Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits), I-63 (General Plan Amendment Initial Review), I-68 (Proposed Projects in Flood Plains with Defined Floodways),	Informational Only	1/29/18	N/A
8- 2	Board Policies	The project is subject to Board Policy- I-111 (Land Use Policy for Discretionary Permits Adjacent to the International Border) - Provide a response on how the project is consistent with the policy findings.		1/29/2018 4/3/19	
9- 1	Applications	Please submit a General Plan Amendment.		1/29/18	4/3/2019
9- 2	Applications	Please submit a Rezone Application. Additionally, A Rezone to change the Specific Plan Zoning is also required.		1/29/18	4/3/2019
9- 3	Applications	Please submit a Major Use Permit. A solar farm project is considered a Major Impact Services and Utilities and will require a Major Use Permit.		1/29/18	4/3/2019
9- 4	Market Study	A Market Study will be required in order to evaluate the potential market value and feasibility of the project and/or other projects.		4/3/19	
9- 5	Application Authorization	A portion of the project site is owned by David and Helen Landman. The project Application must provide an owner authorization letter to allow the processing of the above discretionary applications.		4/3/2019	4/3/2019
10- 1	Plot Plan	Please provide a plot plan with the minimum plot plan requirements as specified in Form PDS-090. <a href="http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds090.pdf">http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds090.pdf</a> Additional details are required for staff's review. Pending resubmittal of a Plot Plan additional comments may be required. <b>Second Request.</b>		1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
10-2	Plot Plan	As part of the plot plan package, please include elevations of all structures (proposed transmission towers, signage, battery pv panels, storage containers) and update building elevations to show lighting, color, building materials, accessory equipment. <b>Second Request.</b>		1/29/2018 4/3/19	
10-3	Plot Plan	Provide building coverage/square footage/acres/footprint table outlining the proposed changes from what was originally approved. (Including temporary access roads, size of proposed substation, O&M building, temporary staging, parking and laydown area) <b>Second Request.</b>		1/29/2018 4/3/19	
10-4	Plot Plan	Provide a Floor Plan of the proposed battery storage building(s)/container(s) with details regarding the location and arrangement of the batteries and other associated equipment. <b>Second Request.</b>		1/29/2018 4/3/19	
10-5	Plot Plan	Identify location and acres/square feet of temporary staging/storage areas for equipment and trucks during construction. <b>Second Request.</b>		1/29/2018 4/3/19	
10-6	Plot Plan	Pending comments from the San Diego County Airport Authority Land Use Commission, possible re-design maybe required. Please update accordingly. <b>Second Request.</b>		1/29/2018 4/3/19	
10-7	Plot Plan	Please include all existing and proposed structures (Existing wells) on plot plan. Identify which ones will be used by the proposed project. <b>Second Request.</b>		1/29/2018 4/3/19	
10-8	Plot Plan	How many temporary access roads are proposed? Will these temporary access roads be included as part of the revegetation plan? Show location, areas of disturbance, and access points. <b>Second Request.</b>		1/29/2018 4/3/19	
10-9	Plot Plan	Please provide all existing easements. <b>Second Request.</b>		1/29/2018 4/3/19	
10-10	Plot Plan	Please delineate all setbacks on Plot Plan for all legal lots. The project site is subject to both C and D setback designators. Front Yard: 60 feet, Interior Side Yard: 15 feet. Exterior Side Yard 35 feet. Rear Yard 25 feet. <b>Second Request. Note: A Boundary adjustment/lot merger may be required in order to comply with the required setback requirements.</b>		1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
10-12	Plot Plan	Update Plot Plan with a Best Management Practices (BMP) sheet. <b>Second Request.</b>		1/29/2018 4/3/19	
10-13	Plot Plan	Delineate any existing septic on-site. <b>Second Request.</b>		1/29/2018 4/3/19	
10-14	Plot Plan	Provide a detail and cross section of the proposed access roads that delineate proposed transmission line and any existing/proposed easements. <b>Second Request: Identify any existing or proposed easements.</b>		1/29/2018 4/3/19	
10-15	Plot Plan	Update call-outs with "proposed" (i.e. "proposed" energy storage building). <b>Second Request: identify any existing or proposed easements.</b>		1/29/2018 4/3/19	
10-16	Plot Plan	Update Plot Plan to include locations of proposed fencing. Note: Parking Area: All parking areas of 5 or more parking spaces, (and driveways serving such parking areas) located on parcels abutting property in any residential zone shall be separated from such abutting property by a solid fence or wall 72 inches in height. Provide detail on parking area and proposed fencing. <b>Second Request.</b>		1/29/2018 4/3/19	
10-17	Plot Plan	Provide a sheet showing a close-up of the proposed storage facility and associated equipment. <b>Second Request.</b>		1/29/2018 4/3/19	
10-18	Plot Plan	Provide specifications and details of the proposed batteries. <b>Second Request.</b>		1/29/2018 4/3/19	
10-19	Plot Plan	Gate Entry - it is not clear where the proposed gate is being located nor is it clear if the proposed gate is located within a private road easement. Please update to include. <b>Second Request.</b>		1/29/2018 4/3/19	
10-20	Plot Plan	Update plot plan package to include proposed staging areas. Outline size of staging area(s). <b>Second Request.</b>		1/29/2018 4/3/19	
10-21	Plot Plan	The proposed energy storage is proposing spreading 20 self contained steel containers around the project site. <b>Please clarify the amount of battery steel containers.</b>		1/29/2018 4/3/19	
10-22	Plot Plan	Provide a sheet identifying the existing different land use designation and zoning and the proposed changes to land use designation and zoning. Please overlay project over this map. <b>Second Request.</b>		1/29/2018 4/3/19	



