



August 31, 2023

VIA EMAIL AND MAIL

Kevin Perry  
Harley Ellis Devereaux (HED)  
11750 Sorrento Valley Road, Suite 100  
San Diego, CA 92121

**CON Lot 15+16**  
**1st CYCLE REVIEW COMMENTS**  
**PROJECT NAME AND CASE NO. SDP 2023-0023- LETTER OF INCOMPLETENESS**

Dear Mr. Perry:

The Community Development Department (“CD”) has reviewed your application for 149,000-square-foot cold dark shell building and is providing you with the attached package of information as a guide for further processing your application.

**A. PROJECT DESCRIPTION**

Below is the project description that staff has generated from the information provided in the application package. Please review this project description and verify with staff that the project description is correct:

The project is a minor site development plan to construct a 149,000-square-foot cold dark shell building with 35,100-square-feet of mezzanine space for 42,500-square-feet of future office, 45,000-square-feet of manufacturing, and 61,500 square feet of warehouse space.

The project site is located at Whiptail Loop east of Gazelle Court and is comprised of Assessor Parcel Numbers (APN) 209-120-12-00 and 209-120-13-00. The site is subject to the Planned Industrial (PI) General Plan Land Use Designation and is Zoned Planned Industrial (P-M). The site is currently undeveloped other than the building pad. Access would be provided by Whiptail Loop.

**B. PROJECT ISSUES/CORRECTIONS**

Project applications are not only reviewed by CD, which includes the divisions of planning, building and engineering, but they are routed to other city departments such as the Carlsbad Fire Department, Community Services Department, Public Works/Environmental Management, and Water District for their review to ensure compliance with the relevant codes and regulations they are charged with enforcing.

This letter is intended to include a comprehensive list of the project issues/comments and corrections required by all commenting departments. Please note that the issue(s) discussed in this letter were

identified based upon information presently available to the city and are subject to change upon submittal of further clarifying information and/or studies.

For ease of reference, the comments/corrections made by each department/division are provided as attachments to this letter with the appropriate contact name and number/email should you require further clarification (see Comment Letter Attachment Matrix at the conclusion on this letter). **As the project manager, please include me in any email exchanges or correspondences involving your project so I'm kept informed and aware of any changes/agreements, and to ensure that submittals are being accepted pursuant to established department guidelines.**

City review comments/corrections identify: 1) the minimum submittal requirements (i.e. the forms, drawings, and documents) that must be submitted to deem your application complete; and/or 2) other issues regarding the project's conformance with the General Plan, municipal or zoning code, or other federal, state, or local requirements. While some items are not required to deem the application complete, they are necessary to review your application for consistency with applicable standards and requirements and will need to be addressed or corrected before final action can be made on the project. **The comments/corrections in the attachments will let you know whether corrections are needed to "complete the application" or required in order to "address and issue of concern."**

Please note that the comments in this letter do not address structural or project construction requirements (i.e., building and fire code compliance) as those are typically assessed as part of building permit review, which does not get initiated until discretionary approvals are secure. Any comments/corrections received by the Building Division and/or Carlsbad Fire Department largely address code requirements that affect site design and/or use.

**C. GUARANTEED SECOND OPINION AND PROJECT ISSUE RESOLUTION PROCESS**

CD is dedicated to meeting customer service needs and offers a Guaranteed Second Opinion. If you have disagreements with any of the comments or code interpretations in this letter, please feel free to contact the project staff directly to resolve. If you are still unable to resolve the issue to a mutual satisfaction, we strongly encourage you to elevate the matter to the division manager. If we are still unable to resolve the disagreement, pursuant to Information Bulletin [IB-110](#), I encourage you to have the matter discussed at a Project Issue Resolution meeting, which is a venue where project issues/concerns can be presented and considered by the Department Director. For more information about the PIR process, [IB -110](#) is available on the department's website.

**D. ESTIMATED DECISION DATE**

An estimate for when your permit application will be considered by the decision-making authority has been generated for your project and is included in Attachment B. The decision date for this project is **June 2024**.

Please note that the estimated decision date is based on certain assumptions detailed in the attachment and could be more or less than the estimate provided. If the schedule assumptions prove to be incorrect, the estimate will be revised.

