



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 29, 2009 **REPORT NO. PC-09-006**

ATTENTION: Planning Commission, Agenda of February 5, 2009

SUBJECT: WELLNESS RECREATION CENTER - PROJECT NO. 140201
PROCESS 4

REFERENCE: Conditional Use and Resource Protection Ordinance Permit No. 92-0568,
USD Master Plan

**OWNER/
APPLICANT:** The University of San Diego
Latitude 33, Steven Kettler

SUMMARY

Issue(s): Should the Planning Commission approve the construction of a Recreation, Wellness and Aquatic Center and Softball Athletic Complex, and a 100 Yard Golf Practice Hole at the University of San Diego (USD) campus within the Linda Vista Community Plan area?

Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration No. 140201;
2. **APPROVE** Conditional Use Permit No. 489856, an amendment to Conditional Use and Resource Protection Ordinance Permit No. 92-0568;
3. **APPROVE** Site Development Permit No. 585430; and
4. **APPROVE** Planned Development Permit No. 585432

Community Planning Group Recommendation: On November 26, 2007, the Linda Vista Community Planning Committee (LVCPC) voted 12-0-1 to recommend approval of the project without reviewing the Mitigated Negative Declaration (MND). After reviewing the MND the LVCPC will vote again on January 26, 2009. The result of that vote will be reported at the hearing.

Other Recommendations: On July 16, 2008, the Tecolote Canyon Natural Park Citizen's Advisory Committee (TCNPCAC) voted 8-0-1 to approve the project in concept. After reviewing the MND, the TCNPCAC will vote again on January 21, 2009. The result of that vote will be reported at the hearing.

Environmental Review: Mitigated Negative Declaration, Project No. 140201 was prepared in accordance to the California Environmental Quality Act (CEQA) guidelines and includes mitigation measures that require monitoring for Biological Resources/MHPA, Paleontological Resources, and Waste Management.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Linda Vista Community Plan designates the site for the University of San Diego and states that development on the University of San Diego campus shall be guided by the approved "Master Plan" Development Guidelines. No residential development currently exists on either of the two proposed development sites and no future residential development is proposed.

BACKGROUND

The University of San Diego (USD) is located within 180 acres approximately five miles east of the Pacific Ocean between Interstate 5 and State Route 163 and is bounded by Tecolote Canyon to the north, Linda Vista Road to the south, and Via Las Cumbres to the East. USD is within the CC-4-2, CC-4-5, CC-5-4, OP-2-1, OR-1-1, RM-1-1, RM-3-7 & RS-1-7 Zones, Airport Environs Overlay Zone (AEOZ) - FAA Part 77 Noticing Area (Lindbergh and Montgomery Fields), Multi-Habitat Planning Area (MHPA), Community Plan Implementation Overlay Zone (CPIOZ) - Type A, Parking Impact Overlay Zone (Campus Impact), and North Bay Redevelopment Project Area in the Linda Vista Community Planning Area.

USD began initial construction in 1949. Capital improvements on the campus have been approved through amendments to Conditional Use Permit (CUP) No. 3345 (April 1960), CUP 90-0172 (June 1990), and currently Conditional Use and Resource Protection Ordinance Permit, "Master Plan" 92-0568 (October 1996). The campus administrative and academic buildings are situated on the highest mesa within the property. The majority of housing, athletic and recreational facilities are located on a lower mesa in the eastern portion of the property. Approximately 70 percent of the campus is developed with buildings, athletic fields, parking and roadways.

DISCUSSION

Project Description:

USD is proposing to construct two new recreational facilities on campus. The proposed projects

are located within and adjacent to the Multi-Habitat Planning Area (MHPA), however, there is no sensitive vegetation within the two proposed development areas. The first project is a three-story, 113,508 square-foot Recreation, Wellness and Aquatic Center which would include a climbing wall, swimming pool, two court gymnasium, weight lifting, cardio facilities, racquetball and squash courts (Attachment 8). The project would replace an artificial turf soccer field on approximately 3.36-acres. The proposed facility would range in height from 65 to 95 feet, and with pool lighting at 80 feet, where the maximum height allowed is 30 feet. Additionally, the project would have a retaining wall, 20 feet in height (Attachment 9) where the maximum height allowed is 12 feet. The facility would be constructed between 32 -100 feet away from Tecolote Canyon Rim and approximately 115 feet from the adjacent MHPA.

The second project is a two-story, 9,008 square-foot Softball Athletic Complex which would include locker rooms, a ticket office and lounges, and a 100-yard golf practice hole (Attachment 8). The project would replace an existing softball field, paved basketball courts, restrooms and a storage facility on approximately 2.2-acres. The proposed facility would range in height from 32 to 37 feet, with golf netting at 40 feet, and lighting at 60 feet where the maximum height allowed is 30 feet. Additionally, the project would have a retaining wall 13 feet in height (Attachment 9) where the maximum height allowed is 12 feet. The facility would be approximately 130 feet from the canyon rim with the roof approximately 30 feet above the rim.

USD would be required to execute a covenant of easement for 0.8 acres for the Recreation, Wellness and Aquatic Center due to the adjacency of the MHPA. The Softball Athletic Complex & 100-Yard Golf Practice Hole would necessitate a covenant of easement for 2.2 acres (Attachment 6). The undisturbed areas around both project sites within the MHPA would be conveyed to the City's MSCP preserve through either fee title to the City, a conservation easement or covenant of easement granted in favor of the City and the wildlife agencies.

The proposed projects would require a Conditional Use Permit to amend Conditional Use and Resource Protection Ordinance Permit, "Master Plan" 92-0568, a Site Development Permit for Environmentally Sensitive Lands (adjacency to the MHPA) and a Planned Development Permit for proposed deviations to height.

Community Plan Analysis:

The proposed project is located on the University of San Diego campus within the Linda Vista Community Planning Area. The site is designated as the University of San Diego in the Linda Vista Community Plan, which states that development on the University of San Diego campus shall be guided by the approved "Master Plan" Development Guidelines. The proposed development is in conformance with the Linda Vista Community Plan.

Environmental Analysis:

Environmental analysis of the project reviewed possible impact to Biological Resources/MHPA, Paleontological Resources, and Waste Management. Mitigation measures have been included to require a MHPA boundary line correction (Attachment 5). The project will also monitor construction activities for any potential impacts to Paleontological Resources and a Waste

Management plan would be prepared to reduce impacts to below a level of significance.

Project-Related Issues:

University of San Diego Master Plan Guidelines

The proposed projects comply with the relevant sections of the approved USD Master Plan Design Guidelines including Site Planning, Entries, Circulation, Parking, Architecture, Landscaping and Lighting. The guidelines emphasize that future development within the east campus maintain primary recreational, athletic and residential areas of the University; good interior circulation, and adequate parking; a high aesthetic design standard of the existing campus architecture; aesthetically pleasing, well-functioning landscaping that contributes to the University's sense of history and permanence to its landmark status in the city; provide lighting for safety, illumination of activities taking place after dark, and aesthetics.

The Recreation, Wellness and Aquatic Center would be located adjacent to student housing, providing walking access for students living on campus. The facility would also be located adjacent to the existing Mission Parking Structure for students who live off campus. The Softball Athletic Complex would not significantly increase the traffic in the northeastern campus area. An existing parking lot located adjacent to the softball field would serve the proposed facility, and reduce the number of vehicles traveling the campus searching for parking.

The proposed facilities have been designed to blend with the existing 16th Century Spanish Renaissance architectural style buildings on campus. In addition, the project would provide high quality landscaping consistent with the surrounding landscape. The University would provide lighting as required to maintain a safe environment on campus. The lighting for the pool and golf areas would be designed to limit the amount of spill and glare into the adjacent MHPA. Additionally, the project was designed to be in conformance with the Tecolote Canyon Rim Guidelines.

Deviations:

Structure Height:

The proposed recreational facilities are consistent with the existing height, bulk, scale and architectural style of all existing and currently under construction structures, as they range from 30 feet to 167 feet. The goal of the USD Master Plan Design Guidelines is to maintain and enhance the traditional Spanish Renaissance design theme. The proposed structures would be designed to mimic similarly designed towers on campus.

Retaining Walls:

The proposed 20-foot retaining wall for the Recreation, Wellness and Aquatic Center would only be visible from the USD campus and appears as part of the building structure itself. The 13-foot retaining wall at the Softball Athletic Complex was designed to support a staircase that allows access from the upper and lower levels of the golf facility in order to facilitate access.

The portions of both retaining walls would be comparable to all existing and proposed structures on the campus.

Golf Netting:

The proposed 40-foot golf netting is the minimum necessary to prevent golf balls from entering Tecolote Canyon and any sensitive biology.

Lighting:

The proposed 60-foot and 80-foot lighting was designed to provide illumination for evening use, provide safety and eliminate impacts to adjacent areas. Increased height light poles allows the lighting to be directed downward as opposed to a standard light pole. This decreases the amount of light that is directed horizontally and onto adjacent facilities. This is especially important in areas adjacent to MHPA. Additionally, the pool facility requires light standards to direct light vertically towards the water surface. This allows the light to penetrate the surface and illuminate objects under the water. Lower level light standards direct light at the water surface from an angle. This would cause the light to reflect off the surface and not penetrate the pool bottom, making it harder for lifeguards to see swimmers under the water surface.

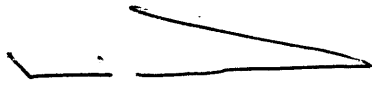
Conclusion:

Other than the proposed height deviations, the project meets the USD Master Plan Guidelines, the Linda Vista Community Plan, and all other applicable regulations and policy documents. Staff finds the project consistent with the recommended land use, design guidelines and development standards approved for this site. Draft conditions of approval have been prepared for the project and findings to approve the project are included in the draft permit resolution.

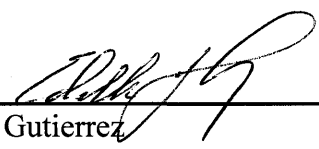
ALTERNATIVE

1. **Approve** Conditional Use Permit No. 489856 an amendment to Conditional Use and Resource Protection Ordinance Permit No. 92-0568, Site Development Permit No. 585430 and Planned Development Permit No. 585432, **with modifications.**
2. **Deny** Conditional Use Permit No. 489856 an amendment to Conditional Use and Resource Protection Ordinance Permit No. 92-0568, Site Development Permit No. 585430 and Planned Development Permit No. 585432, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Edith Y. Gutierrez
Development Project Manger
Development Services Department

Attachments:

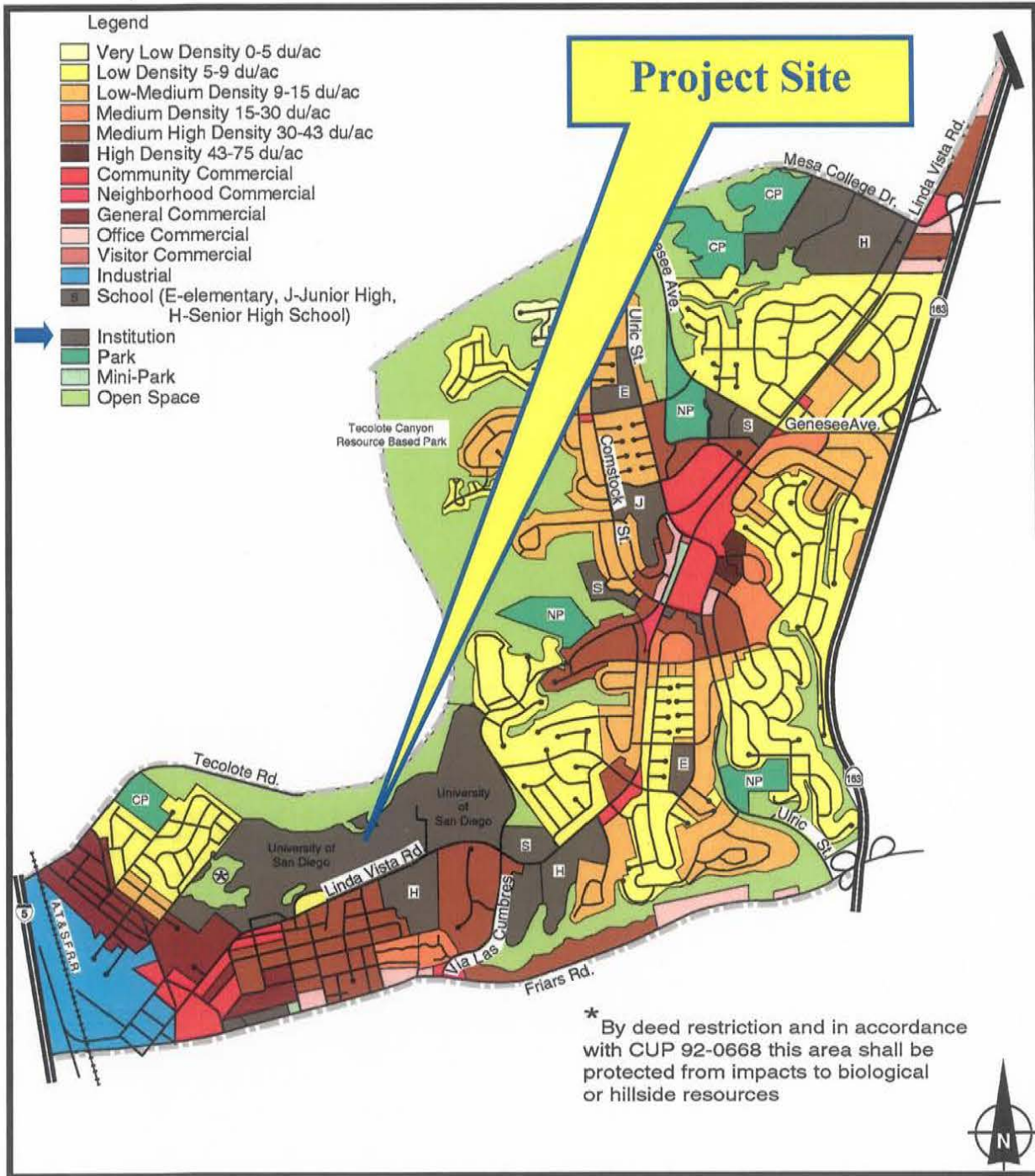
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Aerial View of Proposed Projects
5. MHPA Correction
6. Proposed Easements
7. Project Data Sheet
8. Project Plans
9. Proposed Retaining Walls
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. LVCPC Recommendation
13. TCNPCAC Recommendation
14. Ownership Disclosure Statement
15. Project Chronology



Aerial Photo

WELLNESS RECREATION CENTER – 5998 Alcalá Park

Project No. 140201

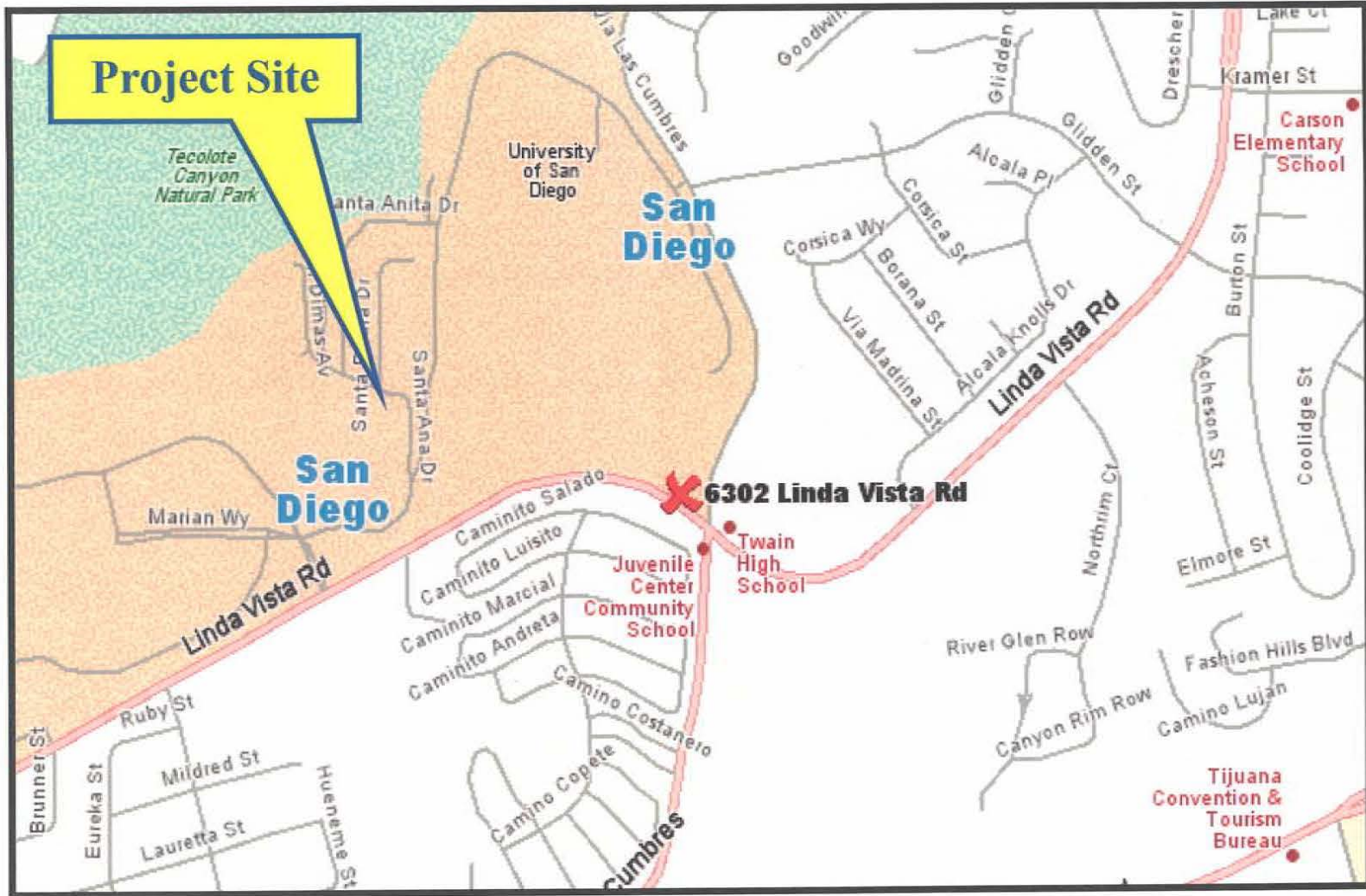


Community Plan Land Use Map

WELLNESS RECREATION CENTER – 5998 Alcalá Park

PROJECT NO. 140201 – Linda Vista





Project Location Map

WELLNESS RECREATION CENTER – 5998 Alcalá Park
PROJECT NO. 140201

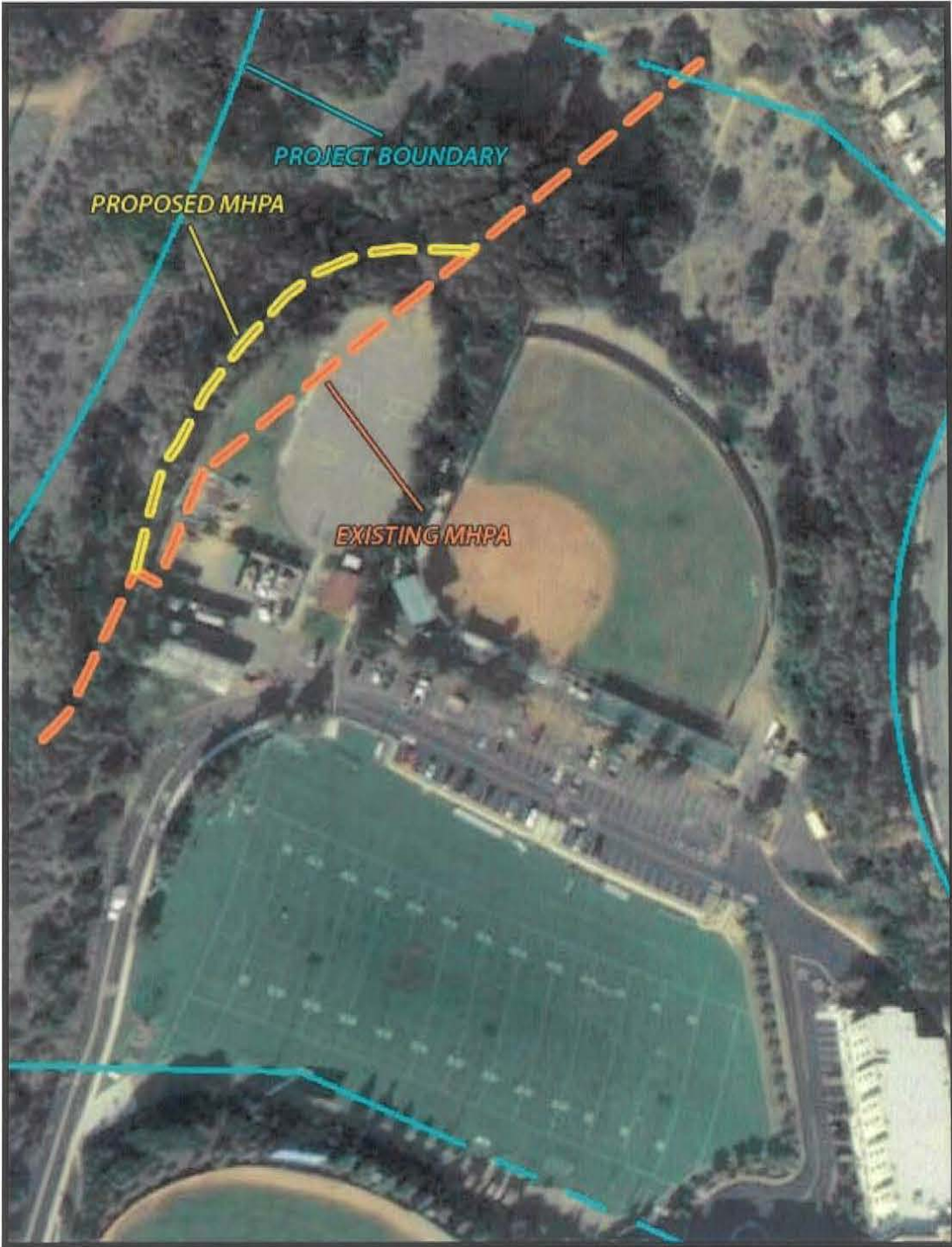




Proposed Projects

WELLNESS RECREATION CENTER – 5998 Alcalá Park

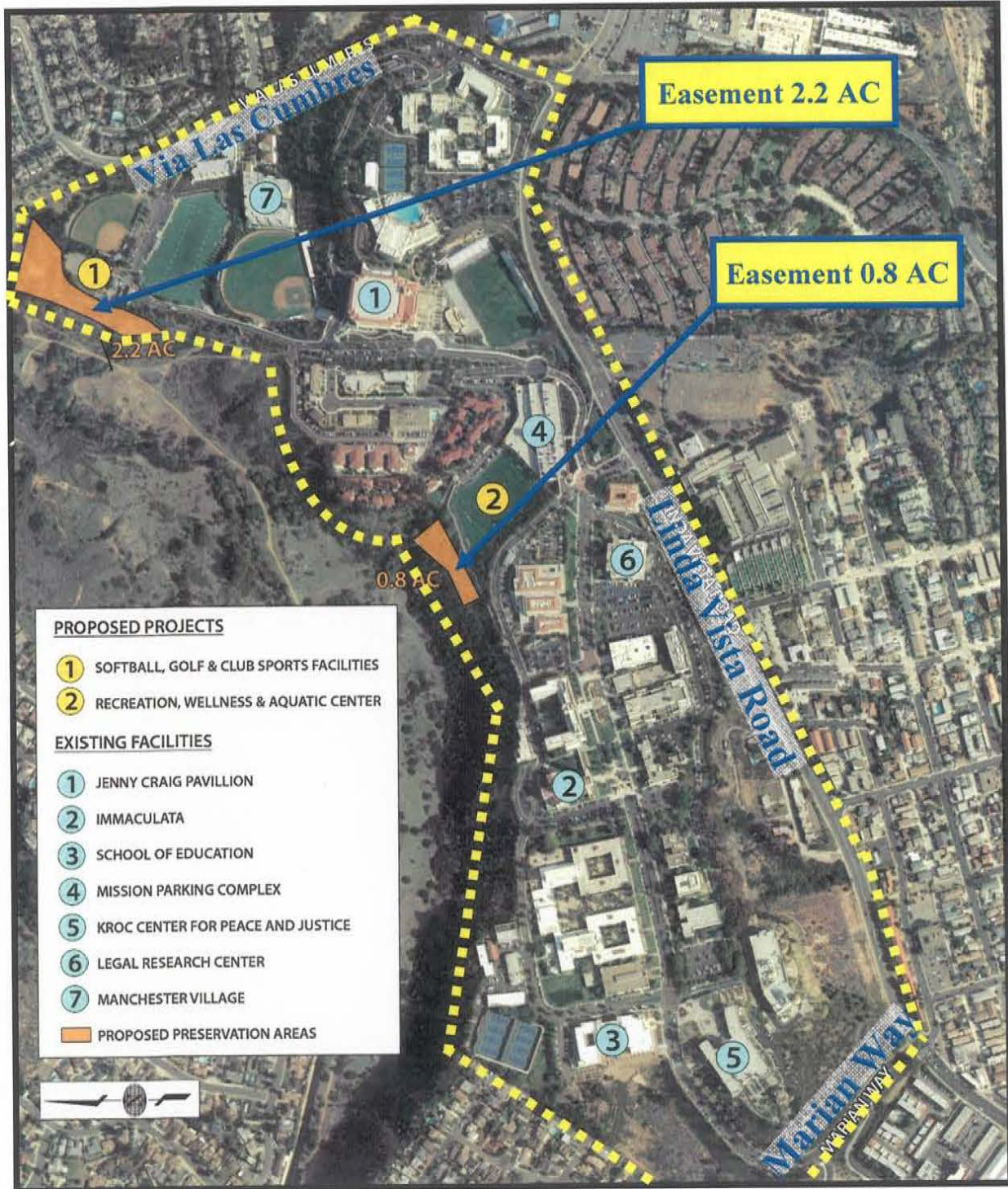
Project No. 140201



MHPA Boundary Correction

WELLNESS RECREATION CENTER – 5998 Alcala Park

Project No. 140201



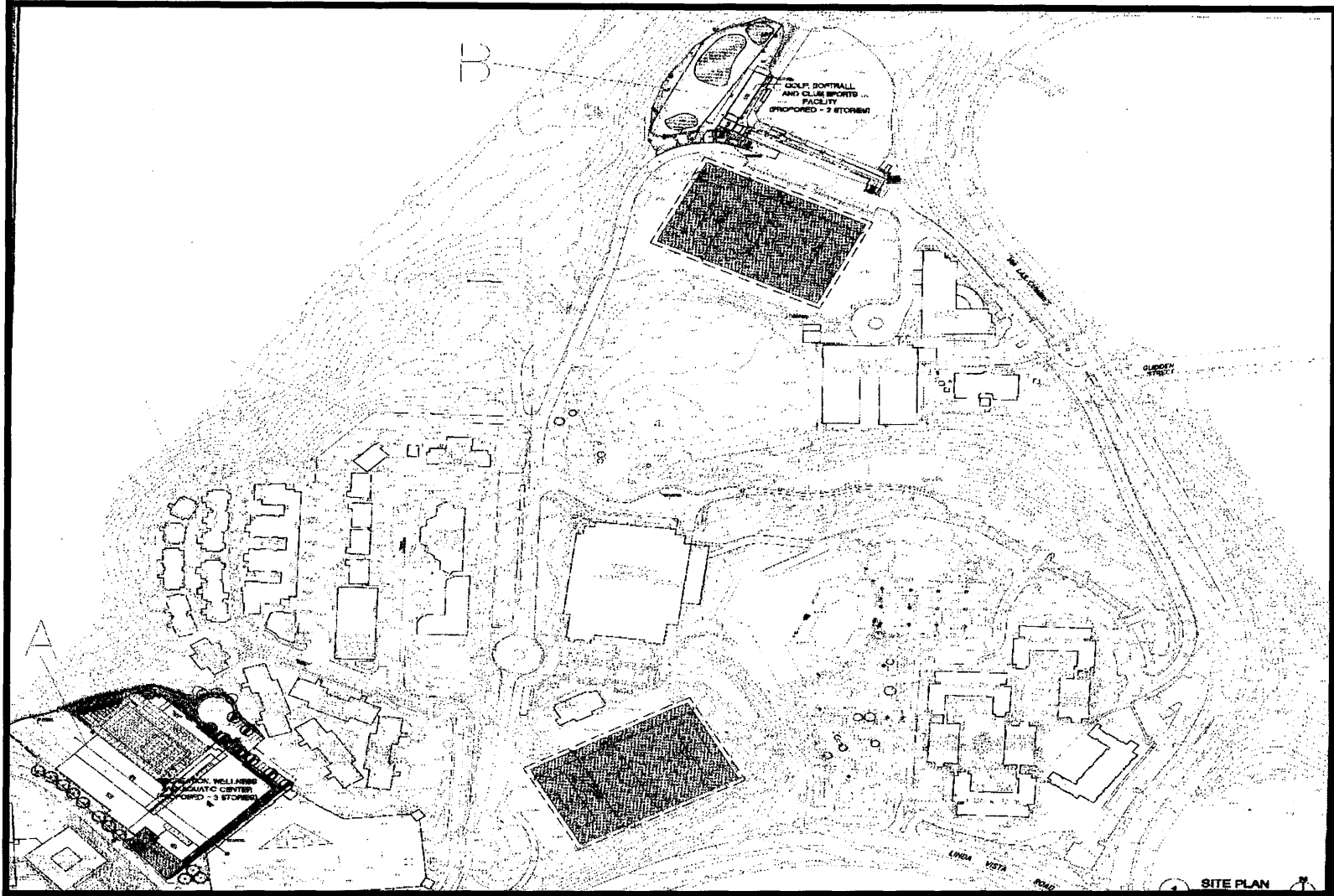
Proposed Easements

WELLNESS RECREATION CENTER – 5998 Alcala Park

Project No. 140201

PROJECT DATA SHEET

PROJECT NAME:	Wellness Recreation Center ~ PTS 140201
PROJECT DESCRIPTION:	Construction of a Recreation, Wellness and Aquatic Center and Softball Athletic Complex and 100 Yard Golf Practice Hole with the 180-acre campus of the University of San Diego
COMMUNITY PLAN AREA:	Linda Vista
DISCRETIONARY ACTIONS:	Conditional Use Permit No. 489856, an amendment to Conditional Use and Resource Protection Ordinance Permit No. 92-0568, Site Development Permit No. 585430 and Planned Development Permit No. 585432
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional
<u>ZONING INFORMATION:</u> ZONE: CC-4-2, CC-4-5, CC-5-4, OP-2-1, OR-1-1, RM-1-1, RM-3-7 & RS-1-7 Zones HEIGHT LIMIT: 30-foot maximum / Proposed 95' ~ 37'-3" LOT SIZE: 180-acres PARKING: 4,683	
DEVIATIONS OR VARIANCES REQUESTED:	Height deviations to structures, retaining walls, golf netting and light poles
COMMUNITY PLANNING GROUP RECOMMENDATION:	<p>On November 26, 2007, the Linda Vista Community Planning Committee (LVCPC) voted 12-0-1 to recommend approval of the project without reviewing the Mitigated Negative Declaration (MND). After reviewing the MND the LVCPC will vote again on January 26, 2009. The result of that vote will be reported today.</p> <p>On July 16, 2008, the Tecolote Canyon Natural Park Citizen's Advisory Committee (TCNPCAC) voted 8-0-1 to approve the project in concept. After reviewing the MND, the TCNPCAC will vote again on January 21, 2009. The result of that vote will be reported today.</p>

