



THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101

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**Project Address** 3975 Via De La Valle  
San Diego, CA 92014

**Project Type** Discretionary Project

**Primary Contact** Kathi Riser  
kriser@atlantissd.com  
6194828208

### Instructions

<p>The following issues require corrections to the documents submitted.</p>

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Other

### Community Planning Group

Jesus Murillo  
jmurillo@sandiego.gov  
619-533-6125

### [ Comment 00124 | Page ]

#### North City Future Urbanizing Subarea II

The proposed project is located within the North City Future Urbanizing Subarea II Planning Area. The North City Future Urbanizing Subarea II Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Frisco White, Chairperson of the North City Future Urbanizing Subarea II Community Planning Group at 858 456-9490 or by email at [white@wwarch.com](mailto:white@wwarch.com) to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Andrew Murillo, Development Project Manager.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at [https://docs.sandiego.gov/councilpolicies/cpd\\_600-24.pdf](https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf)

### DSD-Engineering Review

Layth Al Ani  
lalani@sandiego.gov



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619-236-7713

**[ Comment 00013 | Page ]**

The Engineering Review Section has reviewed the subject's development and have the following comments that needs to be addressed. Upon the resubmittal, we will complete our review.

**[ Comment 00014 | Page ]**

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 new Storm Water Development Regulations.

**[ Comment 00015 | Page ]**

This project proposes development in Zone A of a Special Flood Hazard Area (SFHA). Because there are no published base flood elevations for this reach, the applicant will be required to develop those elevations per the methodology set forth in Managing Floodplain Development in Approximate Zone A Areas.

**[ Comment 00016 | Page ]**

Revise the Grading Plan Add a note to state: Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

**[ Comment 00017 | Page ]**

Revise the Grading Plan Add a note to state: No permits shall be issued for grading or other work in the floodplain of the San Dieguito River until the Permittee obtains a Conditional Letter of Map Amendment (Conditional LOMA) or Conditional Letter of Map Revision (Conditional LOMR) from FEMA. The request for the Conditional LOMA or Conditional LOMR must be submitted through the Floodplain Management Section of the Development Services Department. The Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.

**[ Comment 00018 | Page ]**

Please note 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.

**[ Comment 00019 | Page ]**

Please note all public improvements and dedications must be up to current city standard prior to the issuance of any building permit as required per SDMC 142.0610 (a).

**[ Comment 00020 | Page ]**

Dedication: based on the community plan and street classification, Via De La Valle is a 4-Lane major; therefore, 22 feet minimum parkway with non-contiguous sidewalk is required per current City Standard. Please see LDR-Transportation comments for additional parkway requirements.

**[ Comment 00021 | Page ]**

Drainage Study – At Node#3 please provide sample calculation how runoff coefficient tabulated?



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**[ Comment 00022 | Page ]**

Explain how the large culvert conveyance under Via de la Valle will discharge to the project site and be channelized to the San Dieguito River through the project site. Include discussion of the proposed energy dissipation and channel conveyance downstream of the culvert.

**[ Comment 00023 | Page ]**

Detail the 100-year Base Flood Elevations through the site and compare those elevations to each proposed building finished floor elevation.

**[ Comment 00024 | Page ]**

Provide information regarding the bottom elevation of each proposed BMP and demonstrate that the bottom elevation exceeds the 10-year water surface elevation for the San Dieguito River.

**[ Comment 00025 | Page ]**

Revise the Site Plan or add a Conceptual Grading Plan. Show the existing and proposed grading contours and spot elevations. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add surface drainage flow patterns and slope gradient, and the collection and discharge points for all site and roof drains.

**[ Comment 00026 | Page ]**

Revise the Grading Plan and cross sections. Show and call out all required cut and fill slope setback from the property line per SDMC 142.0148 (b).

**[ Comment 00027 | Page ]**

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.

**[ Comment 00028 | Page ]**

Revise the Site Plan Sheet. Add a note that states: At the storm water discharge locations, suitable energy dissipaters are to be installed to reduce the discharge to non-erodible velocities. Add a note that states: Multiple storm water discharge locations will be used to mimic the existing drainage pattern. Add a note that states: No additional run-off is proposed for the discharge locations.

**[ Comment 00029 | Page ]**

The applicant shall submit a Conceptual Grading Plan that shows the following: Grading quantities, maximum depth of cut/fill areas. The Grading Plan shall show existing and proposed grading contours and the topographic source, date and MSL datum. Plan shall include the proposed finished pad elevations, drainage patterns and slope gradients. Show the collection/discharge points for any site and roof drains.

**[ Comment 00030 | Page ]**

Please provide Grading Data Table to add the following information:

Max cut depth under building footprint \_\_\_\_ ft

Max cut depth outside building footprint \_\_\_\_ ft



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Max fill depth under building footprint \_\_\_\_ ft

Max fill depth outside building footprint \_\_\_\_ ft

**[ Comment 00031 | Page ]**

Please note the project should require a grading permit. Please refer to San Diego Municipal Code (SDMC) section 129.0602 grading permit regulation

**[ Comment 00032 | Page ]**

Please provide Building section show/call out existing and proposed grade and elevations.

**[ Comment 00033 | Page ]**

As discussed in a meeting with the applicant and design engineer, a complete review of the proposed project cannot be conducted until a review of the CIP plans and reports is performed. We have requested the plans and reports from CIP staff and will review prior to a recheck review of this project. Additional comment will follow as a result of review of CIP plans and reports.

**[ Comment 00034 | Page ]**

The existing overhead utility lines are required to be underground including the portions on the West side of the property.

**[ Comment 00035 | Page ]**

Please provide a detailed written response to all comments regardless of you agree or not and in case of disagreement express your reasoning.

**[ Comment 00036 | Page ]**

If you have any questions/comments please email Layth Alani at [LAIAni@sanidiego.gov](mailto:LAIAni@sanidiego.gov).

**DSD-Geology**

Xiomara Rosenblatt-Dailey  
xrosenblattd@sanidiego.gov

**[ Comment 00001 | Page ]**

**Information Only (No response required):**

**References Reviewed:**

Geologic Reconnaissance, SURF CUP Sports Expansion, 3975 Via De La Valle, San Diego, California, prepared by Geocon Incorporated, dated May 31, 2023 (their project no. G311652-01)

Site Development Plans: Pioneer Sports & Entertainment LLC, 3975 Via De La Valle, San Diego, California, prepared by Atlantis Group, dated September 26, 2023; civil plans by Fuscoe Engineering

**[ Comment 00002 | Page ]**

The submitted Geotechnical report is "marked up" please re-upload and un-edited/modified version of the referenced geotechnical report.



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\* This must be uploaded under the file name "Geotechnical Investigation Report"

**[ Comment 00003 | Page ]**

The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:

\* This must be uploaded under the file name "Geotechnical Investigation Report Addendum" only.