Please also note that this schedule covers the discretionary permit ONLY. If approved, the project will still require building permits to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Additional plan approvals and permits may be required such as grading plans, improvement plans, final/parcel maps and landscape construction plans. Conditions of approval for your project will list the plan approvals and permits that are required. A permit must be obtained following discretionary permit approval, but prior to construction and prior to occupancy.

**E. DETERMINATION OF COMPLETENESS**

The following determinations are for filing purposes and do not signify whether the project will be approved or denied. However, the required information is needed for staff to fairly and completely assess the proposed project.

**a. Completeness Determination – California Government Code §65943**

CD staff has completed its initial review of your application and cannot find it complete pursuant to Section 65943 of the Government Code at this time. Please review the attached package of information which will detail how to further process your application. When all required materials are submitted, the city has 30 days to make a determination of completeness. If the application is determined to be complete, processing for a decision on the application will be initiated. In addition, please note that you have six months from the date the application was initially filed, August 1, 2023, to either resubmit the application or submit the required information. Failure to resubmit the application or submit the materials necessary to determine your application complete shall be deemed to constitute withdrawal of the application. If an application is withdrawn or deemed withdrawn, a new application must be submitted.

**b. Completeness Determination – California Environmental Quality Act (CEQA)**

CD staff has reviewed your project and has determined that a Program EIR was prepared for the project site. Later activities in the program must be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared or what environmental clearances are necessary to ensure that the city proceeds forward in a manner that is consistent with CEQA. In this instant, CEQA requires the use of a written checklist to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the Program EIR. (The initial study can also be utilized as a base to substantiate the use of other types of environmental clearances.) Application fees for an Environmental Impact Assessment (EIA) in the amount of \$2,428 is required to initiate the Environmental Initial Study process. The CEQA Environmental Initial Study will be initiated by the applicant via their consultant and reviewed for concurrence by city staff. An estimate of discretionary processing costs and schedule will be updated based upon this review. Following completion of the initial study, additional documentation may be required to complete the CEQA process for your project.

**F. SUBMITTAL REQUIREMENTS**

Unless other agreements have been made with City staff, you must submit all of the following items concurrently and by the submittal date listed below in order to maintain the processing schedule for your

application. The submittal must be made to the CD Counter at 1635 Faraday Avenue and must include the following items:

- a. **A COPY OF THIS LETTER.** The requested information will not be accepted unless accompanied by this letter.
- b. **SUBMIT A LETTER ADDRESSING HOW YOU HAVE ADDRESSED EACH COMMENT/CORRECTION MADE IN THE ATTACHMENTS.** This letter must explain in detail (e.g. description of the revision and location of changes in submitted documents) how every unresolved item has been addressed in the resubmittal package.
- c. **SUBMIT ADDITIONAL/CORRECTED INFORMATION.** The following information and/or document(s) with the requested number of copies as specified.

Information/Document	# of Copies	Submittal Form	Admin. Purposes Only
City's Comment Letter	5	HC	Valenzuela-PLN, McLaughlin-LDE, Dugmore-LND, Mohrle-PW Utilities, Schmidt-PW TRNS
Applicant Response Letter Addressing Corrections/Comments	5	HC	Valenzuela-PLN, McLaughlin-LDE, Dugmore-LND, Mohrle-PW Utilities, Schmidt-PW TRNS
Revised Plans	5	HC and PDF	Valenzuela-PLN, McLaughlin-LDE, Dugmore-LND, Mohrle-PW Utilities, Schmidt-PW TRNS
Initial Study	2	HC and PDF	Valenzuela-PLN

Information/Document	# of Copies	Submittal Form	Admin. Purposes Only
Revised Hydrology Study	1	HC	McLaughlin-LDE
Water Study	1	HC	Mohrle-PW Utilities
Wastewater Study	1	HC	Mohrle-PW Utilities
Local Mobility Analysis	1	HC	Schmidt-PW TRNS
Return Redlines	N/A	HC	McLaughlin-LDE, Dugmore-LND, Mohrle-PW-Utilities

\*Please contact me in advance if you wish to submit other documents not specifically listed above.

**G. SUBMITTAL DUE DATE**

To maintain adequate progress and be consistent with the estimated schedule, all of the information requested in this letter must be submitted by **October 30, 2023**. If you are unable to submit the requested information by the above date, please contact me via phone or email. Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension.

