



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 7, 2012 **REPORT NO. PC-12-081**

ATTENTION: Planning Commission, Agenda of November 15, 2012

SUBJECT: BIOMED INNOVATION CENTER - PROJECT NO. 270734
PROCESS FIVE

REFERENCE: Planning Commission Report No. PC-12-058
(<http://www.sandiego.gov/planning-commission/pcreports/2012/pdf/pcreports12-058-120517.pdf>)

OWNER: BMR-Executive Drive LLC/Federico Mina (Attachment 14)

APPLICANT: Ryan Bussard, Perkins + Will

SUMMARY

Issue(s): Should the Planning Commission approve the demolition of an existing building and the construction of three new, three-story Research and Development (R&D) buildings located at 4775 and 4785 Executive Way within the University Community Plan area?

Staff Recommendations:

1. **Recommend Certification** of Addendum to Mitigated Negative Declaration No. 5906, Project No. 270734, and **Adoption** of the Mitigation, Monitoring and Reporting Program; and
2. **Recommend Approval** of Community Plan Amendment No. 994912 and Site Development Permit No. 951539.

Community Planning Group Recommendation: University Community Planning Group voted 14-0-0 at their meeting on October 9, 2012, to recommend approval of the proposed project (Attachment 13).

Environmental Review: An Addendum to Mitigated Negative Declaration No. 5906, Project No. 270734, 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 which will reduce, to below a level of significance, potential impacts identified in the environmental review process (Attachment 6).

Fiscal Impact Statement: None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project site is designated Scientific Research by the University Community Plan. The community plan amendment would allow an increase in intensity of scientific research use on the project site and would include development of three, three-story scientific research buildings. The project would not decrease or increase the amount of land designated for residential use and would therefore have a neutral impact on housing.

BACKGROUND

The BioMed Innovation Center project is located at 4775 and 4785 Executive Drive within the University Community Plan (UCP) area (Attachment 1). The project site is designated Scientific Research by the UCP, is identified as Prime Industrial Lands and is within the IP-1-1 (Industrial Park) Zone (Attachments 2 and 3). The site is also located in the Community Plan Implementation Overlay Zone (CPIOZ; Type A), North University City Facilities Assessment District, Parking Impact Overlay Zone – Campus Impact Area (western portion of the project site), FAA Part 77 Noticing Area Overlay, Airport Land Use Compatibility Overlay Zone for MCAS Miramar, Airport Environs Overlay Zone (60-65 CNEL), and Airport Influence Area (MCAS Miramar Review Area 1).

The project site is regulated by Site Development Permit No. 9754, approved by City Council on January 17, 2006, for the Nexus University Science Center (Nexus) project. The Nexus project was approved for the construction of three buildings on three existing parcels to include one (1) three-story building totaling 49,920 square feet on Parcel 1, one (1) two-story building totaling 89,678 square feet on Parcel 2, and one (1) two-story building totaling 51,858 square feet on Parcel 3; for a total of 191,456 square feet of Scientific Research use (Attachment 10). The proposed project would apply to Parcels 2 and 3 only. In accordance with approved Site Development Permit No. 9754, a total of 141,536 square feet of Scientific Research use is permitted on Parcels 2 and 3. There is an existing building on Parcel 3 which was constructed in 2008 but has never been occupied and is currently in shell condition. A building shell was permitted in 2008 for Parcel 2; however, the building has not yet been built and Parcel 2 remains vacant to date.

On May 17, 2012, the Planning Commission initiated an amendment to the University Community Plan to consider allowing an increase in allowable development intensity of Scientific Research Use of the 7.076-acre site (Parcels 2 and 3 of SDP No. 9754). The proposed community plan amendment would increase the allowable development intensity of Scientific Research use on Parcels 2 and 3 from 20,000 square feet per acre to approximately 35,300 square feet per acre. This would allow total development intensity of approximately 250,000 square

feet where currently 141,536 square feet is entitled through Site Development Permit No. 9754. Analysis of this request is provided within the Community Plan Analysis section of this report and responses to the Planning Commission Community Plan Amendment Initiation Issues have been provided in Attachment 8.

DISCUSSION

Project Description:

The proposed project would demolish the existing unoccupied 51,858 square-foot shell building and surface parking lot and construct three R&D buildings totaling 250,000 square feet with an associated three-level subterranean parking garage and surface parking on a 7.076 acre site. Building One is proposed at three stories and approximately 83,743 square feet; Building Two is proposed at three stories and approximately 81,656 square feet; and Building Three is proposed at three stories and approximately 84,601 square feet. The buildings would be arranged around an internal pedestrian courtyard. The proposed buildings are modern style architecture with white, charcoal and silver gray colored panels, architectural concrete, tempered glass and green roofs. The project site plans are provided within Attachment 9 of this report.

The project would include one main point of access from Executive Drive for users of the buildings. A loading entry access point is provided at the cul-de-sac at the terminus of Executive Drive. The project will attain Leadership in Energy and Environmental Design (LEED) Silver Certification by providing the following: 30% energy reduction; 20% water use reduction; use of reclaimed water for irrigation; use of reclaimed water in toilet fixtures; use of reclaimed water for a Chilled Water Plant and as part of an evaporative cooling strategy; chilled beams in the research offices and lab spaces; green roofs; landscaping which incorporates drought resistant and native plantings; low-flow fume hoods; building integrated photovoltaics and solar panels; solar hot water heaters; natural ventilation strategies; fixed and operable solar shades and a high performance envelope.

The project site is located at the southern edge of an industrial park area, with industrial buildings located to the north and west, with multifamily residential development to the south, across La Jolla Village Drive, and the I-805 freeway is adjacent to and east of the project site. The site is bordered to the east by the I-805 freeway, to the north by Executive Drive and to the south by La Jolla Village Drive. The La Jolla Commons project site is adjacent to and west of the project site. The project site is situated in a setting of similar and compatible uses. In addition, the project site is located in a developed area currently served by existing public services and utilities.

The project site is located within the Airport Influence Area (AIA) for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP). Due to the proposed amendment to the University Community Plan, the project information was submitted to the San Diego County Regional Airport Authority (SDCRAA) for a determination of consistency (Attachment 11). Part of the project information submitted to SDCRAA was the FAA Determinations of No Hazard to Air Navigation (Attachment 12). The SDCRAA determined that the proposed development is consistent with the MCAS Miramar ALCUP.

Two discretionary actions are required to implement the proposed project:

- Community Plan Amendment

As part of the project, the applicant is requesting approval of an Amendment to the University Community Plan to increase the allowable intensity of scientific research use for the project site, from 20,000 square feet per acre (sf/ac) to 35,500 sf/ac. The amendment would include revisions to Table Three – Land Use and Development Intensity within the plan document to reflect the proposed increase in Scientific Research uses (Attachment 7).

- Site Development Permit

The project site is regulated by Site Development Permit No. 9754 that approved the construction of three buildings on three existing parcels to include one (1) three-story building totaling 49,920 square feet on Parcel 1, one (1) two-story building totaling 89,678 square feet on Parcel 2, and one (1) two-story building totaling 51,858 square feet on Parcel 3; for a total of 191,456 square feet of Scientific Research use. The proposed development total building square footage exceeds the amounts approved within Site Development Permit No. 9754; therefore, an amendment to the permit is required (Attachment 5).

General Plan/Community Plan Analysis:

Land Use

The project site is identified in the General Plan's Economic Prosperity Element as Prime Industrial Land on Figure EP-1. Prime industrial lands are areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. The General Plan provides several policies which are intended to protect base sector industrial uses and those areas identified as prime industrial lands. These include Policies EP-A.1 through A.5 and EP-A.12 through A.15.

The proposed project is located within the Central Subarea of the University Community Plan (UCP) and is designated for Scientific Research use. The site is subject to the Community Plan Implementation Overlay Zone (CPIOZ) Type 'A' and is located within MCAS Miramar's Area of Influence, Transition Zone, a Restrictive Use Easement, and the 60-65 Community Noise Equivalent Level (CNEL) contour.

The uses contemplated by the UCP within areas designated for Scientific Research are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. The UCP's goals for industrial development are to:

- A) Ensure that industrial land needs as required for a balanced economy and balanced land use are met consistent with environmental considerations.
- B) Protect a reserve of manufacturing land from encroachment by non-manufacturing uses.

- C) Develop and maintain procedures to allow employment growth in the manufacturing sector.
- D) Encourage the development of industrial land uses that are compatible with adjacent non-industrial uses and match the skills of the local labor force.
- E) Emphasize the citywide importance of and encourage the location of scientific research uses in the North University area because of its proximity to the University of California at San Diego (UCSD).

The proposed community plan amendment to increase allowable development intensity of scientific research use and development of three, three-story scientific research buildings for a total of 250,000 square feet would help provide additional quality job opportunities including middle-income jobs and provide secondary employment and supporting uses. Retention and growth of scientific research use in this area would also provide greater opportunities for collaboration with other scientific research uses in the immediate vicinity, in the Torrey Pines Mesa area of the community as well as with UCSD.