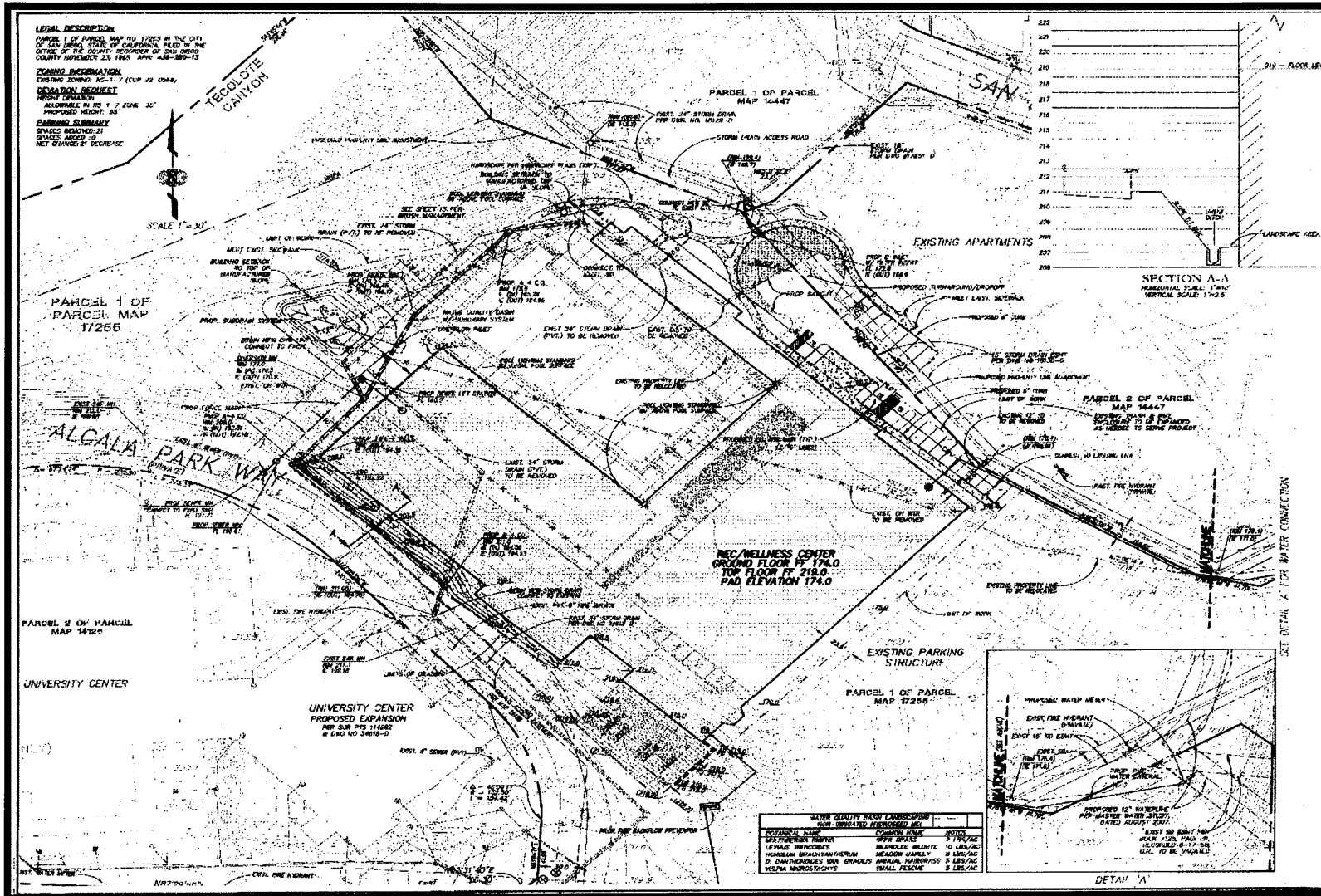


Proposed Projects

WELLNESS RECREATION CENTER – 5998 Alcala Park

Project No. 140201



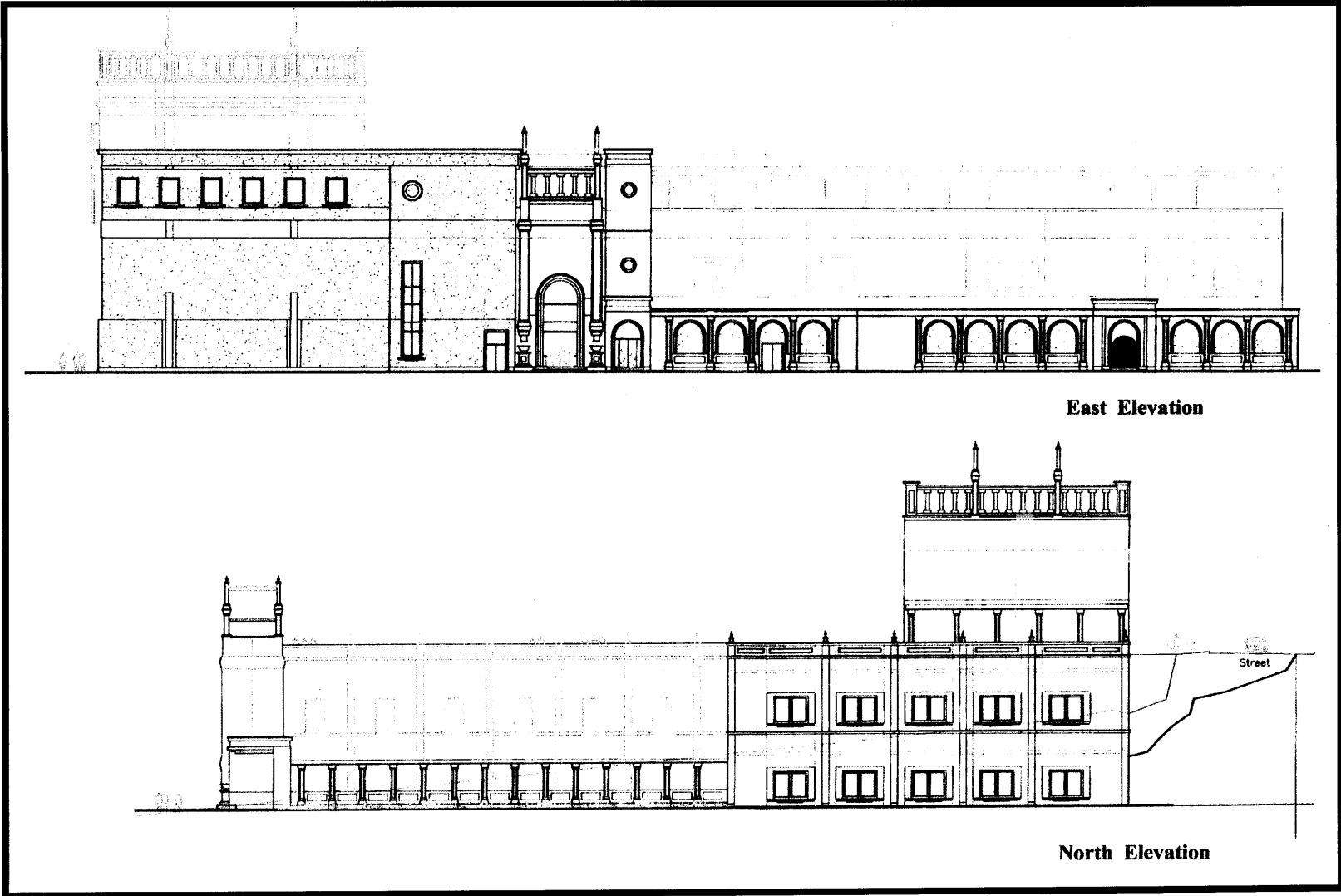


Recreation/Wellness/Aquatic Center

WELLNESS RECREATION CENTER - 5998 Alcalá Park

Project No. 140201





East Elevation

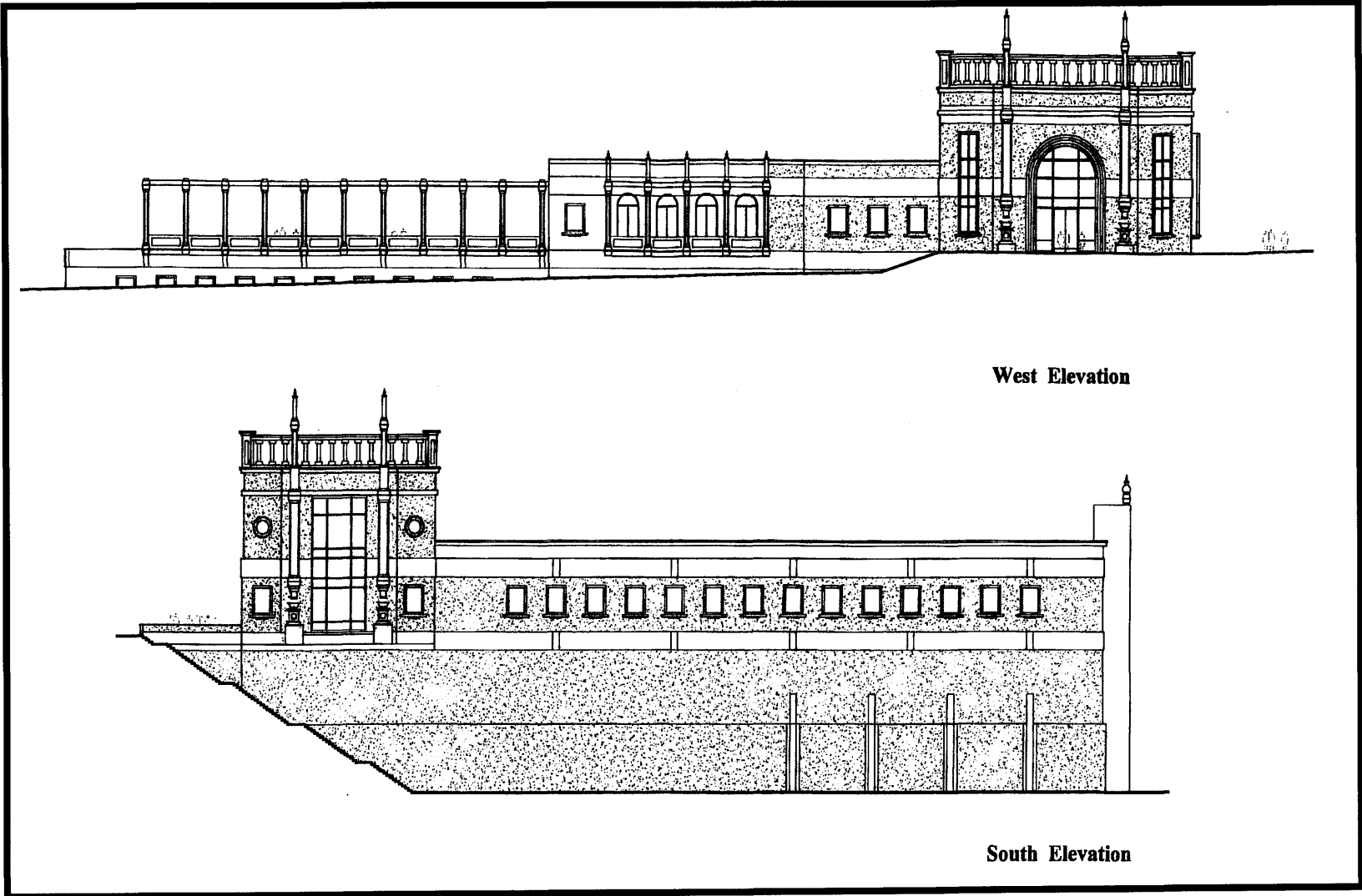
North Elevation



Elevations – Rec/Wellness/Aquatic Center

WELLNESS RESIDENCE – 5998 Alcalá Park

Project No. 140201



West Elevation

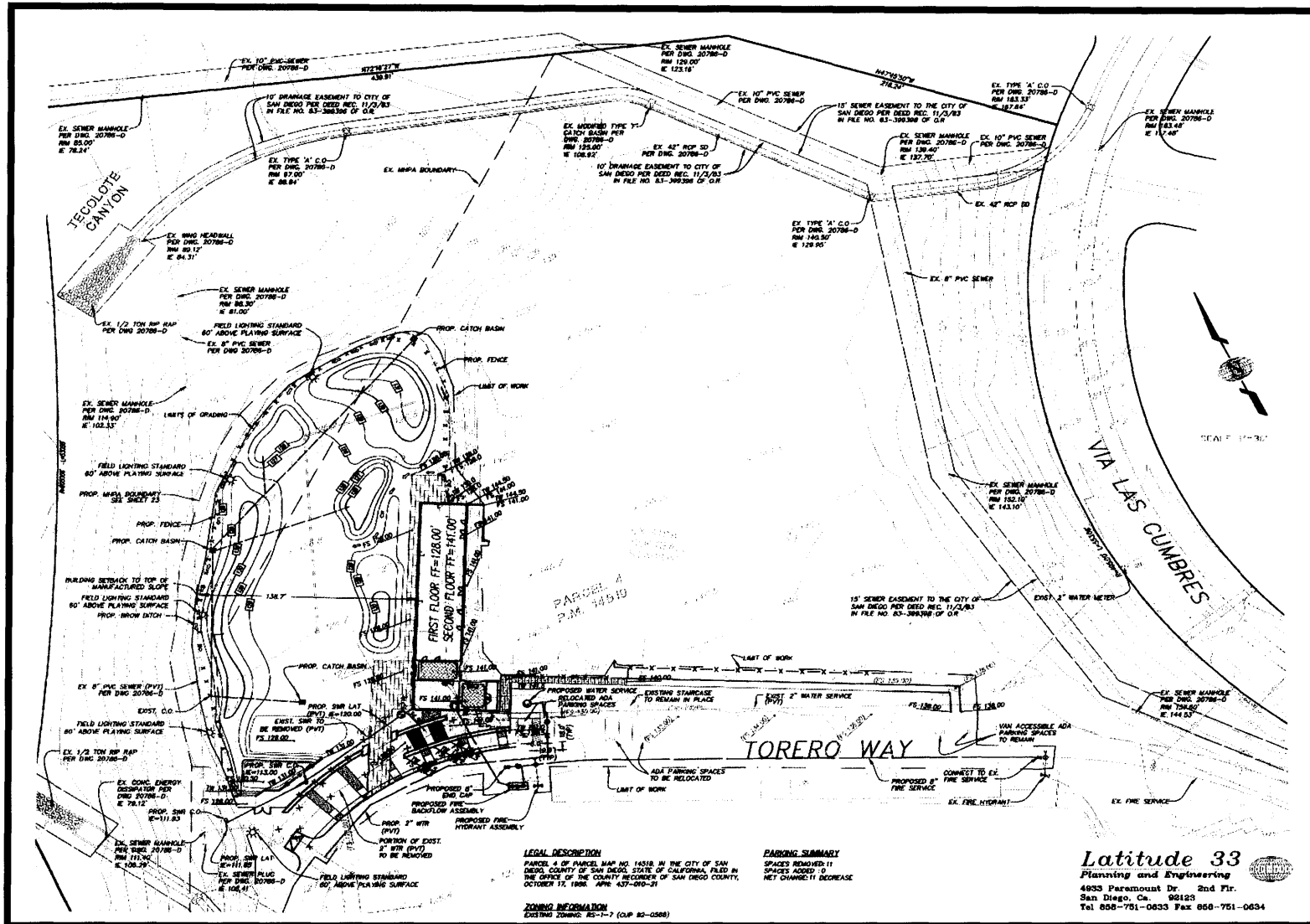
South Elevation



Elevations – Rec/Wellness & Aquatic Center

WELLNESS RECREATION CENTER – 5998 Alcala Park

Project No. 140201

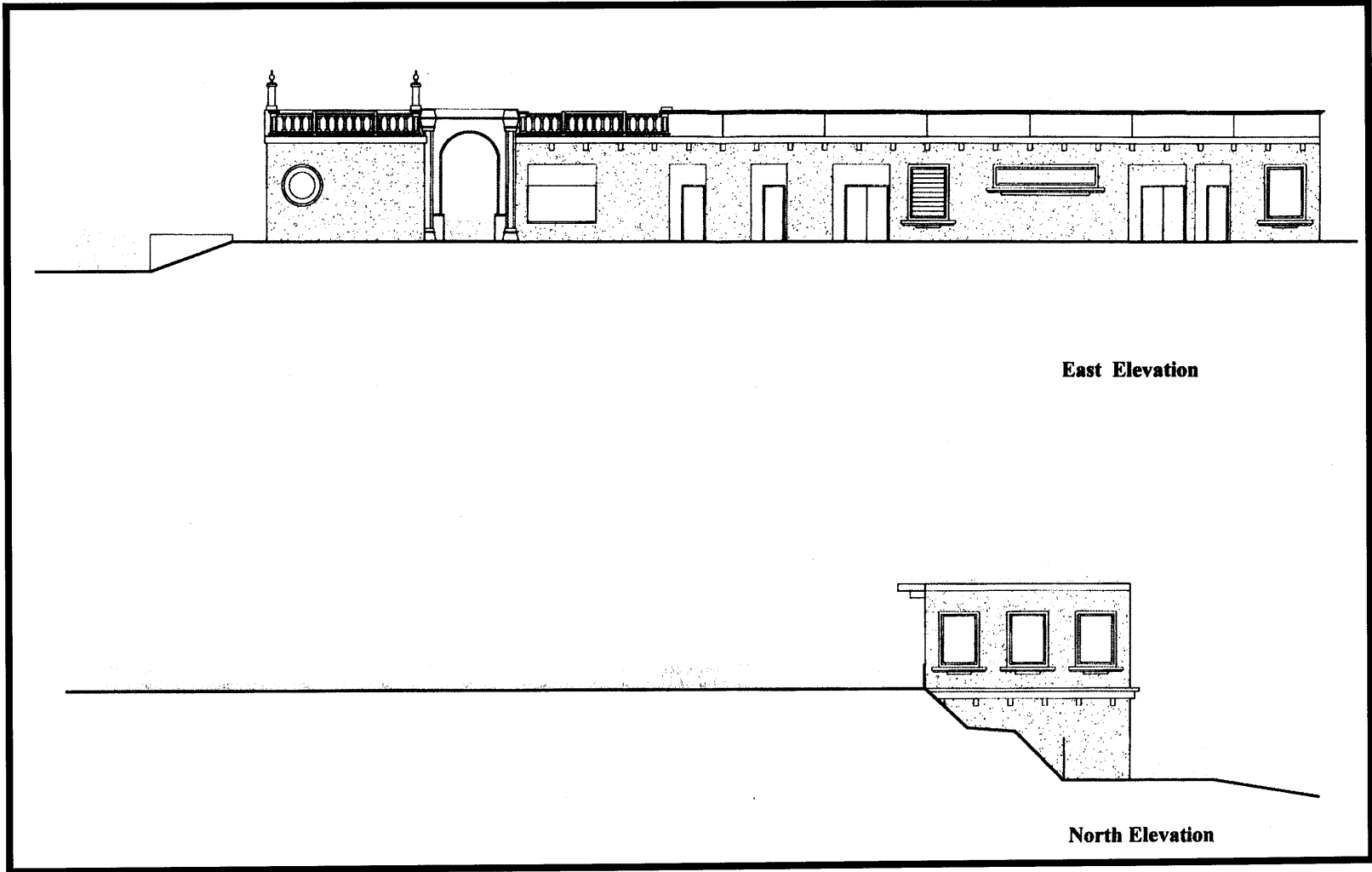


Softball / Golf

WELLNESS RECREATION CENTER – 5998 Alcalá Park

Project No. 140201

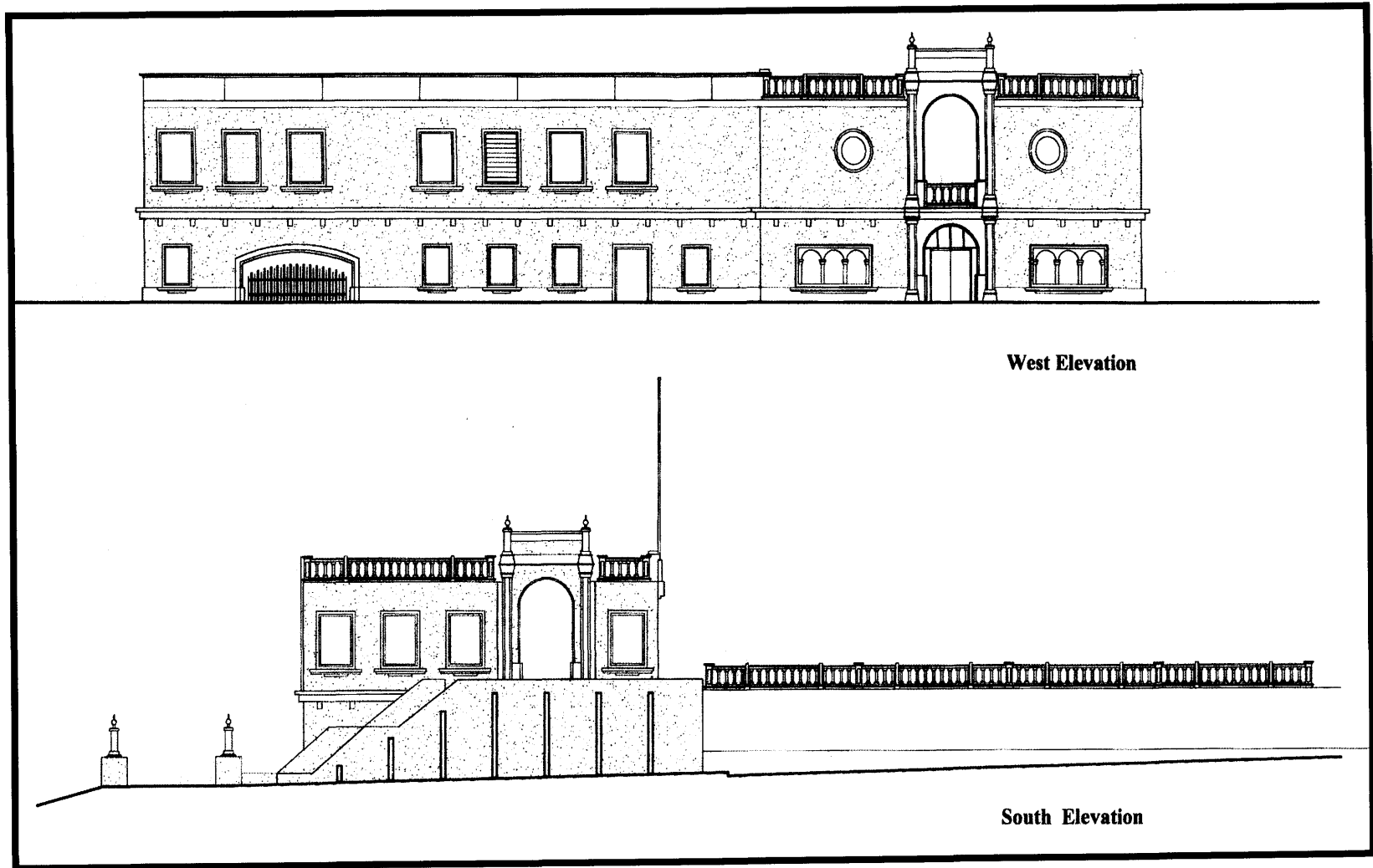




East-North Elevations – Softball/Golf Facility

WELLNESS RECREATION CENTER – 5998 Alcala Park

Project No. 140201



West Elevation

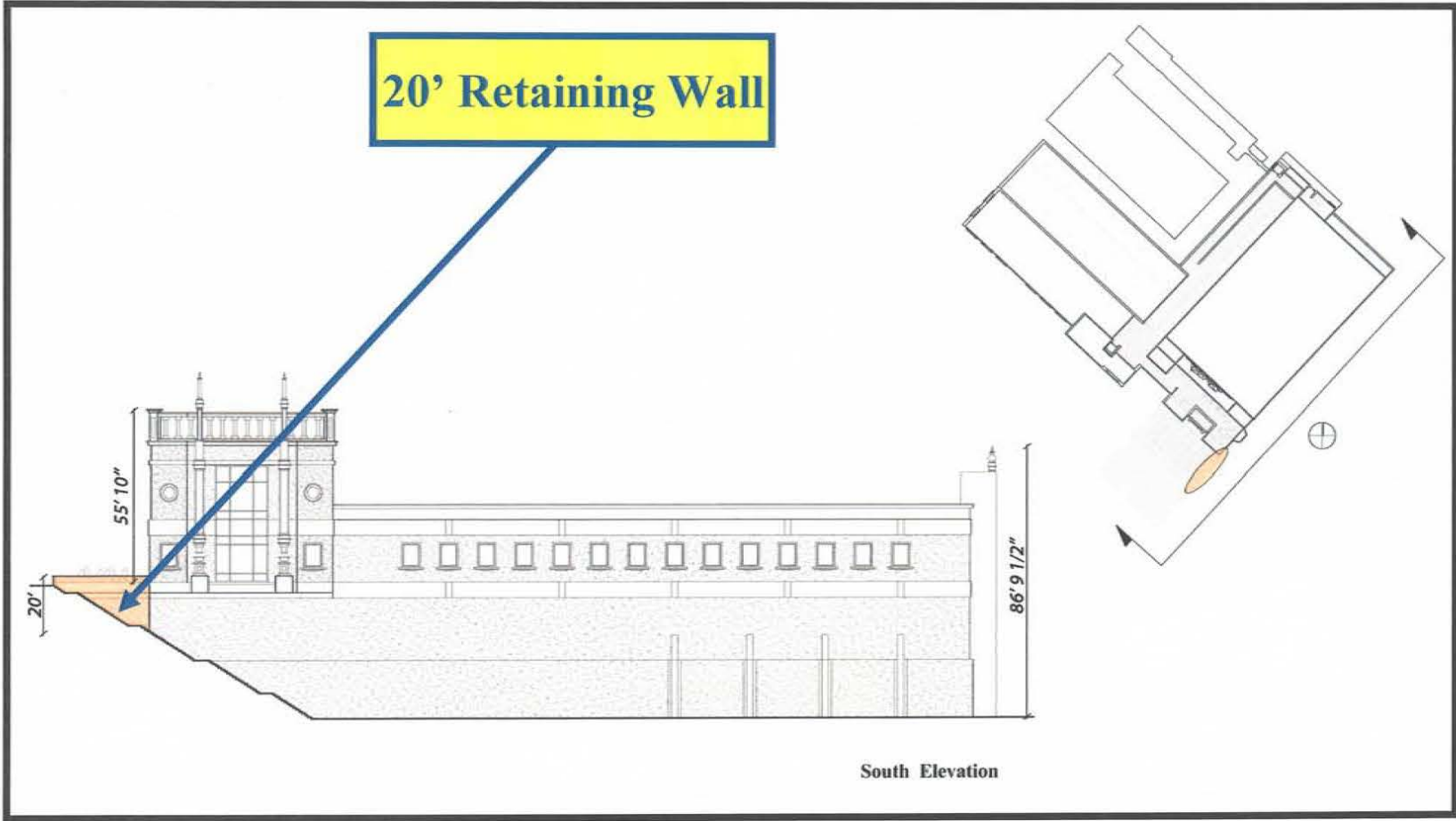
South Elevation



West-South Elevations – Softball/Golf Facility

WELLNESS RECREATION CENTER – 5998 Alcala Park

Project No. 140201

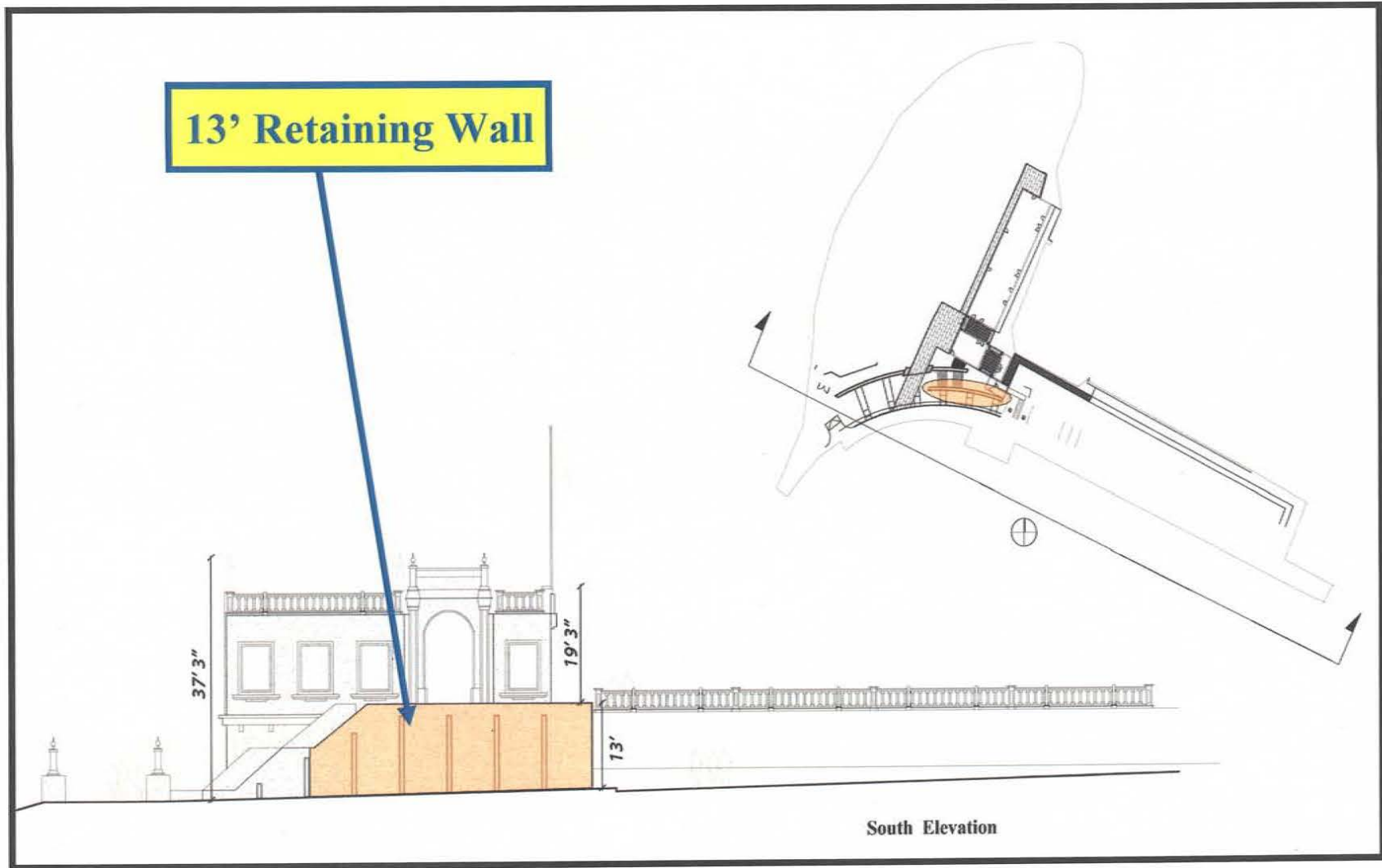


REC/WELLNESS RETAINING WALL

WELLNESS RECREATION CENTER – 5998 Alcala Park

Project No. 140201





Softball/Golf Retaining Wall

WELLNESS RECREATION CENTER – 5998 Alcalá Park

Project No. 140201



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-8619

**CONDITIONAL USE PERMIT NO. 489856 AN AMENDMENT TO
CONDITIONAL USE AND RESOURCE PROTECTION ORDINANCE PERMIT
NO. 92-0568, SITE DEVELOPMENT PERMIT NO. 585430 AND PLANNED
DEVELOPMENT PERMIT NO. 585432
WELLNESS RECREATION CENTER ~ PROJECT NO. 140201
PLANNING COMMISSION
UNIVERSITY OF SAN DIEGO MASTER PLAN**

Conditional Use Permit No. 489856 an amendment to Conditional Use and Resource Protection Ordinance Permit No. 92-0568, Site Development Permit No. 585430 and Planned Development Permit No. 585432 are granted by the Planning Commission of the City of San Diego to the UNIVERSITY OF SAN DIEGO, a California Not-for-Profit Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0504 and 126.0604. The 180-acre site is located at 5998 Alcala Park and is within the CC-4-2, CC-4-5, CC-5-4, OP-2-1, OR-1-1, RM-1-1, RM-3-7 & RS-1-7 Zones, Airport Environs Overlay Zone (AEOZ) - FAA Part 77 Noticing Area (Lindbergh and Montgomery Fields), Multi-Habitat Planning Area (MHPA), Community Plan Implementation Overlay Zone (CPIOZ) - Type A, Parking Impact Overlay Zone (Campus Impact), and North Bay Redevelopment Project Area in the Linda Vista Community Planning Area. The project site is legally described as Pueblo Lots 287, 288, 294-296, Portion of Pueblo Lots 267, 286, 289, 292, 293 & 297; Blocks 22 and 23, portions of Blocks 20 and 25, and Lots 1-3, Block A, Silver Terrace, Map No. 434: Parcels A and B, Parcel Map No. 319, and Parcels 1 and 2, Parcel Map No. 7526.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a Recreation, Wellness and Aquatic Center and Softball Athletic Complex and 100 Yard Golf Practice Hole within the University of San Diego campus, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 5, 2009, on file in the Development Services Department.

The project shall include:

- a. Construction of a three-story, 113,508 square-foot, Recreation, Wellness and Aquatic Center; to include a climbing wall, swimming pool, two court gymnasium, weight lifting, cardio facilities, racquetball and squash courts on an existing soccer field (Parcel 1, APN 437-640-27);
- b. Construction of a two-story, 9,008 square-foot Softball Athletic Complex; to include locker rooms, a ticket office and lounges & 100 Yard Golf Practice Hole on an existing grass and asphalt recreation area (Parcel 4, APN 437-010-21);
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
10. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in

defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project
12. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in the Mitigated Negative Declaration No. 140201 shall be noted on the construction plans and specifications under the heading Environmental/Mitigation Requirements.
13. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 140201, satisfactory to the Development Services Department and the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for Biological Resources/MHPA, Paleontological Resources, and Waste Management.
14. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices maintenance, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
17. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMPs) on the final construction drawings, consistent with the approved Water Quality Technical Report.
18. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

19. The Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
20. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
21. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS:

22. Prior to issuance of construction permits for grading, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.
23. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
24. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'
25. Prior to issuance of any construction permits for buildings including shell; the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial

conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

26. Landscape Construction Plans shall also be consistent with the Design Guidelines for USD dated October 29th, 1996, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications, amendments or additional substantial conformance review of this permit shall have been granted.

27. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

28. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy.

30. Prior to issuance of construction permits for grading; the Owner/Permittee shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

31. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A", Brush Management Plan, on file in the Office of the Development Services Department.

32. Prior to issuance of any construction permits for grading, Landscape Construction Documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

33. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents shall be submitted for approval to the Development Services Department and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412 (Ordinance 19413).

34. The Brush Management Program shall implement an extended Zone One of 79' for the Landscape area between the Recreation Wellness and Aquatic Center and areas of Native or naturalized vegetation as shown on "Exhibit A" Brush Management Plan.
35. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and Development Services Department approval.
36. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on-site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."
37. In Zone One, no invasive plant material shall be permitted as jointly determined by the Landscape Analysis Section [LAS] and the Environmental Analysis Section [EAS] and MSCP Staff.
38. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

39. All conditions in Conditional Use and Resource Protection Ordinance Permit No. 92-0568 will remain in effect, except where modified by this permit.
40. Prior to or issuance of any grading permits, and pursuant to LDC Sections 143.0140(a) and 143.0152, Covenants of Easements, the property owner shall execute a covenant of easement or dedicate the remainder portion of the property in fee to the City as shown on Exhibit 'A' (Sheet 24 dated September 26, 2008). The covenant of easement shall be recorded against title to the affected premises and executed in favor of the City. The covenant of easement shall be executed in accordance with LDC Section 143.0152(a)(1 through 4).
41. A Process Four hearing shall be held to consider a formal, written request directed to the City by any person requesting the release of a covenant of easement recorded pursuant to this division. A release of any covenant of easement recorded pursuant to this division shall be recorded by the City only when it is determined by the decision maker that restriction of the property is no longer necessary to achieve the land use goals of the City, LDC Section 143.0152(b). In any instance where the covenant of easement concerns sensitive biological resources, a determination by the decision maker to release the covenant may be made only with the written concurrence of the U.S. Fish and Wildlife Service and the California Department of Fish and Game, SDMC Section 143.0151(b).

42. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

43. All signs associated with this development shall be consistent with City-wide sign regulations and the USD Master Plan and Design Guidelines.

44. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

MSCP REQUIREMENTS:

45. Prior to issuance of any grading permits, the on-site MHPA shall be conveyed to the City's MSCP preserve through either fee title to the City, or a conservation easement or covenant of easement granted in favor of the City and wildlife agencies. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. To facilitate MHPA conveyance, any non-fee areas shall have conservation easements placed over them if located in the MHPA, and be maintained in perpetuity by the Owner/Permittee unless otherwise agreed to by the City. All other on-site areas can be conveyed through any of the three above methods.

46. The issuance of this permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (EAS) and any amendments thereto (16 U.S.C. Section 1531 et seq.).

47. In accordance with authorization granted to the City of San Diego from the USFWS pursuant to Sec. 10(a) of the ESA and by the CDFG pursuant to Fish & Game Code sec. 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 17, 1997 and on File in the Office of the City Clerk as Document No. 00-18394.

48. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS or CDFG, except in the limited circumstances described in Section 9.6 and 9.7 of the IA.

49. For lands identified as mitigation but not yet dedicated, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

TRANSPORTATION REQUIREMENTS

50. The University's student enrollment shall be limited to 7,000 average annual full-time equivalent (F.T.E.).

51. At build-out of the Master Plan, no fewer than 4,683 off-street automobile parking spaces shall be maintained on campus.

WASTEWATER REQUIREMENTS:

52. All proposed public sewer facilities shall be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide.

53. All on-site wastewater systems shall be private.

54. All proposed private sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

55. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

WATER REQUIREMENTS:

56. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of the water facilities necessary to serve the proposed Recreation, Wellness and Aquatic Center identified as part of the University of San Diego Alcalá Campus Water Master Plan, dated February 2008, in a manner satisfactory to the Water Department Director and the City Engineer.

57. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) to serve the Recreation, Wellness and Aquatic Center, in a manner satisfactory to the Water Department Director and the City Engineer.

58. If it is determined that the existing water service is not of adequate size to serve the proposed softball, golf and club sports facilities, then prior to the issuance of any building permits for these facilities, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) to serve this site, in a manner satisfactory to the Water Department Director and the City Engineer.

59. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire and irrigation) within the development, in a manner satisfactory to the Water Department Director and the City Engineer.

60. Prior to the issuance of any certificates of occupancy, the public water facilities, necessary to serve this development, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

61. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current editions of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements, as shown on approved Exhibit "A," shall be modified at final engineering in accordance with accepted studies and standards.

INFORMATION ONLY:

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.

This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on February 5, 2009.

Conditional Use Permit No. 489856 an amendment
to Conditional Use and Resource Protection
Ordinance Permit No. 92-0568, Site Development
Permit No. 585430 and Planned Development
Permit No. 585432
Date of Approval: February 5, 2009

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Edith Y. Gutierrez
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

THE UNIVERSITY OF SAN DIEGO
Owner/Permittee

By _____
Roger Manion
Assistant VP Facilities Management

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 489856 AN AMENDMENT TO
CONDITIONAL USE AND RESOURCE PROTECTION ORDINANCE PERMIT
NO. 92-0568, SITE DEVELOPMENT PERMIT NO. 585430 AND PLANNED
DEVELOPMENT PERMIT NO. 585432
WELLNESS RECREATION CENTER ~ PROJECT NO. 140201

WHEREAS, THE UNIVERSITY OF SAN DIEGO, a California Not-for-Profit Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a Recreation, Wellness and Aquatic Center and Softball Athletic Complex and 100 Yard Golf Practice Hole within the University of San Diego (USD) campus (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 489856, 585430 and 585432), on portions of a 180-acre site;

WHEREAS, the project site is located at 5998 Alcalá Park and is within the CC-4-2, CC-4-5, CC-5-4, OP-2-1, OR-1-1, RM-1-1, RM-3-7 & RS-1-7 Zones, Airport Environs Overlay Zone (AEOZ) - FAA Part 77 Noticing Area (Lindbergh and Montgomery Fields), Multi-Habitat Planning Area (MHPA), Community Plan Implementation Overlay Zone (CPIOZ) - Type A, Parking Impact Overlay Zone (Campus Impact), and North Bay Redevelopment Project Area in the Linda Vista Community Planning Area;

WHEREAS, the project site is legally described as Pueblo Lots 287, 288, 294-296, Portion of Pueblo Lots 267, 286, 289, 292, 293 & 297; Blocks 22 and 23, portions of Blocks 20 and 25, and Lots 1-3, Block A, Silver Terrace, Map No. 434: Parcels A and B, Parcel Map No. 319, and Parcels 1 and 2, Parcel Map No. 7526;

WHEREAS, on February 5, 2009, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 489856 an amendment to Conditional Use and Resource Protection Ordinance Permit No. 92-0568, Site Development Permit No. 585430 and Planned Development Permit No. 585432 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated February 5, 2009.

FINDINGS:

Conditional Use Permit - Section 126.0305

A. Findings for all Conditional Use Permits

1. The proposed development will not adversely affect the applicable land use Plan.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The project site is located within the Linda Vista Community Planning Area, and