CD’s goal is to help facilitate the efficient and timely processing of each application. If you have any questions regarding this letter or other aspects of your project, please contact me at (442) 339-2624 or via email at [edward.valenzuela@carlsbadca.gov](mailto:edward.valenzuela@carlsbadca.gov).

Sincerely,

*Edward Valenzuela*

**EDWARD VALENZUELA**

Associate Planner

EV, ES

- CC: Owner: Theodore Tchang, Carlsbad Oaks North Ventures, LP, 3575 Kenyon Street, Suite 200, San Diego, CA, 92110
- Owner: Raul Guzman, Carlsbad Oaks North Ventures, LP, 3575 Kenyon Street, Suite 200, San Diego, CA, 92110
- Applicant Representative: Daniel Schnizler, HED, 11750 Sorrento Valley Road, Suite 100, San Diego, CA 92121
- Civil Engineer: Josh Zeigler, Spear & Associates, Inc, 475 Production Street, San Marcos, CA 92078
- Landscape Architect: Julie Howard, Howard Associates, 1951 Fourth Avenue, Suite 302, San Diego CA 92101
- Structural Engineer: Christopher Haight, Coffman Engineers, Inc, 1401 Dove Street, Suite 240, Newport Beach, CA, 92660
- Mechanical and Plumbing Engineer: Tom Harmon, H+W Engineering, 1810 Gillespie Way, Suite 207, El Cajon, CA 92020

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Electrical Engineer: Bryan Wayne, H+W Engineering, 1810 Gillespie Way, Suite 207, El Cajon, CA 92020

Attachments: A – Comments  
B – Processing Project Schedule

Enclosures:

1. Redlines – Land Development Engineering Division (Allison McLaughlin, Associate Engineer)
2. Redlines – Landscape (Bruce Dugmore, City's Landscape Consultant)
3. Redlines – Public Works Department, Utilities-Design (Markus Morhle, Associate Engineer)

File Copy

**ATTACHMENT A  
COMMENTS**

Please contact me should you have any questions or need clarification on how to resolve any of the items listed below. Also, if it would be helpful, we would be happy to preview the format of a resubmittal to confirm that it provides the information that we need.

**SECTION 1. LIST OF ITEMS NEEDED TO COMPLETE THE APPLICATION**

The following section identifies the minimum submittal requirements (i.e. the forms, drawings, and documents) that must be submitted to continue the processing of your application.

**Planning Division Comments**

1. Please provide a completed copy of the new P-1(A) Disclosure Statement Form. An old version of the P-1(A) Form was included with the application. The old version of the P-1(A) listed the applicant and property owner as Carlsbad Oaks North Ventures, LP with Theodore Tchang listed as the President. However, Raul Guzman signed on the form as the applicant and owner of Carlsbad Oaks North Ventures, LP. Provide documentation that Raul Guzman is an authorized signatory/owner of Carlsbad Oaks North Ventures, LP.
  - a. P-1(A) Part A: As indicated on the form, provide the partnership agreement of the LP. Any individuals who own 10% or more of Carlsbad Oaks North Ventures, LP must be listed and sign under PART A.
  - b. P-1(A) Part B: Please complete this section. Include all owners of Carlsbad Oaks North Ventures, LP if the individual owns 10% or more of the LP.
  - c. P-1(A) Part E: Please complete the Contribution Disclosure section.
  - d. P-1(A) Part F: Please complete the Applicant Declarations section.
2. An initial study is required pursuant to CEQA due to the combined lot size of the project being over 5 acres. Please refer to Section E, Determination of Completeness – CEQA, for more information.
3. The application fees have not been paid yet. Please pay these fees as soon as possible.
4. Please provide a photographic survey in accordance with the P-2 Development Permits Form
5. Include the application type submitted in the plans.
6. On sheet G001 Include the following:
  - a. Assessor's parcel number(s), and legal description.
  - b. Site acreage (net and gross calculations).