**[ Comment 00004 | Page ]**

The project's geotechnical consultant must update the geologic/geotechnical map that shows the distribution of fill and geologic units, location of exploratory excavations, and location of cross-sections. Circumscribe the limits of anticipated remedial grading on the geologic/geotechnical map to delineate the proposed footprint of the project. The map should be on the current topographic base that shows the proposed development.

**[ Comment 00005 | Page ]**

The project's geotechnical consultant must update the representative geologic/geotechnical cross-sections that show the existing and proposed grades, distribution of fill and geologic units, geologic structure, the proposed development including (if any) anticipated area of the proposed subterranean parking excavation, proposed retaining walls, and temporary slopes. The cross-sections should be scaled and extend beyond the property lines to show the adjacent structures and City's right of way.

**[ Comment 00006 | Page ]**

The project's geotechnical consultant has indicated the site has a high liquefaction potential for a significant seismic event. Clarify if the recommended mitigation measures will reduce the impacts from liquefaction to a level of insignificance.

**[ Comment 00007 | Page ]**

Several possible measures are proposed to mitigate soil liquefaction and related phenomena. Indicate if these measures would cause significant environmental effects (See CEQA Guidelines, Section 15126.4(a)(1)(D)).

**[ Comment 00008 | Page ]**

The project's geotechnical consultant has recommended several possible options to mitigate potential seismic settlement and liquefaction impacts. Where the potential impacts may be mitigated in more than one specific way, the consultant should provide performance standards for these measures to mitigate the potential impacts (See CEQA Guidelines, Section 15126.4(a)(1)(B)).

**[ Comment 00009 | Page ]**

The project's geotechnical consultant should determine if the proposed ground improvement measures are project elements or impact mitigation measures.

**[ Comment 00010 | Page ]**

The project's geotechnical consultant must address lateral spread or flow slide potential of the site. If impacts are indicated, provide recommended mitigation measures.

**[ Comment 00011 | Page ]**



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According to the San Diego Seismic Safety Study Geologic Hazard Maps, the site is located in geologic hazard category 53, indicating unfavorable geologic structure. The project's geotechnical consultant must indicate if the geologic structure is favorable or unfavorable for the proposed development as designed or provide recommendations to mitigate the geologic hazards to an acceptable level.

**[ Comment 00012 | Page ]**

In section 6.5, project's geotechnical consultant discussed consolidation and settlement, the consultant indicated additional evaluation of the time frame to achieve 90% consolidation was needed once site development plans had been prepared. The site development plans have been provided to the City, the geotechnical consultant must now clarify the proposed timelines for consolidation and indicate if wick drains are recommended.

**DSD-Planning Review**

Kyle Goossens  
KGoossens@sandiego.gov  
(619) 446-5475

**[ Comment 00125 | Page ]**

- Letter of request is identifying the proposed land use as Assembly and Entertainment, which requires a Conditional Use Permit at this location. Assembly and Entertainment Uses are facilities designed to accommodate at least 25 people at a time for recreation, physical fitness, entertainment, or other assembly. Site Development Plans are showing a facility that provides physical fitness activities, recreation and entertainment elements throughout the premises.
- The decision maker shall consider, and may impose conditions to address, the following:
  - (1) Hours of operation shall be limited to minimize disturbance to neighboring development from noise and lights.
  - (2) Structures shall be placed on the site so that larger or high-activity buildings are away from adjacent property with smaller structures and lower levels of activity.
  - (3) Off-street parking areas shall be located away from adjacent residential property whenever feasible to minimize disturbance to neighboring development.
  - (4) The maximum capacity, including limits on the intensity of accessory uses, shall be limited to a level commensurate with the size of the premises, the intensity of surrounding development, and the capacity of streets serving the facility.
  - (5) Structures shall be designed to incorporate a variety of architectural elements that diminish bulk.
- As the decision maker is the Planning Commission (City Council if appealed due to the Process Four SDP), conditions may be added to the CUP beyond what the Land Development Code requires. Staff recommends the applicant provide a response letter that addresses all considerations of the project in preparation for any added conditions.

**[ Comment 00126 | Page ]**

Provide the operational characteristics of the site, including any planned special events that may occur on the site.

**DSD-Water and Sewer**



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Gary Nguyen  
NguyenVH@sandiego.gov  
(619) 446-5454

[ Comment 00061 | Page ]

Water and Sewer Informational Items:

- 1) These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.
  
- 2) Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000).
  
- 3) All on-site water and sewer facilities are private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.
  
- 4) If a 3" or larger water meter is required for this project, the owner/permittee shall construct the new meter and private backflow device on site, above ground, within an adequately sized water easement, in a manner satisfactory to the Public Utilities Department and the City Engineer.
  
- 5) All water services to the site, including domestic, irrigation, and fire will require private, above ground, back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
  
- 6) All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.



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7) No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

8) Please direct any questions you may have regarding the information, comments, or conditions contained in this review to Gary Nguyen via email at NguyenVH@sandiego.gov.

**[ Comment 00062 | Page ]**

The Developer will be required to provide an accepted potable water study as part of any discretionary or ministerial permit submittal and shall indicate what water improvements and what pressure zones are required to meet the current Public Utilities Department standards for domestic, fire and irrigation demands for the project.

**[ Comment 00063 | Page ]**

The Developer is required to provide an accepted sewer study, satisfactory to the Public Utilities Department and in accordance with the City of San Diego's current Sewer Design Guide, to show that the existing public sewer facilities will have adequate capacity and cleansing velocities necessary to serve this development and the drainage basin in which it lies.

**[ Comment 00064 | Page ]**

The project flows to sewer Pump Station 79 which may require improvements to accommodate the additional flow. The sewer study should analyze the effect of the project flow in Pump Station 79.

**[ Comment 00065 | Page ]**

Per the geotechnical report, dated May 31, 2023, please discuss soil settlement issues (7.1.3 and 7.1.6) from Section 7 Conclusions and Recommendations. Provide settlement mitigation measures or a solution to prevent impacts to the existing 8" PVC sewer main within the public sewer easement.

**[ Comment 00066 | Page ]**

The Developer is required to install all facilities, as required by the accepted water and sewer studies, necessary to serve this development.

**LDR-Environmental**

Kelli Rasmus  
KRasmus@sandiego.gov

**[ Comment 00037 | Page ]**

[These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and](#)





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[updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.](#) [Informational Item]

[ Comment 00038 | Page ]

## Resubmittal Requirements:

Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study. [Informational Item]

[ Comment 00039 | Page ]

## Environmental Determination:

Until the requested information has been provided by all reviewers, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies.