**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
10-24	Plot Plan	Sheet 001: Update Title Sheet to include all project numbers: PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022		4/3/2019	
10-24	Plot Plan	Sheet 001: Update Generic Zoning Setbacks Notes. 3 feet is not accurate. The project site is subject to both C and D setback designators. Front Yard: 60 feet, Interior Side Yard: 15 feet. Exterior Side Yard 35 feet. Rear Yard 25 feet.		4/3/2019	
10-25	Plot Plan	Sheet 001: Update Zoning Table. Staff have put together a table outlining the correct zoning, land use designation and regional category for each APN. Please update table to include proposed zoning, land use designation and regional category (if applicable)		4/3/2019	
10-26	Plot Plan	Sheet 001: There are 24 Assessor Parcel Numbers identified in the project description. Please update list on Plan Sheet to include all APN numbers.		4/3/2019	
10-27	Plot Plan	Sheet 001: Notes Section: Note 1 states 1355.84 acres. Project Description states 1345 acres. Please update to be the same.		4/3/2019	
10-28	Plot Plan	Sheet 001: Notes Section: Note 2 states MUP Area is 691 acres. Note preliminary grading plan states 85,465.15 acres. Please update.		4/3/2019	
10-29	Plot Plan	Sheet 001: Notes Section: Note 3 states the General Plan Land Use Designation is Specific Plan. There is Public Agency Lands, Village Residential (VR-2), Rural Commercial Land Use Designations on-site. Please update.		4/3/2019	
10-30	Plot Plan	Sheet 001: Note 4 - Regional Category needs to be updated. It is Village and Rural.		4/3/2019	
10-31	Plot Plan	Sheet 001: Notes Section: Note 17 states Inverter/Transformer - Please clarify if these are the battery storage containers?		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
10- 32	Plot Plan	Sheet 001: Notes Section: Note 17 states a 20 foot fire access road(s). Please label all proposed access roads as either permanent or temporary and label the width of each access road. Sheet 102 states 30 feet. Please update.		4/3/2019	
10- 33	Plot Plan	Sheet 001: Notes Section: Note 17 states that no minor deviation will be required for relocation/reconfiguration of the Inverter/Transformers. Further discussion with staff is required to confirm if this will be permitted. Revisions to this note will be required.		4/3/2019	
10- 34	Plot Plan	Sheet 001: Notes Section: Note 19 states signage is proposed. Ensure elevation drawings are shown of the signage and outline proposed locations on the plan sheets.		4/3/2019	
10- 35	Plot Plan	Sheet 001: Notes Section: Note 20 - Revised outdoor lighting note to: LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.		4/3/2019	
10- 36	Plot Plan	Sheet 001: Notes Section: Note 21 states a MET Station is proposed. Please identify on plans and provide elevations. Describe in project description. Confirm if an exception request to height under the Zoning Ordinance will be required.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
10- 37	Plot Plan	Sheet 001: Please update owner information. Jacumba Valley Ranch LLC and David and Helen Landman are the current owners of the properties.		4/3/2019	
10- 38	Plot Plan	Sheet 001: Add a table of all proposed, existing, as built structures and which are to remain or to be removed.		4/3/2019	
10- 39	Plot Plan	Plot Plan needs to be signed by a certified and registered engineer. Sheet 002 - Legal Descriptions have been shown. Please confirm all information is accurate and all APNs and Lots have been identified. APNs 660-150-16 and 661-010-27 have not been included. APN 660-150-06 has been added but not shown on Sheet 001 or within project description.		4/3/2019	
10- 40	Plot Plan	Please review Section 4835.f. of the Z.O. and confirm that the project meets the yard coverage requirements. Please update Plot Plan to show conformance with this requirement.		4/3/2019	
10- 41	Plot Plan	Sheets 100-104: Relabel all easements with existing or proposed. Remove potential future from all labelling.		4/3/2019	
10- 42	Plot Plan	Sheets 100 & 104 state demolish farm. Relabel to say demolish existing farm buildings.		4/3/2019	
10- 43	Plot Plan	Sheets 100-104 - Add to the Legend existing/as-built structures to be demolished.		4/3/2019	
10- 44	Plot Plan	Sheets 100-104 - Add to the Legend a MUP Boundary line and update plan sheets.		4/3/2019	
10- 45	Plot Plan	Sheets 100-104 - Revise the setback line or label clearly on sheets. It is difficult to decipher the setback line from other line work on plan sheets.		4/3/2019	
10- 46	Plot Plan	Sheets 100-104 - A Boundary Adjustment is required - please identify on plans and show conformance with the setback regulations.		4/3/2019	
10- 47	Plot Plan	Sheets 100-104 - Notes Section: Note 2. 3 feet is not accurate. The project site is subject to both C and D setback designators. Front Yard: 60 feet, Interior Side Yard: 15 feet. Exterior Side Yard 35 feet. Rear Yard 25 feet.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