Within the UCP, the CPIOZ Type 'A' is the major implementation tool for the Development Intensity Element. The purpose of the overlay zone is to limit uses and development intensity to the levels specified in the Land Use and Development Intensity Table of the UCP. Figure 26 of the Development Intensity Element identifies the site within subarea 31. Table 3 of the Development Intensity Element further identifies that the development intensity within the subarea not exceed 20,000 square feet per acre (sf/ac) of Scientific Research use. The project proposes an amendment to the UCP's Development Intensity Table to increase the allowable intensity of scientific research use on-site from 20,000 sf/ac to 35,500 sf/ac (Attachment 7).

According to the 2011 MCAS Miramar Airport Land Use Compatibility Plan (ALUCP), the site is located within MCAS Miramar Area of Influence, Transition Zone, a Restrictive Use Easement, and the 60-65 CNEL contour. A Determination of No Hazards has been obtained from the Federal Aviation Administration on July 13, 2012. In accordance with the MCAS Miramar ALUCP, the project lot coverage would be less than 25 percent, would include less than 300 people per acre, and would include a compatible land use.

Urban Design

The proposed project implements the design recommendations found in the Central Subarea section of the UCP Urban Design Element which seek to improve the central community's urban form and cohesiveness. These include articulation of buildings, utilizing building elements, colors and materials that are not disturbing to the eye, concealing rooftop equipment and providing eating and seating areas for employees. The project also implements Urban Design Element guidelines for properties adjacent to La Jolla Village Drive which seek to maintain minimum 100 foot setbacks from the I-805 freeway ramps, provide landscaped buffers to maintain open views into the community and reduce potential noise effects, and complement the freeway ramp alignment with building alignment.

Sustainable Design

The General Plan's Conservation Element includes several climate change related policies aimed at reducing green house gas emissions from future development and city operations. These

policies also promote energy and water conservation in new development. The project is seeking to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating. LEED consists of rating systems for the design, construction and operation of high performance green buildings, homes and neighborhoods. Developed by the U.S. Green Building Council (USGBC), LEED is intended to provide building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

In order to achieve a high level of sustainability and a silver rating, the applicant has established the following goals and strategies:

- 30% energy reduction and 20% water use reduction
- Use of reclaimed water for irrigation
- Use of reclaimed water in toilet fixtures
- Use of reclaimed water for a Chilled Water Plant and as part of an evaporative cooling strategy
- Chilled beams in the research offices and lab spaces
- Green roofs
- Landscaping which incorporates drought resistant and native plantings
- Low-Flow fume hoods
- Building integrated photovoltaics and solar panels
- Solar hot water heaters
- Natural ventilation strategies
- Fixed and operable solar shades
- High performance envelope

Environmental Analysis:

The Addendum to Mitigated Negative Declaration (MND) No. 5906, Project No. 270734 analyzed the environmental impacts of the proposed BioMed Innovation Center Project. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following categories: transportation/circulation, historical resources (archaeological) and paleontological resources.

Conclusion:

Staff has determined the proposed BioMed Innovation Center project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Community Plan Amendment and Site Development Permit. An Addendum to Mitigated Negative Declaration No. 5906 has been prepared for this project and all potential environmental impacts will be mitigated.

ALTERNATIVES:

1. **Recommend approval of Community Plan Amendment No. 994912 and Site Development Permit No. 951539, with modifications.**
2. **Recommend denial of Community Plan Amendment No. 994912 and Site Development Permit No. 951539, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Mike Westlake
Assistant Deputy Director
Development Services Department

Laura C. Black, AICP
Development Project Manager
Development Services Department

Cecilia Gallardo, AICP
Deputy Director, Advanced Planning and Engineering
Development Services Department

Westlake/LCB

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Site Development Permit and Resolution
6. Draft Environmental Resolution with MMRP
7. Draft Community Plan Amendment Documents: Include the Community Plan Amendment Resolution, Strikeout/Underline Text, and Revised Graphics.
8. Responses to CPA Initiation Issues
9. Project Plans
10. Copy of Site Development Permit No. 97954, Recorded March 2, 2006
11. San Diego County Regional Airport Authority Review
12. FAA Determination of No Hazard to Air Navigation
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology

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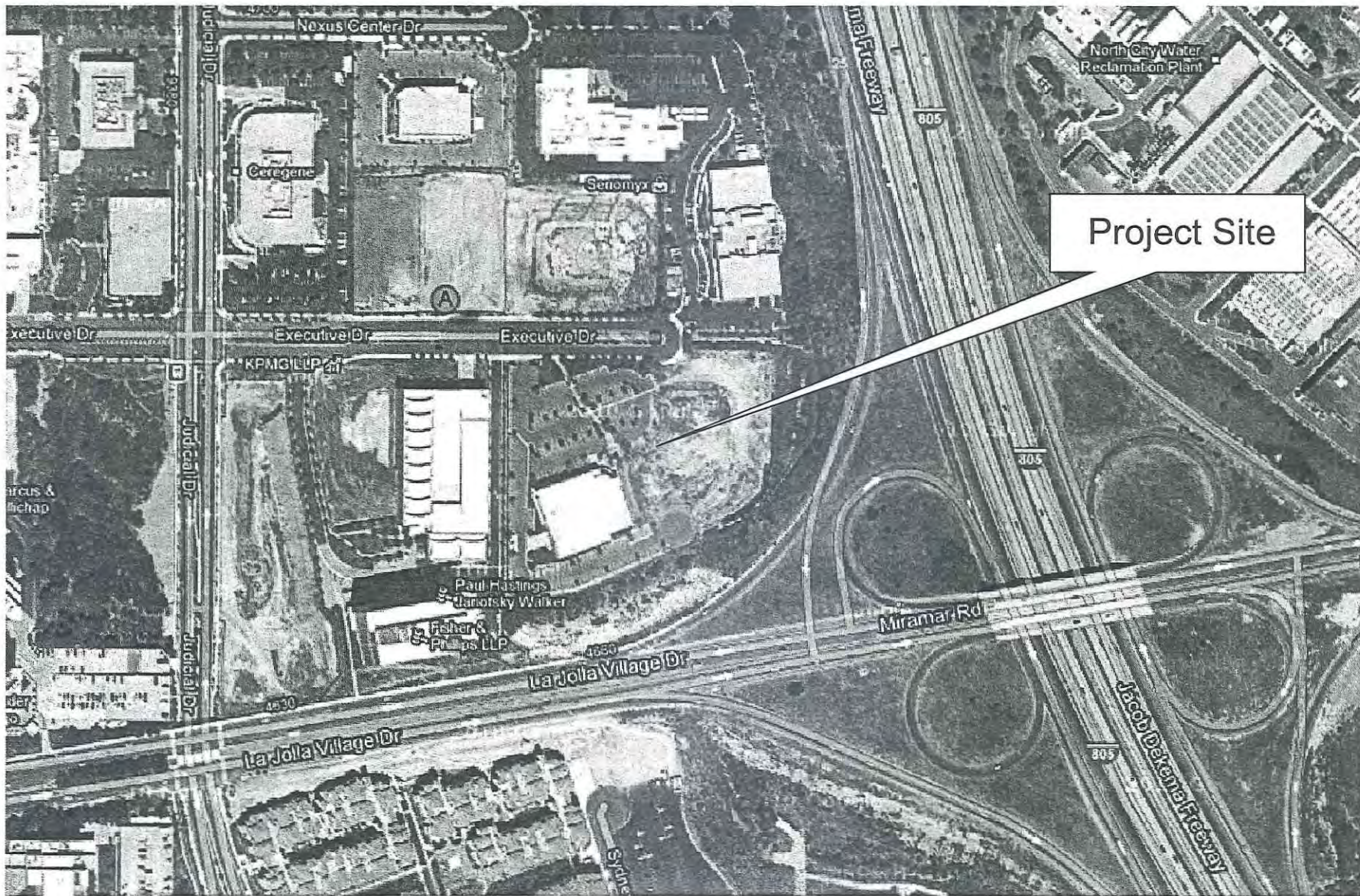