[ Comment 00040 | Page ]

### Scope of Work:

A request for a Site Development Permit and a Conditional Use Permit for the construction of two 330-foot by 210-foot soccer fields, 17 outdoor pickle ball courts, a 48,066 square-foot multi-purpose building/gym housing 3 basketball courts, 3 indoor volleyball courts, office space, locker rooms and player lounge and a 346-stall parking lot on a vacant lot located at 3975 Via De La Valle. The 23.88-site is located in the North County Future Urbanizing Area in Council District 1.

[ Comment 00041 | Page ]

### Visual Impacts-Scenic Vistas:

Per the City of San Diego CEQA Significance Determination Thresholds (City's Thresholds) projects that would block public views from designated open space areas, roads, or parks or significant visual landmarks and scenic vistas may result in a significant impact.

There are no designated scenic views or vistas within the project area and no designated state scenic highways are located near the project area. I-5 is identified as eligible

for listing as a state scenic highway, but it is not officially designated (Caltrans 2017). I-5 is located approximately 1.3 miles to the west, but the project site is not visible from I-5 due to distance and intervening development. Given the open nature of the project site, it is visible and visually prominent from multiple public vantage points. Public views of the project site are primarily available from public roadways in the immediate vicinity and from a trail located along San Dieguito River.



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Please provide a rendering of the project depicting the public views of the site after construction from public roadways in the immediate vicinity as well as trails located along the San Dieguito River.

[ Comment 00042 | Page ]

**Visual Impacts-Visual Character:**

In accordance with the City's CEQA Significance Determination Thresholds, Visual Quality/Neighborhood Character impacts may result from projects whose bulk, scale, materials, or style are incompatible with surrounding development, or would substantially alter the existing or planned character of the area. Please provide a rendering of the project depicting how the project integrates with the surrounding neighborhood character in accordance with the City's Significance Determination Thresholds. If it is determined that the project does not integrate with surrounding development a visual quality impact may occur.

[ Comment 00043 | Page ]

**Farmland:**

The project site is not classified as farmland by the Farmland Mapping and Monitoring Program (FMMP). Similarly, the land surrounding the project site is not in agricultural production and is not classified as farmland by the FMMP. Therefore, the project would not convert farmland to nonagricultural uses. EAS has no further comment.

[ Comment 00044 | Page ]

**Farmland-The Williamson Act:** The Williamson Act is only applicable to parcels within an established agricultural preserve consisting of at least 20 acres of Prime Farmland, or at least 40 acres of land not designated as Prime Farmland. The Williamson Act is designed to prevent the premature and unnecessary conversion of open space lands and agricultural areas to urban uses.

[ Comment 00045 | Page ]

**Air Quality:**

As discussed with the applicant team on the November 14, 2023 Teams meeting, EAS understands that an Air Quality Analysis Report for the proposed project will be submitted for the City's review.

[ Comment 00046 | Page ]

**Biological Resources:**

The proposed project site is currently vacant and not within or adjacent to the City's MSCP/MHPA. The site is dominated by sparsely vegetated disturbed land. Small areas of what appear to be wetland habitat vegetation and native upland vegetation occur along the northern and western boundaries of the project site.

Before a determination of the significance of an impact can be made, the presence and nature of the biological resources on the project site must be established. Therefore, the preparation of a biological technical report (BTR), prepared in accordance with the City's Biology Guidelines, would be required. The biological report should include the following: Location Map (800 Engineering scale) w/survey boundaries (Elevations/topography, north direction, and scale), Vegetation Map overlain by the development proposal, Vegetation map (with ESL delineated) showing habitat, area of impact with habitat and plant species.

The BTR should identify all potential direct and indirect impacts to biological resources (include all on- and off-site utility connections, staging areas, brush management zones, and access/staging areas.)

The BTR should also quantify all impact areas by Tier and should state recommendations to mitigate any potential significant impacts to biological resources. Please identify if the project could impact sensitive wildlife species or



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wetlands. Please state if legal compliance is required (State and/or Federal).

As a recently designated candidate for listing under the California Endangered Species Act (CESA), the BTR should also include an analysis of potential impacts to both the nesting and foraging habitat of Crotch's bumble bee (*Bombus crotchii*) with project implementation.

[ [Comment 00047](#) | [Page](#) ]

**Cultural Resources:**

On Page 26 of the Cultural Resources Inventory Report for the Pioneer Sports Park Expansion Project (Dudek, September, 2023) three adjacent archaeological sites (CA-SDI-04971, CA-SDI-16695 and CA-SDI-16696) have been identified as significant archaeological sites. It is not clear if these sites are directly adjacent to the project area or in close proximity. Regardless, the report needs to address potential indirect impacts associated with the operation and construction of the project.

[ [Comment 00048](#) | [Page](#) ]

**Geologic Conditions:**

According to the Geotechnical Reconnaissance (Geocon, May 31, 2023) the project site is located within geologic hazard category 53, indicating unfavorably geologic structure. EAS defers to LDR-Geology as it relates to geologic conditions on the site and the geotechnical suitability for the proposed project. Please see LDR-Geology review for comments.

[ [Comment 00049](#) | [Page](#) ]

**GHG:**

The 2022 [Climate Action Plan \(CAP\)](#) and associated [CAP Consistency Regulations](#) were adopted and became effective for all areas outside of the Coastal Overlay Zone on October 23, 2022. Compliance with the CAP Consistency Regulations would reduce Greenhouse Gas Emissions impacts associated with the project to below a level of significance. LDR-Environmental review discipline will defer to LDR-Planning and Landscape for further review of the project for compliance with the CAP Consistency Regulations.

[ [Comment 00050](#) | [Page](#) ]

**Hazardous Materials:**

*The project site is not listed as a hazardous materials site in public records databases (Envirostor, Geotracker, Cortese List). Therefore, the project would not create a significant hazard to the public or the environment. EAS has no further comments related to this issue.*

[ [Comment 00051](#) | [Page](#) ]

**Hydrologic Conditions and Water Quality:**

*EAS defers to LDR-Engineering as it relates to drainage and water quality. Please see LDR Engineering's review for comments.*

[ [Comment 00052](#) | [Page](#) ]

**Landscaping:**

*The project is located in a high fire severity zone. EAS defers to LDR-Landscaping as it relates to Landscape Plans and possible brush management requirements.*



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**[ Comment 00053 | Page ]**

**Noise:**

*As discussed with the applicant team on the November 14, 2023, Teams meeting, EAS understands that Noise Analysis Report for the proposed project will be submitted for the City's review.*

*The project must conform to the City of San Diego Municipal Code Noise and Abatement Control Ordinance Section 59.5.01 and the General Plan Noise Element.*

*Please include the potential noise impacts of the project's construction and post construction outdoor activities including noise associated with the pickle ball courts and soccer fields and what measures, if any, are necessary in order to comply with City noise standards.*