- c. Existing land use designation and zoning.
  - d. Proposed land use.
  - e. Required and proposed building setbacks.
7. Provide a climate action summary table with any Climate Action Plan (CAP) compliance reference notes (results from Form P-30 and all required project design features annotated in a table such as energy efficiency measures, water heating measures, Electric Vehicle (EV) measures, and photovoltaic (PV) systems required/provided. Include power (KWdc) of each separate PV system. Total KWdc of all individual systems.
8. Provide a landscaping table of the following items as applicable:
  - a. Total acreage or square footage and percent of land to be improved or common open space areas.
  - b. Total acreage or square footage of the new landscaping area.
  - c. Percentage of shade tree planting canopy area over the new parking areas, percentage over the new hardscape areas, and percentage over the new landscaping areas.
9. Provide a site conditions summary table of the following, items as applicable:
  - a. Grading quantities (cut, fill, import, export, and remedial) and the total area of land disturbance in square feet.
  - b. Preliminary traffic data: Existing and proposed trip generation estimates including Average Daily Traffic, AM Peak Hour, and PM Peak Hour trips generated by the project, broken down by separate uses.
  - c. Name of the sewer and water district providing service to the project.
  - d. Existing and proposed potable water demands (GPM or GPD) and sewer generation (EDU) resulting from the project.
  - e. Existing and proposed drainage discharge (CFS).
10. Show approximate location and dimensions of existing and proposed buildings, walls, fences, and permanent structures onsite and within 100 feet of site.
11. Identify the proposed gross and net lot area for each proposed lot.
12. Plot the setback dimensions for the required front, rear and side yard setbacks for all structures. Indicate with a dashed line the building envelope created by the setback lines. No parking or employee eating areas are allowed within the setbacks.



13. Show location and dimensions of proposed ground-mounted mechanical equipment, including but not limited to the Location, dimensions, and layout of ground-mounted Photovoltaic (PV) systems and Electric Vehicle (EV) charging stations and support equipment as required per Ordinance No. CS-437.
14. Provide dimensions of refuse collection/enclosures and an indication of the height and type of construction materials, outdoor storage areas, and mechanical service areas.
15. Annotate the internal circulation pattern (walkways and drive aisles) and indicate the type of construction material of the walkways and drive aisles. Also show location and dimensions of all access ways and pathways as required for compliance with Title 24 – State Accessibility Requirements.
16. Provide typical parking space dimensions for standard and compact parking spaces.
17. Identify all onsite plan improvements for all required exterior employee eating areas, i.e., benches, tables, trash cans, etc.
18. Provide a constraints map showing all 25% to 40% slopes.

#### **Landscape Comments**

No Comments

#### **Building Division Comments**

No Comments.

#### **Engineering Division Comments**

1. There are multiple areas of the parking lot where the elevations and contours don't match the drainage patterns. Revise the design to ensure minimum grades towards the catch basins and biofiltration basins.
2. The SWQMP is incomplete. Please address the following:
  - a. Provide full-size DMA and Hydromodification Exhibits.
  - b. Provide full-size Single Sheet BMP Plan and use the template found on the City website.
  - c. Resolve inconsistencies in the report per the redlines.
3. The Hydrology Report is incomplete. Please address the following:
  - a. Provide full-size drainage exhibits.
  - b. Provide more details on how the offsite detention basin will attenuate peak flows. Show that actual post-development flow rates match with design flow rates.
4. A TDM plan is required. Please include with your next submittal.

**Carlsbad Fire Department Comments**

No comments.

**Transportation Department Comments**

1. Local Mobility Analysis – Provide Local Mobility Analysis report consistent with the project’s scoping agreement which was approved by staff on May 8, 2023.

**Public Works Department Comments**

1. Provide a water study and a wastewater study as requested in the P-99W and P-99S forms to support service sizing. If no plumbing calculations or fixture counts are available, flow generation estimates can be calculated per current Carlsbad engineering standards – sewer in Volume 1 Chapter 6, and water in Volume 2 Chapter 3.

**SECTION 2. ISSUES OF CONCERN**

The following section identifies issues of concern regarding the project’s conformance with the General Plan, municipal or zoning code, or other federal, state, or local requirements. These items are not required to deem the application complete but are necessary to review your application for consistency with applicable standards and requirements. Please note that the comments below do not address structural or project construction requirements as those are typically associated with the building permits, which are not submitted for review until after the discretionary approvals are secure.