Cecilia Gallardo, AICP
Deputy Director, Advanced Planning and Engineering
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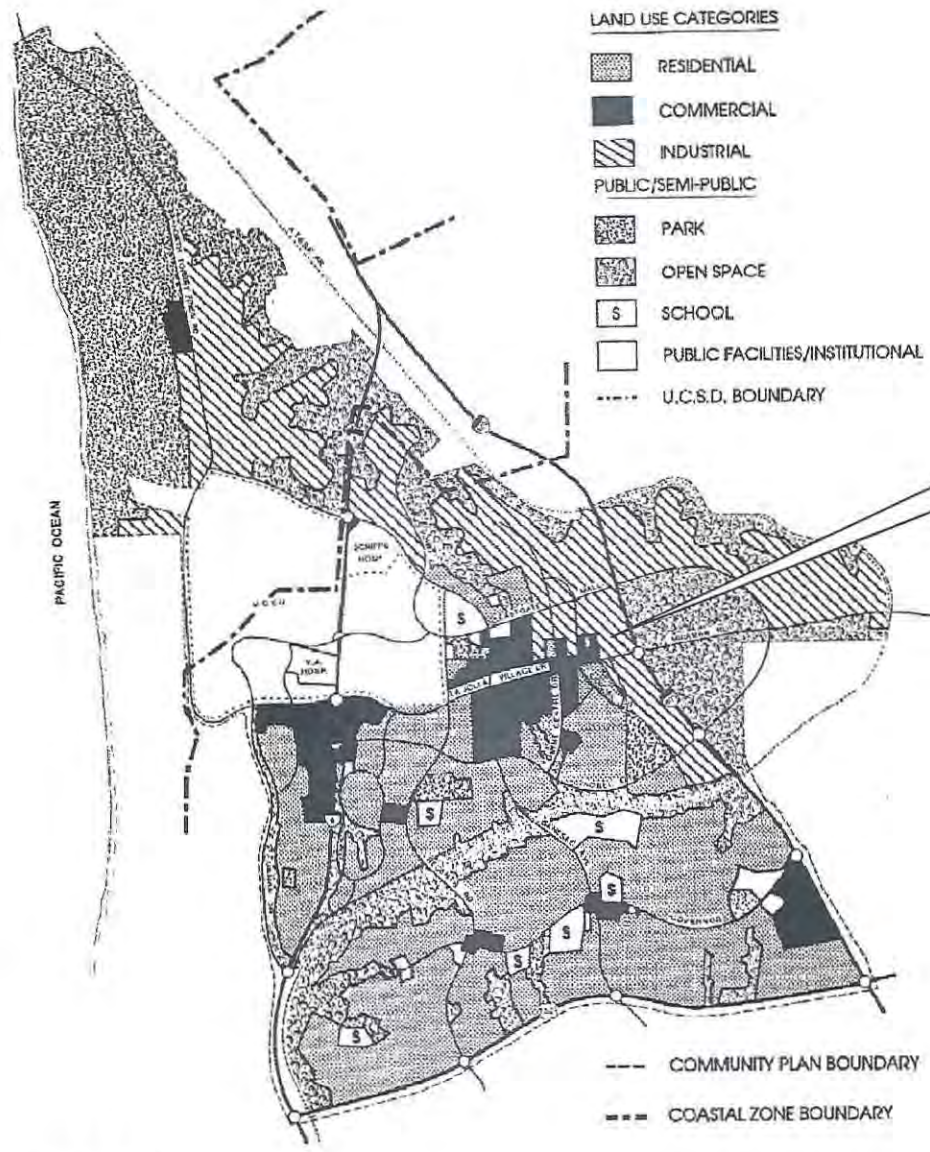


Project Site



Aerial Photo
BIOMED INNOVATION CENTER
PROJECT NO. 270734

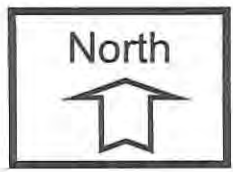


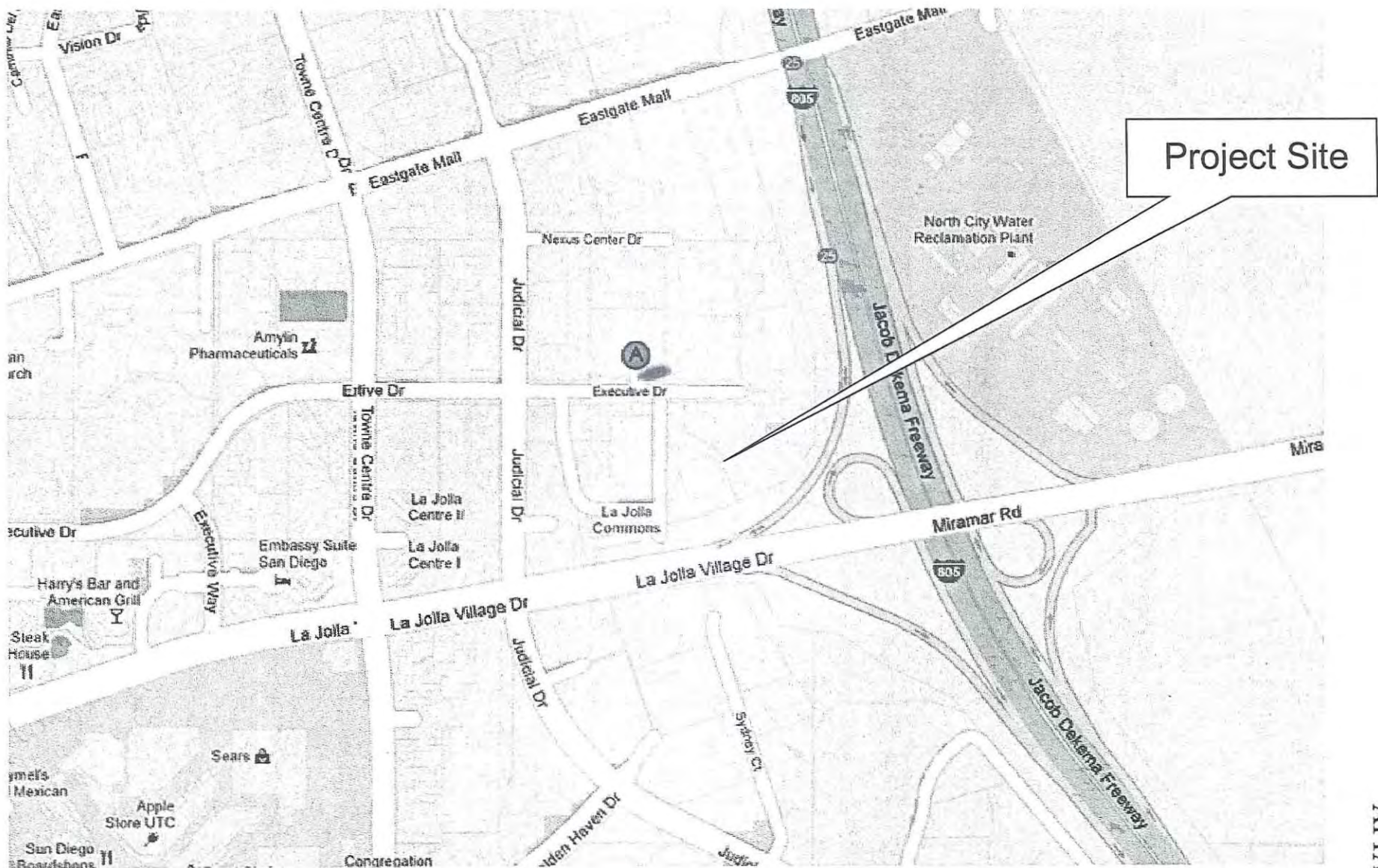


Project Site



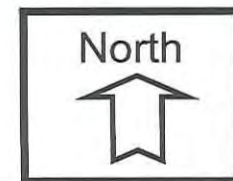
Land Use Map
BIOMED INNOVATION CENTER
PROJECT NO. 270734





Project Location Map

BIOMED INNOVATION CENTER
PROJECT NO. 270734



PROJECT DATA SHEET

PROJECT NAME:	BioMed Innovation Center	
PROJECT DESCRIPTION:	Demolition of the existing building and the construction of three, three-story Research and Development (R&D) buildings totaling 250,000 square feet with subterranean parking and surface parking.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Community Plan Amendment; Site Development Permit to Amend Site Development Permit No. 9754	
COMMUNITY PLAN LAND USE DESIGNATION:	Scientific Research, Prime Industrial Lands	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: IP-1-1: (An industrial zone to provide for high quality science and business park development)</p> <p style="text-align: center;">HEIGHT LIMIT: No height limit</p> <p style="text-align: center;">LOT SIZE: 40,000 sq. ft. min lot size</p> <p style="text-align: center;">FLOOR AREA RATIO: 2.0 maximum</p> <p style="text-align: center;">FRONT SETBACK: 20 foot minimum & 25 foot standard</p> <p style="text-align: center;">SIDE SETBACK: 15 foot minimum</p> <p style="text-align: center;">STREETSIDE SETBACK: 20 foot minimum</p> <p style="text-align: center;">REAR SETBACK: 25 feet</p> <p style="text-align: center;">PARKING: 750 parking spaces required / 875 parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial; IP-1-1	Industrial
SOUTH:	Industrial; IP-1-1 and RS-1-14.	La Jolla Village Drive (LJVD) – south of LJVD – industrial and residential
EAST:	Open Space; RS-1-14.	I-805
WEST:	Commercial; CV-1-2.	Office Building
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 9, 2012, the University Community Planning Group voted (14-0) to recommend approval of the project.	

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002394

SITE DEVELOPMENT PERMIT NO. 951539
BIOMED INNOVATION CENTER PROJECT NO. 270734 MMRP
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 9754
CITY COUNCIL

This Site Development Permit No. 951539, Amendment to Site Development Permit No. 9754, is granted by the City Council of the City of San Diego to BMR-Executive Drive LLC, Kevin M. Simonsen, Vice President, Real Estate Counsel, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 7.076 -acre site is located at 4775 and 4785 Executive Drive in the IP-1-1 Zone, Community Plan Implementation Overlay Zone (CPIOZ; Type A), North University City Facilities Assessment District, Parking Impact Overlay Zone – Campus Impact Area (western portion of the project site), Prime Industrial Lands Overlay Zone, FAA Part 77 Noticing Area, Airport Land Use Compatibility Overlay Zone for MCAS Miramar, Airport Environs Overlay Zone (60-65 CNEL), and Airport Influence Area (MCAS Miramar Review Area 1) within the University Community Plan Area. The project site is legally described as: Parcels 2 and 3 of Parcel Map No. 20044.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing, unoccupied building and subterranean parking structure and construct three Research and Development (R&D) buildings totaling 250,000 square feet above three levels of subterranean parking, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____ on file in the Development Services Department.