**[ Comment 00054 | Page ]**

**Paleontological Resources:**

*According to the Geologic Reconnaissance Report prepared by Geocon (May 31, 2023), the site is underlain by two surficial units, consisting of alluvium and Old Paralac Deposits, and the surficial units are underlain by the Del Mar Formation. Both the Old Paralac Deposits and the Del Mar Formation are considered highly sensitive for containing important paleontological resources. As a guideline dependent on grading history, the City's Significance Determination Thresholds states that paleontological monitoring is required if there is more than 1,000 cubic yards and 10 feet of grading in a highly sensitive formation. According to the project site plans, the project proposes 765 cubic yards of cut at a maximum depth of 5.5 feet. Therefore, the project would not meet the City's Significance Determination Threshold. EAS has no further comment.*

**[ Comment 00055 | Page ]**

**Public Utilities/Solid Waste:**

*According to the City of San Diego's CEQA Significance Thresholds construction/demolition projects meeting or exceeding 40,000 square feet or more of building space are considered to have potentially significant cumulative solid waste impacts. The total square footage for the proposed multipurpose building is 48,066 and therefore exceeds the threshold.*

*Since this project exceeds the significance threshold for solid waste generation, a Waste Management Plan (WMP) must be prepared by the applicant and approved by the Environmental Services Department (ESD). The Plan must be implemented by the applicant and address the demolition, construction, and occupancy phases of the project as applicable.*

**[ Comment 00056 | Page ]**

**Public Utilities/Water & Sewer:**

*EAS defers to LDR Engineering on issues of water and sewer. EAS will coordinate with staff to determine what, if any, impacts would result with implementation of the project.*

**[ Comment 00057 | Page ]**

**Transportation:**

*Based on the Transportation Impact Analysis Scoping Memo (Linscott Law & Greenspan, Sept 29, 2023), the proposed project would not be screened out from a VMT analysis due to the proposed land use and size of the project. LDR-EAS defers to LDR-Transportation issues associated with the project and will coordinate with LDR-Transportation staff to determine what, if any, impacts would result with implementation of the project.*

**[ Comment 00058 | Page ]**

**Tribal Cultural Resources:**



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*Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. If necessary a notice of the project will be sent to local California Tribes once the CEQA determination is made.*

**XTN-Planning**

Suchitra Lukes  
slukes@sandiego.gov  
619-533-5931

**[ Comment 00120 | Page ]**

*The project site is subject to the recommendations of the citywide General Plan. Community-specific recommendations are provided by the North City Future Urbanizing Area (NCFUA) Community Plan, the City's adopted land use plan for this area. <https://www.sandiego.gov/planning/community-plans/north-city-future-urbanizing-area> - INFORMATION ONLY*

**[ Comment 00121 | Page ]**

*The project site is identified in the General Plan as Proposition A Land (Figure LU-4) and subject to the requirements of Proposition A – The Managed Growth Initiative of 1985 per General Plan Policy LU-J.3. Please refer to General Plan Appendix B, LU-3 for the language and requirements associated with Proposition A. <https://www.sandiego.gov/planning/work/general-plan> - INFORMATION ONLY*

**[ Comment 00122 | Page ]**

*Within the Community Plan, the project site is identified as Very Low Density Residential allowing up to 0.8 du/gross acre (Figure 3-3 and Table 3.3-A, pp. 28-30). Commercial recreation is identified as a compatible use in Very Low Density Residential areas (Table 3.3-B, p. 31). - INFORMATION ONLY*

**[ Comment 00123 | Page ]**

*The Community Plan defines commercial recreation as including equestrian facilities, golf courses, sports fields, private clubs, cultural facilities, exercise centers and other compatible activities (Principle 3.2h, p. 27). The proposal for an Assembly and Entertainment use to conditionally permit a new sports complex is compatible with the commercial recreation use identified in the Community Plan. - INFORMATION ONLY*

**[ Comment 00127 | Page ]**

*The project site is located within Subarea II: San Dieguito, which envisions very low-density residential uses along El Camino Real and Via de la Valle. The Community Plan, however, states that sites may also be used for public and semi-public uses. On Via de la Valle, commercial recreation is identified by the Community Plan as an allowed use provided that traffic impacts on Via de la Valle are not significant (Principles 3.4h and 3.4j, pp. 36- 37). Please prepare a transportation analysis consistent with the requirements of DSD-Transportation.*



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Rey Rebolledo  
RRebolledo@sandiego.gov  
619-446-5140

**[ Comment 00110 | Sheet L-100 ]**

*Resubmittal Required: Resubmit revised plans addressing issues discussed below. INCLUDE A COVER LETTER THAT CLEARLY EXPLAINS HOW AND WHERE EACH ISSUE HAS BEEN ADDRESSED. For questions or further direction, contact reviewer Rey Rebolledo at rrebolledo@sandiego.gov or call (619) 446-5140.*

**[ Comment 00111 | Sheet L-100 ]**

**Scope of Work:** (Process 4) 48,066 SF Multi-purpose Sports Complex 2 story Building, parking lot and sports fields at 3975 Via De La Valle. The 23.88 Acre lot is located in the AR-1-1/AR-1-2 Base zone within the Fairbanks Ranch Country Club Community Plan Area, City Council District 1.

**[ Comment 00112 | Sheet L-106 ]**

*Plans shall include all required calculations for Street Yard and Remaining Yard. Complete form DS-4. Scan the completed form and embed directly onto the plans. See below for Form link:  
<https://www.sandiego.gov/sites/default/files/ds004.pdf>*

**[ Comment 00113 | Sheet L-106 ]**

*Landscape Diagrams: Each form (DS-4 and DS-5) shall provide a separate planting area diagram which clearly OUTLINES the yards, and HATCHMARKS the planting areas to demonstrate compliance. Please provide a diagram for form DS-4.*

**[ Comment 00114 | Sheet L-106 ]**

*Remaining Yard Zone: The provided Landscape Diagram does not show the Remaining Yard Zone. Please ensure that this zone is documented on the diagram. The Remaining Yard Zone, is measured from the setback line up to the property line. Review the exhibits provided on form DS-4 for examples on how to measure the Remaining Yard.*

**[ Comment 00115 | Sheet L-106 ]**

*Street Yard: Please adjust the Street Yard boundary at the north west side of the site, Street Yard is measured from the building street wall line to the ROW/property line.*

**[ Comment 00116 | Sheet L-200 ]**

*Please confirm that all plan scales and proper sheet sizes are correct on all Landscape Plans.*

**[ Comment 00117 | Sheet L-201 ]**

*Trees within VUA (sht. LA 101/LP101): Per Table 142-04D, Vehicle Use Area Requirements, 1 tree within 30 feet of each parking space needs to be provided. Please ensure that this requirement is being met throughout the entire parking area.*