**Planning Comments**

1. As proposed, the building crosses over a lot line via the loading dock which is not permitted. Two options are available:
  - 1 The two lots will need to be merged through a lot consolidation. If Building A and Building B are to have separate ownership, a Non-Residential Planned Unit Development (PUD) and Minor Subdivision (MS) for air-space condominiums or postage stamp lots will be required in addition to the proposed Minor Site Development Plan (SDP).
  - 2) If there are no plans to merge the two lots, then the project will need to be redesigned to provide interior side setbacks, and each lot will need to have its own employee eating areas. No parking spaces, employee eating areas, or shade structures can be located within the setbacks.

Further clarification is required to proceed.

2. If merging lots, please revise the project description in the plans on Sheet G001 and the application on the P-1(B) Project Description Form to indicate this.
3. If merging lots and there will be separate building ownership, please provide a completed Tentative Parcel Map Waiver of Processing time Limits P-1(F) Form.

4. For the Climate Action Plan P-30 Form, Part 1B, explain all not applicable and exception items.
5. Provide a Transportation Analysis Need Statement P-42 Form completed by staff. The form provided was not completed by staff.
6. Include the Project Number, SDP 2023-0023, in the upper right hand corner on each sheet of the plans.
7. Show all employee eating areas on the grading plan and site plan. The outdoor employee eating areas listed on Sheet G001 do not match what is shown in the landscape plans on Sheets L101 and L102. As shown in the plans, the outdoor employee eating areas do not meet the 60% requirement of the 300-square-feet of employee outdoor eating areas that need to be provided per 5,000-square-feet of building area. The project will be conditioned to require the indoor eating areas to be provided during the tenant improvement process. If this will be a multitenant building, all of the employee eating areas will be required to be outdoors – no indoor employee eating areas – in accordance with Policy 19 as mentioned by the Carlsbad Oaks North Specific Plan.
8. On the Site Plan, provide the number of parking spaces in each parking series.
9. All loading dock areas must provide access and circulation for semi-trucks, per Cal Trans Design Standards (ref. turn template 407D). All other circulation and at-grade loading areas must provide for single-unit truck access and turn-around per Cal Trans Design Standards (ref. turn template 407E).
10. All loading docks shall contain oil water separators and debris racks to filter trash and oil spills from loading operations.
11. All parking lot lights are required to be energy efficient low pressure sodium. All outdoor lighting shall be designed to reflect downward and shielded. Specifically, lighting shall be directed away from the residential neighborhood to the east to avoid impacts to adjacent homes or property and away from open space lots surrounding the industrial lots to the maximum extent feasible. On the Photometric Site Plan, provide Foot-candles at property line to ensure no light is spilling off the property. The Foot-candles should be at or near zero at the property line.
12. On Sheet A301, provide sections showing line of sight diagrams from the interior western and southern property lines. If no rooftop units are proposed under this site development plan, state this on Sheet A301.
13. Provide multiple cross sections for each retaining walls proposed. Include existing grade and wall height in addition to finished grade for each retaining wall section shown in the grading plans.
14. Call out the finished and existing grade on all elevations and sections.

### **Landscape Comments**

Please advise the applicant to make the following revisions to the plans so that they will meet the requirements of the City of Carlsbad's Landscape Manual.

Numbers below are referenced on the red line plans where appropriate for ease in locating the area of the comment concern.

