



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: March 23, 2026

TO: City of San Diego Hearing Officer

FROM: Karen Bucey, Development Project Manager, DSD/Project Management Section

SUBJECT: Hearing Officer Meeting, March 25, 2026, Agenda Item No. 3, Project No. PRJ-1111223; Revised Engineering Conditions

The Applicant Team, in coordination with the Development Services Department's Civil Engineering Section, revised and clarified the project's stormwater details. Updated permit conditions of approval have been provided by Development Services Engineering, as shown below.

15. Prior to the issuance of any building permit, the Owner/Permittee shall grant to the City a nine-foot irrevocable offer of dedication Public Right-of-Way to provide a 15-foot parkway, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement signed by all three property owners for the non-standard driveway, mailboxes, and fences within the Torrey Pines Road's Public Right-of-Way from the City Engineer.

17. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2024 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

18. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall submit Drainage Study to demonstrate that the proposed condition peak flows from the project site are less than pre-project condition peak flows from the project site. The-If the peak flow increases with development, a detention analysis should be run for the 100-year, six-hour design rainfall event to demonstrate adequate vault detention capacity based on a hydrograph analysis. The Drainage Study shall demonstrate the required sizing of proposed energy dissipation systems at each discharge location

from the project site to mitigate erosive flows to the receiving waters, to the satisfaction of the City Engineer.

20. ~~The project shall provide adequate energy dissipation and/or erosion protection to avoid damage as project runoff enters the coastal bluff and coastal canyon. The Drainage Study demonstrate the required sizing of proposed energy dissipation systems at each discharge location from the project site to mitigate erosive flows to the receiving waters to avoid damage as project runoff enters the coastal bluff and coastal canyon, to the satisfaction of the City Engineer. The discharge location shall be downstream of the toe of the slope, outside of the easements, outside of any environmentally sensitive area (ESA), and be located at a natural low point of the receiving channels.~~

21. ~~Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. Prior to the issuance of any building permit, the Owner/Permittee shall ensure that the project complies with Areas of Special Biological Significance requirements.~~

22. ~~Prior to the issuance of any building permit, the Owner/Permittee shall submit a DS-560, Stormwater Requirements Applicability Checklist form with supporting impervious area calculation for existing and proposed conditions to the satisfaction of the City Engineer.~~

23. ~~Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.~~

224. Development of this project shall comply with all permanent stormwater requirements of Municipal Stormwater Permit No. 2013-0001, or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual.



Karen Bucey

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cc: Deputy City Attorney
Hearing Officer Support Staff