**[ Comment 00118 | Sheet L-201 ]**

*Please show and label all setbacks and easements through the site.*

**[ Comment 00119 | Sheet L-201 ]**

*Non-Contiguous Sidewalk: The proposed right of way is inconsistent with the city standard of providing non-contiguous sidewalk, with the planted parkways between curb and sidewalk per the street design manual. Please address.*



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***DSD-Planning Review***

Kyle Goossens  
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(619) 446-5475

**[ Comment 00059 | Sheet G-011 ]**

*The proposed project is a Conditional Use Permit and Site Development Permit new sports complex on an undeveloped parcel.*

*The project site is located at 3975 Via De la Valle within the North City Future Urbanizing Subarea II Community Plan. The site is zoned AR-1-1 with overlay zones including Prop A Lands and Complete Communities Mobility Choices Mobility Zone 4. GIS mapping tools identify environmentally sensitive lands on the premises.*

*Proposition A Lands is the 1985 citywide ballot proposition that ratified the Managed Growth Initiative in the previous General Plan, which is still in effect and is included as Appendix B (AP-29) of the 2008 General Plan.*

*The purpose of the agricultural zones is to provide for areas that are rural in character or areas where agricultural uses are currently desirable. The agricultural zones are intended to accommodate a wide range of agriculture and agriculture-related uses as well as single dwelling units.*

*The purpose of the AR zones is to accommodate a wide range of agricultural uses while also permitting the development of single dwelling unit homes at a very low density. The agricultural uses are limited to those of low intensity to minimize the potential conflicts with residential uses. This zone is applied to lands that are in agricultural use or that are undeveloped and not appropriate for more intense zoning.*

**[ Comment 00060 | Sheet G-011 ]**

*The Conditional Use Permit and Site Development Permit will be decided in accordance with Process Four. The decision may be appealed to the City Council.*

*An application for a Conditional Use Permit may be approved or conditionally approved only if the decision maker makes the following findings:*

- (a) The proposed development will not adversely affect the applicable land use plan;*
- (b) The proposed development will not be detrimental to the public health, safety, and welfare;*
- (c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and*
- (d) The proposed use is appropriate at the proposed location.*

*A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings including the supplemental findings that are applicable to the proposed development.*

*(a) Findings for all Site Development Permits*

- (1) The proposed development will not adversely affect the applicable land use plan;*
- (2) The proposed development will not be detrimental to the public health, safety, and welfare; and*
- (3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.*

*Supplemental Findings--Environmentally Sensitive Lands*

*A Site Development Permit required in accordance with Section 143.0110 because of potential impacts to environmentally sensitive lands may be approved or conditionally approved only if the decision maker makes the following supplemental findings:*



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- (1) The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;*
- (2) The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;*
- (3) The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;*
- (4) The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP);*
- (5) The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and*
- (6) The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.*

*Provide Draft Findings at resubmittal.*

**[ Comment 00106 | Sheet G-011 ]**

*The AR-1-1 zone has a maximum lot coverage of 10 percent per SDMC 131.0331, Table 131-03C. The breakdown on the Project Data only shows the usable square footage of the structures for lot coverage. Provide the area calculation for proposed development including all structures that count towards the allowable lot coverage.*

**[ Comment 00107 | Sheet AS101 ]**

- Impacts to wetlands shall be avoided, pursuant to the Environmentally Sensitive Lands Regulations SDMC, Section 143.0141(b)(5). Deviations to wetlands may be considered subject to Section 143.0150. A deviation may only be granted if findings in Section 126.0504 (a-c) can be made. Provide evidence that the proposed project is a sensitive design and results in minimum disturbance to Sensitive Biological Resources (wetlands).*

**[ Comment 00108 | Sheet AS101 ]**

- Development is subject to 143.0141(b), Wetland Regulations. State and federal law precludes adverse impacts to wetlands. Applicant shall confer with the U.S. Army Corps of Engineers, US Fish and Wildlife Service and/or the CA Department of Fish and Game for the development proposal, and appropriate buffer requirements.*

**DSD-Transportation Development**

Mary Rose Ann Santos  
mcsantos@sandiego.gov  
619-446-5367

**[ Comment 00074 | Sheet G-011 ]**

*General:*

*These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only – No Action Required)*

**[ Comment 00075 | Sheet G-011 ]**





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*Project Description:*

*NCFUA SUBAREA II (Process 4) – Conditional Use Permit and Site Development Permit to construct a new sports complex consisting of a 48,066 SF 2-story multi-purpose building/gym (including 3 basketball courts, 3 indoor volleyball courts, office space, locker rooms, and player lounge), 2 soccer fields, 17 pickle ball courts, and surface parking for approximately 346 vehicles in a vacant lot. Project is located at 3975 Via De La Valle (APNs: 302-090-3100 and 302-090-3200) in Mobility Zone 4 and AR-1-1 base zone within the NCFUA Subarea II Community Plan Area. Council District 1.*

**[ Comment 00076 | Sheet G-011 ]**

*Required Permits:*

*Per the applicant's corrected letter of request dated September 29, 2023, project requires a Conditional Use Permit (CUP) pursuant to SDMC Section 141.0602 (Assembly and Entertainment Uses, Including Places of Religious Assembly) and a Site Development Permit for projects within environmentally sensitive land onsite. LDR – Transportation defers to LDR – Planning regarding the required discretionary permits for the proposed project.*

**[ Comment 00077 | Sheet G-011 ]**

*Other Reviews:*

*A project was previously reviewed for a Planned Development Permit, Conditional Use Permit, and Site Development Permit under PTS #488318 (Hacienda Del Mar project). The previous scope of work was for the construction of two 2-story intermediate care/nursing facilities consisting of 71 living units, 45 assisted living units, and 34 memory care units for a total of 165,667 square feet. The project was withdrawn.*

*A ministerial review for a proposed right-of-way dedication along El Camino Real and Via de la Valle is currently in review under PRJ-1069697 – 3975 Via De La Valle where applicant is listed as City of San Diego – Engineering and Capital Projects Department.*

*(Info only)*

**[ Comment 00078 | Sheet G-011 ]**

*Mobility Choices – Mobility Zone 4:*

*The project is subject to the Complete Communities: Mobility Choices ordinance (effective January 8, 2021 outside the Coastal Zone and July 11, 2022 within the Coastal Zone). The project is located within Mobility Zone 4. Therefore, the project shall pay an Active Transportation In Lieu Fee unless exempt per SDMC Section 143.1103(c). Please add a note on Sheet G-011.*