has an Institutional land use designation. The University of San Diego is an 180-acre site that has an existing Conditional Use and Resource Protection Ordinance Permit, "Master Plan" 92-0568, approved on October 29, 1996 for existing improvements, phased construction and implementation of 23 Master Plan projects and two future Study Areas. The proposed project is consistent with the Linda Vista Community Plan land use designation and complements prior approved permits, and will therefore not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The USD campus is located north of Linda Vista Road, east of Cushman Street and Cushman Place, west of Via Las Cumbres, and south of Tecolote Canyon Natural Park. The proposed Recreation, Wellness and Aquatic Center would be located within the north-central area of the campus and the Softball and Golf facility would be located at the northeastern corner of the campus. All proposed construction will comply with state and local codes and regulations for construction, including compliance with Site Design Best Management Practices (BMPs), the State Water Resources Control Board, and Waste Discharge Requirements for Discharges of Storm Water Runoff. Mitigated Negative Declaration, Project No. 140201 was prepared and includes mitigation measures that requires monitoring for Biological Resources/MHPA, Paleontological Resources, and Waste Management. With implementation of the Mitigation, Monitoring and Reporting Program, impacts would be reduced to below a level of significance. In addition, public health, safety and welfare were not identified in the Mitigated Negative Declaration. Therefore, the proposed project would not be detrimental to the public health, safety and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The project site is located within the Linda Vista Community Planning Area, and has an Institutional land use designation. The site is zoned CC-4-2, CC-4-5, CC-5-4, OP-2-1, OR-1-1, RM-1-1, RM-3-7 & RS-1-7. The University of San Diego is an 180-acre site that has an existing Conditional Use and Resource Protection Ordinance Permit, "Master Plan" 92-0568, approved on October 29, 1996 for existing improvements and phased construction and implementation of 23 Master Plan projects and 2 future Study Areas. The proposed project is consistent with the Linda Vista Community Plan land designation and complements prior approved permits. The proposed projects are requesting height deviations for the structures, retaining walls, lighting and golf netting. The Land Development Code authorizes deviations with the approval of a Planned Development Permit. Therefore, the proposed project would comply to the maximum extent feasible with the regulations of the Land Development Code.

4. The proposed use is appropriate at the proposed location.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf

Practice Hole. USD began construction in 1949 and a Conditional Use Permit was issued in 1960. In October of 1996 a new Conditional Use and Resource Protection Ordinance Permit, "Master Plan" 92-0568 was approved. The Linda Vista Community Plan designated the campus for university uses. USD is located near existing public transit, including the trolley and several bus routes, providing much needed transportation options. These routes provide access to the area, as well as transfer opportunities to and from locations outside the area. The project's proximity to transit opportunities facilitate the use of alternate transportation which is encouraged by the community plan. Therefore, the proposed project is an appropriate use at the existing location.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The project site is located within the Kearny Mesa Community Planning Area, and has an Institutional land use designation. The University of San Diego is an 180-acre site that has an existing Conditional Use and Resource Protection Ordinance Permit, "Master Plan" 92-0568, approved on October 29, 1996 for existing improvements and phased construction and implementation of 23 Master Plan projects and two future Study Areas. The proposed project is consistent with the land designation and complements prior approved permits, and will therefore not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The USD campus is located north of Linda Vista Road, east of Cushman Street and Cushman Place, west of Via Las Cumbres, and south of Tecolote Canyon Natural Park. The proposed Recreation, Wellness and Aquatic Center would be located within the north-central area of the campus and the proposed Softball and Golf facility would be located at the northeastern corner of the campus. All proposed construction will comply with state and local codes and regulations for construction, including compliance with Site Design Best Management Practices (BMPs), the State Water Resources Control Board, and Waste Discharge Requirements for Discharges of Storm Water Runoff. Mitigated Negative Declaration, Project No. 140201 was prepared and includes mitigation measures that requires monitoring for Biological Resources/MHPA, Paleontological Resources, and Waste Management. With implementation of the Mitigation, Monitoring and Reporting Program, impacts would be reduced to below a level of significance. Public health, safety and welfare were not identified in the Mitigated Negative Declaration. Therefore, the proposed project would not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The proposed three-story, 113,508 square-foot, Recreation, Wellness and Aquatic Center and two-story, 9,008 square-foot Softball Athletic Complex and 100 Yard Golf Practice Hole, are requesting height deviations for structures, walls, lighting and golf netting. Other than the requested deviations, which are allowed with a Planned Development Permit, the project meets the development regulations and complements the Conditional Use and Resource Protection Ordinance Permit, "Master Plan" 92-0568 and meets the goals and objectives of the Linda Vista community plan. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

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.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The project was designed to be in conformance with the Tecolote Canyon Rim Guidelines. The eastern, one-story, portion of the Recreation, Wellness, and Aquatic Center building is set back 32 feet from the canyon rim while the western, three-story portion is set back approximately 100 feet from the rim. The area between those two portions contains the swimming pool and breaks up the mass of the building so that a walling off effect is avoided. The softball/golf facility would be located approximately 130 feet from the canyon rim with the roof approximately 30 feet above the rim. Both structures would be set back from the canyon rim to reduce visual impacts to the canyon. The site is within and adjacent to the Multi-Habitat Planning Area and includes a request for a MHPA boundary line correction for the golf chipping area. A "Biological Resources Letter Report for the University of San Diego Athletic Recreation Master Plan Update" (September 26, 2008) was prepared by Helix Environmental Planning, Inc. to assess potential project impacts to biological resources. According to the report, sensitive vegetation occurs on the 180-acre USD campus, but not within the two proposed project areas. The project areas contain less than 0.1-acre of Eucalyptus woodland and 4.8-acres of developed land containing permanent structures, pavement and landscaping. No narrow endemic or MSCP-covered species would be impacted by the project. There was no potential for the U.S. Army Corps of Engineers, California Department of Fish and Game or City jurisdictional areas within the two project areas. A small portion (0.3 acre) of the golf facility project area is located within the MHPA. Previously this area was legally graded prior to the establishment of the MHPA. As part of this project, the MHPA boundary line would shift to the north and west at the golf chipping facility resulting in a reduction of 0.3 acre of developed land from the MHPA, but no loss of habitat. USD would be required to execute a covenant of easement for 0.8 acres for the Recreation, Wellness and Aquatic Center due to the adjacency of the MHPA. The Softball Athletic Complex & 100 Yard Golf Practice Hole would necessitate a covenant of easement for 2.2 acres (Attachment 6). The undisturbed areas around both project sites within the MHPA would be conveyed to the City's MSCP preserve through either fee title to the City, a

conservation easement or covenant of easement granted in favor of the City and the wildlife agencies.

The existing drainage pattern at the proposed Recreation, Wellness and Aquatic Center generally flows south to north predominately as sheet runoff across existing parking, roadway, and landscape areas and is directed into multiple catch basins and curb inlets. A public storm drain runs under the parking lot at the eastern edge of the site. The public and private storm drain systems within the area collect flows from three off-site areas: Marian Way, San Dimas Avenue, and the Jenny Craig Pavilion. All of the runoff is directed into the public storm drain system which outfalls into Tecolote Canyon. The drainage for the proposed softball/golf facility project area (sheetflow) would be directed into a private curb inlet and private catch basin which connects to an existing public 54-inch storm drain which directs the flow into Tecolote Canyon. The infiltration basin at the Recreation, Wellness and Aquatic Center, depression (infiltration basin) in the grass area of the golf chipping facility, and the inlet based filtration system would be installed to treat runoff before it is connected into the Campus's main underground storm drain system. The amount of runoff from the site would not be significantly increased, since the increased peak flow when the project is developed would be 2.7 cubic feet per second during a 100-year storm event. The removal of the existing asphalt court and replacement with a grassy area at the golf facility would reduce the impervious footprint of the site, and the runoff would be treated prior to entering the MHPA. All runoff would be directed away from the canyon rims. Therefore, the proposed projects as designed 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.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The proposed three-story, 113,508 square-foot, Recreation, Wellness and Aquatic Center would require grading 2.92-acres of the 3.36-acre site with 13,600 cubic yards of cut at a maximum depth of 30 feet, 2600 cubic yards of fill, and the export of 11,000 cubic yards of soil. The Softball, Golf and Club Sports facility would require grading 1.25-acres of the 1.39 acre site with 600 cubic yards of cut, 2,100 cubic yards of fill and the import of 2,000 cubic yards of soil with a maximum depth of cut of 2 feet.

The existing drainage pattern at the proposed Recreation, Wellness and Aquatic Center generally flows south to north predominately as sheet runoff across existing parking, roadway, and landscape areas and is directed into multiple catch basins and curb inlets. A public storm drain runs under the parking lot at the eastern edge of the site. The public and private storm drain systems within the area collect flows from three off-site areas: Marian Way, San Dimas Avenue, and the Jenny Craig Pavilion. All of the runoff is directed into the public storm drain system which outfalls into Tecolote Canyon. The drainage for the proposed softball/golf facility project area (sheetflow) would be directed into a private curb inlet and private catch basin which connects to an existing public 54-inch storm drain which directs the flow into Tecolote Canyon. The infiltration basin at the Recreation, Wellness, and Aquatic Center, depression (infiltration basin) in the grass area of the golf chipping facility, and the inlet based filtration system would be installed to treat runoff before it is connected into the Campus's main underground storm drain system. The amount of runoff from the site would not be significantly increased, since the

increased peak flow when the project is developed would be 2.7 cubic feet per second during a 100-year storm event. The removal of the existing asphalt court and replacement with a grassy area at the golf facility would reduce the impervious footprint of the site, and the runoff would be treated prior to entering the MHPA. All runoff would be directed away from the canyon rims. With these runoff improvements in place, no flood or erosional issues are expected from the project.

A 79-foot Zone 1 Brush Management area is required for the Recreation, Wellness and Aquatic Center. No Zone 2 brush management is required. The Softball/Golf Facility does not require a Zone 1 nor Zone 2 brush management. With these brush management zones in place, all fire related issues have been address. Therefore, the project as designed 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.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The project was designed to be in conformance with the Tecolote Canyon Rim Guidelines. The eastern, one-story, portion of the Recreation, Wellness and Aquatic Center building is set back 32 feet from the canyon rim while the western, three-story portion is set back approximately 100 feet from the rim. The area between those two portions contains the swimming pool and breaks up the mass of the building so that a walling off effect is avoided. The softball/golf facility building is approximately 130 feet from the canyon rim with the roof approximately 30 feet above the rim. Both structures are set back from the canyon rim to reduce visual impacts to the canyon. The project is located within and adjacent to the Multi-Habitat Planning Area and the project includes a request for a MHPA boundary line correction for the golf chipping area. A "Biological Resources Letter Report for the University of San Diego Athletic Recreation Master Plan Update" (September 26, 2008) was prepared by Helix Environmental Planning, Inc. to assess potential project impacts to biological resources. According to the report, sensitive vegetation occurs on the 180-acre USD campus, but not within the two proposed project areas. The project areas contain less than 0.1-acre of Eucalyptus woodland and 4.8-acres of developed land containing permanent structures, pavement and landscaping. No narrow endemic or MSCP-covered species would be impacted by the project. There was no potential for the U.S. Army Corps of Engineers, California Department of Fish and Game or City jurisdictional areas within the two project areas. A small portion (0.3 acre) of the golf facility project area is located within the MHPA. Previously this area was legally graded prior to the establishment of the MHPA. As part of this project, the MHPA boundary line would shift to the north and west at the golf chipping facility resulting in a reduction of 0.3 acre of developed land from the MHPA but no loss of habitat. USD would be required to execute a covenant of easement for 0.8 acres for the Recreation, Wellness and Aquatic Center due to the adjacency of the MHPA. The Softball Athletic Complex & 100 Yard Golf Practice Hole would necessitate a covenant of easement for 2.2 acres (Attachment 6). The undisturbed areas around both project sites within the MHPA would be conveyed to the City's MSCP preserve through either fee title to the City, a conservation easement or covenant of easement granted in favor of the City and the wildlife agencies.