The project shall include:

- a. Demolition of existing, unoccupied 51,858 square foot building and subterranean parking structures;

- b. Construction of three, three-story Research and Development (R&D) Buildings totaling 250,000 square feet above an approximately 310,332 square foot subterranean parking garage. The buildings are described as:
 - Building One – 83,743 square feet
 - Building Two – 81,656 square feet
 - Building Three – 84,601 square feet
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Incorporation of sustainable building techniques sufficient to achieve Leadership in Energy and Environmental Design (LEED) Silver Certification, providing a minimum of 30% energy reduction and 20% water use reduction; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void 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. This permit must be utilized by _____.
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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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 building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited 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 were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If 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 Owner/Permittee 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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee 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, Owner/Permittee 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 Owner/Permittee 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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Addendum to Mitigated Negative Declaration No. 5906, Project No. 270734, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Addendum to Mitigated Negative Declaration No. 5906, Project No. 270734, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Transportation/Circulation
Historical Resources (Archaeological)
Paleontological Resources

AIRPORT REQUIREMENTS:

14. Prior to issuance of the first building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveways with City standard driveways, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the proposed curb outlet located within the City's right-of-way, satisfactory to the City Engineer.

17. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

18. Prior to the issuance of any building permit, 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.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
20. 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.
21. 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 (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
22. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001. In accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
23. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

GEOLOGY REQUIREMENTS:

24. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
25. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

PLANNING/DESIGN REQUIREMENTS:

26. 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.

27. Incorporation of sustainable building techniques sufficient to achieve Leadership in Energy and Environmental Design (LEED) Silver Certification, providing a minimum of 30% energy reduction and 20% water use reduction.

28. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

29. 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.

30. Prior to issuance of construction permits, the Owner/Permittee shall include a representative of the Environmental Services Department (ESD) and owner/representative to attend preconstruction meetings to ensure that:

- An appropriate destination for soils has been identified;
- An appropriate destination for concrete and asphalt has been identified;
- Grubbed material is separated and taken to Miramar Landfill Greenery;
- Contract documents have recycling specifications included;
- A solid waste coordinator has been identified;
- An appropriate number of bins are provided with appropriate signage;
- Bins are appropriately used and contamination levels are minimized;
- The C&D Ordinance deposit has been paid;
- An appropriate diversion rate has been included on the deposit form (75% minimum) and
- Materials are being taken to the appropriate facility.

31. Prior to final inspection or issuance of any Certificate of Occupancy the Owner/Permittee shall contact a representative of the Environmental Services Department to schedule an appointment to:

- Inspect and approve a storage area that has been provided consistent with the City's Storage Ordinance;
- Ensure that a hauler has been retained to provide recyclable materials collection and yard waste collection; and
- Inspect and approve the education materials for building tenants/owners that are required pursuant to the City's Recycling Ordinance.

32. Prior to the issuance of any construction permits, the construction plans and specifications shall indicate in the general notes or individual detail drawings the design features, product specifications, and methods of construction and installation that are required to surpass the 2008 Title 24, Energy Efficiency Standards by a minimum of 30%.

33. Prior to the issuance of any construction permits, construction plans and specifications shall indicate in the general notes or individual detail drawings the advanced water conservation features, product specifications and methods of construction and installation that are required to meet a 20% reduction in accordance with the CalGreen.

34. Prior to issuance of any Certificate of Occupancy, the Owner/Permittee shall submit a independent third party report on the building's energy and water conservation features including inspections and diagnostics as part of the LEED verification and commissioning process. The report shall include any additional inspections that may be conducted as needed to ensure continued compliance and to provide the City with information and documents showing use of products, equipment, and materials as specified on the construction plans and documents, to the satisfaction of the Director, Development Services Department.

35. Prior to issuance of a construction permit, construction plans and specifications shall indicate in the general notes or individual detail drawings that paints and solvents used shall include low volatile gas content (less than 150 grams per liter).

TRANSPORTATION REQUIREMENTS

36. Owner/Permittee shall maintain a minimum of 750 off street parking spaces (project is providing 875 off-street parking spaces) including 19 accessible (2 van accessible) parking spaces, 8 bicycle parking spaces, 8 bicycle locker spaces and 15 motorcycle parking spaces shall be provided as shown on the project's Exhibit "A". Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

37. Prior to the issuance of the first occupancy permit, the Owner/Permittee shall provide a fair-share contribution (3.7 percent of the improvement cost) towards the addition of an eastbound right turn lane at the intersection of Executive Drive/Judicial Drive, to the satisfaction of the City Engineer.

38. Prior to the issuance of the first occupancy permit, the Owner/Permittee shall complete the following improvements at the La Jolla Village Drive/Town Center Drive intersection, to the satisfaction of the City Engineer:

- a. Additional westbound right-turn lane, and
- b. Additional northbound through lane, and
- c. Additional southbound right-turn lane

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

39. Prior to the issuance of any building permits, the Owner/Permittee shall provide foundation calculations for the proposed building encroaching into the existing tunnel easement. The calculations will need to show that the design of the foundation will not impact the tunnel structure and easement.

40. 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), in a manner satisfactory to the Director of Public Utilities and the City Engineer.
41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water facilities, including services and meters, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public sewer facilities are to be in accordance with established criteria in the most current City of San Diego sewer design guide.
43. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
44. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this 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-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on _____ and
Resolution No. _____.

Site Development Permit No. 951539
Approval Date: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
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.**

BMR – EXECUTIVE DRIVE LLC.
Owner/Permittee

By _____
Kevin M. Simonsen
Vice President, Real Estate Counsel

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

WHEREAS, BMR-Executive Drive LLC, Kevin M. Simonsen, Vice President, Real Estate Counsel, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit to demolish the existing, unoccupied building and subterranean parking structure and construct three Research and Development (R&D) buildings totaling 250,000 square feet above three levels of subterranean parking, known as the BioMed Innovation Center Project, located at 4775 and 4785 Executive Drive, and legally described as Parcels 2 and 3 of Map No. 20044, in the University Community Plan area, in the IP-1-1 zone; and

WHEREAS, on November 15, 2012, the Planning Commission of the City of San Diego considered Site Development Permit [SDP] No. 270734, and pursuant to Resolution No. _____-PC voted to recommend City Council approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 270734:

A. SITE DEVELOPMENT PERMIT - Section 126.0504

Findings for all Site Development Permits

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

The project site is identified in the General Plan's Economic Prosperity Element as Prime Industrial Land on Figure EP-1. Prime industrial lands are areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. The proposed project is located within the Central Subarea of the University Community Plan (UCP) and is designated for Scientific Research use. The proposed development would increase the allowable development intensity of scientific research use within the UCP. The proposed development would construct three, three-story scientific research buildings for a total of 250,000 square feet that would help provide additional quality job opportunities including middle-income jobs and provide secondary employment and supporting uses. Retention and growth of scientific research use in this area would also provide greater opportunities for collaboration with other scientific research uses in the immediate vicinity, in the Torrey Pines Mesa area of the community as well as with UCSD. Therefore, the proposed project will not adversely affect the University Community Plan Area.

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

The proposed project will connect all necessary sewer and water facilities to serve the occupants of the development. The project will incorporate construction Best Management Practices (BMP) necessary to comply with Chapter 14 Article 2, Division 1 of the San Diego Municipal Code. The project will prepare and implement a Water Pollution Control Plan in accordance with the guidelines in Appendix E of the City's Storm Water Standards. The project will enter into a Maintenance Agreement for ongoing permanent BMP maintenance. The project will comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ and Amended by Order No. 2010-0014-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 (NPDES General Permit No. CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will

be met with the proposed project. Therefore, the proposed project will 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, including any allowable deviations pursuant to the Land Development Code.

The proposed project complies with the relevant regulations of the Land Development Code. Conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 951539. The proposed project conforms to the overall policies and regulations of the City of San Diego and represents a desirable project for the site and the University community.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Site Development Permit No. 270734 is granted to BMR-Executive Drive LLC, Kevin M. Simonsen, Vice President, Real Estate Counsel, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

RESOLUTION NUMBER R-

ADOPTED ON

WHEREAS, on May 18, 2012, BMR-Executive Drive LLC, Kevin M. Simonsen, Vice President, Real Estate Counsel, submitted an application to Development Services Department for a Community Plan Amendment and Site Development Permit to amend Site Development Permit No. 9754 for the BioMed Innovation Center (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on _____; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Addendum to Mitigated Negative Declaration No. 5906, Project No. 270734 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public

review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: Jan Goldsmith, City Attorney

By: _____
Name
Deputy City Attorney

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****BioMed Innovation Center,
Community Plan Amendment, Site Development Permit to
amend Site Development Permit No. 9754**

PROJECT NO. 270734

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Mitigated Negative Declaration No. 5906, Project No. 270734, shall be made conditions of Community Plan Amendment and Site Development Permit to amend Site Development Permit No. 9754 as may be further described below.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its

cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post-Plan Check (After permit issuance/Prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, and the following consultants: *Qualified Historical Resources Monitor, Qualified Native American Monitor, Qualified Paleontological Monitor*

Note: Failure of any responsible Permit Holder's representative or consultant to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, Applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 270734 and/or Environmental Document Number 270734, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall

include copies of permits, letters of resolution, or other documentation issued by the responsible agency.