**[ Comment 00079 | Sheet G-011 ]**



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*Trip Generation:*

*The expected daily trip generation for the project is approximately 2,745 average daily trips (ADT) with 106 AM (64 in, 42 out) peak hour trips and 267 PM (162 in, 105 out) peak hour trips. This is based on trips for 48,066 SF of multi-purpose/gym facility (Racquetball/Tennis/Health Club) at a rate of 40 daily trips/1,000 SF and 17 pickle ball courts (Racquetball/Tennis/Health Club) at a rate of 40 trips/courts per City of San Diego Trip Generation Manual (May 2003). In addition, given that City of San Diego Trip Generation Manual does not include a trip rate for Soccer fields; project proposes to use a trip rate of 71.33 trip/field for the 2 proposed soccer field (soccer complex) per the ITE's Trip Generation Manual (11th edition).*

**[ Comment 00080 | Sheet G-011 ]**

*Vehicle Miles Traveled (VMT) Analysis:*

*Per the Transportation Study Manual (TSM), the threshold for determining significant transportation VMT impact for the proposed regional recreational use is zero net increase in total regional VMT. The project will need a SANDAG Regional Travel Demand Model run to determine whether the project would be expected to have a significant VMT impact. A full VMT analysis will be required.*

**[ Comment 00081 | Sheet G-011 ]**

*Local Mobility Analysis (LMA):*

*The proposed sports facility complex at 2,745 ADT will require a LMA per the Transportation Study Manual (TSM). Please confirm that no CPA or Rezone will be required for the project.*

**[ Comment 00082 | Sheet C102 ]**

*Transportation Studies – Scoping Memo:*

*A document titled, "Pioneer Sports Park Project – Transportation Impact Analysis Scoping Memo," prepared by LLG Engineers and dated September 29, 2023, including a completed Project Information Form was submitted and reviewed in this cycle. Please address all redline comments provided to the traffic consultant, with DPM copied, via email on 11/29/2023.*

**[ Comment 00083 | Sheet C102 ]**

*Proposed Use – Commercial Recreation:*

*Per Long Range Planning comment #127, "The project site is located within Subarea II: San Dieguito, which envisions very low-density residential uses along El Camino Real and Via de la Valle. The Community Plan, however, states that sites may*



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*also be used for public and semi-public uses. On Via de la Valle, commercial recreation is identified by the Community Plan as an allowed use provided that traffic impacts on Via de la Valle are not significant (Principles 3.4h and 3.4j, pp. 36- 37). Please prepare a transportation analysis consistent with the requirements of DSD-Transportation."*

**[ Comment 00084 | Sheet C102 ]**

*Street Dedication ( El Camino Real and Via de la Valle):*

*The project will need to dedicate for a planned CIP project (S00856) to replace the existing 2-lane bridge on El Camino Real with a 4-lane bridge, widen the existing 2-lane roadway to a modified 4-lane major road along El Camino Real, and improve Via de la Valle to El Camino Real North. It appears that this dedication is currently in review under PRJ-1069697. Please add a note on the plans that state "Public Right-of-Way dedication for the proposed street dedication per PRJ #1069697".*

**[ Comment 00085 | Sheet C103 ]**

*Public Improvements:*

*Per the City's CIP Project Map Viewer (<https://webmaps.sandiego.gov/cippublic/>), CIP Project No. S00856 also known as El Camino Real to Via De La Valle (1/2 mile) will replace the existing 2-lane bridge with a 4-lane bridge, and widen the existing 2-lane roadway to a modified 4-lane major road along El Camino Real and Via De La Valle. Per meeting with the applicant on 11/14/2023, the project intends to proceed after the CIP Project has been completed and will tie in the project's frontage improvements with the CIP project. Please provide plans to clearly show and label improvements by the CIP project and public improvements proposed by the project along the project's frontages with offsite transitions. Clearly show how these improvements will tie in together. All fronting and off-site improvements will need to be consistent with the CIP Project.*

*The plans should clearly show and dimension all existing and proposed (by project or planned CIP) public improvements fronting the property and provide existing and proposed full roadway cross sections of Via De La Valle and El Camino Road including right-of-way to right-of-way line, centerline to property line distance, centerline to curb line distance, striping with lane dimensions, and location of sidewalk and width, in order to determine any street dedication or improvement requirements. Please also provide conceptual striping plans for Via De La Valle and El Camino Real.*

*(Please refer to comment below regarding other CIP projects adjacent to the project site.)*

**[ Comment 00086 | Sheet AS100 ]**

*Frontages:*

*As noted above, per meeting with the applicant on 11/14/2023, the project intends to proceed after the completion of CIP project S00856. The project will be required to dedicate and provide half-width improvements from the CIP's eastern limit (from the driveway just east of Via De La Valle/El Camino Real North) to the project's eastern property line along Via De La Valle. Please note that if this proposed project is approved prior to the completion of the CIP Project, the project will be required to dedicate and provide half-width improvements along the project's entire frontages.*

*The existing functional classification of Via De La Valle is a 2-Lane Collector and its ultimate classification is a 4-Lane Major*



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*per the NCFUA Subarea II Community Plan and a buffered Class II bike lane or Class III bike route is planned along this segment of Via De La Valle per the City's Bicycle Master Plan. A minimum parkway of 22 ft with non-contiguous sidewalk is required per current City standards.*

*The existing functional classification of El Camino Real South is a 2-Lane Collector with Class III bicycle routes and its ultimate classification is a 4-Lane Major with buffered Class II bicycle lanes per the NCFUA Subarea II Community Plan and City of San Diego Bicycle Master Plan. A minimum parkway of 22 ft with non-contiguous sidewalk is required per current City standards.*

**[ Comment 00087 | Sheet AS100 ]**

*Driveway:*

*Per Land Development Code Section 142.0560 (j) Table 142-05M, the current minimum required, and maximum allowed, two-way driveway widths for the proposed nonresidential development (outside a Parking Impact Overlay Zone – Beach or Campus) are 24 and 30 feet, respectively. Sheet C104 shows 2 proposed driveways on Via De La Valle including a signalized driveway as the fourth leg of Via De la Valle and El Camino Real North and a 25 ft wide driveway. It appears that the proposed signalized driveway is 36 feet wide with (1) 12-foot wide inbound lane and (2) 12-foot wide outbound lanes. Please clearly label and dimension both proposed driveways on the plans. Please also include an operational analysis prepared by a registered traffic engineer as part of the Local Mobility Analysis for the proposed lane configuration (1 inbound and 2 outbound lanes).*

**[ Comment 00088 | Sheet AS100 ]**

*Parking Table:*

*Sheets AS100 and AS101 shows a parking table stating the minimum parking ratios required per code and the number of parking spaces provided for automobiles, accessible, van accessible, carpool/zero emission vehicles, electric vehicle charging spaces, long-term bicycle spaces, and short-term bicycle spaces. Please revise the parking table to include the parking ratio and parking provided for motorcycle spaces and loading spaces (refer to loading spaces comment below).*