The existing drainage pattern at the proposed Recreation, Wellness and Aquatic Center generally flows south to north predominately as sheet runoff across existing parking, roadway, and landscape areas and is directed into multiple catch basins and curb inlets. A public storm drain runs under the parking lot at the eastern edge of the site. The public and private storm drain systems within the area collect flows from three off-site areas: Marian Way, San Dimas Avenue, and the Jenny Craig Pavilion. All of the runoff is directed into the public storm drain system which outfalls into Tecolote Canyon. The drainage for the proposed softball/golf facility project area (sheetflow) would be directed into a private curb inlet and private catch basin which connects to an existing public 54-inch storm drain which directs the flow into Tecolote Canyon. The infiltration basin at the Recreation, Wellness and Aquatic Center, depression (infiltration basin) in the grass area of the golf chipping facility, and the inlet based filtration system would be installed to treat runoff before it is connected into the Campus's main underground storm drain system. The amount of runoff from the site would not be significantly increased, since the increased peak flow when the project is developed would be 2.7 cubic feet per second during a 100-year storm event. The removal of the existing asphalt court and replacement with a grassy area at the golf facility would reduce the impervious footprint of the site, and the runoff would be treated prior to entering the MHPA. All runoff would be directed away from the canyon rims. Therefore, the proposed projects as designed will result in minimum disturbance to environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. Mitigated Negative Declaration No. 140201, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level below significance, any potential impacts identified in the environmental review process. USD would be required to execute a covenant of easement for 0.8 acres for the Recreation, Wellness and Aquatic Center due to the adjacency of the MHPA. The Softball Athletic Complex & 100 Yard Golf Practice Hole would necessitate a covenant of easement for 2.2 acres (Attachment 6). The undisturbed areas around both project sites within the MHPA would be conveyed to the City's MSCP preserve through either fee title to the City, a conservation easement or covenant of easement granted in favor of the City and the wildlife agencies. Therefore, the project as proposed, will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The project site is approximately five miles east of the Pacific Ocean and therefore, will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. Mitigated Negative Declaration, Project No. 140201 was prepared and includes mitigation measures that requires monitoring for Biological Resources/MHPA, Paleontological Resources, and Waste Management. The proposed project would impact less than 0.1 acre of eucalyptus woodland and 4.8 acres of developed land. No sensitive plant or animal species were observed or detected within the areas; therefore, since no direct impacts to sensitive species would occur, no mitigation is required. The proposed project would require excavation at a maximum depth of 30 feet with approximately 13,200 (total for both sites) cubic yards of cut which would exceed the significance determination thresholds and potentially impacting paleontological resources. Disturbance or loss of fossils without adequate documentation and research would be considered a significant environmental impact. Therefore, a Mitigation, Monitoring, and Reporting Program as detailed in Section V of the MND would be implemented. The program requires that a qualified Paleontologist or Paleontological Monitor be present during excavations that could impact previously undisturbed formations. If significant paleontological resources are discovered, a recovery and documentation program would be implemented. With implementation of the Mitigation, Monitoring and Reporting Program, impacts to paleontological resources would be reduced to below a level of significance.

The City of San Diego is required to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. According to the Development Services Department Significance Thresholds, projects that would construct over 50 multi-family units and/or propose over 40,000 square feet of construction are required to prepare a solid waste generation/disposal plan which addresses demolition, construction and the occupancy phases of the project. In this case, the proposed project would construct an 113,507-square-foot Recreation, Wellness, and Aquatic Center and a 9,008-square-foot Golf, Softball, and Club Sports facility which exceeds the threshold. As mitigation for cumulative impacts to the landfill, a waste management plan must be prepared by the applicant and approved by the Environmental Services Department. Compliance with this mitigation condition would reduce the project's contribution to cumulative waste management impacts to below a level of significance and is therefore reasonably related to the impacts of the project. Therefore, the nature and extent of mitigation required as condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The project site is located within the Linda Vista Community Planning Area, and has an Institutional land use designation. The University of San Diego is an 180-acre site that has

an existing Conditional Use and Resource Protection Ordinance Permit, "Master Plan" 92-0568, approved on October 29, 1996 for existing improvements and phased construction and implementation of 23 Master Plan projects and two future Study Areas. The proposed project is consistent with the land designation and complements the prior approved permits, and will therefore not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The USD campus is located north of Linda Vista Road, east of Cushman Street and Cushman Place, west of Via Las Cumbres, and south of Tecolote Canyon Natural Park. The proposed Recreation, Wellness and Aquatic Center would be located within the north-central area of the campus and the proposed Softball and Golf facility would be located at the northeastern corner of the campus. All proposed construction will comply with state and local codes and regulations for construction, including compliance with Site Design Best Management Practices (BMPs), the State Water Resources Control Board, and Waste Discharge Requirements for Discharges of Storm Water Runoff. Mitigated Negative Declaration, Project No. 140201 was prepared and includes mitigation measures that requires monitoring for Biological Resources/MHPA, Paleontological Resources, and Waste Management. With implementation of the Mitigation, Monitoring and Reporting Program, impacts would be reduced to below a level of significance. Public health, safety and welfare were not identified in the Mitigated Negative Declaration. Therefore, the project as proposed would not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The proposed three-story, 113,508 square-foot, Recreation, Wellness and Aquatic Center and two-story, 9,008 square-foot Softball Athletic Complex & 100 Yard Golf Practice Hole, are requesting height deviations for structures, walls, lighting and golf netting. Other than the requested deviations, which are allowed with a Planned Development Permit, the project meets the development regulations, complies with the Conditional Use and Resource Protection Ordinance Permit, "Master Plan" 92-0568 and meets the goals and objectives of the Linda Vista community plan. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The first project is a three-story, 113,508 square-foot Recreation, Wellness and Aquatic Center which would include a climbing wall, swimming pool, two court gymnasium, weight lifting, cardio facilities, racquetball and squash courts. The project would replace an

artificial turf soccer field on 3.36 acres. The proposed facility would range in height from 65 feet to 95 feet and with pool lighting at 80 feet, where the maximum height allowed is 30 feet. Additionally, the project would have a retaining wall, 20 feet in height where the maximum height allowed is 12 feet. The second project is a two-story, 9,008 square-foot Softball Athletic Complex which would include locker rooms, a ticket office and lounges and a 100 yard golf practice hole. The project would replace an existing softball field, paved basketball courts, restrooms and a storage facility on 2.2 acres. The proposed facility would range in height from 32 to 37 feet, with golf netting at 40 feet, and lighting at 60 feet where the maximum height allowed is 30 feet. Additionally, the project would have a retaining wall, 13 feet in height where the maximum height allowed is 12 feet.

One objective of the University is to maintain and provide additional recreation and athletic facilities. The projects are consistent with that objective and would comply with the Linda Vista Community Plan Land Use designation. The proposal would comply with the relevant sections of the approved USD Master Plan Design Guidelines including Site Planning, Entries/Circulation/Parking, Landscaping and Lighting. The proposed facilities have been designed to blend with the existing 16th Century Spanish Renaissance architectural style buildings on campus. The University, which has 7,000 full time equivalent students, has high visibility within the Linda Vista Community. The Immaculata Church is a San Diego landmark visible from Tecolote Canyon, Mission Bay and Interstate 5. The two proposed project as designed will enhance recreational and athletic facilities for the University student body and will minimize travel that would otherwise take place off campus and surrounding neighborhoods. Therefore, when considered as a whole, the proposed projects will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

USD is proposing construction of two developments on campus. The first is a Recreation, Wellness and Aquatic Center and the second, a Softball Athletic Complex and 100 Yard Golf Practice Hole. The first project is a three-story, 113,508 square-foot Recreation, Wellness and Aquatic Center which would include a climbing wall, swimming pool, two court gymnasium, weight lifting, cardio facilities, racquetball and squash courts. The project would replace an artificial turf soccer field on 3.36-acres. The proposed facility would range in height from 65 to 95 feet and with pool lighting at 80 feet, where the maximum height allowed is 30 feet. Additionally, the project would have a retaining wall, 20 feet in height where the maximum height allowed is 12 feet. The second project is a two-story, 9,008 square-foot Softball Athletic Complex which would include locker rooms, a ticket office and lounges and a 100 yard golf practice hole. The project would replace an existing softball field, paved basketball courts, restrooms and a storage facility on 2.2 acres. The proposed facility would range in height from 32 to 37 feet, with golf netting at 40 feet, and lighting at 60 feet where the maximum height allowed is 30 feet. Additionally, the project would have a retaining wall, 13 feet in height where the maximum height allowed is 12 feet.

The proposed recreational facilities are consistent with the existing height, bulk, scale and architectural style of all existing structures and structure currently under construction, as they range from 30 feet to 167 feet. The goal of the USD Master Plan Design Guidelines is to

maintain and enhance the traditional Spanish Renaissance design theme. The proposed structures would be designed to mimic similarly designed towers on campus. The proposed 20-foot retaining wall for the Recreation, Wellness and Aquatic Center would only be visible from the USD campus and would present as part of the building structure itself. The 13-foot retaining wall at the Softball Athletic Complex was designed to support a staircase that allows access from the upper and lower levels of the golf facility in order to facilitate access. The portions of both retaining walls would be comparable to all existing and proposed structures on the campus. The proposed 40-foot golf netting is the minimum necessary to prevent golf balls from entering Tecolote Canyon and any sensitive biology. The proposed 60-foot and 80-foot lighting was designed to provide illumination for evening use, provide safety and eliminate impacts to adjacent areas. Increased height light poles allows the lighting to be focused downward as opposed to a standard light pole. This decreases the amount of light that is directed horizontally and onto adjacent facilities. This is especially important in areas adjacent to MHPA. Additionally, the pool facility requires light standards to focus light towards the water surface. This allows the light to penetrate the surface and illuminate objects under the water. Lower light standards direct light at the water surface from an angle. This would cause the light to reflect off the surface and not to penetrate the pool bottom, making it harder for lifeguards to see swimmers under the water surface. Therefore, the proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 489856 an amendment to Conditional Use and Resource Protection Ordinance Permit No. 92-0568, Site Development Permit No. 585430 and Planned Development Permit No. 585432 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 489856, 585430 and 585432, a copy of which is attached hereto and made a part hereof.

Edith Y. Gutierrez
Development Project Manager
Development Services

Adopted on: February 5, 2009

Job Order No. 42-8619

cc: Legislative Recorder, Development Services Department



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 2

Project Name : WELLNESS RECREATION CENTER		Project Number 140201	Distribution Date 10/12/2007
Project Scope: LINDA VISTA JO#42-8619. (PROCESS 3) Conditional Use Permit (CUP) to amend CUP 92-0568 for a 113,507 sq ft recreation/aquatic center and a 9,008 sq ft sport facility at 5989 San Dimas Avenue in the RM-3-7 & OR-1-1 Zone within the Linda Vista Community Plan. FAA Part 77. Council District 6. Notice Cards=3.			
Project Location 5989 San Dimas Avenue			
Applicant Name: Jacob Wittler		Applicant Phone No. (858) 751-0633	
Related Projects			
Project Manager Morris Dye	Phone Number (619) 446-5201	Fax Number (619) 446-5245	E-mail Address MDye@sandiego.gov
Community Plan LINDA VISTA	Council District 6		
Existing Zone	Proposed Zone	Building Height	Number of Stories
FAR			
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 0	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
Agenda Date:	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:			
NAME DONNA ERICKSON		TITLE Vice Chair Acting Chair	
SIGNATURE Donna Erickson		DATE 11-26-07	
<p><i>Attach Additional Pages If Necessary.</i> Please Return Within 30 Days of Distribution of Project Plans To:</p> <p style="text-align: center;">Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>			

MINUTES OF THE JULY 16, 2008 MEETING OF THE
TECOLOTE CANYON NATURAL PARK
CITIZEN'S ADVISORY COMMITTEE

TIME AND PLACE

The meeting of the Tecolote Canyon Citizens' Advisory Committee was held at 7:00 p.m. on July 16, 2008 at the Tecolote Nature Center, 5180 Tecolote Road, San Diego, CA. 92110

ATTENDANCE

Members Present

Dave Potter
Don Steele
Eloise Battle
Ed Hatch
Raymond Shipps
Rob Spahitz
Suzy Ellison-Logan
Ingrid Lewin

Members Absent

Don Wetzel, Bob Mathers, Cathy Kagen (excused)

Guests

Steven Kettler, Mark Rowson, Tom Cleary (USD, Latitude 33)

City of San Diego Staff

Carla Frogner, Park and Recreation Department, Laura Ball, MWWD

CALL TO ORDER

Chair Eloise Battle called the meeting to order at 7:06 p.m.

APPROVAL OF THE MINUTES

Motion: To approve the minutes of the meeting of May 21, 2008 (Don Steele) The motion was seconded by (Dave Potter) motion carried unanimously.

CHAIRPERSONS REPORT

Eloise talked about the walk she took with Laura Ball describing the pipe projection project in central Tecolote Canyon. Eloise discussed the quorum that is needed to hold meetings and announced she needed to ratify the minutes from May 21, 2008 action item 201 to remain legal. Eloise asked the committee to confirm Anitra Kaye as a new member to TCCAC and Anitra were told about the annual filling of the conflict of interest form 700. **Motion:** to confirm Anitra as a new member Don Steele **Second:** by Dave Potter motion passed unanimously.

TREASURER'S REPORT

Ingrid Lewin reported that the committee has a total of \$1024.42.

WILDLIFE REPORT

Carla Frogner the rare visiting bird Rose Breasted Grosbeak pair was in Tecolote Canyon up by the Golf Course and several rattle snakes sightings.

STAFF REPORT

Carla Frogner thanked Park Ranger Janice for working with Alpha Project cleaning up an area of Tecolote Canyon belonging to CPI Kelly St. has a large homeless population that destroy the area next to open space canyon, so Janice and her crew cleaned it up and had the Police remove the homeless.

CITY COUNCILMEMBER'S REPORT

No Keith Corry no report Eloise did say he was still working on an internet connection for the front desk computer.

ACTION ITEMS201. Mt. Ashmun Dr. Pipe Protection Project (Laura Ball)

Laura gave a presentation to the committee describing the project and how MWWD would stabilize and protect the pipe using rip rap and that the long term fix would be interlocking pavers. Laura showed the committee pictures of such a fix already in the canyon working nicely. The project would begin next year after bird nesting season. **Motion:** Dave Potter to approve the plan in concept **Second:** by Don Steele. Motion passed unanimously.

202. Pipe repair Balboa near manhole 346 (Laura Ball)

Laura showed pictures of a pipe hanging in the air with a clamp holding it together. In order to make repairs to this pipe the crew needs to widen the existing path to 10' it is currently about 8'.

They will also need to trim some oak trees and other vegetation however no impacts to the stream bed so no Army Corp permit needed. They will do the work outside of the bird nesting season next year. **Motion:** Don Steele to approve the plan **Second:** by Dave Potter Motion passed.

203. USD aquatic wellness center and golf practice field/lighting

Mark Rowson and Steven Kettler, along with Tom Cleary of USD, described the Wellness Center and the golf practice field using maps and drawings showing the canyon rim and that all the plant material that will be used does meet with the Tecolote Canyon rim guidelines. Also the lighting study for the golf field area is completed and no impacts to the MHPA. The lights will be installed to face away from the canyon and towards the college. A property line that shows the MHPA was incorrectly place on the map so it was relined to be more accurate. The committee requested copies of the conceptual landscape plans and wants the group to come back after the Mitigated Negative Declaration is issued and can be reviewed. **Motion:** Dave Potter support of the project in concept **Second** Rob Spahitz. Motion passed unanimously.

DEVELOPMENT SERVICES
Project Chronology
WELLNESS RECREATION CENTER - PROJECT NO. 140201

Date	Action	Description	City Review Time	Applicant Response
10/12/07	First Submittal	Project Deemed Complete		
12/13/07	First Submittal Complete		1 month, 7 days	
04/09/08	Second submittal			2 months, 20 days
05/22/08	Second Submittal Complete		1 month, 1 day	
07/21/08	Third submittal			1 month, 10 days
08/22/08	Third Submittal Complete		24 days	
09/29/08	Fourth Submittal			25 days
10/30/08	Fourth Submittal Complete		26 days	
10/30/08	Draft MND		1 day	
12/08/08	Final MND		24 days	
02/07/08	Public Hearing	Planning Commission	1 month, 5 days	
TOTAL STAFF TIME			5 months, 28 days	
TOTAL APPLICANT TIME				4 month, 25 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to PC Hearing	10 months, 23 days	

** Based on 30 business days equals to one month

LOCATION / OCCUPANCY

**WELLNESS & AQUATIC CENTER
AREA/OCCUPANCY:**

LOCATION: TYPE III-F-R.
YES
3/85'-0"
A2.1, A3, B, S2

**& CLUB SPORTS FACILITY
AREA/OCCUPANCY:**

LOCATION: TYPE V-N
YES
2/20'-0"
A3, B, S1, S2

DEVELOPMENT SUMMARY

THE PROJECT IS A REVISION TO THE UNIVERSITY OF SAN DIEGO MASTERPLAN FOR INTRAMURALS, RECREATION, CLUB SPORTS & INTERCOLLEGIATE ATHLETICS. ITS MAJOR COMPONENTS ARE A NEW RECREATION, WELLNESS & AQUATICS CENTER AND A NEW GOLF, SOFTBALL, & CLUB SPORTS FACILITY.

- THE 3 STORY, 113,507 SQ. FT. RECREATION, WELLNESS & AQUATIC CENTER, TO BE LOCATED ON VALLEY FIELD, WILL INCLUDE A CLIMBING WALL, A SWIMMING POOL, A 3 COURT GYMNASIUM, WEIGHT LIFTING AND CARDIO FACILITIES.
- THE SITE IS LOCATED ON THE EXISTING VALLEY FIELD. THE PROPOSED SITE PLAN SHOWS THE PROPOSED BUILDING CUTTING INTO THE EXISTING 2:1 SLOPE THAT BEGINS APPROXIMATELY 7' NORTH OF CAMINO WAY AT APPROXIMATE ELEVATION 175.0'. CARE HAS BEEN TAKEN TO INSURE THAT THE GRADING WILL NOT ENCRDACH INTO THE ADJACENT MHPA SENSITIVE HABITAT.
- THERE IS CURRENTLY AN EXISTING PRIVATE 24" STORM DRAIN LINE THAT RUNS UNDER THE PROPOSED BUILDING FOOTPRINT. OUR PLANS PROPOSE RE-ALIGNING THE PRIVATE STORM DRAIN TO RUN PARALLEL TO THE SOUTH AND WEST SIDES OF THE PROPOSED BUILDING ROOFTOP AND DISCHARGE TO THE PUBLIC STORM DRAIN LOCATED NORTH OF THE PROPOSED BUILDING. THE PRIVATE STORM DRAIN WILL INCORPORATE BMPs TO IMPROVE WATER QUALITY PRIOR TO CONNECTING TO THE EXISTING PUBLIC 24" STORM DRAIN THAT OUTFALLS TO TECOLOTE CANYON TO THE WEST OF THE PROJECT.
- WATER WILL BE PROVIDED TO THE SITE VIA A PRIVATE WATER LATERAL FROM THE PROPOSED 12" WATERLINE APPROXIMATELY 300' EAST OF THE PROJECT. THE PROPOSED 12" PUBLIC WATERLINE IS CURRENTLY BEING DESIGNED AS PART OF THE USD MASTER WATER STUDY DATED AUGUST 2007, AND WILL BE CONSTRUCTED PRIOR TO THE COMPLETION OF THE PROPOSED BUILDING.
- SEWER WILL BE PROVIDED VIA A PRIVATE LIFT STATION LOCATED AT THE SOUTHWEST CORNER OF THE BUILDING. THE LIFT STATION WILL PUMP THE EFFLUENT TO THE EXISTING 8" SEWER LOCATED IN ALCALA PARK WAY SOUTH OF THE PROPOSED BUILDING.
- THE GOLF, SOFTBALL & CLUB SPORTS FACILITY WILL BE 2 STORIES AND 9,008 SQ. FT. IT WILL HOUSE LOCKER ROOMS, A TICKET OFFICE, AND LOUNGES.
- THE SITE IS LOCATED TO THE WEST OF THE EXISTING SOFTBALL FACILITY AND TO THE EAST OF THE EXISTING PAVED RECREATION AREA. THE EXISTING RESTROOM AND PAVED RECREATION AREA ARE TO BE DEMOLISHED. THE PROPOSED SITE PLAN SHOWS THE PROPOSED TWO-STORY BUILDING CUTTING INTO THE EXISTING 1.5:1 SLOPE AT APPROXIMATE ELEVATIONS OF 131' (EXISTING SOFTBALL FIELD LEVEL) AND CONTINUING DOWN TO 128' (EXISTING PAVED RECREATIONAL AREA LEVEL). THE FINISH FLOOR SURFACE ELEVATION IS APPROXIMATELY 128' AND THE SECOND FLOOR FINISH FLOOR ELEVATION IS 141'. THE EXISTING SOFTBALL FIELD WILL REMAIN "AS IS". ADA ACCESS TO THE SOFTBALL FIELD WILL REMAIN AT THE SAME LOCATION AS THE EXISTING CONDITION, NEAR THE SOUTHEAST SIDE OF THE SITE. A PROPOSED GOLF CHIPPING AREA IS PROPOSED TO THE WEST OF THE PROPOSED BUILDING, WHERE MINOR GRADING WILL OCCUR TO ENHANCE THE TERRAIN. THE PROPOSED GOLF FIELD AREA ENCRACHES INTO AN EXISTING MHPA AREA. THE MHPA BOUNDARY WILL BE CORRECTED TO REMOVE AREAS THAT WERE DISTURBED PRIOR TO THE ESTABLISHMENT OF THE MSCP.
- DRAINAGE ON THE SITE IS TO FOLLOW EXISTING DRAINAGE PATTERNS.
- WATER FOR THE PROPOSED BUILDING IS BEING PROVIDED VIA A PRIVATE WATER LATERAL FROM THE PROPOSED 8" WATERLINE LOCATED IN THE ROAD.
- SEWER IS BEING CONVEYED VIA A PROPOSED SEWER LATERAL FROM AN EXISTING 8" SEWER MAIN ON THE SOUTHWEST END OF THE SITE.

EXISTING AREAS

**WELLNESS & AQUATIC CENTER
AREA:**

63,757 SF
33,770 SF
15,980 SF

BUILDING AREA: 113,507 SF

**& CLUB SPORTS FACILITY
AREA:**

4,752 SF
4,256 SF

BUILDING AREA: 9,008 SF

DESCRIPTION

THE CITY OF SAN DIEGO, STATE OF CALIFORNIA,
ORDER OF SAN DIEGO COUNTY NOVEMBER 23,

THE CITY OF SAN DIEGO, COUNTY OF SAN
IE OFFICE OF THE COUNTY RECORDER OF SAN

PROJECT TEAM

ARCHITECT
CANNON DESIGN
1901 AVENUE OF THE STARS, SUITE 175
LOS ANGELES, CA 90067
PHONE: 310.229.2700
FAX: 310.229.2800

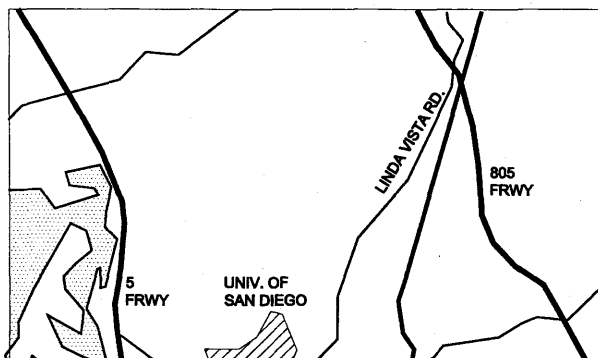
LANDSCAPE ARCHITECT
KTU+A
3916 NORMAL STREET
SAN DIEGO, CA 92103
PHONE: 619.294.4477
FAX: 619.294.9965

CIVIL ENGINEER
LATITUDE 33 PLANNING AND ENGINEERING
4933 PARAMOUNT DRIVE, SECOND FLOOR
SAN DIEGO, CA 92123
PHONE: 858.751.0633
FAX: 858.751.0634

OWNER

UNIVERSITY OF SAN DIEGO
5998 ALCALA PARK
SAN DIEGO, CA 92110
PHONE: 619.260.4666
FAX: 619.260.4634

VICINITY MAP



CONSTRUCTION PERMIT, THE APPLICANT SHALL
MANAGEMENT PRACTICES NECESSARY TO COMPLY
(GRADING REGULATIONS) OF THE MUNICIPAL
SPECIFICATIONS.

CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A
THE WPCP SHALL BE PREPARED IN
PENDIX E OF THE CITY'S STORM WATER

Revised Master Plan for Intramurals,
Recreation, Club Sports & Intercollegiate
Athletics

UNIVERSITY
of
SAN DIEGO

CANNON DESIGN

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Buffalo • Toronto • Hamilton • Chicago • St. Louis
Vancouver • Victoria • San Francisco • Los Angeles • Shanghai

LATITUDE 33 PLANNING AND
ENGINEERING

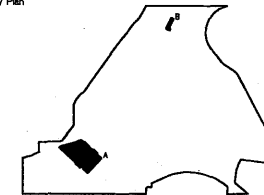
4933 Paramount Drive, 2nd Floor
San Diego, CA 92128

KTU+A LANDSCAPE
ARCHITECTURE + PLANNING

3916 Normal Street
San Diego, CA 92108

Stamp

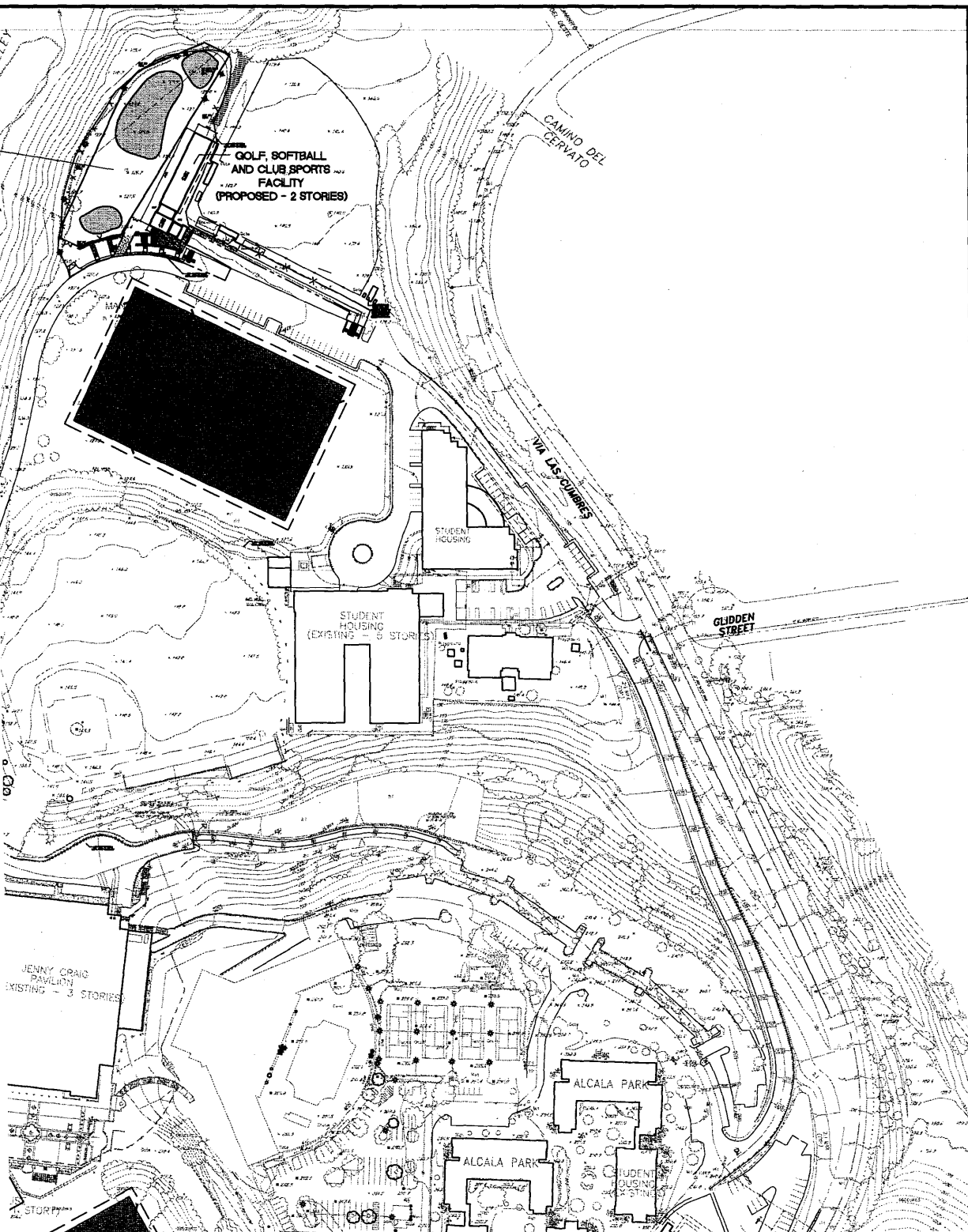
Key Plan



A: RECREATION, WELLNESS & AQUATIC CENTER
B: SOFTBALL, GOLF & CLUB SPORTS FACILITY

**CONDITIONAL USE PERMIT
REVIEW FOR:**

**UNIVERSITY OF SAN DIEGO
REVISED MASTER PLAN FOR
INTRAMURALS, RECREATION,
CLUB SPORTS, AND
INTERCOLLEGIATE ATHLETICS**



**CONDITIONAL USE PERMIT
COMPONENT PROJECTS**

- A. RECREATION, WELLNESS & AQUATICS CENTER
- B. SOFTBALL, GOLF & CLUB SPORTS FACILITY

**Revised Master Plan for Intramurals,
Recreation, Club Sports & Intercollegiate
Athletics**

**UNIVERSITY
of
SAN DIEGO**

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**LATITUDE 33 PLANNING AND
ENGINEERING**

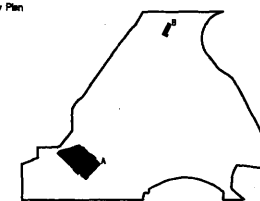
4655 Pennington Drive, 2nd Floor
San Diego, CA 92130

**KTU+A LANDSCAPE
ARCHITECTURE + PLANNING**

3916 Normal Street
San Diego, CA 92108

Stamp

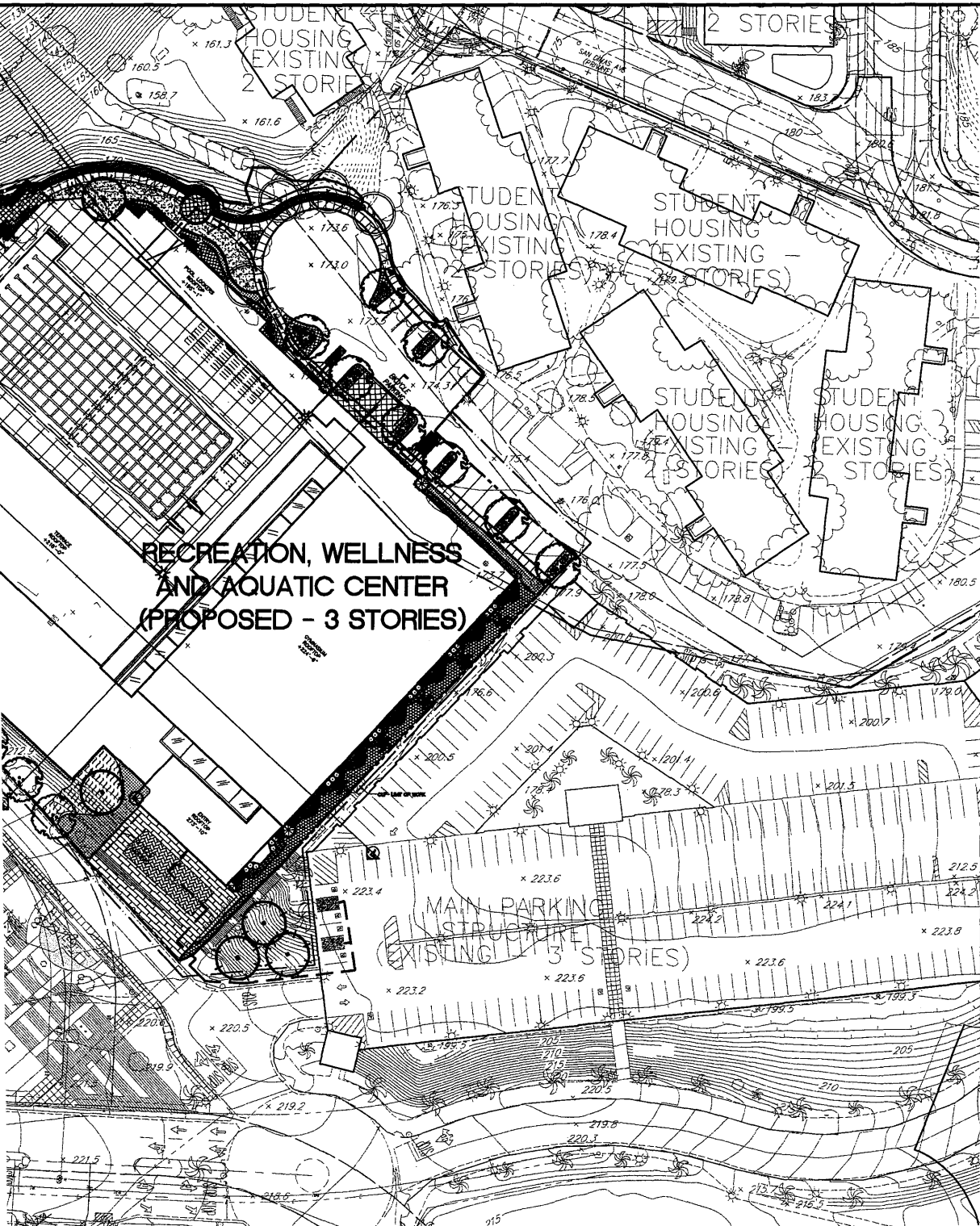
Key Plan



A: RECREATION, WELLNESS & AQUATICS CENTER
B: SOFTBALL, GOLF & CLUB SPORTS FACILITY

**CONDITIONAL USE PERMIT
REVIEW FOR:**

**UNIVERSITY OF SAN DIEGO
REVISED MASTER PLAN FOR
INTRAMURALS, RECREATION,
CLUB SPORTS, AND
INTERCOLLEGIATE ATHLETICS**



Revised Master Plan for Intramurals,
Recreation, Club Sports & Intercollegiate
Athletics
UNIVERSITY
of
SAN DIEGO

CANNON DESIGN

1901 Avenue of the Stars, Suite 175, Los Angeles, California 90041
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Buffalo • Toronto • Hamilton • Chicago • St. Louis
Vancouver • Victoria • San Francisco • Los Angeles • Shanghai

**LATITUDE 33 PLANNING AND
ENGINEERING**

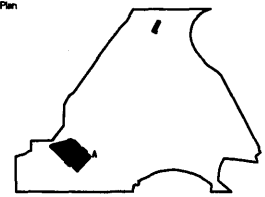
4950 Poway Road, 2nd Floor
San Diego, CA 92128

**KTU+A LANDSCAPE
ARCHITECTURE + PLANNING**

3918 Normal Street
San Diego, CA 92108

Stamp

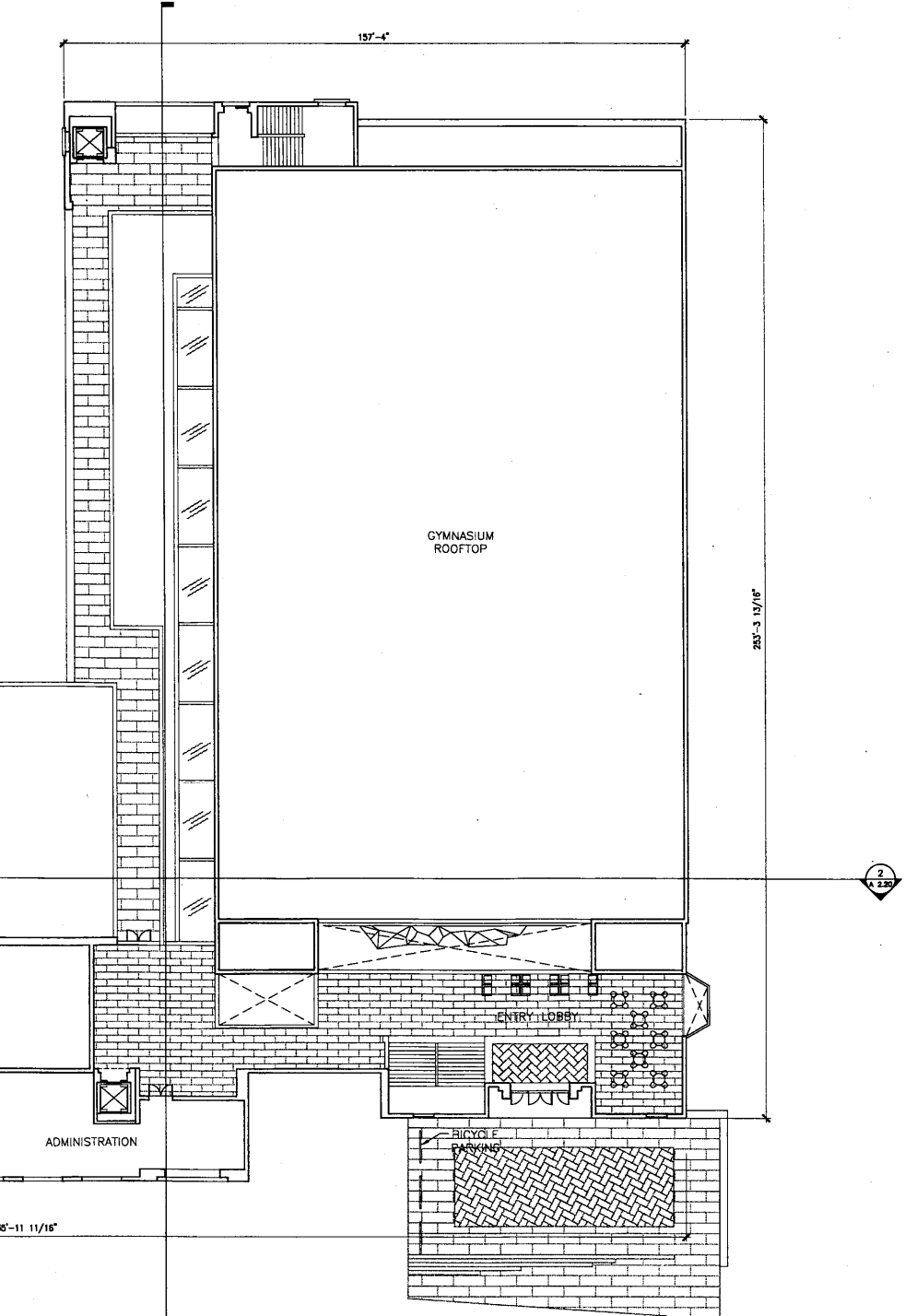
Key Plan



A: RECREATION, WELLNESS & AQUATIC CENTER
& SOFTBALL, GOLF & CLUB SPORTS FACILITY

**CONDITIONAL USE PERMIT
REVIEW FOR:**

**UNIVERSITY OF SAN DIEGO
REVISED MASTER PLAN FOR
INTRAMURALS, RECREATION,
CLUB SPORTS, AND
INTERCOLLEGIATE ATHLETICS**



Revised Master Plan for Intramurals,
Recreation, Club Sports & Intercollegiate
Athletics

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of
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**LATTITUDE 33 PLANNING AND
ENGINEERING**

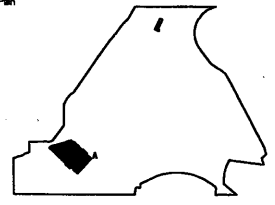
4833 Pensacola Drive, 2nd Floor
San Diego, CA 92123

**KTU+A LANDSCAPE
ARCHITECTURE + PLANNING**

3916 Marston Street
San Diego, CA 92160

Stamp

Key Plan



A: RECREATION, WELLNESS & AQUATIC CENTER
B: SOFTBALL, GOLF & CLUB SPORTS FACILITY

**CONDITIONAL USE PERMIT
REVIEW FOR:**

**UNIVERSITY OF SAN DIEGO
REVISED MASTER PLAN FOR
INTRAMURALS, RECREATION,
CLUB SPORTS, AND
INTERCOLLEGIATE ATHLETICS**

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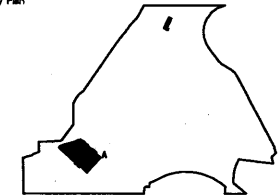
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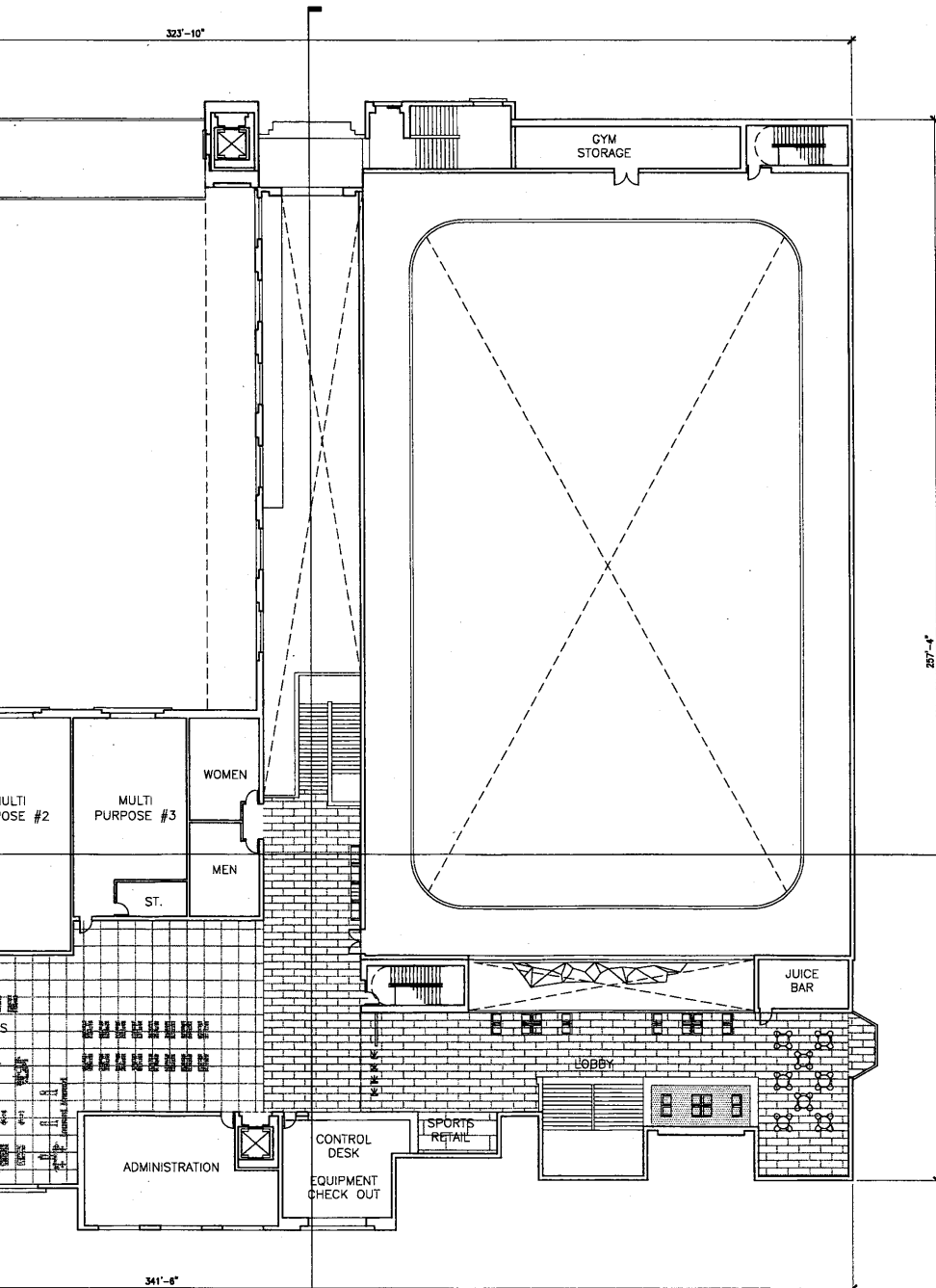
3018 Normal Street
San Diego, CA 92108

Stamp

Key Plan



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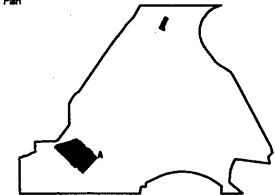
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ARCHITECTURE + PLANNING**

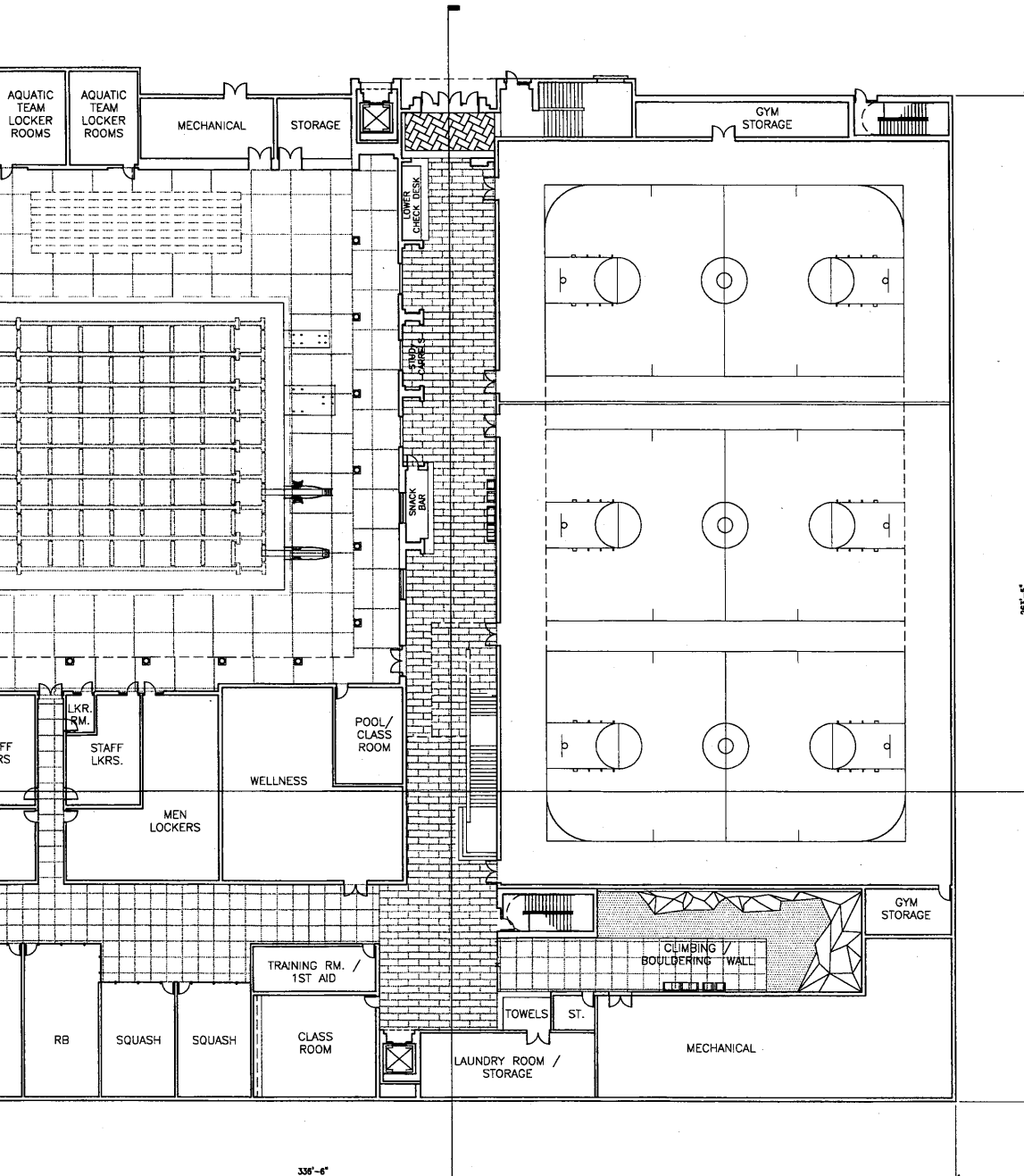
3916 Normal Street
San Diego, CA 92109

Stamp

Key Plan

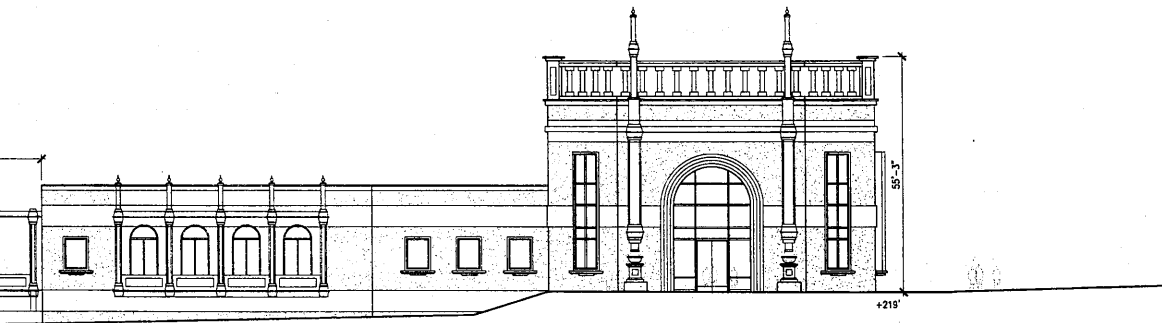


A: RECREATION, WELLNESS & AQUATIC CENTER
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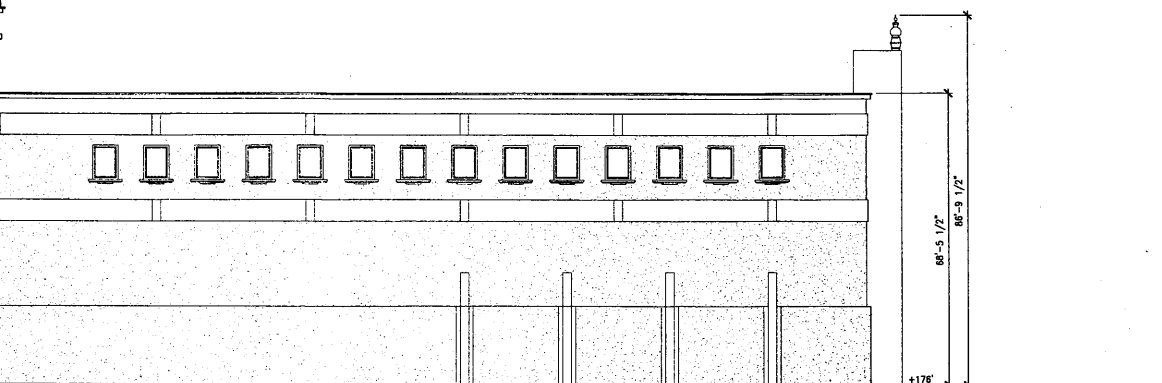


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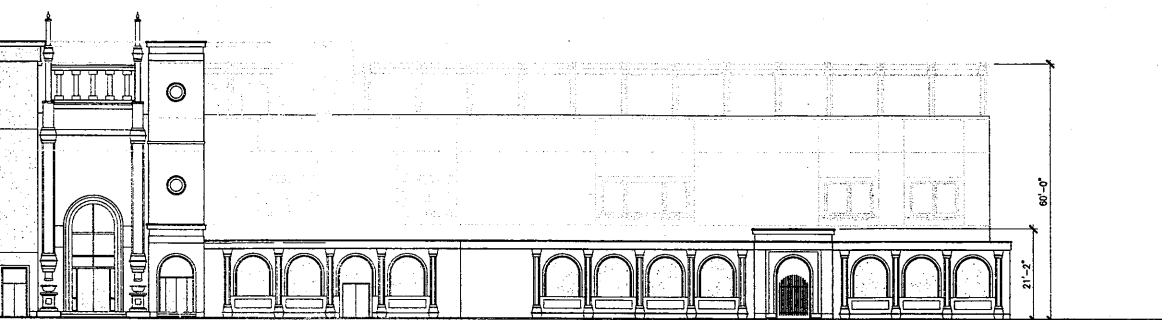
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INTERCOLLEGIATE ATHLETICS**



4 WEST ELEVATION
SCALE: 1" = 20'-0"



3 SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 EAST ELEVATION
SCALE: 1" = 20'-0"

SHEET NOTES:
 (TYPICAL AT ALL PROPOSED NEW CONSTRUCTION)
 EXTERIOR CEMENT PLASTER FINISH (TYPICAL)
 OFF-WHITE COLOR TO MATCH EXISTING CAMPUS BUILDINGS
 TAN CONTRASTING MOULDINGS, FINIALS, AND ARCHITECTURAL DETAILING
 DARK BRONZE ALUMINUM WINDOWS WITH LOW-E HIGH PERFORMANCE GLAZING
 THE EXTERIOR DESIGN OF THE BUILDING SHALL SUBSTANTIALLY COMPLY WITH THE DESIGN GUIDELINES AS SET FORTH IN CUP 92-0568

Revised Master Plan for Intramurals, Recreation, Club Sports & Intercollegiate Athletics

UNIVERSITY of SAN DIEGO

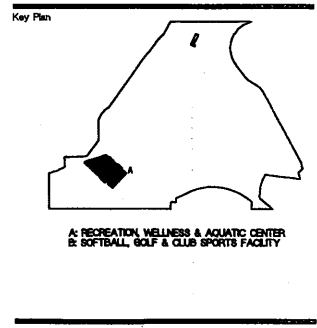
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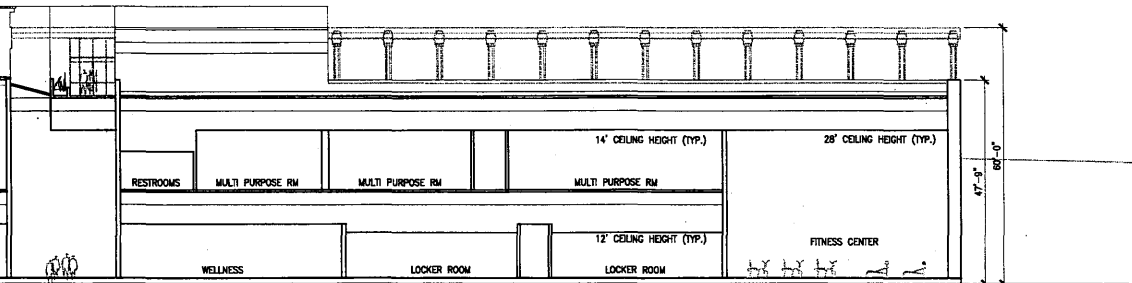
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ENGINEERING**