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10- 48	Plot Plan	Sheets 100-104 - Clearly show and label MET Station, Battery storage containers.		4/3/2019	
10- 49	Plot Plan	Sheets 100-104 - Based on location and height of the proposed security fencing an exception will be required as part of the Major Use Permit.		4/3/2019	
10- 50	Plot Plan	Sheets 100-104 - Ensure all APNs that are tied to the project site are identified on plan sets.		4/3/2019	
10- 51	Plot Plan	Sheets 100-104 - Please update legend to show proposed all weather access roads as the same shading reflected on the plans.		4/3/2019	
10- 52	Plot Plan	Sheets 101, 103, 104- There appears to be structures shown on the plan sheet but not labeled. Please label and identify if they are to remain or be demolished.		4/3/2019	
10- 53	Plot Plan	Sheets 100-104 - Please see landscaping comments and update accordingly.		4/3/2019	
10- 54	Plot Plan	Sheet 104 indicates the project will encroach into the County's 90-foot setback. If it is the intent of the project to avoid the County's setback, please revise the Plot Plan by removing all project features including fencing from this setback. In this case Board Policy I-111 will not apply to the project per item 3.a. If project features are proposed to be located in the 90-foot County setback, staff must initiate communications with the Dept. of Homeland Security (DHS) to ensure DHS does not have a desire to keep the 90-foot width as an open space corridor. The project application cannot be deemed complete until communications are complete with DHS per Policy I-111, items 2.a through 2.d. Staff have contacted DHS and are awaiting a response. Please note if concurrence is not recieved a possible re-deign showing th project outside of the required setbeacks will be required.		4/3/2019	
10- 55	Plot Plan	Sheet 202 - Please label the height of the tracker when tilted.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

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**Planning & Development Services Planning and CEQA Comments**