*Please also revise parking table to state the correct parking ratio for electric vehicle charging spaces. Please refer to the comment regarding Electric Vehicle Charging Spaces stated below.*

**[ Comment 00089 | Sheet AS100 ]**

*Parking:*

*Project proposes to use a parking rate of 5.0 spaces/1,000 SF for Health Club under Public Assembly and Entertainment per SDMC Section 142.0530(c) Table 142-05G. Please note that clubs with courts shall provide 1 additional space per the maximum number of authorized players (Amateur Athletic Union) per court. A minimum of 240 (48,066 KSF x 5 = 240.33) parking spaces plus spaces for the basketball and volleyball courts are required for the proposed 48,066 SF sports facility. Project proposes to provide 346 automobile parking spaces. Additional information is needed to determine whether the provided parking spaces meets the minimum. Please clearly state in the plans the number of authorized players. Please provide more information regarding the proposed sport facility to determine the minimum parking spaces required.*



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**[ Comment 00090 | Sheet AS100 ]**

*Plan Revision (Parking Ratio):*

*Sheet AS100 and AS101 under Parking Analysis states a parking ratio of 2.80 spaces/1000 SF whereas the Parking Summary Table states a parking ratio of 5 spaces/1000 SF. Please explain and correct this discrepancy.*

**[ Comment 00091 | Sheet AS100 ]**

*Accessible Parking:*

*Accessible parking spaces shall be provided in accordance with the California Building Code Section 11B-208, Table 11-B-208.2. In addition, per CBC 11B-208.2.4, at least one space (one in every six or fraction of six accessible parking spaces required) must be designated, striped and signed as van accessible with a minimum 5-foot aisle on the passenger side of the 12 ft wide parking stall (8 feet aisle for 9 ft wide parking stall). The project proposes 346 surface parking spaces; a minimum of 8 accessible parking space including 1 van accessible space are required if 301 to 400 non-residential parking spaces are provided. Parking Summary Table on Sheet AS104 state to provide 8 accessible spaces including 2 van accessible space whereas Sheet AS104 and L-103 shows 10 accessible spaces including 1 van accessible space (noted as S-11 per Keynote Legend). Please revise and correct this discrepancy.*

*Parking Summary Table on Sheet AS100 states a 12 ft wide and 18 ft long for the proposed van accessible whereas the plan view show a 9 ft wide and 18 ft long van accessible space; please revise and correct this discrepancy. In addition, please revise plan to provide an access aisle on the passenger side (Sheet AS104 shows the access aisle on the driver's side) and dimension.*

**[ Comment 00092 | Sheet AS100 ]**

*Carpool/Zero Emissions Vehicle Parking:*

*Per SDMC Section 142.0530(d)(1)(B)(3), designated parking spaces for carpool vehicles and zero emissions vehicles shall be provided at a ratio of 8 percent of the total automobile parking spaces on the premises if there are 201 or more automobile parking spaces on the premises. A minimum of 28 ( $346 \times 0.08 = 27.68$ ) designated parking spaces for carpool vehicles and zero emissions vehicles are required as part of the overall automobile parking requirements (not in addition to). Project proposes to provide 28 designated parking spaces for carpool vehicles and electric vehicles charging spaces, which meets the requirement.*

**[ Comment 00093 | Sheet AS100 ]**

*Electric Vehicle Charging Spaces:*



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*Per 2022 California Building Standards Code (CGBC) Table 5.106.5.3.1, electric vehicle charging spaces shall be provided at a ratio of 20 percent of the automobile parking spaces provided if there are 201 and over automobile parking spaces on the premises and 25% of those spaces must be provided with electric vehicle supply equipment (EVSE). A minimum of 70 ( $346 \times 0.2 = 69.2$ ) electric vehicle charging spaces including 18 ( $70 \times 0.25 = 17.5$ ) with EVSE are required for the proposed sport complex/facility with 346 automobile parking spaces. Parking Summary Table on Sheet AS101 states that the project will provide 9 electric vehicle charging spaces, which does not meet the requirement. Please revise and provide the minimum EV charging spaces required.*

**[ Comment 00094 | Sheet A-101 ]**

*Motorcycle Parking:*

*Per SDMC Section 142.0530(g), motorcycle parking shall be provided at a ratio of 2 percent of the minimum number of automobile parking spaces provided or two spaces, whichever is greater. Each required motorcycle space shall have a minimum length of 3 feet wide and 8 feet long per SDMC Section 142.0560(f). A minimum of 7 ( $346 \times 0.02 = 6.92$ ) motorcycle spaces are required for the proposed sport facility. Please show and call out all proposed motorcycle spaces with dimensions on the plans. Please also update the Parking Summary Table on Sheets AS100 and AS101 to include the minimum motorcycle parking spaces required and provided.*

**[ Comment 00095 | Sheet AS100 ]**

*Short-Term Bicycle Parking:*

*Per SDMC Section 142.0530(e)(1)(A), short-term bicycle parking shall be provided at a ratio of 5 percent of the automobile parking spaces provided or 0.1 per 1000 sf of building area, or two spaces, whichever is greater. A minimum of 17 ( $2 \{48.066 \times 0.1 = 4.81\} (346 \times 0.05 = 17.3)$ ) short-term bicycle parking spaces are required for the proposed 48,066 SF sports complex/facilities. The Parking Summary Table on Sheet AS101 states project proposes 17 short term bicycle spaces, which is adequate. Please show and label all the proposed short-term bicycle spaces on the plans per SDMC Section 142.0530(c)(1)(B).*

**[ Comment 00096 | Sheet AS104 ]**

*Long-term Bicycle Spaces:*

*Per SDMC Section 142.0530(e)(2)(A), long-term bicycle parking spaces are intended for use by employees and shall be required for non-residential development at a rate of 5% of the provided automobile parking for any premises with more than ten full-time employees, unless exempt under Section 142.0530(e)(2)(D). A minimum of 17 ( $346 \times 0.05 = 17.3$ ) long-term bicycle parking spaces are required for the proposed 48,066 SF sports complex/facilities. Please show and label all proposed long-term bicycle parking spaces on the plans per SDMC Section 142.0530(e)(2)(B) and state the number of employees in the plans.*



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**[ Comment 00097 | Sheet C104 ]**

*Shower Facilities:*

*Per SDMC Section 142.0530(e)(2)(C), where 10 or more long-term bicycle parking spaces are required, employee shower facilities shall be provided on the premises. Sheet A-101 shows a shower area on the first floor, which is adequate.*

**[ Comment 00098 | Sheet C104 ]**

*Loading Space:*

*In accordance with SDMC Section 142.1010(a), loading area requirements are provided in Table 142-10B. The number of required loading area spaces is based on the use of the building and the project proposes 48,066 Sf sports complex/facilities. Per SDMC Section 142.1010 Table 142-10B, a minimum of 0 loading space is required for the proposed development. Please state in the Parking Table that no loading space is required and none is provided.*