4033 Paramount Drive, 2nd Floor
San Diego, CA 92128

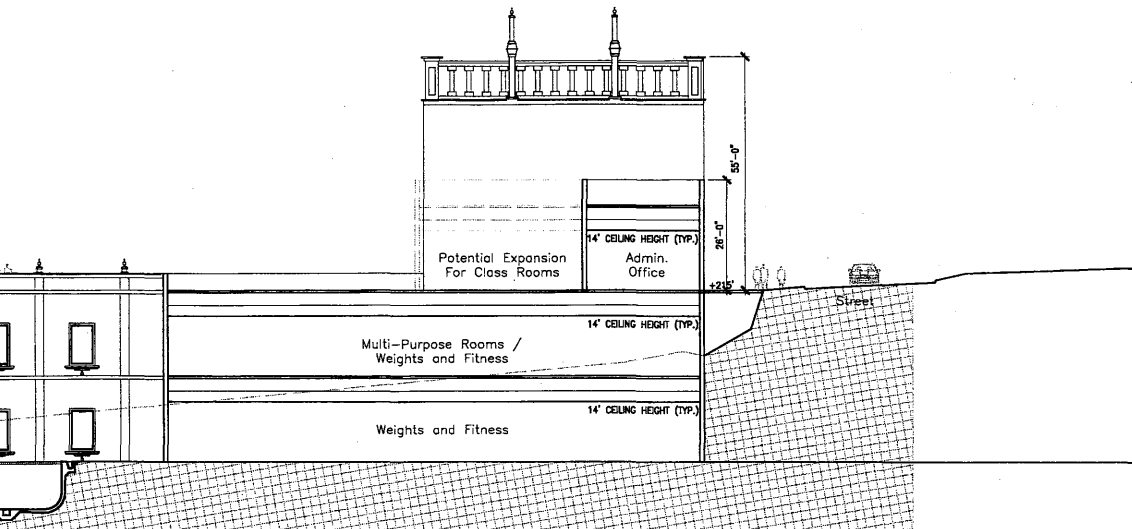
**KTU+A LANDSCAPE
ARCHITECTURE + PLANNING**

3918 Normal Street
San Diego, CA 92103

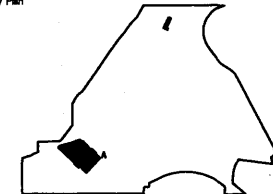
Stamp



2 SECTION
SCALE: 1" = 20'-0"



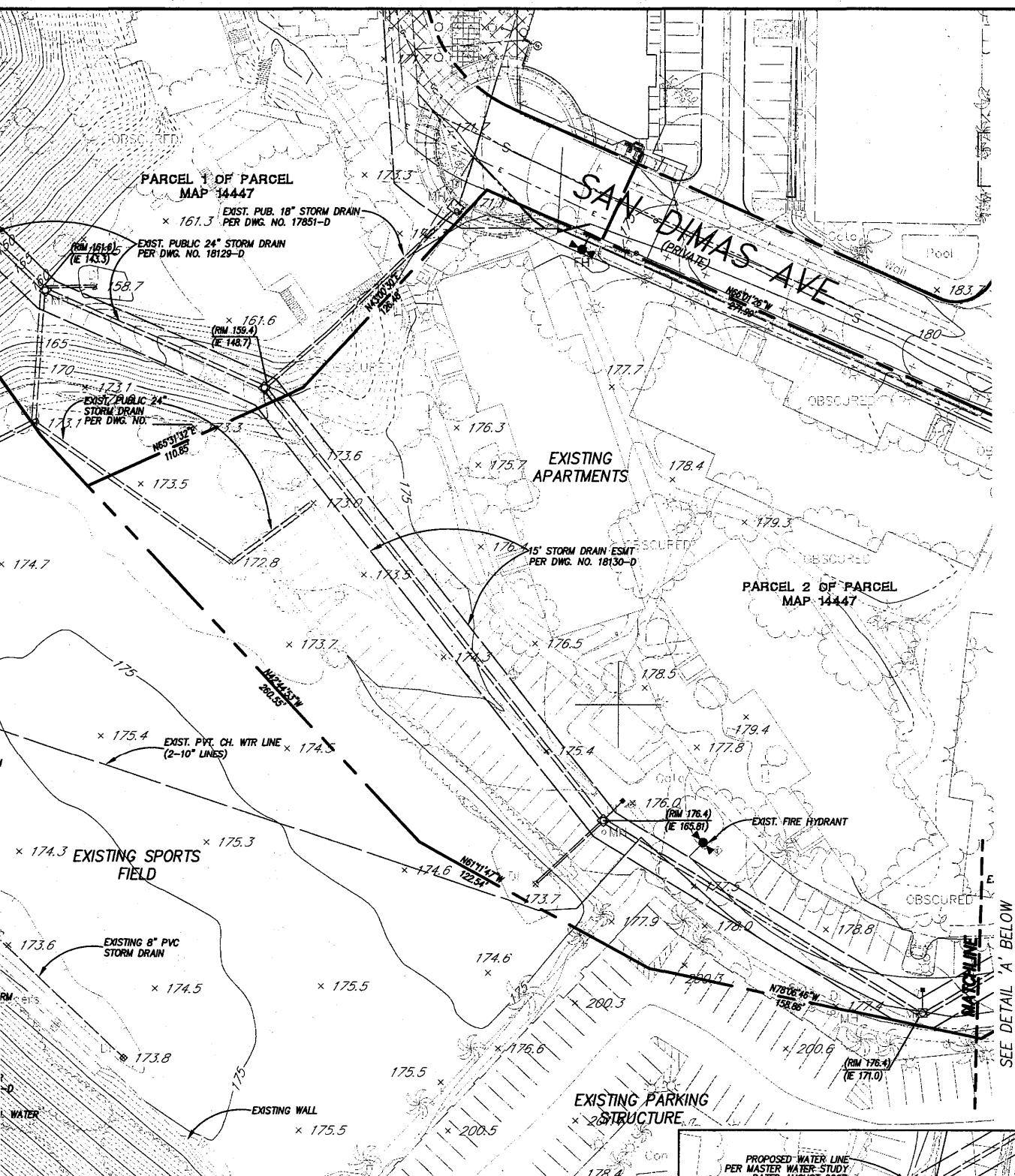
Key Plan



A: RECREATION, WELLNESS & AQUATIC CENTER
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**CONDITIONAL USE PERMIT
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**UNIVERSITY OF SAN DIEGO
REVISED MASTER PLAN FOR
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INTERCOLLEGIATE ATHLETICS**



LEGEND

ITEM	SYMBOL
PROPERTY LINE/PROJECT BOUNDARY	---
EXISTING EASEMENT
EXISTING MHPA	-----
EXISTING SPOT ELEVATIONS	263.83
EXISTING CONTOUR	260
EXISTING SANITARY SEWER & MANHOLE	S-O
EXISTING WATER MAIN	W
EXISTING CHILLED WATER MAIN	CHW
EXISTING FIRE HYDRANT ASSEMBLY	W-H
EXISTING GATE VALVE	W
EXISTING GAS MAIN	G
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN CLEANOUT	SB
EXISTING UNDERGROUND TELEPHONE	T
EXISTING ELECTRICAL LINE	E
EXISTING TREES	(Tree symbol)
EXISTING LIGHT STANDARD	(Light symbol)
EXIST. CURB & GUTTER	---

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 17255 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 23, 1995 APN: 436-280-13
 PARCEL 1 OF PARCEL MAP NO. 14447 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 4, 1986 APN: 436-280-13
 PARCEL 2 OF PARCEL MAP NO. 14447 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 4, 1986 APN: 437-640-27

ZONING INFORMATION

EXISTING ZONING: RS-1-7 (CUP 92-0568)



Steven C. Kettler
 STEVEN C. KETTLER R.C.E. 48358
 REG. EXPIRES 6-30-2010

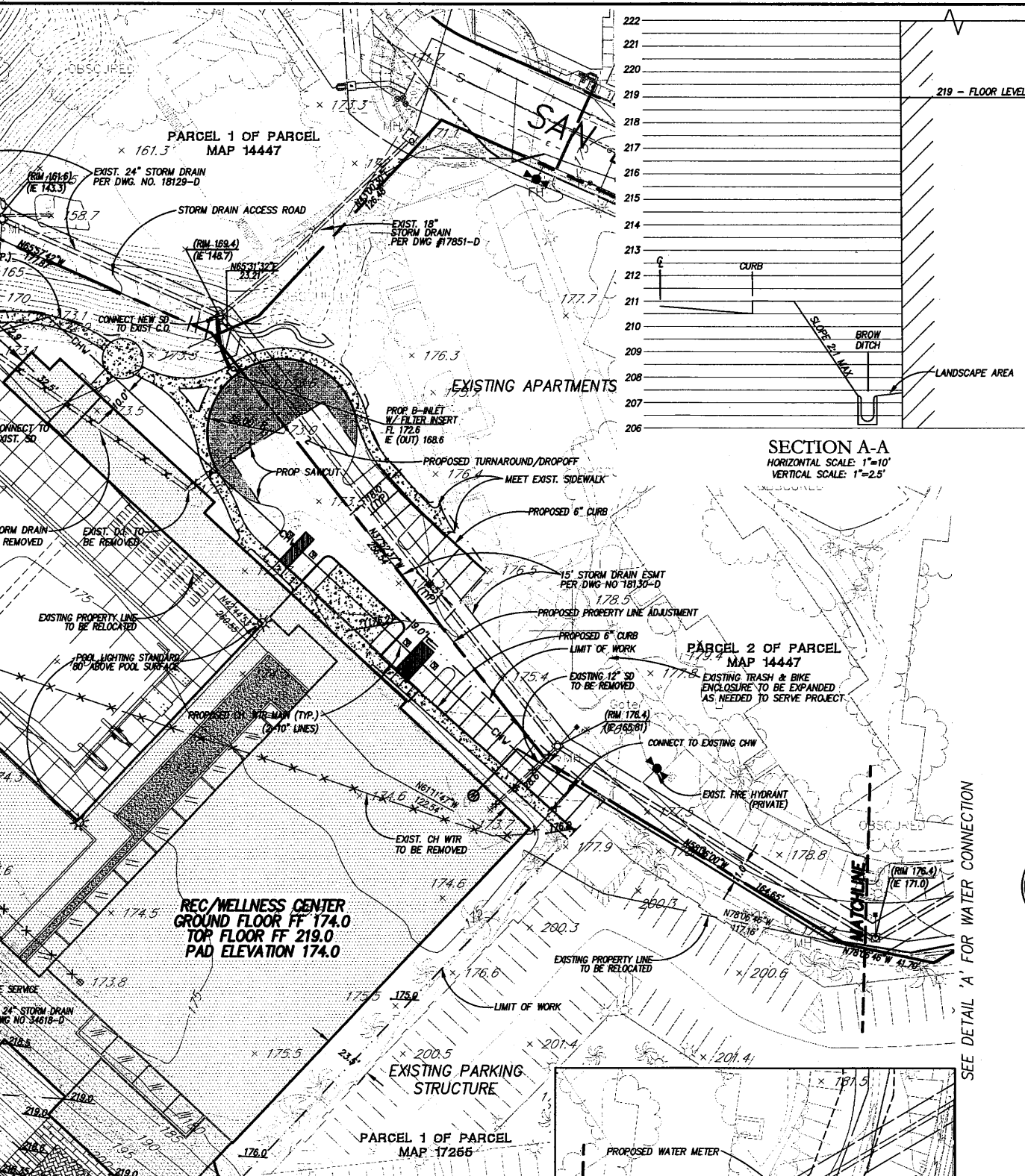
7/26/08
 DATE

**AMENDED CUP FOR:
 UNIVERSITY OF SAN DIEGO
 ATHLETIC FACILITIES
 MASTER PLAN PROJECT
 CUP 92-0568**

Prepared By: _____
 Name: LATITUDE 33 PLANNING AND ENGINEERING Revision 14: _____
 Address: 4933 PARAMOUNT DR., 2nd FLOOR Revision 13: _____
 Revision 12: _____

PROPOSED WATER LINE
 PER MASTER WATER STUDY
 DATED AUGUST 2007

SEE DETAIL 'A' BELOW

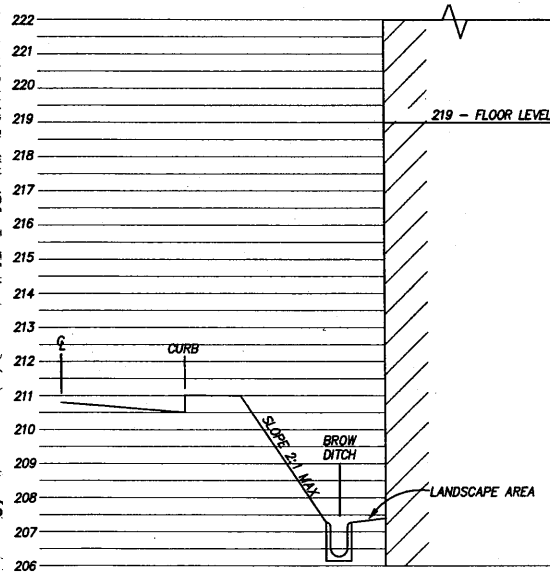


LEGEND

ITEM	SYMBOL
PROPERTY LINE/PROJECT BOUNDARY	---
EXISTING EASEMENT
EXISTING MHPA	-----
EXISTING SPOT ELEVATIONS	263.83
EXISTING CONTOUR	260
EXISTING SANITARY SEWER & MANHOLE	S-O
EXISTING WATER MAIN	W
EXISTING CHILLED WATER MAIN	CHW
EXISTING FIRE HYDRANT ASSEMBLY	H
EXISTING GATE VALVE	W
EXISTING GAS MAIN	G
EXISTING STORM DRAIN	SD
EXISTING STORM DRAIN CLEANOUT	SD-C
EXISTING UNDERGROUND TELEPHONE	T
EXISTING ELECTRICAL LINE	E
EXISTING TREES	(Tree symbol)
EXISTING LIGHT STANDARD	(Light symbol)
EXIST. CURB & GUTTER	(Curb symbol)
PROPOSED STORM DRAIN	(SD symbol)
PROP. WATER LATERAL	(W-L symbol)
PROP. SEWER LATERAL	(S-L symbol)
PROP. FIRE SERVICE	(F-S symbol)
PROPOSED RETAINING WALL	(RW symbol)
PROPOSED CLEANOUT	(C-O symbol)
PROPOSED CATCH BASIN	(CB symbol)
PROPOSED CHILLED WATER MAIN	CHW
EXISTING STORM DRAIN TO BE REMOVED	(SD symbol with X)
EXISTING CHILLED WATER MAIN TO BE REMOVED	(CHW symbol with X)
PROPOSED SIDEWALK	(S-W symbol)
PROPOSED PAVEMENT	(Pavement symbol)
BUILDING/FOUNDATION LIMITS	(Dashed line)
LIMIT OF WORK	(Dashed line with cross-ticks)
LIMIT OF GRADING	(Dashed line with cross-ticks)

SECTION A-A

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2.5'



GRADING

- TOTAL AREA OF SITE: 3.36 ACRES
 - TOTAL AMOUNT OF SITE TO BE GRADED: 2.92 ACRES
 - PERCENT OF TOTAL SITE GRADED: 87%
 - GRADING:
 - SITE CUT: 3700 CY
 - SITE FILL: 2800 CY
 - EXPORT: 1100 CY
- BUILDING EXCAVATION: 9900 CY
TOTAL EXPORT: 11,000 CY
- QUANTITIES SHOWN ARE GEOMETRIC QUANTITIES FROM FINAL GRADES AND ARE NOT INTENDED FOR USE AS PAY QUANTITIES.
- MAXIMUM HEIGHT OF FILL SLOPE(S): 10 FEET, 2% SLOPE
 - MAXIMUM HEIGHT OF CUT SLOPE(S): NO CUT SLOPE
 - AMOUNT OF EXPORT SOIL: 11,000 CY
 - RETAINING WALLS - 50 LF, MAX HEIGHT-20'



STEVEN C. KETTLER
R.C.E. 48358
REG. EXPIRES 6-30-2010

10/29/08
DATE

**AMENDED CUP FOR:
UNIVERSITY OF SAN DIEGO
ATHLETIC FACILITIES
MASTER PLAN PROJECT
CUP 92-0568**

Prepared By:
Name: LATITUDE 33 PLANNING AND ENGINEERING Revision 14:
Revision 13:
Address: 4933 PARAMOUNT DR., 2nd FLOOR Revision 12:
SAN DIEGO, CA 92161

SEE DETAIL 'A' FOR WATER CONNECTION

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 17255 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 23, 1995 APN: 436-280-13

ZONING INFORMATION

EXISTING ZONING: RS-1-7 (CUP 92-0568)

SCALE 1"=30'

LEGEND

ITEM	SYMBOL
PROPERTY LINE/PROJECT BOUNDARY	—
EXISTING EASEMENT	---
EXISTING MHPA
EXISTING SPOT ELEVATIONS	263.83
EXISTING CONTOUR	260
EXISTING SANITARY SEWER & MANHOLE	S O
EXISTING WATER MAIN	W
EXISTING CHILLED WATER MAIN	CHW
EXISTING FIRE HYDRANT ASSEMBLY	⊗
EXISTING GATE VALVE	W
EXISTING GAS MAIN	G
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN CLEANOUT	⊗
EXISTING UNDERGROUND TELEPHONE	T
EXISTING ELECTRICAL LINE	E
EXISTING TREES	☁
EXISTING LIGHT STANDARD	⊗
EXIST. CURB & GUTTER	—
PROP. FIRE SERVICE	⊗

NOTES

1. THE UNIVERSITY WILL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE FROM THE STREET FRONTING THE PROPERTY, PER FHPS POLICY P-00-6.
2. POST INDICATOR VALVE, FIRE DEPARTMENT CONNECTIONS AND THE ALARM BELL WILL BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
3. NO PARKING WILL BE ALLOWED WITHIN THE FIRE LANE.

PTS 140201

Development Services
Fire Plan Review & Inspection
Bob Medan Date 7/2/08

Inspections Required
See these items on
Inspection Report Card

ACCESS TO LOCATIONS

Call (619) 446-5446 to
schedule inspection

DNCT



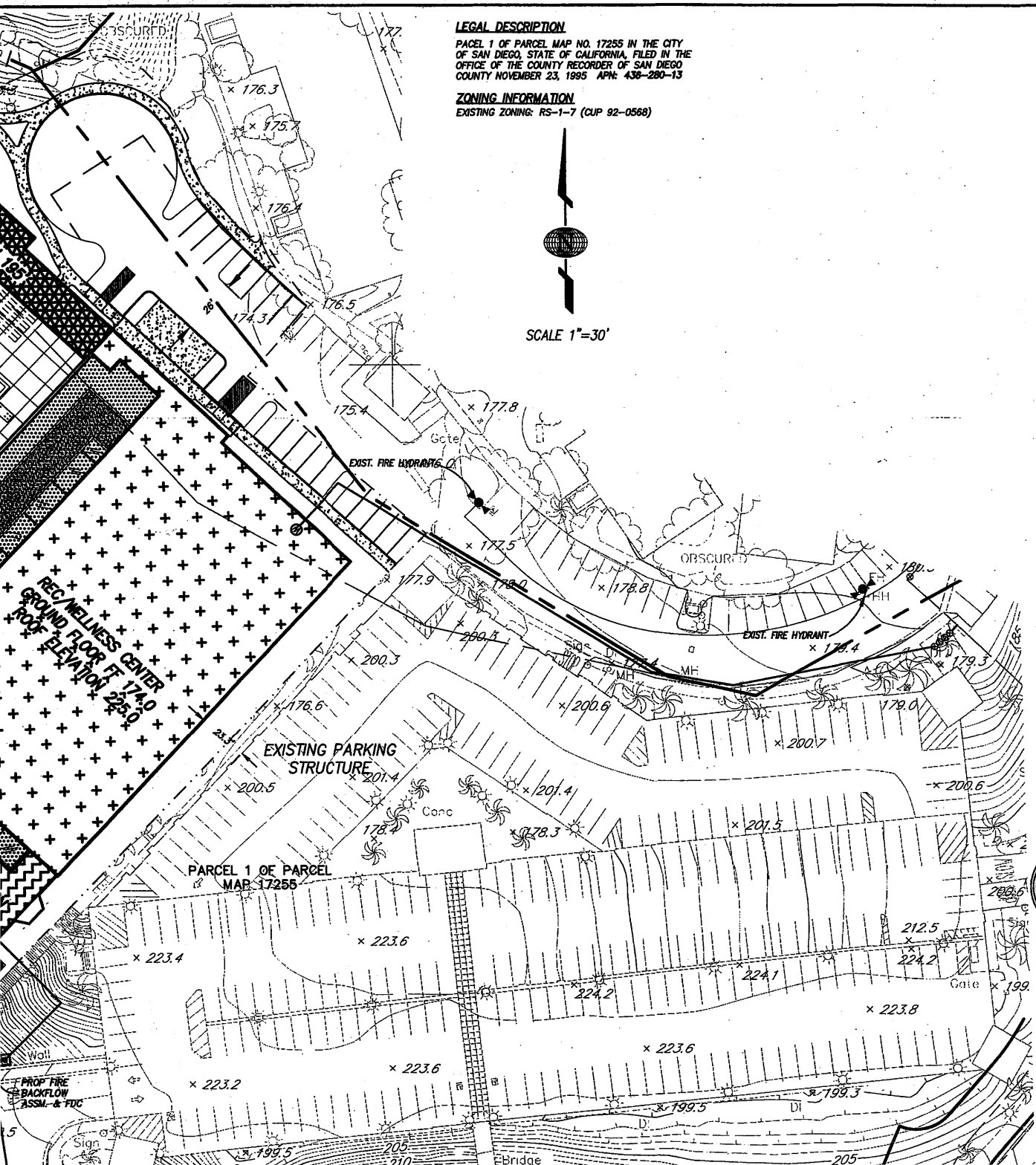
STEVEN C. KETTLER R.C.E. 48358
REG. EXPIRES 6-30-2008

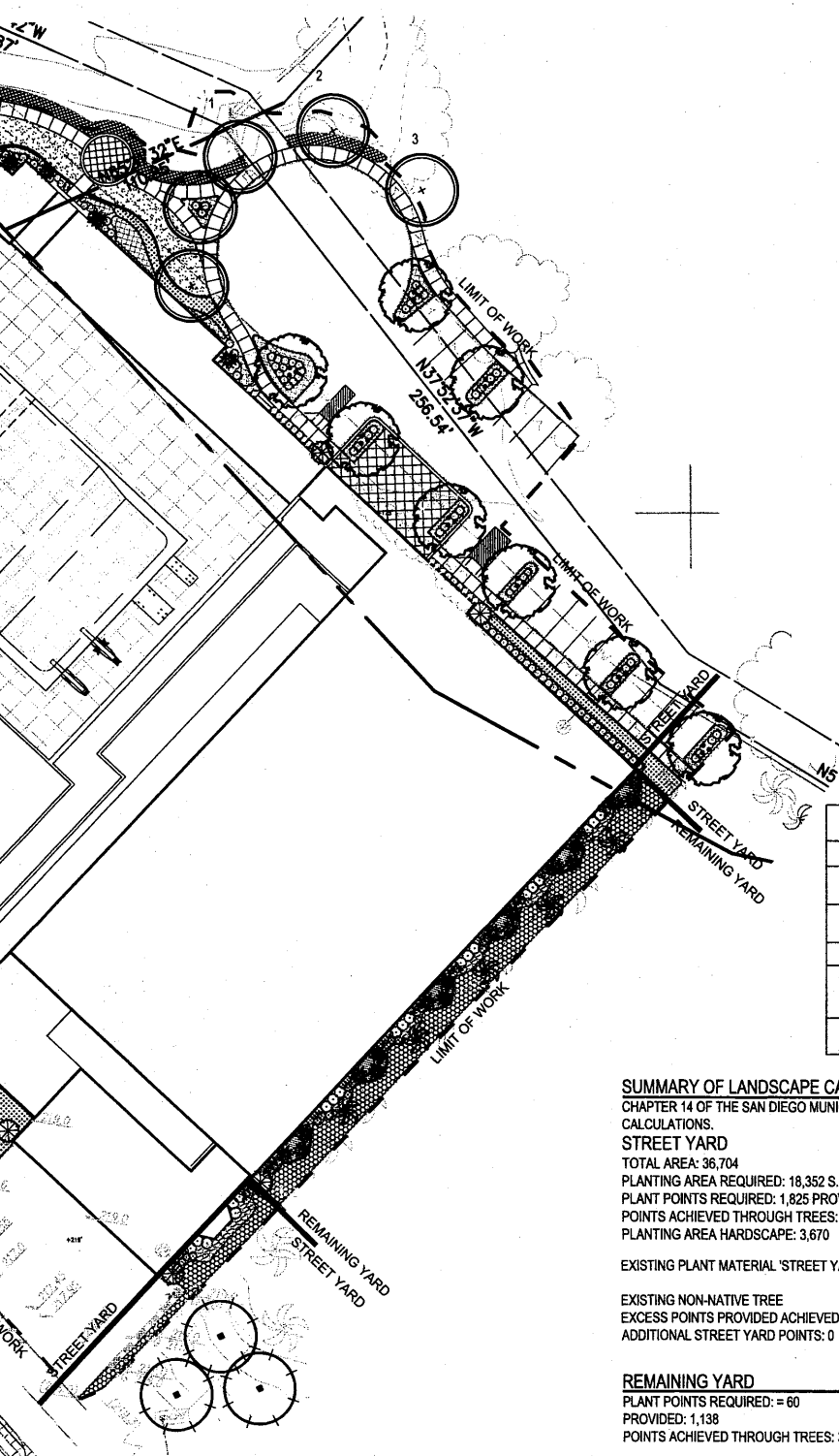
3/14/08
DATE

**AMENDED CUP FOR:
UNIVERSITY OF SAN DIEGO
ATHLETIC FACILITIES
MASTER PLAN PROJECT
CUP 92-0568**

Prepared By: Name: LATITUDE 33 PLANNING AND ENGINEERING Revision 14:

Address: 4833 PARAMOUNT DR., 2nd FLOOR Revision 13:





PLANT MATERIAL LEGEND

PROPOSED TREES SUCH AS: SPACING O.C. 100% @ 24" box min.

- ARCHONTOPHOENIX *cunninghamiana* - 10 qty. Accent King Palm 60' HT.
- CUPRESSUS *sempervirens* - 4 qty. Accent Italian Cypress 60' HT.
- PHOENIX *roebelinii* - 30 qty. Accent Pigmy Date Palm 6'-10' HT.
- PINUS *eldarica* - 4 qty. Specimen Afghan Pine 30"-80" HT.
- PLATANUS *racemosa* - 17 qty. Shade California Sycamore 60' HT.
- BAUHINIA *blakeana* - 5 qty. Accent - 36" box Hong Kong Orchid Tree 25' HT.

SHRUB PLANTING SUCH AS: 25% 5 GALLON, 75% 1 GALLON

- AGAPANTHUS *africanus* (24" o.c.) - 176 qty. Accent Lily-of-the-Nile
- AZALEA *spp.* - 83 qty. Accent Azalea
- CAMELLIA *sas. 'Yuletide'* - 21 qty. Accent Camellia
- CAREX *tumulicola* (18" o.c.) - 780 qty. Accent Berkeley sedge
- CEANOTHUS *impressus 'Julia Phelps'* (48" o.c.) - 238 qty. Accent Ceanothus
- GARDENIA *jasminoides* - 30 qty. Accent Gardenia
- LIRIOPE *spp.* (24" o.c.) - 139 qty. Accent Lily Turf
- PHORMIUM *tenax 'Chocolate'* - 94 qty. Accent New Zealand Flax
- ROSMARINUS *officinalis 'Prostratus'* (36" o.c.) - 434 qty. Accent Prostrate Rosemary
- STERLITIZA *reginae* - 27 qty. Accent Bird Of Paradise

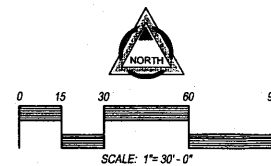
GROUNDCOVER 100% 1 GALLON

- COPROSMA *kirkii 'Variegata'* (18" o.c.) - 932 qty. Accent Coprosma
- PERMANENT GROUNDCOVER**

SOD LAWN TO MATCH EXISTING

- LAWN

MINIMUM TREE SEPARATION DISTANCES	
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET



SUMMARY OF LANDSCAPE CALCULATIONS:

CHAPTER 14 OF THE SAN DIEGO MUNICIPAL CODE WERE USED TO COMPILE THESE CALCULATIONS.