4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on an 11x17-inch reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals/Notes</i>
General	Consultant Qualification Letters	Prior to Precon meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Precon meeting
Paleontology	Paleontology Reports	Paleontology site observation
Archaeology observation	Archaeology Reports	Archaeology/Historic site
Traffic	Traffic Reports	Traffic features site observation
Waste Management	Waste Management Reports	Waste management inspections
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Release Letter
Bond		

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Transportation/ Circulation

- I. Prior to the issuance of occupancy permits, the project shall provide a fair-share contribution (3.7 percent of the improvement cost) towards the addition of an eastbound turn-lane at the Executive Drive/Judicial Drive intersection to the satisfaction of the City Engineer.

- II. Prior to the issuance of occupancy permits, the project shall complete the following improvements at the La Jolla Village Drive/Town Center Drive intersection¹:
- Additional westbound right-turn lane
 - Additional northbound through lane
 - Additional southbound right-turn lane

Historical Resources (Cultural Resources/Archaeology)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first Preconstruction (Precon) meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The Applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the Applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the Applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

¹ These traffic improvements represent mitigation measures that were adopted in the Nexus MND to mitigate for the Nexus project's traffic trips that are included in the existing modified baseline conditions, but that will be completed as part of the proposed project.

3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon meeting, the Applicant shall schedule a focused Precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17") to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances Occupational Safety and Health**

Administration (OSHA) safety requirements may necessitate modification of the PME.

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSRs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI and Native American Monitor shall evaluate the significance of the resource. If human remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American human remains shall be determined between the MLD and the PI, IF:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner

may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are NOT Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the Applicant/landowner and the Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8 A.M. of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 A.M. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D), which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

Paleontological Resources

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits, and Building Plans/Permits or a Notice to Proceed for Subdivisions but prior to the first Precon meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The Applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the Applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the Applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution, or if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon meeting, the Applicant shall schedule a focused Precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17-inch) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the CSV. The CSVs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photographs of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils), the PI shall notify the RE, or BI, as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
 2. The following procedures shall be followed.

- a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8 A.M. on the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 A.M. on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines, which describe the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above Mitigation, Monitoring and Reporting Program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificate of occupancy and/or final maps to ensure the successful completion of the monitoring program.