<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
10-56	Plot Plan	Sheet 202 - Please clarify if the chain-link security fence elevations for both perimeter security fencing and substation fencing.		4/3/2019	
10-57	Plot Plan	Sheet 202 - Please add labels identifying the project substation.		4/3/2019	
10-58	Plot Plan	Sheet 202 - Please provide elevations of all proposed structures (e.g. transmission towers, Met Station, Substation Building, gates, signage, battery containers).		4/3/2019	
10-59	Plot Plan	There are sensitive receptors (including but not limited to Note that APNs 661-010-28, 660-150-06, 760-117-03) in proximity to the project site. Increased setbacks, removal of trackers, landscaping, and screening maybe required throughout the processing of the project's technical stuides.		4/3/2019	
11-1	Preliminary Grading Plan	Please provide a Preliminary Grading Plan. Pending submittal additional comments may be required.		1/29/18	N/A
11-2	Preliminary Grading Plan	Please see comments identified in Plot Plan comments and update on Preliminary Grading Plan. Please also see Land Development comments regarding updates to the PGP.		4/3/2019	
12-1	Landscape	Additional screening of the perimeter fencing shall be provided for all areas visible from Interstate 8 and Carrizo Gorge Road along the northern portion of the proposed facility. Please provide an updated Conceptual Landscaping Plan. Additional comments will be provided once recieved.		1/29/2018 4/3/19	
13-1	Evidence of Legal Lot	APN: 661-010-02-00 – Provide a grant deed prior to 1972.		1/29/18	4/3/2019
13-2	Legal Lot	APNS 660-140-06-00, 660-140-08-00, 660-150-21-00, 660-150-16-00 have been added to the project. – Provide a grant deed prior to 1972.		4/3/2019	4/3/2019
13-3	Legal Access	Please confirm where the project will be taking access from. Preliminary Title Reports have been submitted but exhibits delineating legal access need to be provided. Have your land surveyor conduct this task and provide information to staff.		4/3/2019	4/3/2019

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

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<b>Planning &amp; Development Services Planning and CEQA Comments</b>					
<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
14- 1	Visual Resources	A Visual Resources Study is required. See Attachment <b>D</b> For Scoping Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
15- 1	Agricultural Resources	An Agricultural Analysis is required. See Attachment <b>E</b> Scoping Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
16- 1	Air Quality	An Air Quality Analysis/Report is required. Please Attachment <b>F</b> for Scoping Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
17- 1	Biological Resources	A Biological Resources Report is required. Please see Attachment <b>G</b> For Scoping Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
18- 1	Cultural Resources	A Cultural Resources Report is required. Please see Attachment <b>H</b> For Scoping Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
19- 1	Paleontological Resources	Please see Attachment <b>I</b> for Paleontological Resource Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
20- 1	Geologic Hazards	A Geologic Investigation/Reconnaissance Report is required. Please see Attachment <b>J</b> For Scoping Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
21- 1	Climate Change/Green House Gas Analysis	A Climate Change/Green House Gas Analysis is required. Please see Attachment <b>P</b> for Scoping Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
22- 1	Flood Analysis	Once a Drainage and Flood Analysis has been submitted. This will be routed to DPW for their review. <b>Second Request.</b>		1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
23- 1	Hazards	Based on the information provided, the applicant would be required to prepare a Hazardous Materials Business Plan (HMBP) shall be prepared. This will be a condition of the project, and would be required prior to occupancy. The HMBP would be reviewed by the County's Department of Environmental Health Department. For more information regarding HMBP, see the following link: <a href="http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat.html">http://www.sandiegocounty.gov/content/sdc/deh/hazmat/hazmat.html</a>	Information Only	1/29/18	N/A
23- 2	Hazards	<p>A review of the project site by a County Hazards Specialist indicates that the site may have been subject to a release of hazardous substances that could represent a hazard to the public or the environment.</p> <p>Specifically, a review of aerial photos of the project site and a search of government agency hazardous materials databases indicates:</p> <ul style="list-style-type: none"> <li>• Historic agricultural use</li> <li>• Potential storage of chemicals</li> </ul> <p>Based on these observations, a Phase I Environmental Site Assessment (ESA) must be completed for the subject parcel. If a Phase I ESA or other site assessment was completed previously (within the last three years), submittal of that study may satisfy this requirement.</p> <p>If the submitted Phase I ESA indicates that potentially hazardous conditions exist onsite, further soil testing associated with a Limited Phase II ESA will be required to identify whether site conditions represent a human health or environmental hazard. See Attachment K for Scoping Requirements. <b>Second Request.</b></p>		1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