**[ Comment 00099 | Sheet C104 ]**

*Pedestrian Access:*

*Pedestrian circulation from the public right of way to the project's building entrance(s) should be shown and labeled on the site plan. Sheet AS104 shows pedestrian access from the public right of way to the project's building entrance(s). Please also dimension the width of the walkway between the parking spaces and the building.*

**[ Comment 00100 | Sheet C103 ]**

*Transit:*

*Project proposes to relocate an existing bus stop fronting the project on Via De La Valle east from its current location. Please provide written documentation from North County Transit District that demonstrates support for the proposed relocation of the existing bus stop fronting the project.*

*Please show and label any proposed enhancements such as seating and bus shelter for the bus stop located along the project frontage on Via De La Valle. Project should also install a concrete bus pad per City standards for the bus stop along Via De La Valle. Please revise plans accordingly.*

**[ Comment 00101 | Sheet G-011 ]**

*Visibility Triangles:*

*Per SDMC Section 113.0273(b)(3), for visibility areas at the intersection of a street and driveway, one side of the triangle extends from the intersection of the street and the driveway for 10 feet along the property line. The second side extends from the intersection of the street and driveway for 10 feet inward from the property line along the driveway edge and third side of the triangle connects the two. Please provide 10 ft by 10 ft visibility triangles at the proposed project driveways on Via*



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*De La Valle.*

*Add a note on the plans that states: No obstruction including landscaping or solid walks in the visibility area shall exceed 36 inches in height.*

**[ Comment 00102 | Sheet G-011 ]**

*Sight Distance:*

*In addition to visibility triangles, please demonstrate provision of adequate sight distance (including vertical and horizontal as appropriate) at all proposed project driveways per City of San Diego Street Design Manual Section 6.1.3(8) in conformance with AASHTO standards. Please use an 85th percentile speed of 46 MPH per City records. A sight distance analysis should be prepared by a registered civil or registered traffic engineer.*

**[ Comment 00103 | Sheet G-011 ]**

*Fences and Gates:*

*Plans should show any existing and proposed fences and gates on the project site. Please provide information regarding how the proposed gates would operate. Demonstrate that queuing of vehicles would not occur in the public right-of-way.*

**[ Comment 00104 | Sheet AS101 ]**

*Climate Action Plan (CAP) Consistency Regulations:*

*The submittal included a CAP Consistency Checklist, however, please note that the CAP Consistency Checklist has been replaced by the Climate Action Plan (CAP) Consistency Regulations. Per SDMC Section 143.1403(a)(2), the project may be subject to Climate Action Plan Consistency Regulations (effective October 23, 2022 outside of the Coastal Zone and June 8, 2023 within the Coastal Zone) as the project is a non-residential development that adds more than 1,000 square feet and results in 5,000 square feet or more of total gross floor area, excluding unoccupied spaces such as mechanical equipment and storage areas.*

*Per SDMC Section 143.1410(b), development on a premises with 250 linear feet or more of street frontage shall provide and maintain at least one of the following (SDMC Section 143.1410(b)(1)-(6)) publicly accessible pedestrian amenities for every 250 linear feet of street frontage to the satisfaction of the Development Services Department. Please provide the linear feet at each project frontage. Please also show and label on the plans all proposed accessible pedestrian amenities.*

**[ Comment 00105 | Sheet G-011 ]**

*CAP Consistency Regulations:*

*Per SDMC Section 143.1410(c), at least 50 percent of all non-residential bicycle parking spaces required in accordance with*





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*Chapter 14, Article 2, Division 5 shall be supplied with individual outlets for electric charging at each bicycle parking spaces. Please show and label these on the plans.*

**[ Comment 00128 | Sheet G-011 ]**

*CIP Projects:*

*Please note that per the City's CIP Project Map Viewer (<https://webmaps.sandiego.gov/cippublic/>), there are three CIP Projects adjacent to the site. A fully funded planned CIP project (B22015 also known as Via De La Valle Pipeline – replace water mains with new water mains and install new water main) will be constructed along Via De La Valle estimated for completion in year 2028 with an expected duration of 17 months.*

*A partially funded planned CIP project (El Camino Real Pipeline North – construction of approximately 2,685 linear feet of new water mains) along El Camino Real. Partially funded means currently only funded through design phase. The timing for construction of this project is not known at this time. (Info Only)*

**[ Comment 00129 | Sheet AS101 ]**

*Plan Revision:*

*Please show and label the existing and proposed property line on all plan sheets. Sheet AS101 shows a property line; however, it is unclear which is the proposed property line after dedication. Please also dimension the width of the proposed dedication throughout the plan set. Also, Sheet C104 shows an existing right-of-way line and a property line at two different locations; please clarify.*

**[ Comment 00130 | Sheet G-011 ]**

*Additional Comments:*

*Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (Info only – no action required)*

**DSD-Water and Sewer**

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(619) 446-5454

**[ Comment 00067 | Sheet C107 ]**

*The 12" AC water main within Via de la Valle are dead-end pipes to the east and west of the intersection of Via de la Valle and El Camino Real. Water is supplied by the Santa Fe Irrigation (SFID) through the city's 12" AC main along El Camino Real with inter agency connection by the north terminus of the main. The existing connection to the Santa Fe Irrigation District (SFID) is currently a temporary connection. As of October 2021, the City of San Diego understands SFID does not have additional capacity to serve San Diego. Please coordinate with SFID to obtain a water connection, on a permanent basis, and concurrence that the district has sufficient capacity to serve the project and existing services in San Diego.*

**[ Comment 00068 | Sheet C107 ]**



THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101

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*Install fire hydrants at locations satisfactory to the Fire Marshal, the Public Utilities Department and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end water main then the Owner/Permittee shall install a redundant water system, in a manner satisfactory to the Director of Public Utilities and the City Engineer.*

**[ Comment 00069 | Sheet C107 ]**

*Indicate that all on-site water and sewer facilities are private.*

**[ Comment 00070 | Sheet C107 ]**

*Call out the pipe diameter size of the sewer lateral.*

**[ Comment 00071 | Sheet C107 ]**

*Please label the existing sewer stub out and proposed sewer lateral as PRIVATE and for an EMRA REQUIREMENT.*

**[ Comment 00072 | Sheet C107 ]**

*CONSTRUCTION NOTES: Identify and label all new improvements as PROPOSED.*

**[ Comment 00073 | Sheet C107 ]**

*CONSTRUCTION NOTES: Remove construction drawing numbers and pipe detail numbers (SCH 80, C900, etc.) from all water and sewer notes.*