BMR-EXECUTIVE DRIVE LLC

4775 EXECUTIVE DRIVE AND 4785 EXECUTIVE DRIVE
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<p>PROJECT DATA:</p> <hr/> <p>SITE DATA:</p> <p>ACCESSORS PARCEL NUMBER : 345-010-64 ADDRESS : 4775 & 4785 EXECUTIVE DRIVE SAN DIEGO, CA. 92128</p> <p>GROSS SITE ACREAGE : 7.076 ACRES RIGHT OF WAY ACREAGE : 0.096 ACRES NET SITE ACREAGE : 6.98 ACRES</p> <p>PARCEL 2 ACREAGE : 4.484 ACRES (63.4% GROSS SITE AREA)</p> <p>PARCEL 3 ACREAGE : 2.496 ACRES (35.2% GROSS SITE AREA)</p> <p>BLDG. COVERAGE OVER THE ENTIRE SITE: 24.8%</p>	<p>PARKING ANALYSIS</p> <p>NEW ON GRADE PARKING: STANDARD SPACES : 133 SPACES HANDICAP SPACES : 5 SPACES</p> <p>BELOW GRADE PARKING:</p> <p>LEVEL P-1 STANDARD SPACES : 282 SPACES HANDICAP SPACES : 5 SPACES</p> <p>LEVEL P-2 STANDARD SPACES : 278 SPACES HANDICAP SPACES : 5 SPACES</p> <p>LEVEL P-3 STANDARD SPACES : 163 SPACES HANDICAP SPACES : 4 SPACES</p> <p>TOTAL NEW PARKING: 875 SPACES (3.5/1000)</p> <p>CARPOOL SPACES PROVIDED: 75 SPACES (0.3/1000)</p> <p>MOTORCYCLE SPACES PROVIDED: 15 SPACES</p> <p>BICYCLE SPACES PROVIDED: 8 SPACES</p> <p>BICYCLE LOCKERS PROVIDED: 8 SPACES</p>	<p>VICINITY MAP</p>	<p>SHEET INDEX</p> <p>NO. SHEET TITLE G-000 COVER SHEET G-001 CONCEPT RENDERINGS G-002 CONCEPT RENDERINGS</p> <p>C-1 CIVIL EXISTING CONDITIONS C-2 CONCEPTUAL GRADING PLAN</p> <p>AD-051 DEMOLITION SITE DEMOLITION PLAN</p> <p>A-051 ARCHITECTURAL SITE PLAN A-052 SITE SECTIONS</p> <p>A-100P1 LEVEL P1 FLOOR PLAN A-100P2 LEVEL P2 FLOOR PLAN A-100P3 LEVEL P3 FLOOR PLAN A-101 LEVEL 1 FLOOR PLAN A-102 LEVEL 2 FLOOR PLAN A-103 LEVEL 3 FLOOR PLAN A-104 ROOF PLAN A-301 EXTERIOR ELEVATIONS A-302 EXTERIOR ELEVATIONS A-311 BUILDING SECTIONS</p> <p>L-101 LANDSCAPE LANDSCAPE PLAN</p>	<p>PROJECT DIRECTORY</p> <p>BUILDING OWNER BIOMED REALTY TRUST, INC. 17190 BERNARDO CENTER DRIVE SAN DIEGO, CA 92128 TELEPHONE: (858) 485-9840 FAX: (858) 485-9843 CONTACT: FEDERICO MINA EMAIL: federico.mina@biomedreality.com</p> <p>ARCHITECT PERKINS+WILL 1221 SECOND AVENUE, SUITE 200 SEATTLE, WA 98101 TELEPHONE: (206) 381-6000 FAX: (206) 441-4981 CONTACT: KAY KORNOVICH EMAIL: kay.kornovich@perkinswill.com</p> <p>CIVIL ENGINEER LATITUDE 33 PLANNING AND ENGINEERING 5355 MIRA SORRENTO PLACE, SUITE 650 SAN DIEGO, CA 92121 TELEPHONE: (858) 875-1719 FAX: (858) 751-0634 CONTACT: JIM KILGORE EMAIL: jim.kilgore@latitude33.com</p> <p>LANDSCAPE ARCHITECT THE OFFICE OF JAMES BURNETT 550 LOMAS SANTA FE, STE A. SOLANA BEACH, CA 92075 TELEPHONE: (858) 793-6970 FAX: (858) 793-6905 CONTACT: KYLE FIDDELKE EMAIL: kfidelke@jb.com</p> <p>PERMIT CONSULTANT PACIFIC CORNERSTONE ARCHITECTS 4105 SORRENTO VALLEY BLVD. SAN DIEGO, CA 92121 TELEPHONE: (858) 677-9880 FAX: (858) 677-9886 CONTACT: TIM SCHULZE EMAIL: tims@paccornerstone.com</p>
<p>BUILDING DATA:</p> <p>BUILDING DESCRIPTION: BUILDING 1 - 3 STORY SHELL BUILDING Q/ PARKING GARAGE BUILDING 2 - 3 STORY SHELL BUILDING Q/ PARKING GARAGE BUILDING 3 - 3 STORY SHELL BUILDING Q/ PARKING GARAGE</p> <p>BUILDING 1: 1ST FLOOR: 25,567 S.F. 2ND FLOOR: 29,088 S.F. 3RD FLOOR: 29,088 S.F. TOTAL: 83,743 S.F.</p> <p>BUILDING 2: 1ST FLOOR: 25,526 S.F. 2ND FLOOR: 28,065 S.F. 3RD FLOOR: 28,065 S.F. TOTAL: 81,656 S.F.</p> <p>BUILDING 3: 1ST FLOOR: 25,369 S.F. 2ND FLOOR: 29,616 S.F. 3RD FLOOR: 29,616 S.F. TOTAL: 84,601 S.F.</p> <p>TOTAL BLDG. AREA : 250,000 S.F.</p> <p>BELOW GRADE PARKING: LEVEL P1: 102,309 S.F. (N.I.C. IN F.A.R.) LEVEL P2: 136,288 S.F. (N.I.C. IN F.A.R.) LEVEL P3: 71,735 S.F. (N.I.C. IN F.A.R.) TOTAL: 310,332 S.F. (N.I.C. IN F.A.R.)</p> <p>TYPE OF OCCUPANCY : B(UPPER FLRS)/S-2(GARAGE) PROPOSED USE : SCIENTIFIC RESEARCH SHELL BUILDING EXISTING ZONE : IP-1-1 SCIENTIFIC RESEARCH</p> <ul style="list-style-type: none"> FAA PART 77 AND PRIME INDUSTRIAL LANDS (NEW ISSUE) OVERLAY ZONES OVERLAY ZONES AIRPORT ENVIRONS (MAP AE02 - MIRAMAR NAVAL AIR STATION) (MIRAMAR NAVAL AIR STATION T2 (TRANSITION ZONE) & R.U.E.) COMMUNITY PLAN IMPLEMENTATION (MAP CP02 - TYPE A UNIVERSITY COMMUNITY) PARKING IMPACT (MAP P102 - CAMPUS IMPACT) EXISTING S.D.P. #9475 FOR SITE <p>TYPE OF CONSTRUCTION : TYPE II NON-RATED SPRINKLERED STORIES : 3 (BLDG. 1, 2, AND 3) HEIGHT : +/-50' TO PARAPET BLDG. SITE COVERAGE : 24.8%</p>	<p>AREA INCREASE</p> <p>AREA INCREASE CALCULATION BUILDING 1 (PER CBC SECTION 506)</p> <p>BASIC ALLOWABLE PER FLR (TABLE 503 TYPE IIB FIRE RATING) 23,000 S.F. FRONTAGE INCREASE (35% INCREASE PER 506.2) + 8,050 S.F. FIRE SPRINKLER SYSTEM INCREASE: + 46,000 S.F. (200% INCREASE PER 506.3)</p> <p>TOTAL ALLOWABLE PER FLR 77,050 S.F. x3 PER SECTION 506.4.1</p> <p>TOTAL ALLOWABLE PER BUILDING 231,150 S.F.</p> <p>BUILDING 1 ACTUAL PROVIDED: 83,743 S.F.</p> <p>AREA INCREASE CALCULATION BUILDING 2 (PER CBC SECTION 506)</p> <p>BASIC ALLOWABLE PER FLR (TABLE 503 TYPE IIB FIRE RATING) 23,000 S.F. FRONTAGE INCREASE (22% INCREASE PER 506.2) + 5,060 S.F. FIRE SPRINKLER SYSTEM INCREASE: + 46,000 S.F. (200% INCREASE PER 506.3)</p> <p>TOTAL ALLOWABLE PER FLR 74,060 S.F. x3 PER SECTION 506.4.1</p> <p>TOTAL ALLOWABLE PER BUILDING 222,180 S.F.</p> <p>BUILDING 2 ACTUAL PROVIDED: 81,656 S.F.</p> <p>AREA INCREASE CALCULATION BUILDING 3 (PER CBC SECTION 506)</p> <p>BASIC ALLOWABLE PER FLR (TABLE 503 TYPE IIB FIRE RATING) 23,000 S.F. FRONTAGE INCREASE (22% INCREASE PER 506.2) + 5,060 S.F. FIRE SPRINKLER SYSTEM INCREASE: + 46,000 S.F. (200% INCREASE PER 506.3)</p> <p>TOTAL ALLOWABLE PER FLR 74,060 S.F. x3 PER SECTION 506.4.1</p> <p>TOTAL ALLOWABLE PER BUILDING 222,180 S.F.</p> <p>BUILDING 3 ACTUAL PROVIDED: 84,601 S.F.</p> <p>UNDER BUILDING PARKING GARAGE (S-2) BASIC ALLOWABLE UNLIMITED S.F. (TYPE I - 1HR. RATED) TOTAL ALLOWABLE UNLIMITED S.F. ACTUAL PROVIDED 310,332 S.F.</p>	<p>City of San Diego Development Summary (Additional Information for the General Project/Permit Application)</p> <p>1. SUMMARY OF REQUEST The existing site is zoned IP-1-1 (Industrial Park). The 7.068 acre site currently has an existing 2 story 51,858 sf building with 1 floor of below grade parking that will be demolished. The new S.D.P. Amendment will consist of 250,000 sf of biotech science laboratory space on 3 floors and has a 3 floor below-grade parking garage.</p> <p>2. STREET ADDRESS 4775 & 4785 EXECUTIVE DRIVE SAN DIEGO, CA. 92128 (Check One) <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W AT THE NW CORNER OF LA JOLLA VILLAGE DRIVE AND I-805, AT THE END OF EXECUTIVE DRIVE.</p> <p>3. SITE AREA Total Site Area (gross): 7.076 Ac. 308,231 Sq. Ft. Net Site Area: 6.98 Ac. 304,049 Sq. Ft. (Net site area excludes required streets and public dedications)</p> <p>4. COVERAGE DATA - Ac. Total Building Area (ground floor): 1.76 Ac. 75,462 Sq. Ft. Total Landscape/Open Space Area: 2.78 Ac. 121,361 Sq. Ft. Total Hardscape around Building .874 Ac. 38,080 Sq. Ft. Total Paved Area: 2.05 Ac. 89,400 Sq. Ft. Floor Area Ratio (FAR): 2 Gross Floor Area 250,000 S.F. (SITE COVERAGE 25% PER MCAS)</p> <p>5. DENSITY (Residential) Maximum no. dwelling units allowed per zone: N/A Number of existing units to remain on site: N/A Number of proposed dwelling units on site: N/A Total number of units provided on the site: N/A</p> <p>6. YARD/SETBACK Street Yard: Required 25 Ft. Proposed 25 Ft. Side Yard: Required 15 Ft. Proposed 15 Ft. Interior Yard(s): Required Ft. Proposed Ft. Rear Yard: Required 25 Ft. Proposed 25 Ft.</p> <p>7. PARKING Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other/Scientific <input checked="" type="checkbox"/></p> <p>Total number of spaces required by zone (3/1000 S.F. MIN.) 760 spaces Total number of spaces provided on-site (3.5/1000 S.F. MAX.) 875 spaces Development requirement by Owner (4.0/1000 S.F.) 875 spaces</p>	<p>SUSTAINABLE FEATURES</p> <p>OUR CURRENT SUSTAINABILITY GOAL FOR THE PROJECT IS A LEED PLATINUM TARGET WITH A MINIMUM 30% ENERGY REDUCTION AND 20% WATER USE REDUCTION. SOME OF THE STRATEGIES THAT WE ARE CURRENTLY EXPLORING IN OUR CONCEPTS IN ORDER TO ACHIEVE THOSE GOALS INCLUDE:</p> <ul style="list-style-type: none"> USE OF RECLAIMED WATER FOR IRRIGATION USE OF RECLAIMED WATER IN TOILET FIXTURES USE OF RECLAIMED WATER FOR A CHILLED WATER PLANT AND AS PART OF OUR EVAPORATIVE COOLING STRATEGY CHILLED BEAMS IN RESEARCH OFFICE AND LAB SPACE GREEN ROOFS AND NATIVE PLANTINGS LOW-FLOW FUME HOODS BUILDING INTEGRATED PHOTO VOLTAICS (BIPVS) AND SOLAR PANELS SOLAR HOT WATER HEATERS NATURALLY VENTILATION STRATEGIES INCORPORATING OPERABLE WINDOWS FIXED AND OPERABLE SOLAR SHADES AND A HIGH-PERFORMANCE ENVELOPE 	<p>LEGAL DESCRIPTION</p> <p>PARCELS 2 AND 3 OF PARCEL MAP NO. 20044, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY JULY 7, 2006 AS FILE NO. 2006-0482471 OF OFFICIAL RECORDS.</p> <p>Prepared By: PERKINS+WILL Address: 1221 SECOND AVENUE, SUITE 200 SEATTLE, WA 98101 Phone #: 206-381-6000 Fax #: 206-441-4981</p> <p>Project Address: 4775 AND 4785 EXECUTIVE DRIVE LA JOLLA, CA</p> <p>Project Name: BIOMED INNOVATION CENTER LOTS 2 AND 3</p> <p>Sheet Title: _____ Sheet Number: _____</p> <p>Revisions: Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/18/12 Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12 Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12</p> <p>Submitted Date: 1-30-12 Sheet 1 of 10 DEP# _____</p>



Drawing Issues

Site Development Form	10/22/09
Plan Review - Final Approval	10/22/09
Plan Review - Second Resubmit	04/20/12
Plan Review - Third Resubmit	04/20/12
Plan Review - Fourth Resubmit	05/18/12