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**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
24- 1	Fire	A Fire Protection Plan—Full Report shall be provided and be formatted per the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements—Wildland Fire and Fire Protection. Please see Attachment L for Scoping Requirements. <b>Second Request.</b>		1/29/2018 1/4/19	
24- 2	Fire	This project, along with all other development, has a cumulative impact on the emergency services for this community. To mitigate for this impact, the project will be conditioned to enter into a Developer Agreement with the SDCFA. <b>Second Request.</b>		1/29/2018 4/3/19	
24- 3	Fire	PDS-Form 399F has been routed to County Fire Authority. Please provide signed 399F form.		4/3/19	
24- 4	Fire	The perimeter access roads around the arrays are to be a minimum of 24 feet wide. Supplemental access roads through the solar arrays may be 20 feet in width. Please revise the Project Description, Plot Plans and Preliminarily Grading Plan accordingly.		4/3/19	
24- 5	Fire	Provide access from Corrizo Gorge Rd. to project substation.		4/3/19	
24- 6	Fire	Provide a water storage tank near the project substation. The size of the water storage tank is to be determined.		4/3/19	
24- 7	Fire	Provide pedestrian/man gates approximately every 750 feet along perimeter fences to enable fire protection operations. Discuss in the FPP and show on the Plot Plans and Preliminarily Grading Plan accordingly.		4/3/19	
24- 8	Fire	Provide a lighted directory at each project entrance. Discuss in the FPP and show on the Plot Plans and Preliminarily Grading Plan accordingly.		4/3/19	
24- 9	Fire	A minimum 30-foot fuel modification zone (FMZ) is to be provided adjacent to all solar arrays (FMZ is currently shown to follow the fence line). A minimum 100-foot FMZ is to be provided around the project's substation. Discuss in the FPP and revise the Plot Plans and Preliminarily Grading Plan accordingly.		4/3/19	
24- 10	Fire	The minimum inside turning radius for fire apparatus access roads is 28 feet. Please revise the Plot Plans and Preliminarily Grading Plan accordingly.		4/3/19	



**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

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**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
25- 1	Groundwater Resources	A Groundwater Investigation Report is required. Please see Attachment <b>M</b> For Scoping Requirements. Comments will be forwarded once received. <b>Second Request.</b>		1/29/2018 4/3/19	
25- 1	Solar Photovoltaic Glint and Glare Study	Glare is a continuous source of excessive brightness. It could be experienced by a stationary observer located in the path of reflected sunlight from the face of a solar panel. Glint is a momentary flash of light. This may be produced as a direct reflection of the sun in a solar panel. Glint could be experienced by an observer passing a solar panel at speed, such as a motorist/pilot. Please Provide a Glint and Glare Assessment. <b>Second Request.</b>		1/29/2018 4/3/19	
26- 1	Mineral Resources	Please provide a Minerals Resources Information/Analysis. See Attachment <b>N</b> for Scoping Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
27- 1	Noise	A Noise Analysis/Report is required. See Attachment <b>O</b> for Scoping Requirements. <b>Second Request.</b>		1/29/2018 4/3/19	
28- 1	Resource Protection Study	A Resource Protection Study has been submitted. Once technical studies have been submitted additional review of the RPO study will be conducted.		4/3/19	
28- 2	Resource Protection Study	Ensure the Project Description is updated to include all discretionary actions.		4/3/19	
28- 3	Resource Protection Study	Attachment A was not included in submittal.		4/3/19	
29- 1	Trails	Although we have no further park and trail requirements for this project, the County encourages the applicant to consider including trails that could connect to Jacumba and facilitate east/west travel as an alternative to the I-8. The County's Trails Program Coordinator, Meg Diss, is available to discuss via email at Margaret.Diss@sdcounty.ca.gov.		4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR** **Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
30-1	SDG&E Comments	Please submit written confirmation from SDG&E that the proposed project and associated improvements are compatible with their existing easements/transmission corridor. Please note that Vehicle access shall be provided at all times (24 hours a day) to SDG&E existing facilities, and SDG&E service locks shall be required on all gates adjacent to the power line easement. Finally, please have SDG&E confirm that the proposed project has been designed in accordance with their Transmission Encroachment Guidelines. <b>Second Request.</b>		1/29/2018 4/3/19	
31-1	Department of Homeland Security Review	The Department of Homeland Security/Border Patrol has been notified of this proposed project. Any comments received will be sent to the applicant. The applicant should coordinate directly with the Department of Homeland Security/Border Patrol to address any design or access concerns they may have.		1/29/18	4/3/2019
32-1	Jacumba (ALUCP) Airport Land Use Compatibility Plan	Please see Attachment Q for Scoping Requirements. Please link to the Jacumba ALUCP - <a href="http://www.san.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core_Download&amp;EntryId=2943&amp;language=en-US&amp;PortalId=0&amp;TabId=225">http://www.san.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core_Download&amp;EntryId=2943&amp;language=en-US&amp;PortalId=0&amp;TabId=225</a> <b>Second Request.</b>		1/29/2018 4/3/19	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR** **Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
33- 1	Memorandum of Understanding	Please submit Memorandums of Understanding for <ul style="list-style-type: none"> <li>• Agricultural Resources</li> <li>• Air Quality</li> <li>• Archaeological Resources</li> <li>• Biological Resources</li> <li>• Groundwater</li> <li>• EIR Preparer</li> <li>• Fire Protection Planning</li> <li>• Historic Resources</li> <li>• Land Use Planning</li> <li>• Mineral Resources</li> <li>• Noise</li> <li>• Photometric Studies</li> <li>• Revegetation Planning</li> <li>• Transportation &amp; Traffic</li> <li>• Visual Analysis</li> <li>• Airport Hazards (Coordinate with Staff) <b>Second Request.</b></li> </ul>		1/29/2018 4/3/19	