1. On sheet L105 please correct the overlapping bar scale.
2. Please provide a callout to identify the recycled water meter(s) being used for this project. Please coordinate with the civil engineer for their plans to identify the same meter(s).
3. On sheet L101, please provide a callout to identify the right of way line.
4. Please revise note 1 on sheet L103 to include all of the following regarding drainage: All landscape areas shall have positive drainage (2% grade in planting areas) away from all structures and terminating in an approved drainage system.
5. On sheets L101 and L102 there are sewer lines shown on the plans. Please review tree locations to make sure there are no conflicts. Trees should be at least 7' from the sewer lines. Please review and adjust tree or sewer lines as appropriate.
6. Please show and label all light poles on the landscape plans and insure there are no conflicts with trees.
7. The Landscape Manual indicates that landscape plans are to feature ground cover, shrubs, and trees to screen elements of unsightliness and screen/soften new improvements. The Landscape Manual also indicates that landscaping shall be used to accentuate and enhance architecture. On sheet L101 please provide some larger scale trees along the west property line to assist with softening and screening the building.
8. The Landscape Manual requires that 50% of the shrubs (except on slopes 3:1 or steeper) shall be a minimum 5-gallon size. Please add a note on the plans with the Planting Legend for reference.
9. Please add a note to the plan to indicate that all utilities are to be screened. Landscape construction drawings will be required to show and label all utilities and provide appropriate screening.
10. Parking areas shall be screened from adjacent property or streets through the use of planting or any combination of planting, mounding, and decorative walls. Screening elements shall have a total height of at least three (3) feet. Please make sure all perimeter parking bays include the screening.
11. In addition to meeting the City of Carlsbad Landscape Manual parking lot tree planting requirements of one tree per 4 parking spaces, all commercial project parking lots must meet the State of California CALGreen Shade Tree planting requirements outlined below for "Surface Parking Areas" (section 5.106.12 and section 5.106.12.1) Please note that the City of Carlsbad landscape manual requires that all parking lot trees be a minimum of 15-gallon size.

5.106.12 Shade trees. [DSA-SS] Shade trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50% of the parking area within 15 years. Exception: The surface parking area covered by solar photovoltaic shade structures, or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

12. In addition to meeting the City of Carlsbad Landscape Manual planting requirements, all commercial project landscape areas must meet the State of California CALGreen Shade Tree planting requirements outlined below for "Planting Areas" (section 5.106.12 and section 5.106.12.2). Please note that the City of Carlsbad landscape manual requires that all non-slope area trees be a minimum of 15-gallon size.

5.106.12 Shade trees. [DSA-SS] Shade trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.2 Landscape areas. Shade trees plantings, minimum #10 container size or equal, shall be installed to provide shade over 20% of the landscape area within 15 years. Exception: Playfields for organized sport activity are not included in the total area calculation

13. In addition to meeting the City of Carlsbad Landscape Manual planting requirements, all commercial project landscape areas must meet the State of California CALGreen Shade Tree planting requirements outlined below for "Hardscape Areas" (section 5.106.12 and section 5.106.12.3). Please note that the City of Carlsbad landscape manual requires that all non-slope area trees be a minimum of 15-gallon size.

5.106.12 Shade trees. [DSA-SS] Shade trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.3 Hardscape areas. Shade trees plantings, minimum #10 container size or equal, shall be installed to provide shade over 20% of the hardscape area within 15 years. Exception: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

14. A copy of the color/hatched Recycled Water Use Plan showing where recycled water, graywater and potable water are proposed to be used for irrigation has been provided with this submittal. This plan will be forwarded to Carlsbad Municipal Water District (CMWD) for review. Any comments will be returned to the Applicant. The plan, therefore, will not be returned to the Applicant at this time
15. On the Hydrozone Diagram, the hydrozone square foot numbers in the Hydrozone Legend do not match the square foot numbers used in both the MAWA and ETWU worksheet calculations. Please review and revise the numbers as appropriate.

16. What is the number 400 shown in the MAWA calculation? This number should be the total landscape area square feet. Likewise, what is the "100" number used in both the MAWA and ETWU calculations?
17. Please note that since the project landscape area uses all recycled water, you may calculate it all as Special Landscape Area (SLA). The result will be that MAWA equals ETWU.
18. It is noted that a Fire Suppression Exhibit (sheet L105) has been provided and includes a Fuel Modification Zone. Please show the zone as an overlay on the planting plans so the planting and fire zone can be viewed together.
19. PLEASE RETURN REDLINES and provide 2 copies of all plans (concept, water conservation, fire protection, and colored water use plan) for the next submittal.
20. Please provide a written response to all comments clearly indicating where and how each comment was addressed.

### **Building Comments**

The Building Division has no comments at this time regarding this latest submittal for conceptual plan review. The following comments are provided courtesy of the Building Division and will need to be clearly detailed in your final design prior to submitting for building permit construction plan review. The Building Division will not need to see these preliminary plans again.