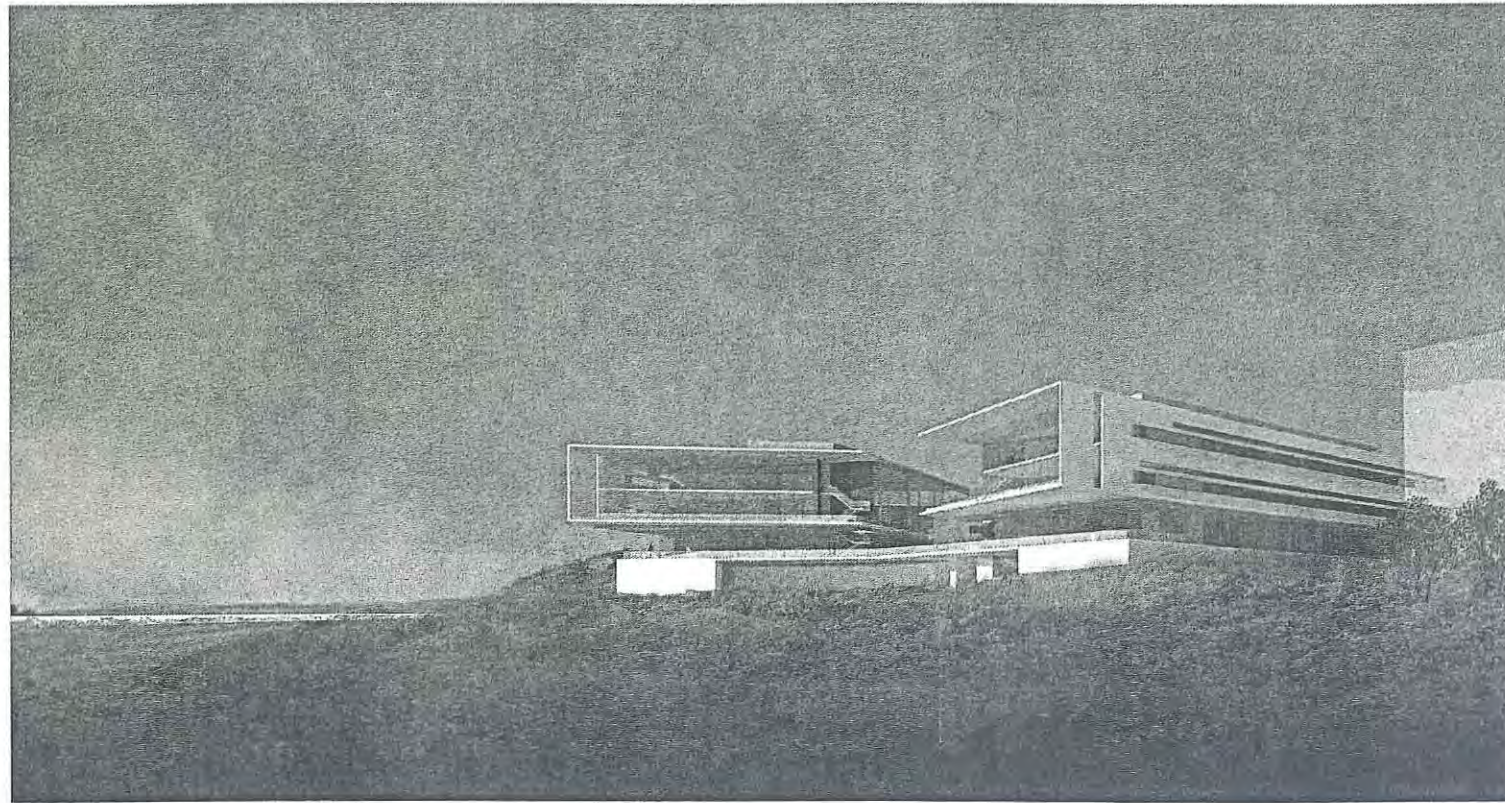
Revisions

COVERSHEET

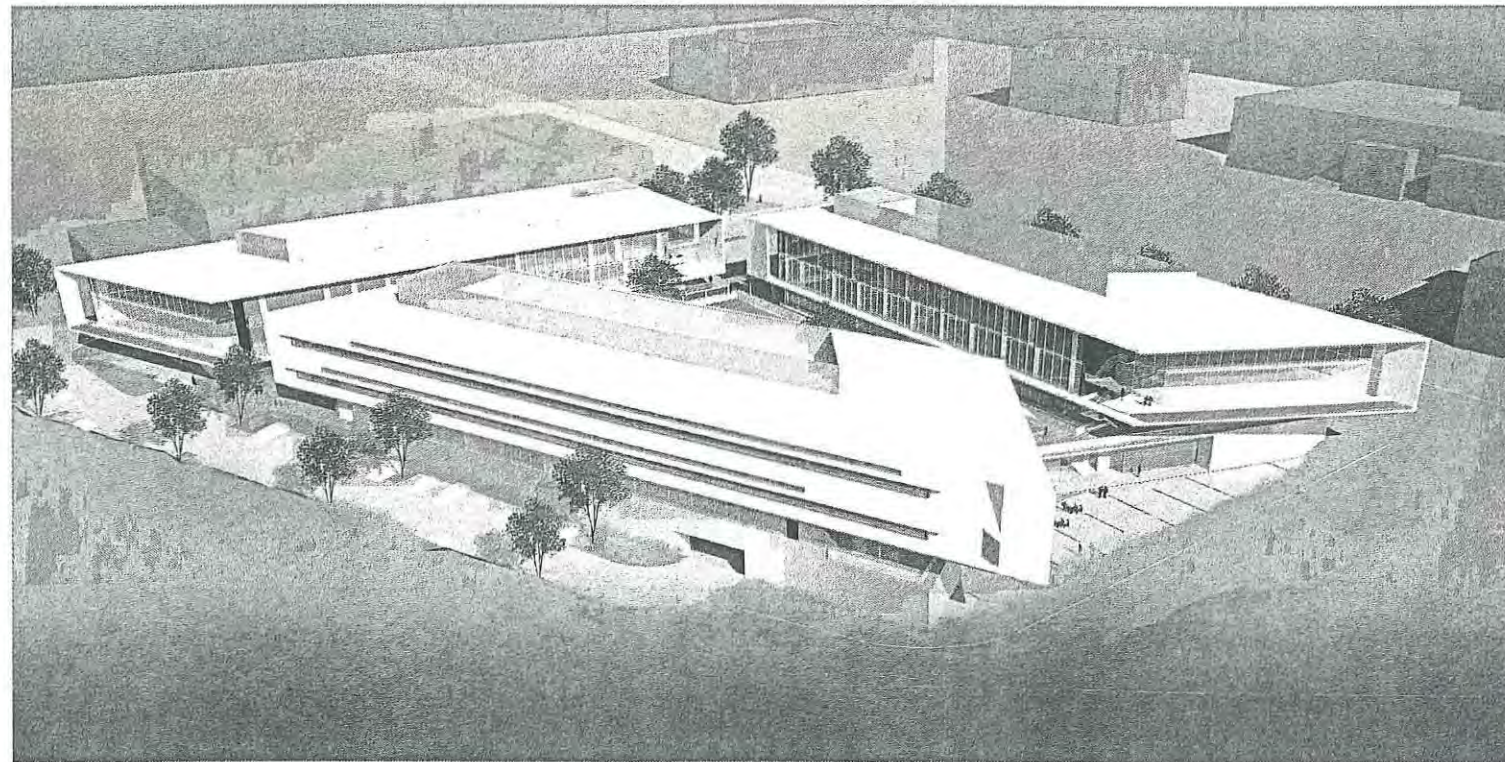
G-000

Not for Construction

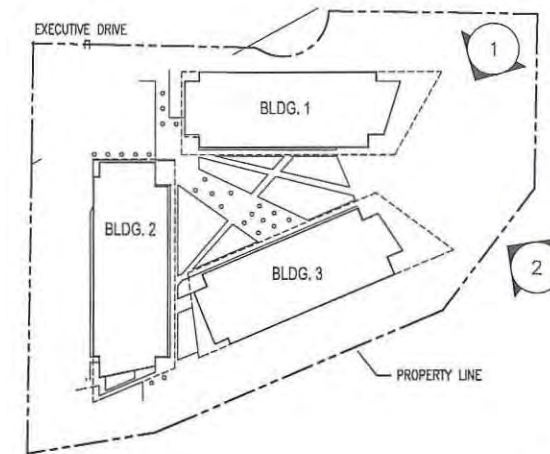
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 User: jkornov
 Plot: 10131208_Biomed.dwg



① EASTERN VIEW FROM HIGHWAY
N.T.S.



② SOUTHEASTERN AERIAL
N.T.S.



KEY PLAN
N.T.S.

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Drawing Issue	Date
Site Development/Plan	03/22/12
Pre/Post - Pre/Post-1	03/22/12
Pre/Post - Second Resubmittal	04/26/12
Pre/Post - Third Resubmittal	05/18/12

Revisions	

Sheet Information	
Date	03/22/12
Job Number	161121.000
Drawn	
Checked	
Approved	

**CONCEPT
RENDERINGS**

G-001

Not for Construction

Prepared By: PERKINS+WILL

Name: PERKINS+WILL

Address: 1221 SECOND AVENUE, SUITE 200
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Phone #: 206-381-6000