**Land Development Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	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	4/3/2019	
1 - 2	General	Project conditions will be provided once all studies have been received.	Comment for information only	4/3/2019	
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.		4/3/2019	
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.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

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**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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.		4/3/2019	
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;  <a href="http://www.usace.army.mil/">http://www.usace.army.mil/</a></p> <p>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></p> <p>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></p> <p>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></p>		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

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**Planning & Development Services Planning and CEQA Comments**

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3 - 1	Project Description	<p>Clarify whether SDG&amp;E will require access to the proposed storage facility. If so, the SDG&amp;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&amp;E switchyard after the lot line adjustment. If so, show proposed easements.</p>		4/3/2019	
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>		4/3/2019	
3 - 3	Project Description	<p>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.</p>	Additional comments will be provided once Traffic Impact Study is submitted.	4/3/2019	
3 - 4	Project Description/Traffic Analysis	<p>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).</p>	Additional comments will be provided once Traffic Impact Study is submitted.	4/3/2019	
3 - 5	Project Description	<p>Page 1-6: Please fill in information for SDG&amp;E transmission line and switchyard.</p>		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

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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.		4/3/2019	
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>	Additional comments will be provided once Traffic Impact Study is submitted.	4/3/2019	
5 - 1	Plot Plan	Please label all easements shown in the title report. Show dimensions. Label the easement document numbers on the plan.		4/3/2019	
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.		4/3/2019	
5 - 3	Plot Plan	If easements or access roads will be required for the wells, please show on the plans.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
5 - 7	Plot Plan	Sheet 001: Include all APNs.		4/3/2019	
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		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

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**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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.		4/3/2019	
5 - 10	Plot Plan	Sheet 102: <b>Carrizo Gorge Road</b> * Call out the centerline * Show dimensions from the centerline to the existing edge of pavement. * Show the existing culverts on Carrizo Gorge Road.		4/3/2019	
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".		4/3/2019	
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.		4/3/2019	
5 - 13	Plot Plan	Sheet 102: Please label APN 661-010-03.		4/3/2019	
5 - 14	Plot Plan	Sheet 102: If the project requires access over the SDG&E Switchyard, please show this on the plan.		4/3/2019	
5 - 15	Plot Plan	Sheet 102: Please show relinquishment of access rights onto Carrizo Gorge Road except for the approved driveway locations.		4/3/2019	
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.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
5 - 20	Plot Plan	Sheet 103: Label APN 660-170-09		4/3/2019	
5 - 21	Plot Plan	Sheet 103: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
5 - 25	Plot Plan	Sheet 104: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		4/3/2019	
5 - 26	Plot Plan	Sheet 201 and 202: Please indicate on the plans where these details will be used.		4/3/2019	



