

**Project Number** 697397  
**Project Name** Digital LJ Rancho  
**Reviewing Discipline** LDR-Engineering Review  
**Reviewer Name** Abdelmottaleb, Noha  
**Reviewer Phone** (619)685-1347  
**Reviewer Email** Nabelmottal@sandiego.gov

<b>Issues</b>			
<b>Issue Num</b>	<b>Issue Text</b>	<b>Cleared</b>	<b>Cleared Da</b>
1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Coastal Development Permit Plans. (New Issue)	No	
2	FYI: The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the current City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. (New Issue)	No	
3	Please provide an impervious areas table to include the following information: a. Total Disturbance Area: _____ b. Existing amount of impervious area: _____ c. Proposed/replaced amount of impervious area: _____ d. Existing amount of pervious area: _____ e. Proposed amount of pervious area: _____ f. Total Impervious Area: _____ g. Impervious % Increase: _____ (New Issue)	No	
4	Based on the provided Storm Water Requirements Applicability Checklist (form DS-560), this project is a Priority Project and requires permanent BMPs. Please submit documentation and clearly identify how this project adheres to the current City of San Diego storm water regulations. (continued below) (New Issue)	No	
5	Please submit exhibits and calculations that identify any areas that must be set aside for treatment control/hydromodification BMP's or dispersion areas for storm water volume reduction. Clearly show how runoff is directed to these treatment areas. (New Issue)	No	
6	Project geotechnical engineer shall submit an Infiltration Feasibility Condition Letter that demonstrates that the DMA/DMA's infiltration condition. The Letter shall be stamped/signed by a licensed geotechnical engineer who prepared the letter. Letter shall contain at a minimum, the 10 discussion points stated in Section C.1.1 of the current Storm Water Standards including an exhibit that clearly labels the 4 design components. (New Issue)	No	

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7	The revised Storm Water Standards are available online at: <a href="https://www.sandiego.gov/sites/default/files/sws_manual_may_2021_update.pdf">https://www.sandiego.gov/sites/default/files/sws_manual_may_2021_update.pdf</a> (New Issue)	No	
8	Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project. (New Issue)	No	
9	Please revise the provided Grading Data Table to include the following information): Max cut depth under building footptint: _____ ft Max cut depth outside building footptint: _____ ft Max fill depth under building footptint: _____ ft Max fill depth outside building footptint: _____ ft (New Issue)	No	
10	Also, please show the max cut & fill heights on the cross sections. (New Issue)	No	
11	Please show and call out the location of the roof drains and deck drains and how they are discharged. If no roof, deck or balcony drains are proposed, add a note stating: No roof, deck or balcony drains are proposed for this project. (New Issue)	No	
12	Please revise the Grading Plan to identify all existing and proposed storm drain systems and how they are connected (including pipes, area drains, brow ditches, sidewalk underdrains, curb outlets...etc). Identify IEs, pipes' sizes, and add Q & V at all discharge points. (New Issue)	No	
13	Please submit a preliminary drainage study which addresses the existing and proposed storm water run-off and discharge locations for the project site. The study shall address the adequacy of the down-stream system(s) and which demonstrates that no adverse impacts will occur to these systems as a result of the increased runoff from the proposed development. If impacts are anticipated, state the measures that must be taken to mitigate such impacts. (New Issue)	No	
14	Add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance. (New Issue)	No	
15	The Site Plan and grading plan are non-consistent regarding the curb to P/L distance. Also, the plans show 10ft public right of way easements. Please submit the recorded Parcel Map showing and any other documentation showing the correct curb to property line distances and right of way dedications/easements. Call out any required additional right of way dedication to achieve the minimum 10ft curb to P/L distance. (New Issue)	No	
16	Also, please revise the provided cross section of La Jolla Rancho Road accordingly. (New Issue)	No	

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17	Please revise design to remove any proposed permanent structures or grading within the public right of way and dedicated areas. (New Issue)	No	
18	Please add a note on the plans stating that all private encroachments in the public right of way require an EMRA (including private driveway, walkway, sidewalk underdrains/curb outlets, landscape and irrigation...etc). (New Issue)	No	
19	Please show the proposed driveway's slopes within right of way and within private property, and distance from driveway flare to the adjacent property line. (New Issue)	No	
20	Add the site visibility note on the Grading Plan that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb. (New Issue)	No	
21	Please revise the Site Plan and Grading Plan to show and call out construction of new city standard curb and gutter, instead of a curb only. (New Issue)	No	
22	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)	No	
23	With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed. (New Issue)	No	
24	Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please contact Noha Abdelmottaleb at NAbdelmottal@sandiego.gov (New Issue)	No	
25	Please note that reviews are limited to three total for flat fee projects. If project is not completed by the 3rd review, it will be assessed by an hourly rate on additional reviews. (New Issue)	No	