STREET YARD

TOTAL AREA: 36,704
 PLANTING AREA REQUIRED: 18,352 S.F. PROVIDED: 14,855 S.F.
 PLANT POINTS REQUIRED: 1,825 PROVIDED: 2,285 EXCESS POINTS PROVIDED: 450
 POINTS ACHIEVED THROUGH TREES: 620
 PLANTING AREA HARDSCAPE: 3,670

EXISTING PLANT MATERIAL 'STREET YARD' TABLE 142-04B PAGE. 14-2-4-3

EXISTING NON-NATIVE TREE
 EXCESS POINTS PROVIDED ACHIEVED THROUGH TREES
 ADDITIONAL STREET YARD POINTS: 0

REMAINING YARD

PLANT POINTS REQUIRED: = 60
 PROVIDED: 1,138
 POINTS ACHIEVED THROUGH TREES: 365

VEHICULAR USE AREA (>6,000 S.F.)

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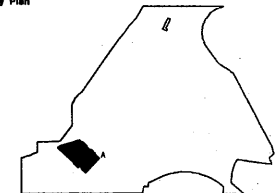
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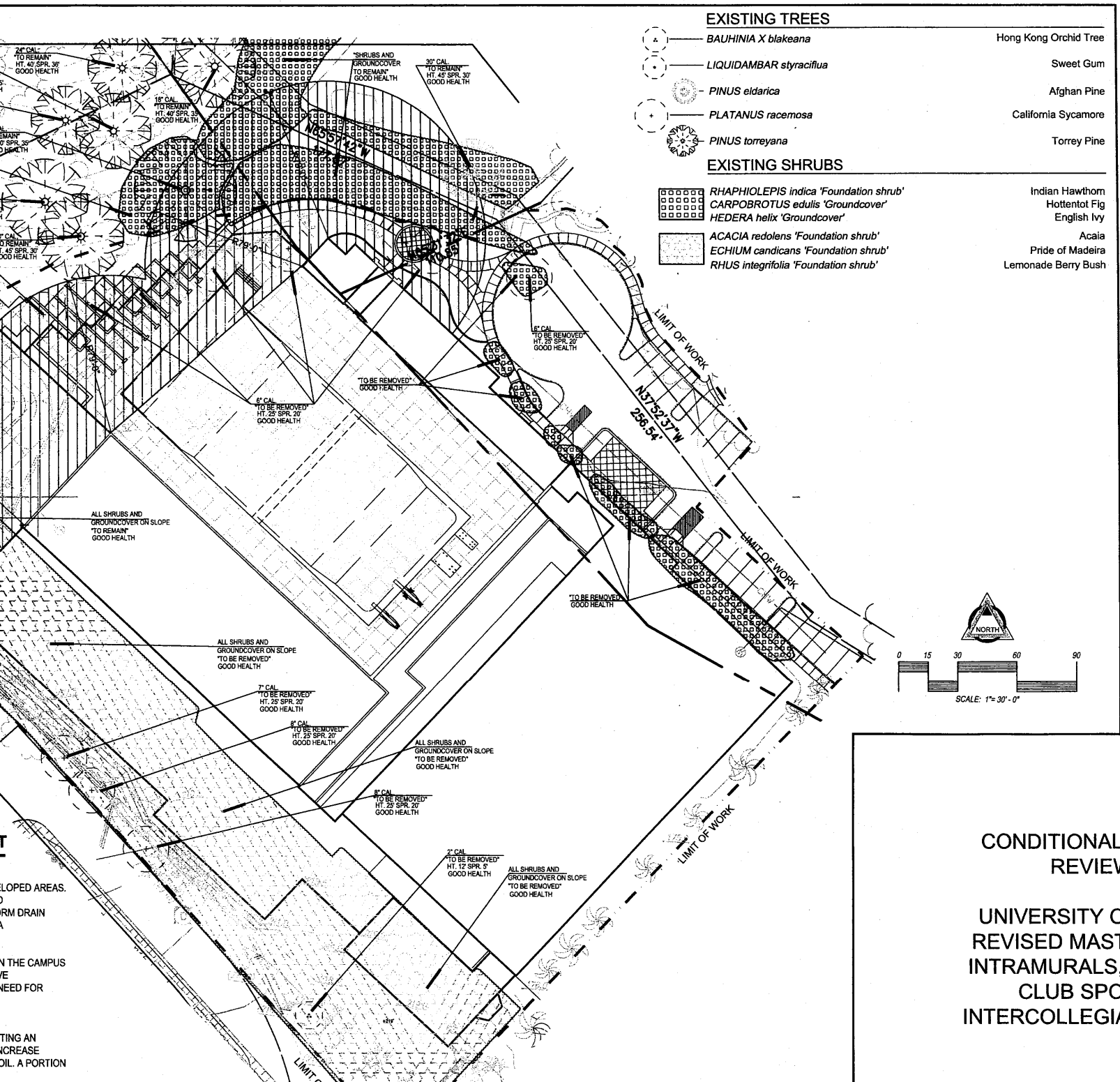
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CONDITIONAL USE PERMIT
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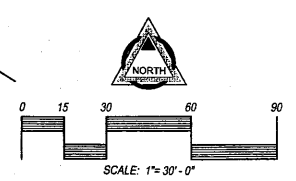
EXISTING TREES

- BAUHINIA X blakeana* Hong Kong Orchid Tree
- LIQUIDAMBAR styraciflua* Sweet Gum
- PINUS eldarica* Afghan Pine
- PLATANUS racemosa* California Sycamore
- PINUS torreyana* Torrey Pine

EXISTING SHRUBS

- RHAMPHOLEPIS indica* 'Foundation shrub'
- CAROBROTUS edulis* 'Groundcover'
- HEDERA helix* 'Groundcover'
- ACACIA redolens* 'Foundation shrub'
- ECHINIUM candicans* 'Foundation shrub'
- RHUS integrifolia* 'Foundation shrub'

- Indian Hawthorn
- Hottentot Fig
- English Ivy
- Acaia
- Pride of Madeira
- Lemonade Berry Bush



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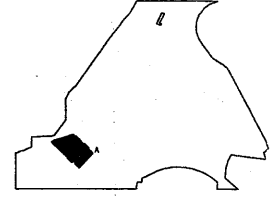
KTUA LANDSCAPE ARCHITECTURE + PLANNING

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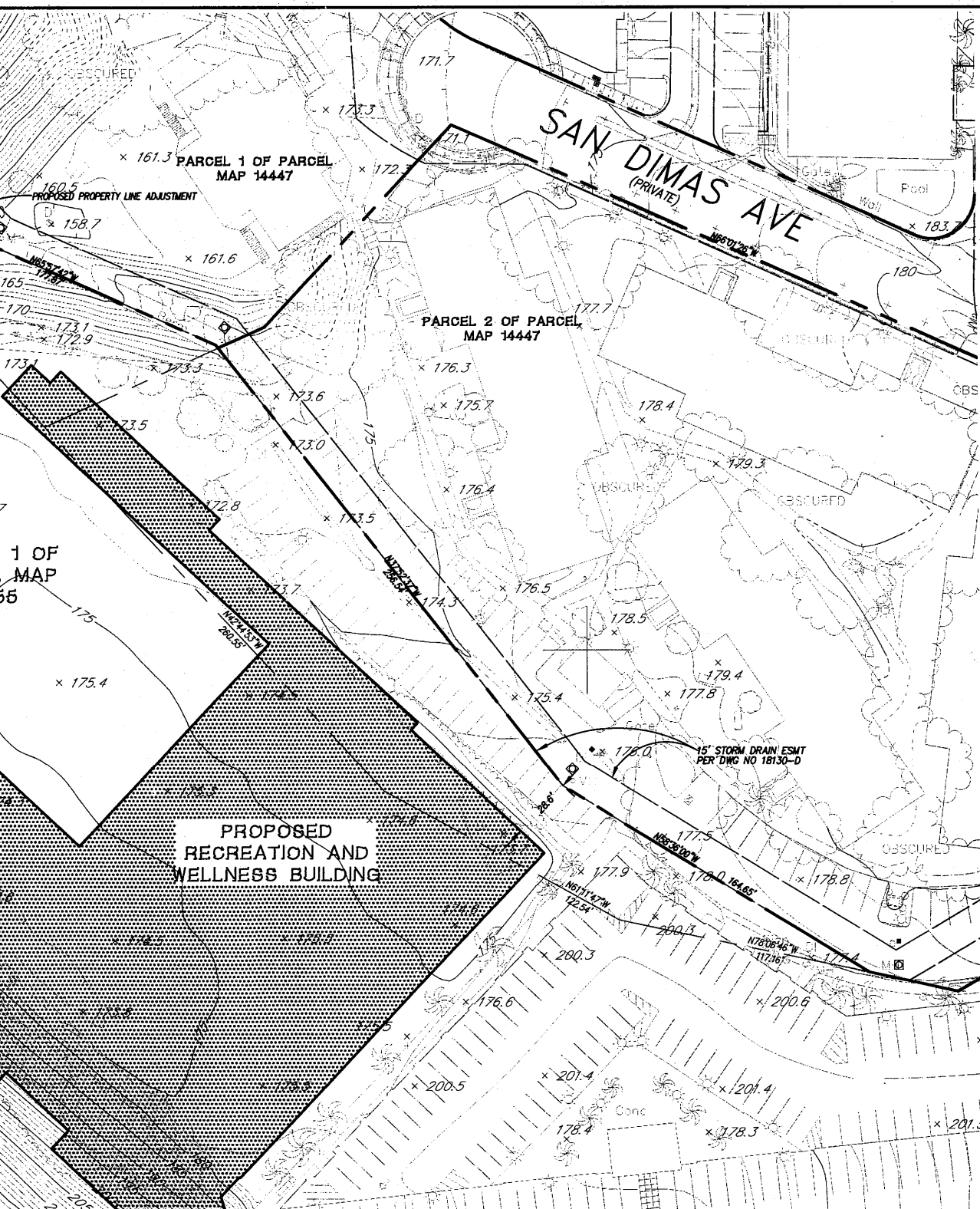
Key Plan



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LEGAL DESCRIPTION

PACEL 1 OF PARCEL MAP NO. 17255 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 23, 1995 APN: 436-280-13

ZONING INFORMATION

EXISTING ZONING: RS-1-7 (CUP 92-0568)

LEGEND

ITEM	SYMBOL
PROPERTY LINE	_____
EXISTING EASEMENT	-----
EXISTING MHPA	-----

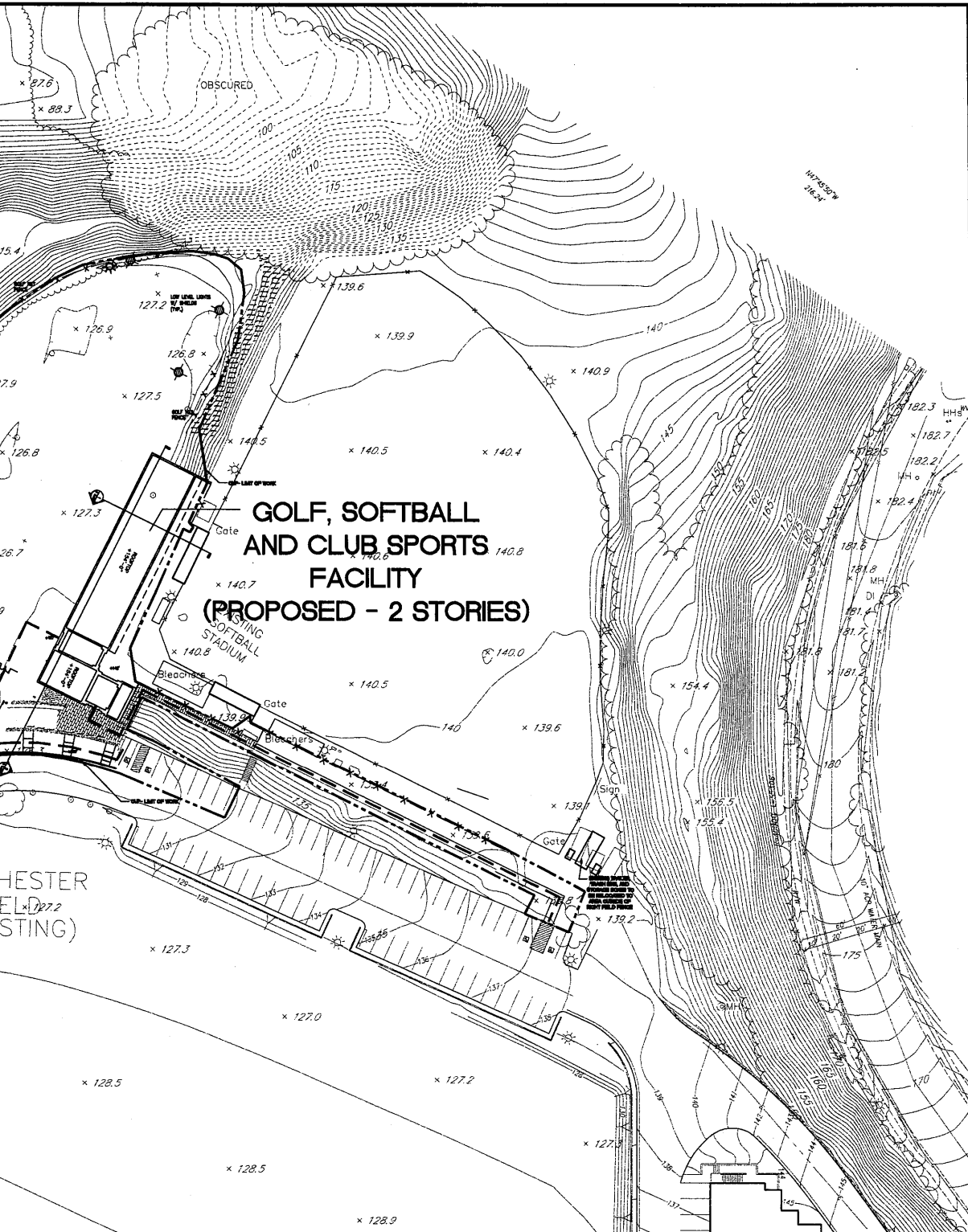


STEVEN C. KETTLER R.C.E. 48358
 REG. EXPIRES 6-30-2010

9/26/08
 DATE

**AMENDED CUP FOR:
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 MASTER PLAN PROJECT
 CUP 92-0568**

Prepared By:
 Name: LATITUDE 33 PLANNING AND ENGINEERING Revision 14: _____
 Address: 4933 PARAMOUNT DR., 2nd FLOOR Revision 13: _____
 Revision 12: _____



Revised Master Plan for Intramurals,
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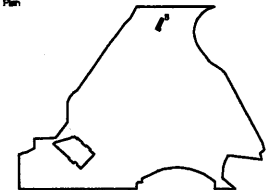
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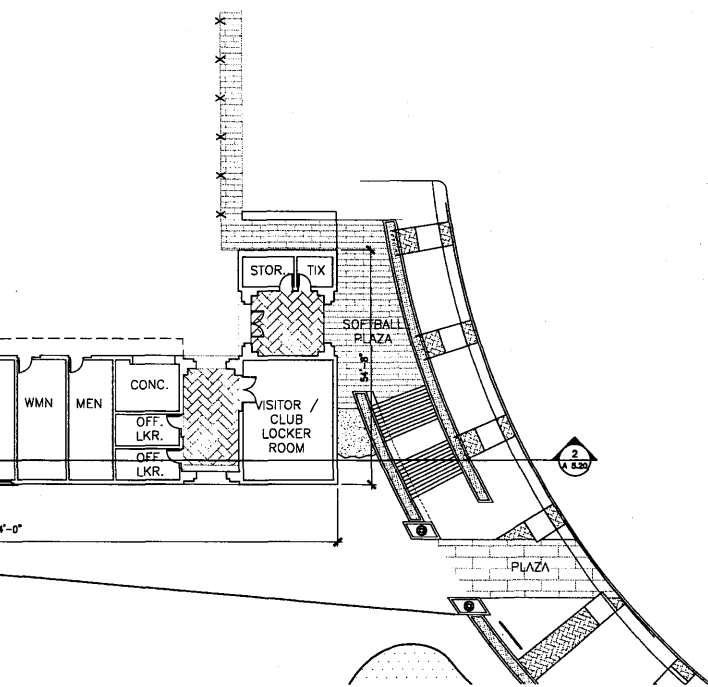
Key Plan



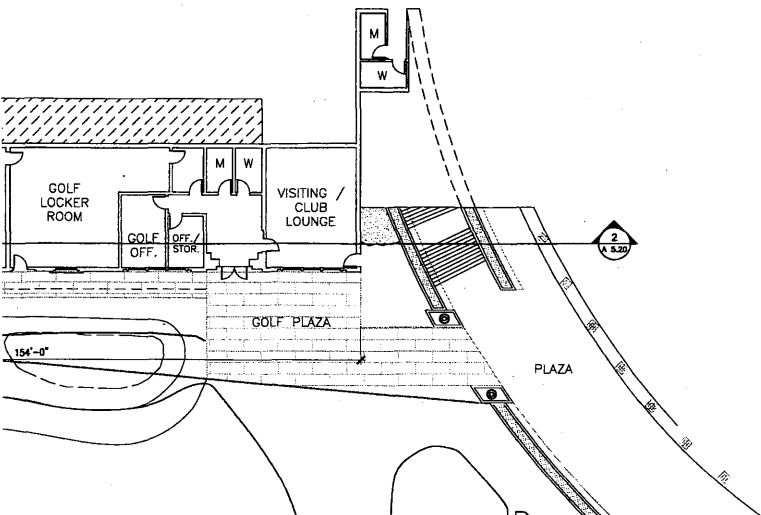
A: RECREATION, WELLNESS & AQUATIC CENTER
& SOFTBALL, GOLF & CLUB SPORTS FACILITY

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**UNIVERSITY OF SAN DIEGO
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INTRAMURALS, RECREATION,
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2 UPPER LEVEL PLAN +142'-0"
SCALE: 1" = 20'-0"

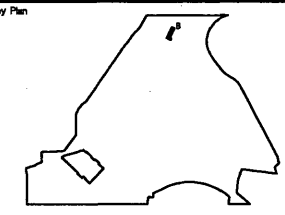


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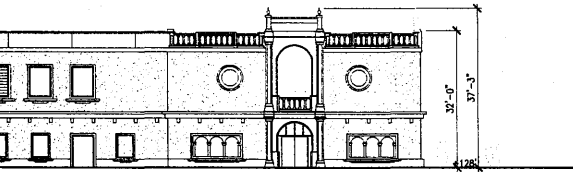
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Key Plan



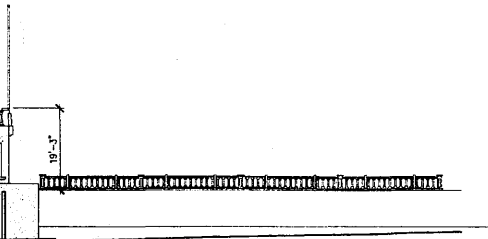
A: RECREATION, WELLNESS & AQUATIC CENTER
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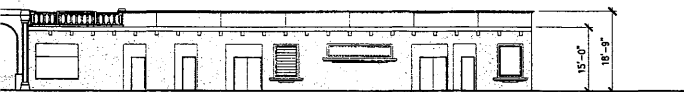
4 WEST ELEVATION

SCALE: 1" = 20'-0"



3 SOUTH ELEVATION

SCALE: 1" = 20'-0"



2 EAST ELEVATION

SCALE: 1" = 20'-0"

SHEET NOTES:

(TYPICAL AT ALL PROPOSED NEW CONSTRUCTION)

EXTERIOR CEMENT PLASTER FINISH (TYPICAL)

OFF-WHITE COLOR TO MATCH EXISTING CAMPUS BUILDINGS

TAN CONTRASTING MOULDINGS, FINIALS, AND ARCHITECTURAL DETAILING

DARK BRONZE ALUMINUM WINDOWS WITH LOW-E HIGH PERFORMANCE GLAZING

THE EXTERIOR DESIGN OF THE BUILDING SHALL SUBSTANTIALLY COMPLY WITH THE DESIGN GUIDELINES AS SET FORTH IN CUP 92-0568

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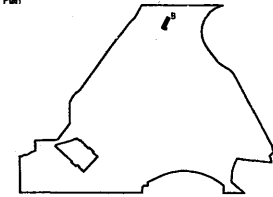
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Key Plan



A: RECREATION, WELLNESS & AQUATIC CENTER
B: SOFTBALL, GOLF & CLUB SPORTS FACILITY

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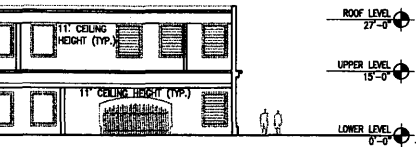
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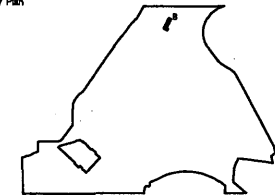
3918 Normal Street
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2 SECTION
SCALE: 1" = 20'-0"

Key Plan



A: RECREATION WELLNESS & AQUATICS CENTER
B: SOFTBALL, GOLF & CLUB SPORTS FACILITY

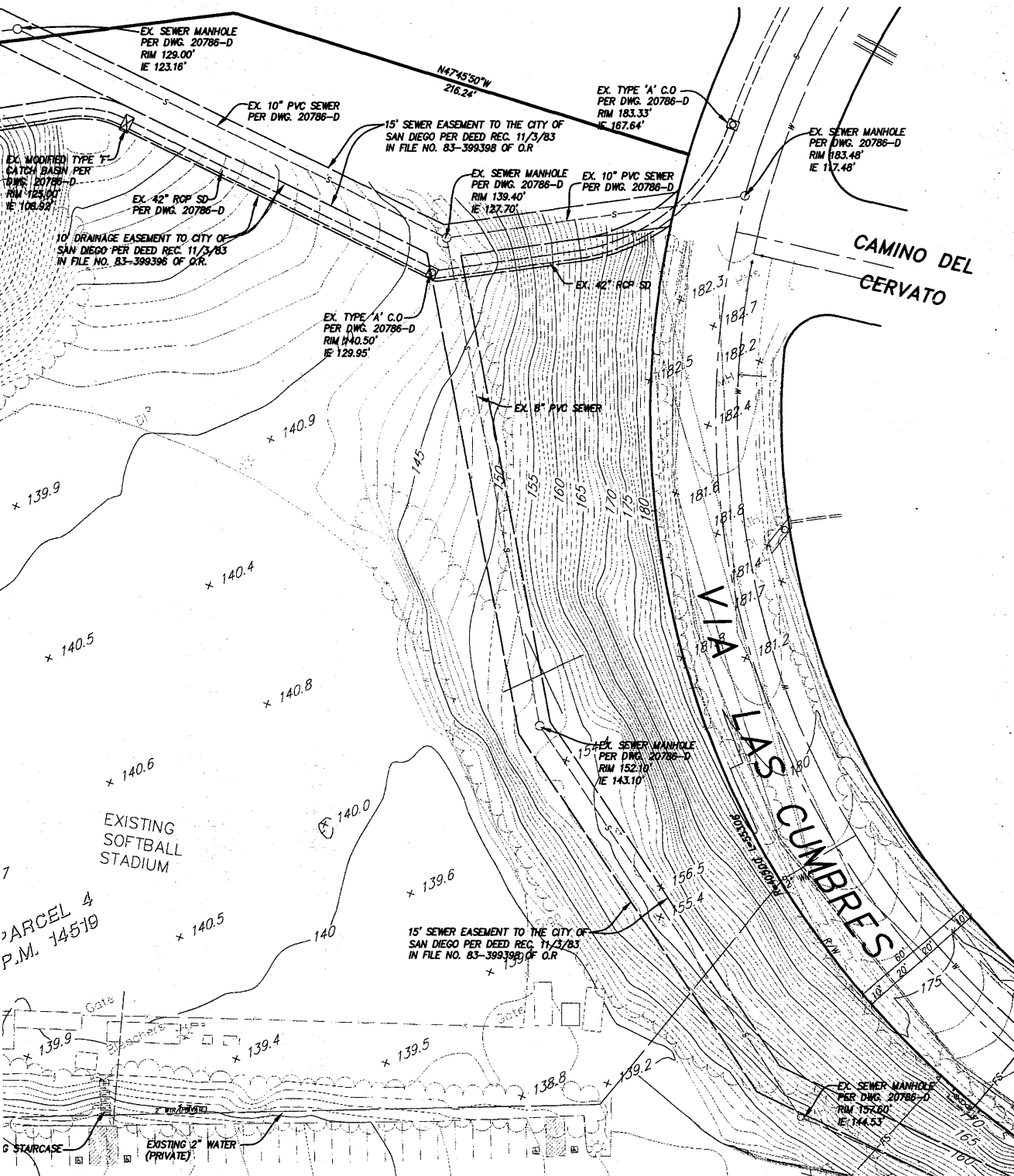
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ROOF LEVEL
29'-0"

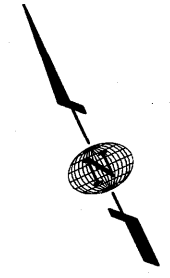
UPPER LEVEL
15'-0"

LOWER LEVEL
0'-0"



LEGEND

ITEM	SYMBOL
PROPERTY LINE/PROJECT BOUNDARY	---
EXISTING EASEMENT	---
EXISTING SPOT ELEVATIONS	(263.83)
EXISTING CONTOUR	260
EXISTING SANITARY SEWER & MANHOLE	S-O
EXISTING WATER MAIN	W
EXISTING FIRE HYDRANT ASSEMBLY	H
EXISTING GATE VALVE	W
EXISTING GAS MAIN	G
EXISTING RETAINING WALL	---
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN CLEANOUT	---
EXISTING TREES	☼
EXIST. CURB & GUTTER	---
EXIST. BROW DITCH	→ → →



SCALE 1"=30'

LEGAL DESCRIPTION
 PARCEL 4 OF PARCEL MAP NO. 14519, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 17, 1986. APN: 437-010-21

ZONING INFORMATION
 EXISTING ZONING: RS-1-7 (CUP 92-0568)

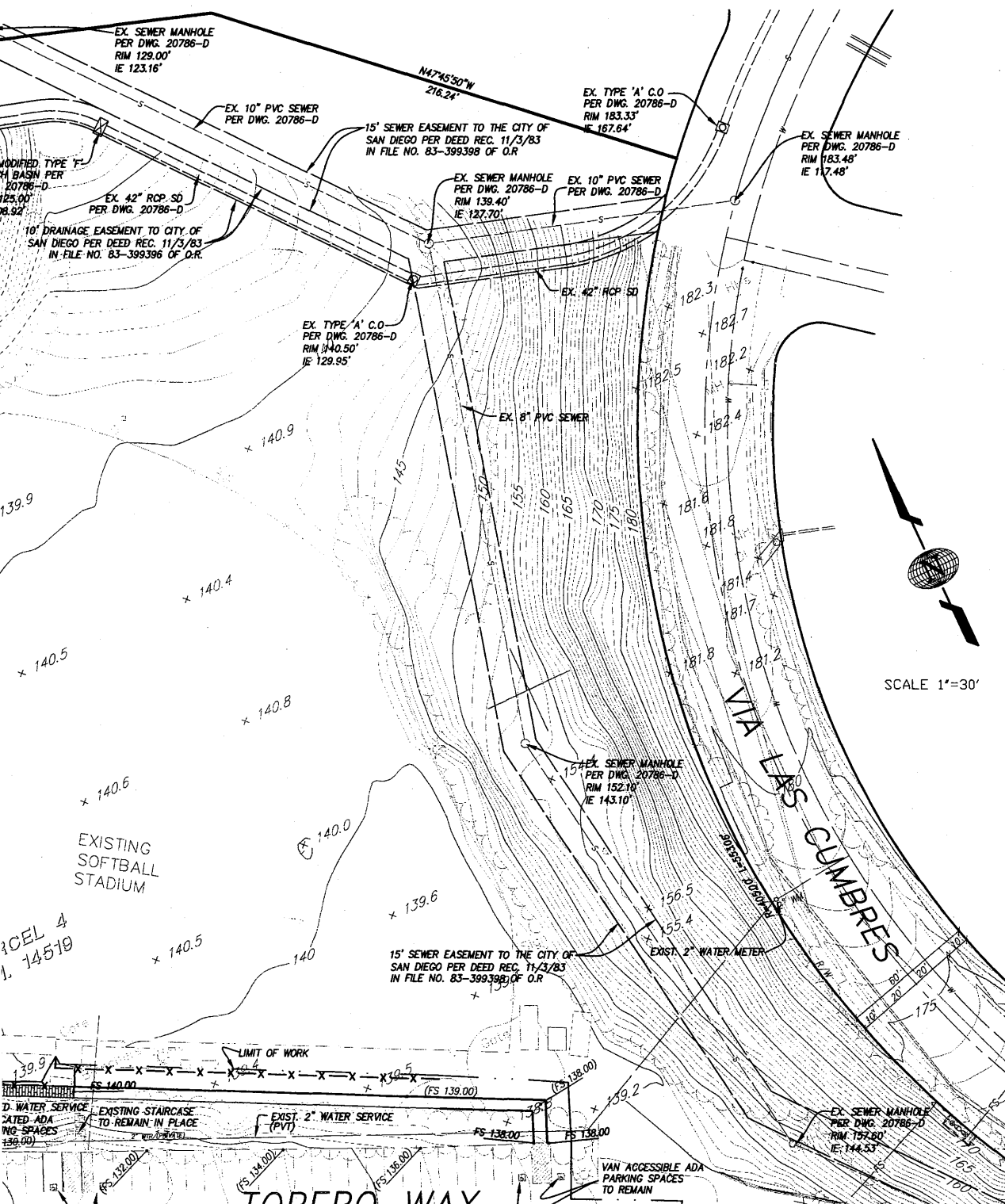
Latitude 33
 Planning and Engineering
 4933 Paramount Dr. 2nd Flr.
 San Diego, Ca. 92123
 Tel 858-751-0833 Fax 858-751-0834