**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
5 - 30	Plot Plan	Sheet 201, Detail 4: Please indicate whether this is proposed for a Public or Private Road.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
5 - 33	Plot Plan	Sheet 202, Detail 4: Please show more details for the project substation, i.e. dimensions and materials.		4/3/2019	
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.		4/3/2019	
6 - 2	PGP	Please incorporate all comments and necessary changes given on the plot plan.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 3	PGP	The PGP submitted for approval shall be stamped and signed by the Engineer of Work.		4/3/2019	
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.		4/3/2019	
6 - 5	PGP	Legend: The landscape buffer does not show on the plan in green the way it appears in the legend. Revise.		4/3/2019	
6 - 6	PGP	Label all proposed improvements.		4/3/2019	
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> .		4/3/2019	
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.		4/3/2019	
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.  <del>If an exception to the width requirements is requested, please</del>		4/3/2019	
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.		4/3/2019	
6 - 11	PGP	For wells remaining onsite, will access roads or easements be required? Please show on plans.		4/3/2019	
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.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
6 - 16	PGP	Show direction of drainage for the site.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
6 - 19	PGP	Details are shown on Sheet 201 and 202. Please reference the appropriate detail on the grading plan.		4/3/2019	
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.		4/3/2019	
6 - 21	PGP	Sheet 502: <b>Carrizo Gorge Road</b> * 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.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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".		4/3/2019	
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.		4/3/2019	
6 - 24	PGP	Sheet 502: Please label APN 661-010-03.		4/3/2019	
6 - 25	PGP	Sheet 502: If the project requires access over the SDG&E Switchyard, please show this on the plan.		4/3/2019	
6 - 26	PGP	Sheet 502: Please show relinquishment of access rights onto Carrizo Gorge Road except for the approved driveway locations.		4/3/2019	
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.		4/3/2019	
6 - 28	PGP	Sheet 502: The access road at the match line did not plot correctly, please revise.		4/3/2019	
6 - 29	PGP	Sheet 503: <b>Old Highway 80</b> * Call out the centerline * Show dimensions from the centerline to the existing edge of pavement. * Show existing culverts on Old Highway 80.		4/3/2019	
6 - 30	PGP	Sheet 503: <b>Seely Ave</b> * Call out the centerline * Show dimensions from the centerline to the existing edge of right-of-way.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 31	PGP	Sheet 503: <b>Laguna Street</b> * Call out the centerline * Show dimensions from the centerline to the existing edge of		4/3/2019	
6 - 32	PGP	Sheet 503: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		4/3/2019	
6 - 33	PGP	Sheet 503: Label APN 660-170-09		4/3/2019	
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.		4/3/2019	
6 - 35	PGP	Sheet 504: <b>Old Highway 80</b> * Call out the centerline * Show dimensions from the centerline to the existing edge of pavement. * Show existing culverts on Old Highway 80.		4/3/2019	
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		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6 - 40	PGP	Sheet 504: Please show relinquishment of access rights onto Old Highway 80 except for the approved driveway locations.		4/3/2019	
6 - 41	PGP	Sheet 504: Label APN 661-060-22 and 660-150-22		4/3/2019	
6 - 42	PGP	Major grading shall also show adequate cross-sections to illustrate the proposed change in landform.		4/3/2019	
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.		4/3/2019	
7 - 2	SWQMP	Storm Water Intake Form: Page 1 of 4, Step 1: Please include all parcels where work is proposed.		4/3/2019	
7 - 3	SWQMP	Storm Water Intake Form: Page 1 of 4, Step 2: Show with an "X" the approximate project location.		4/3/2019	
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.		4/3/2019	
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		4/3/2019	
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.		4/3/2019	
7 - 7	SWQMP	Standard Project SWQMP: Page 5 of 6, Step D: Provide justification/discussion for all "No" and "N/A" answers.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
7 - 8	SWQMP	Standard Project SWQMP: Page 6 of 6, Step E: Provide justification/discussion for all "No" and "N/A" answers.		4/3/2019	
7 - 9	SWQMP	BMP Plan: - Show/label the limits of the proposed work. - Show construction stormwater BMPs identified in the Standard Project SWQMP.		4/3/2019	
7 - 10	SWQMP	The project will be subject to General Construction Stormwater Permit requirements by the State Water Quality Control Board.		4/3/2019	
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.		4/3/2019	
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:		4/3/2019	
8 - 3	CEQA Drainage Study	Provide DECLARATION OF RESPONSIBLE CHARGE – See San Diego County Hydrology Manual, Figure 1-9.		4/3/2019	
8 - 4	CEQA Drainage Study	The final CEQA Drainage report shall be signed, stamped and dated by the responsible California Registered Civil Engineer.		4/3/2019	
8 - 5	CEQA Drainage Study	The report should have numbered pages and a corresponding Table of Contents.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
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.		4/3/2019	
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?		4/3/2019	