Carlsbad requirements:

CLIMATE ZONE 7

SEISMIC (R=6.5) = .12 W; SDC = D; SDS  $\geq$  .75,  $\leq$ 1.00; D1/D2

RAINFALL (" /hr.): 3.7"

WIND VELOCITY: 96mph

2022 California codes are adopted.

1. Screening for mechanical equipment shall be installed per the Carlsbad Municipal Code section 18.10.020.
2. Except as otherwise provided in the municipal code, upon completion of the rough grading work and prior to issuance of any building permit, the property owner or permit applicant must submit the required pad certifications and any supporting documentation to the Public Works Department. This information shall also be maintained onsite and available to the building official at the foundation inspection, pursuant to Section 110.3.1 of the municipal code.
3. Rooftop hazard avoidance. Rooftop mechanical equipment, other equipment requiring maintenance and roof access hatches shall be located so that routine maintenance and approach thereof is more than 10 feet of the edge of the roof. This standard may only be encroached upon approval by the building official

and only when the building official is satisfied that compliance with the rooftop location requirement is impracticable because of structural or construction difficulties or it is detrimental to the preservation of a historic building.

4. Refer to Carlsbad municipal code section 18.16.020 if recycled water will be used for irrigation.
5. Refer to Carlsbad municipal code section 18.16.030 for sizing of roof drains.

CalGreen review:

1. Bicycle parking details per the CalGreen code will need to be shown on the plans. Refer to CCGBSC section 5.106.4.1.1 - 2.2.
2. Light pollution reduction details per the CalGreen code will need to be shown on the plans. Refer to CCGBSC section 5.106.8.
3. Shade trees in the new at-grade parking facility will need to be shown on the plans. Refer to CCGBSC section 5.106.12.
4. Separate submeters or metering devices shall be installed for the uses described in CGBSC sections 5.303.1.1 and 5.303.1.2.
  - a. 5.303.1.1 New buildings or additions in excess of 50,000 square feet.
  - b. 5.303.1.2 Excess consumption (in excess of 1,000 gallons per day).
5. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. Refer to CCGBSC section 5.408.3. o 10CGBSC sections 5.410.2 - 5.410.4.5.1: Building Commissioning: New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.
6. Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements.
7. Commissioning requirements shall include:
  - a. 1.Owner's or owner representative's project requirements.

- b. Basis of design.
- c. Commissioning measures shown in the construction documents.
- d. Commissioning plan.
- e. Functional performance testing.
- f. Documentation and training.
- g. Commissioning report.

**Engineering Comments**

1. Provide a site conditions summary table of the following:
  - a. Grading quantities (cut, fill, import, export, and remedial) and the total area of land disturbance in square feet.
  - b. Preliminary traffic data: Existing and proposed trip generation estimates including Average Daily Traffic, AM Peak Hour, and PM Peak Hour trips generated by the project, broken down by separate uses.
  - c. Name of the sewer, water and school district providing service to the project.
  - d. Existing and proposed potable water demands (GPM or GPD) and sewer generation (EDU) resulting from the project.
  - e. Existing and proposed drainage discharge (CFS).
2. Show location of all daylight lines/limits of grading.
3. Add multiple cross-sections of the site per the redlines.
4. Provide gutters in areas of concentrated flow.
5. Remove the landscape hatching from the site plan for legibility.
6. Show slopes or grading along the south edge of the property to demonstrate how the proposed improvements match up with the existing grades.
7. Call out TW and BW elevations for all retaining walls.
8. If the two lots will be consolidated, a lot line adjustment will be required.
9. The invert elevations for storm drains entering the biofiltration basins should be 3" above the finish grade.



10. Call out any existing unused water services to be removed.
11. Show locations of relinquishments of access rights per MAP 15505.
12. Address the redline comments on the plans, SWQMP, and Drainage Study and return with the re-submittal to facilitate the next review.

**Carlsbad Fire Department {Site or Building Design} Comments**

No Comments.

**Public Works Transportation Comments**

No Comments. New comments may follow once the Local Mobility Analysis is received and reviewed.

**Public Works Utilities Department Comments**

1. Update Construction Notes to accurately current Standard Engineering Details.
2. Water meters to be located at property line per Engineering Standard Details. CMWD prefers meandering sidewalks at meter locations with meter located at ROW boundary in landscaped area.
3. Existing 12" PVC stubs in Whiptail Loop that are not used shall be removed back to the valve and blind-flanged at the cross.