Steven C. Kettler
 STEVEN C. KETTLER R.C.E. 48358
 REG. EXPIRES 6-30-2010
 9/26/08
 DATE

AMENDED CUP FOR:
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ATHLETIC FACILITIES
MASTER PLAN PROJECT
CUP 92-0568

Prepared By:
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LEGEND

ITEM	SYMBOL
PROPERTY LINE/PROJECT BOUNDARY	---
EXISTING EASEMENT	----
EXISTING SPOT ELEVATIONS	263.83
EXISTING CONTOUR	260
EXISTING SANITARY SEWER & MANHOLE	S-O
EXISTING WATER MAIN	W
EXISTING CHILLED WATER MAIN	CHW
EXISTING FIRE HYDRANT ASSEMBLY	H
EXISTING GATE VALVE	W
EXISTING GAS MAIN	C
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN CLEANOUT	---
EXISTING TREES	☁
EXISTING LIGHT STANDARD	⊗
EXIST. CURB & CUTTER	---
EXIST. BROW DITCH	⇌
PROPOSED STORM DRAIN	---
PROP. WATER LATERAL	---
PROP. SEWER LATERAL	---
PROPOSED RETAINING WALL	---
PROPOSED CLEANOUT	---
PROPOSED CATCH BASIN	---
BUILDING/FOUNDATION LIMITS	---
LIMIT OF WORK	---
PROPOSED FIRE HYDRANT ASSEMBLY	H
PROP. BROW DITCH	⇌
PROP. SEWER CLEANOUT	---
PROPOSED SPOT ELEVATION	263.83
PROPOSED FENCE	x-x-x-x-x

GRADING

- TOTAL AREA OF SITE: 1.39 ACRES
- TOTAL AMOUNT OF SITE TO BE GRADED: 1.25 ACRES
- PERCENT OF TOTAL SITE GRADED: 90%
- GRADING:
 - SITE CUT: 100 CY
 - SITE FILL: 2,100 CY
 - IMPORT: 2,000 CY

BUILDING EXCAVATION: 500 CY
 TOTAL IMPORT: 1,500 CY

- QUANTITIES SHOWN ARE GEOMETRIC QUANTITIES FROM FINAL GRADES AND ARE NOT INTENDED FOR USE AS PAY QUANTITIES.
- MAXIMUM HEIGHT OF FILL SLOPE(S): 4 FEET, 3:1 SLOPE
 - MAXIMUM HEIGHT OF CUT SLOPE(S): 2 FEET, 3:1 SLOPE
 - AMOUNT OF IMPORT SOIL: 2,000 CY
 - RETAINING WALLS - 109 LF, MAX HEIGHT-13'±

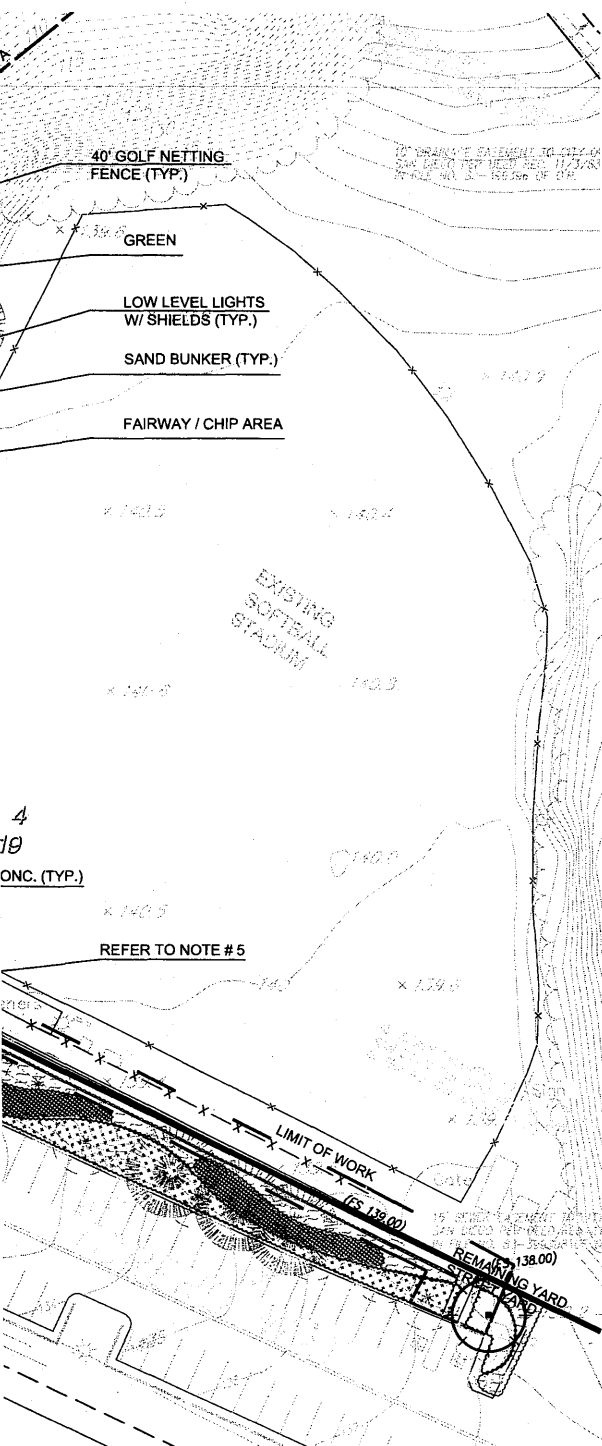
SCALE 1"=30'



Steven C. Kettler
 STEVEN C. KETTLER R.C.E. 48338 10-14-08
 REG. EXPIRES 6-30-2010 DATE

**AMENDED CUP FOR:
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 MASTER PLAN PROJECT
 CUP 92-0568**

Prepared By:
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PLANT MATERIAL LEGEND

- TREES SUCH AS:** 100% @ 24" box min.
- PINUS eldarica - 15 qty. Specimen 30' - 80' HT. Afghan Pine
 - PLATANUS racemosa - 6 qty. Shade 60' HT. California Sycamore
 - BAUHINIA blakeana - 9 qty. Accent - 36" box 25' HT. Hong Kong Orchid Tree
- SHRUB PLANTING SUCH AS:** 25% 5 GALLON, 75% 1 GALLON
- CAREX tumulicola (18" o.c.) - 2,394 qty. Accent Berkeley sedge
 - HETEROMELES arbutifolia (4' o.c.) - 22 qty. Foundation Toyon
 - ROSMARINUS officinalis "Prostratus"(36" o.c.) - 297 qty. Accent Prostrate Rosemary

ROOT BARRIER NOTES:

1. ROOT BARRIER TYPE TO BE "BIOBARRIER" BY REEMAY, INC. 1 (800) 284-2780
2. ROOT BARRIERS ARE NOT TO BE WRAPPED AROUND ROOT BALL OF TREE.

NOTES:

1. PLACE YELLOW OR ORANGE TEMPORARY FENCE AROUND TREE AT DRIP LINE. STOCKPILING, TOPSOIL, MATERIAL STORAGE, VEHICLE USE, FOOT TRAFFIC & STORAGE IS PROHIBITED WITHIN THE DRIPLINE. PROTECT ROOTS FROM FLOODING, EROSION, CHEMICAL SPILLS, & EXCESSIVE WETTING & DRYING DURING DE-WATERING. MAINTAIN EXISTING GRADE WITHIN THE DRIPLINE. CUT ROOTS APPROXIMATELY 6" FROM NEW CONSTRUCTION & SEAL CUT WITH WOOD PAINT MADE BY FLINTKOTE OR APPROVED EQUAL. MAINTAIN & DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION. REPLACE DAMAGED TREES WITH ONE OF EQUAL SIZE.

GRADING NOTE

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL 142.041(A).

IRRIGATION SYSTEM

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. TYPES OF IRRIGATION ROTOR, SPRAY AND DRIP.

LANDSCAPE AND MAINTENANCE NOTES:

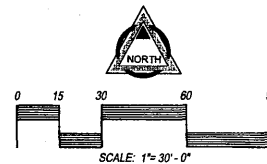
1. THE LONG TERM MAINTENANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE UNIVERSITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
2. ALL LANDSCAPE AND IRRIGATION REQUIRED BY THIS PERMIT SHALL CONFORM TO THE CITY OF SAN DIEGO'S LANDSCAPE REQUIREMENTS SECTION 142.0400, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
3. A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL CANOPY TREES.

SUMMARY OF LANDSCAPE CALCULATIONS:

CHAPTER 14 OF THE SAN DIEGO MUNICIPAL CODE WERE USED TO COMPILE THESE CALCULATIONS.
STREET YARD
 TOTAL AREA: 12,033
 PLANTING AREA REQUIRED: 6,016 PROVIDED: 6,832 EXCESS AREA PROVIDED: 816
 PLANT POINTS REQUIRED: 602 PROVIDED: 2,011 EXCESS POINTS PROVIDED: 1,409
 POINTS ACHIEVED THROUGH TREES: 300
 PLANTING AREA HARDSCAPE: -

EXISTING PLANT MATERIAL 'STREET YARD' TABLE 142-04B PAGE. 14-2-3

MINIMUM TREE SEPARATION DISTANCES	
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAYS (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET



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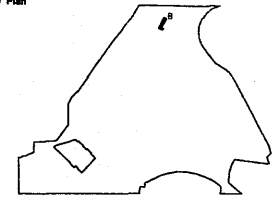
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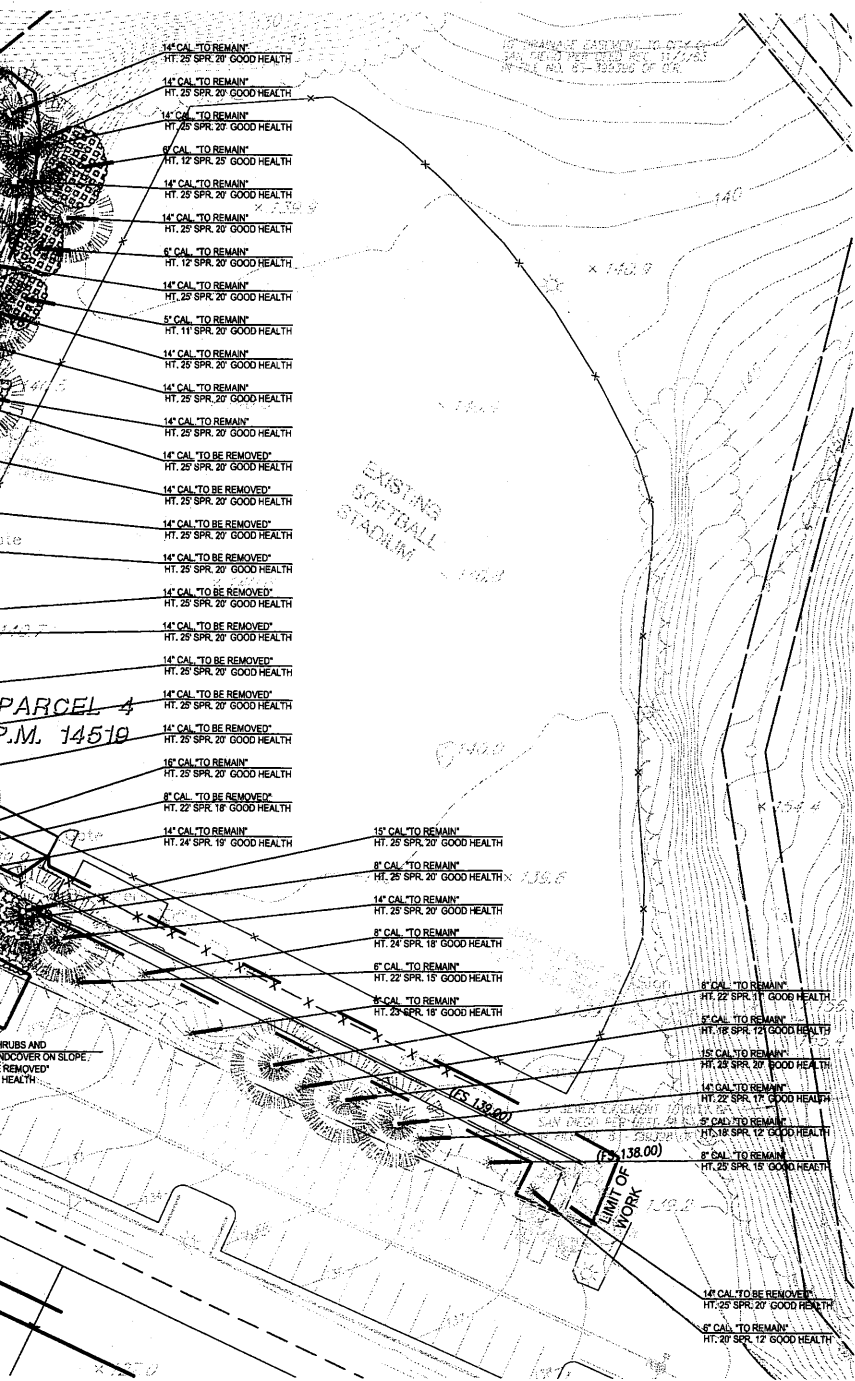
Key Plan



A: RECREATION, WELLNESS & AQUATIC CENTER
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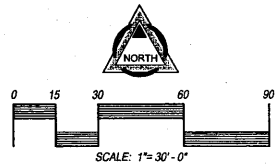
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WATER QUALITY TECHNICAL REPORT

- CONSERVE NATURAL AREAS.**
THIS PROJECT WILL NOT ENCROACH INTO PREVIOUSLY UNDEVELOPED AREAS. THE STORM RUNOFF FROM THIS PROJECT WILL BE DISCHARGED INTO TECOLOTE CANYON USING EXISTING PUBLIC/ PRIVATE STORM DRAIN SYSTEMS. THIS NATURAL CHANNEL WILL CONTINUE TO ACT AS A NATURAL FILTER TO CLEAN THE STORM RUNOFF.
- MAXIMIZE CANOPY INTERCEPTION.**
THE LANDSCAPING WILL FOLLOW THE GUIDELINES SET FORTH IN THE CAMPUS MASTER PLAN (CUP 92-0568). THESE GUIDELINES INCLUDE NATIVE AND DROUGHT RESISTANT VEGETATION, THUS REDUCING THE NEED FOR IRRIGATION. ALL EXISTING TREES WILL BE PRESERVED WHERE PRACTICAL.
- MINIMIZE IMPERVIOUS FOOTPRINT.**
THIS PROJECT REDUCES THE IMPERVIOUS FOOTPRINT CONVERTING AN EXISTING AC COURT INTO A GRASS AREA. THIS WILL GREATLY INCREASE THE AMOUNT OF STORMWATER THAT IS ABSORBED INTO THE SOIL. A PORTION OF THE ROOF OF THE RECREATION CENTER WILL BE PLANTED. THESE WILL REDUCE THE AMOUNT OF RUN OFF FROM THE AREAS. THE HARDSCAPE AND DRIVE AISLES HAVE BEEN DESIGNED TO THE MINIMUM PRACTICAL DIMENSIONS.
- MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS.**
THE HARDSCAPE AREAS HAVE BEEN REDUCED TO THE MINIMUM PRACTICAL SIZES. LANDSCAPE AREAS WILL BE LOCATED IN AREAS TO BUFFER THE HARDSCAPE AREAS.
- MINIMIZE SOIL COMPACTION**
THE SOIL WITHIN THE LANDSCAPED AREA WILL BE CONSTRUCTED TO ALLOW FOR SUFFICIENT PERCOLATION AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- RETENTION AND DETENTION**
STORMWATER WILL BE DETAINED ON SITE AND REQUIRED PER THE PROJECT'S PRELIMINARY DRAINAGE STUDY.
- SLOPE PROTECTION.**
ALL DRAINAGE WILL BE DIRECTED AWAY FROM THE TOPS OF SLOPES.
- SLOPE VEGETATION.**
ALL VEGETATED SLOPES WILL BE PLANTED IN ACCORDANCE WITH THE CAMPUS MASTER PLAN (CUP 92-0568).



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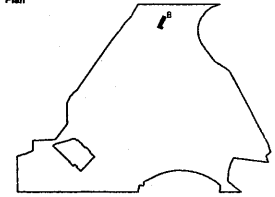
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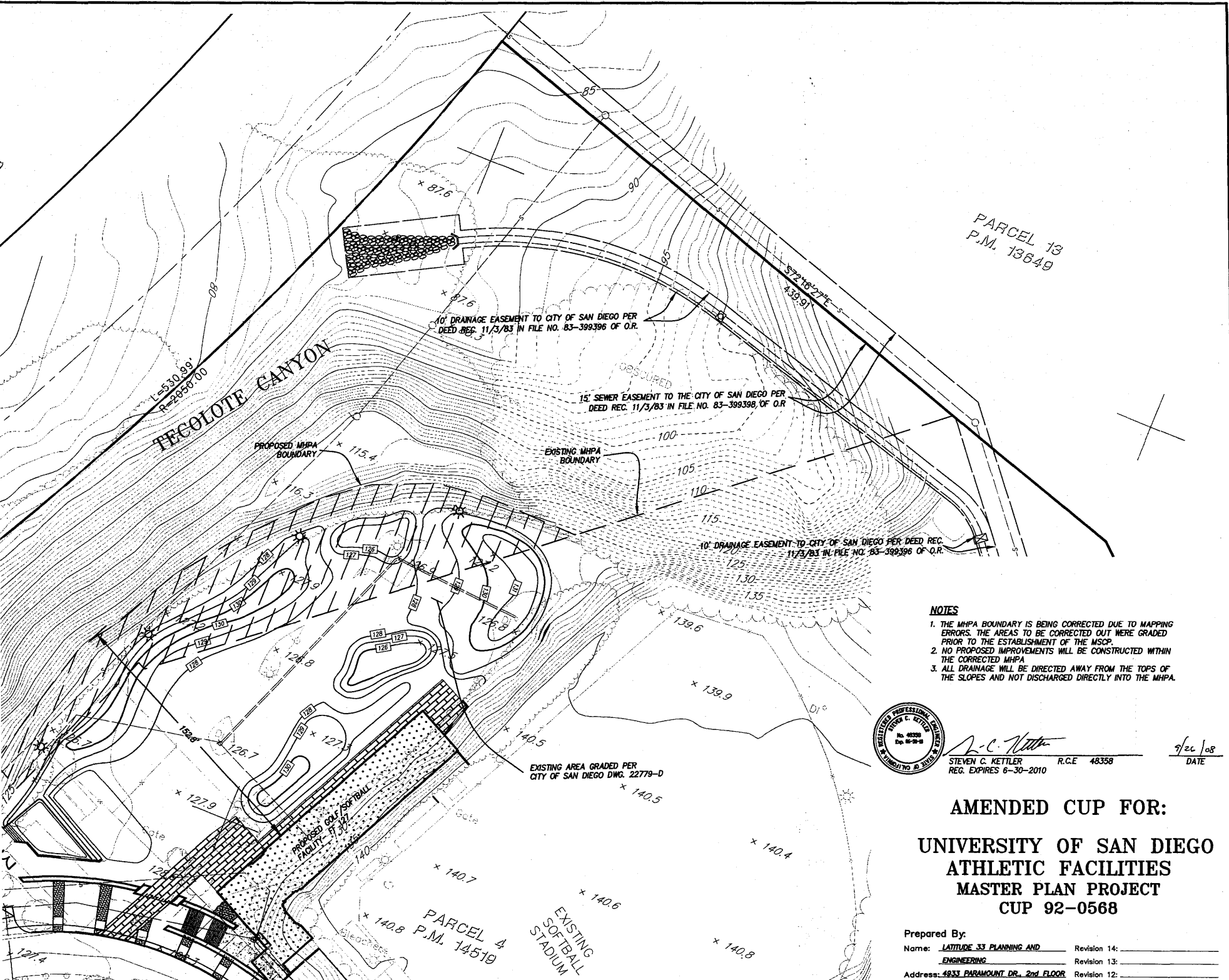
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PARCEL 13
P.M. 13649

TECOLOTE CANYON

10' DRAINAGE EASEMENT TO CITY OF SAN DIEGO PER DEED REC. 11/3/83 IN FILE NO. 83-399396 OF O.R.

15' SEWER EASEMENT TO THE CITY OF SAN DIEGO PER DEED REC. 11/3/83 IN FILE NO. 83-399398 OF O.R.

10' DRAINAGE EASEMENT TO CITY OF SAN DIEGO PER DEED REC. 11/3/83 IN FILE NO. 83-399396 OF O.R.

PROPOSED MHPA BOUNDARY

EXISTING MHPA BOUNDARY

EXISTING AREA GRADED PER CITY OF SAN DIEGO DWG. 22779-D

PROPOSED GOLF/SOFTBALL FACILITY

PARCEL 4
P.M. 14519

EXISTING SOFTBALL STADIUM

NOTES

1. THE MHPA BOUNDARY IS BEING CORRECTED DUE TO MAPPING ERRORS. THE AREAS TO BE CORRECTED OUT WERE GRADED PRIOR TO THE ESTABLISHMENT OF THE MSCP.
2. NO PROPOSED IMPROVEMENTS WILL BE CONSTRUCTED WITHIN THE CORRECTED MHPA
3. ALL DRAINAGE WILL BE DIRECTED AWAY FROM THE TOPS OF THE SLOPES AND NOT DISCHARGED DIRECTLY INTO THE MHPA.

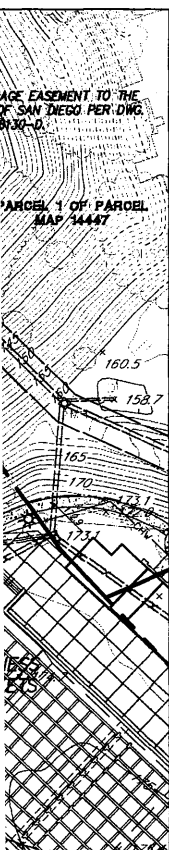
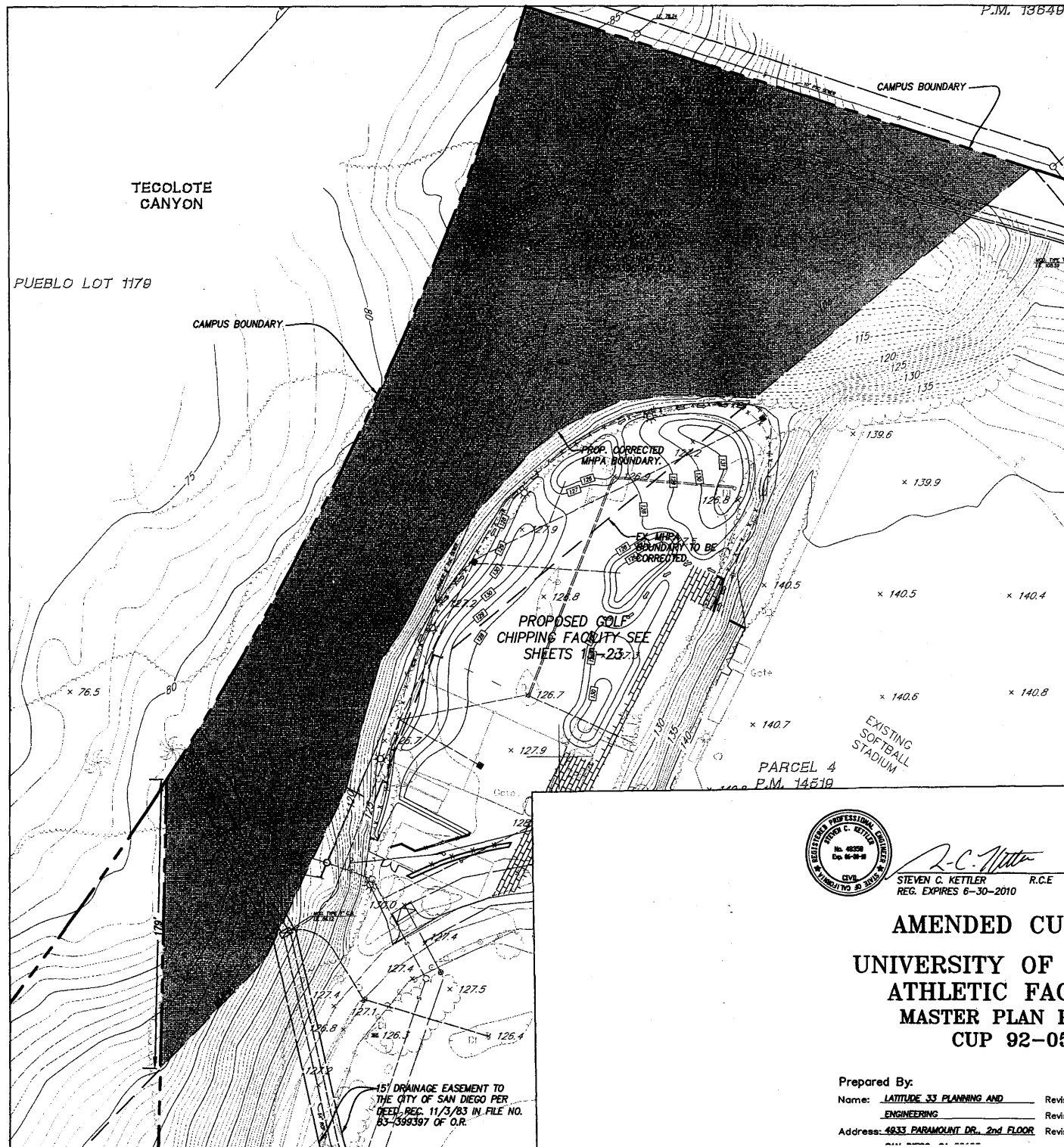


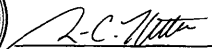
STEVEN C. KETTLER R.C.E. 48358
REG. EXPIRES 6-30-2010

9/26/08
DATE

**AMENDED CUP FOR:
UNIVERSITY OF SAN DIEGO
ATHLETIC FACILITIES
MASTER PLAN PROJECT
CUP 92-0568**

Prepared By:
Name: LATITUDE 33 PLANNING AND ENGINEERING Revision 14: _____
Revision 13: _____
Address: 4833 PARAMOUNT DR., 2nd FLOOR Revision 12: _____




 STEVEN C. KETTLER R.C.E. 48358
 REG. EXPIRES 6-30-2010

7/24/08
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