**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

<b>Item No.</b>	<b>Subject Area</b>	<b>Issue, Revision or Information Required</b>	<b>Issue Resolution Summary (Include Conditions)</b>	<b>Date Identified</b>	<b>Date Resolved</b>
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?		4/3/2019	
8 - 13	CEQA Drainage Study	Provide Hydrologic Soil Group Map with project footprint.		4/3/2019	
8 - 14	CEQA Drainage Study	Provide Rainfall Isopluvials for 100 Year Rainfall Event - 6 Hours and 24 Hours Maps. Show project location.		4/3/2019	
8 - 15	CEQA Drainage Study	Provide Intensity-Duration Design Chart-Figure 3-2.		4/3/2019	
8 - 16	CEQA Drainage Study	Provide runoff coefficients for urban areas-Table 3-1.		4/3/2019	
8 - 17	CEQA Drainage Study	Provide Maximum overland flow length (LM) & initial time of concentration (Ti)-Table 3-2.		4/3/2019	
8 - 18	CEQA Drainage Study	Provide Existing and Proposed Conditions Hydrology Maps: * Show project footprint and drainage area boundary. * Show arrows for drainage flow path direction for each sub		4/3/2019	
8 - 19	CEQA Drainage Study	All maps shall: * Be at a legible scale (11"x17" is a minimum map size).		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR** **Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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>		4/3/2019	
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. <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</p>		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR**

**Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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>		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR** **Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	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.		4/3/2019	
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.		4/3/2019	
13 - 1	Traffic Control Plan	The project will be required to prepare a Traffic Control Plan prior to issuance of Grading, Construction, or Excavation Permits.	Will be a condition of approval.	4/3/2019	
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.	4/3/2019	
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/PERMIT_S_FORMS_CHARTS_DRAWINGS_MANUALS_TEMPLATES_GUIDES/ExceptionModificationForm.pdf">https://www.sandiegocounty.gov/content/dam/sdc/dpw/PERMIT_S_FORMS_CHARTS_DRAWINGS_MANUALS_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.		4/3/2019	

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: JVR SOLAR** **Project Number(s): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022**

**Planning & Development Services Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
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**DEH (Department of Environmental Health) Comments**

52- 1	Septic	Project has been routed to DEH. Comments will be forwarded once received.		4/3/2019	
52- 2	Wells	The applicant must show any wells located on the properties as part of the project submittal. Existing wells must have their proposed use designated on the plan submittal.		4/3/2019	
52- 3	Hazards	Any reportable quantities of hazardous materials to be stored on-site must be detailed on the project submittal.		4/3/2019	
52- 4	Septic	Any existing onsite wastewater treatment systems that are to be retained must be accurately plotted on the plot plan. Onsite wastewater treatment systems proposed to be abandoned, must be pumped, collapsed, and backfilled, prior to grading permit/building permit issuance.		4/3/2019	
52- 5	Wells	The property has several monitoring well permits associated with it on APN's: 660-150-04 and 660-020-05. Jon Senaha, EHS II, has been tasked with investigating these permits. He can be reached at 858-505-6798 or by email at <a href="mailto:jon.senaha@sdcounty.ca.gov">jon.senaha@sdcounty.ca.gov</a>		4/3/2019	
52- 6	Septic	The applicant should provide details on potable water and wastewater facilities for the proposed O&M building.		4/3/2019	