Fax #: 206-441-4981

Project Address: 4775 AND 4785 EXECUTIVE DRIVE
LA JOLLA, CA

Project Name: BMR'S INNOVATION CENTER
LOTS 2 AND 3

Sheet Title: _____

Sheet Number: _____

Revised 14: _____

Revised 13: _____

Revised 12: _____

Revised 11: _____

Revised 10: _____

Revised 9: _____

Revised 8: _____

Revised 7: _____

Revised 6: _____

Revised 5: _____

Revised 4: _____

Revised 3: PLAN REVIEW - THIRD RESUBMITTAL 5/18/12

Revised 2: PLAN REVIEW - SECOND RESUBMITTAL 4/26/12

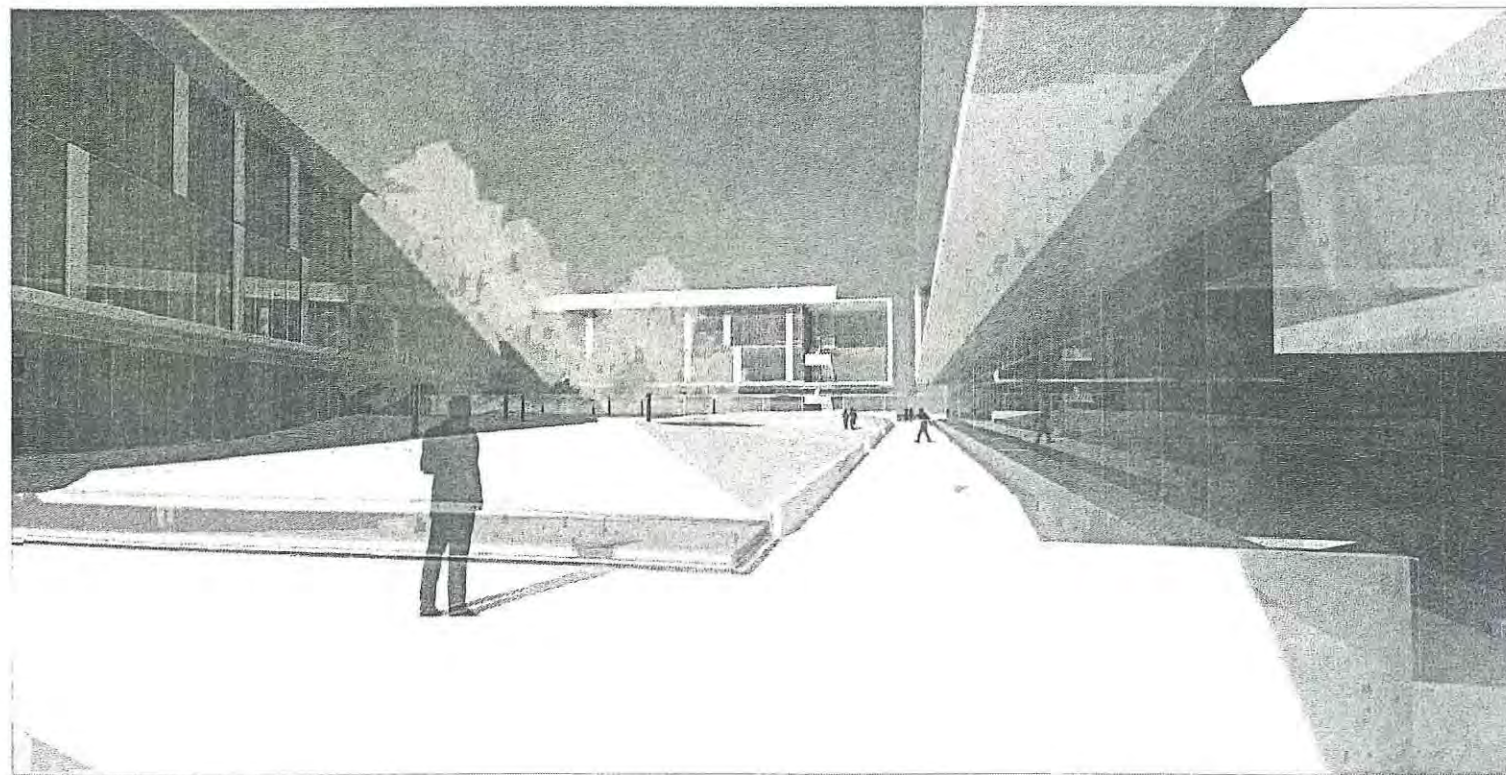
Revised 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Submital Date: 1-30-12

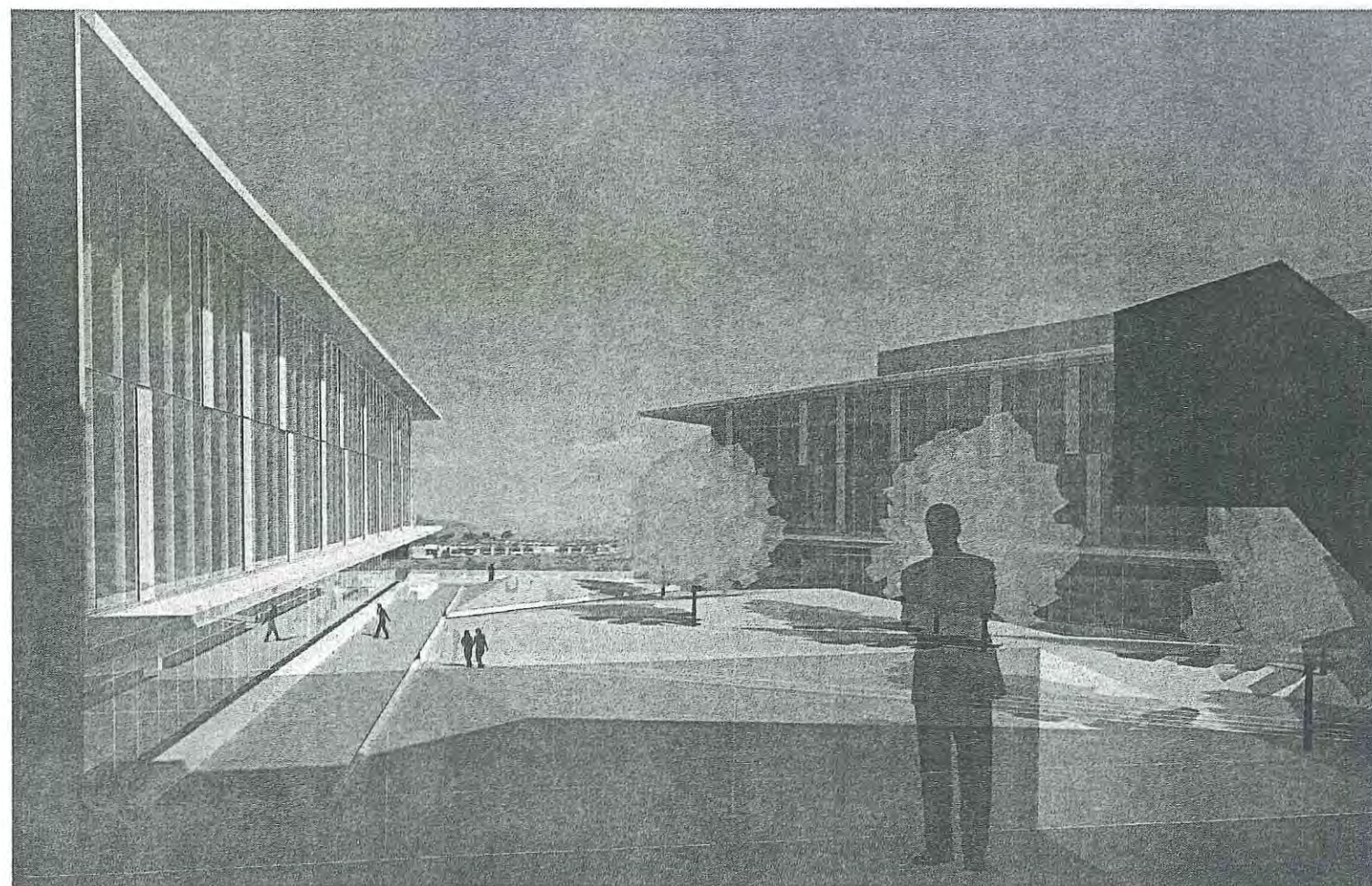
Sheet 2 of 19

DEP# _____

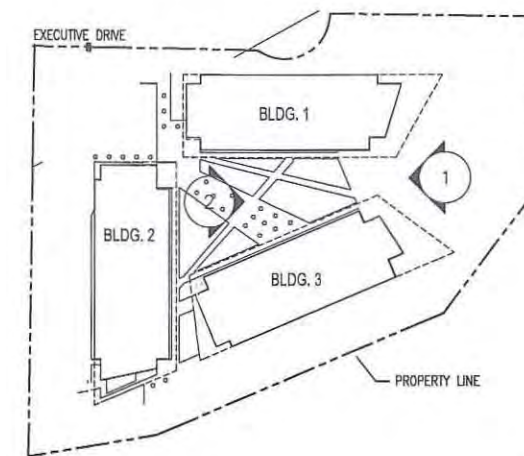
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Ron Kornovitch



1 COURTYARD LOOKING WEST
N.T.S.



2 COURTYARD LOOKING EAST
N.T.S.



KEY PLAN
N.T.S.

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Drawing Issue	Date
Site Development	10/20/12
Plan Review - Pre-Submittal	03/20/12
Plan Review - Second Resubmittal	04/20/12
Plan Review - Third Resubmittal	05/16/12

Revisions	

Sheet Information	
Date	05/16/12
Job Number	16133.000
Drawn	
Checked	
Approved	

**CONCEPT
RENDERINGS**

G-002

Not for Construction

Prepared By: PERKINS+WILL

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Project Address: 4775 AND 4785 EXECUTIVE DRIVE
LA JOLLA, CA

Project Name: BOWEN INNOVATION CENTER
LOTS 2 AND 3

Sheet Title: _____

Sheet Number: _____

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/16/12

Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12

Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Submittal Date: 1-30-12

Sheet **3** of **19**

DEP# _____

May 16, 2012 - 5:23pm
P:\Projects\131131.000_Bowen\30_Courts\USDP\BMR\G-002.dwg
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**BMR-Executive
Drive LLC**

17190 Bernardo Center Drive
San Diego, CA 92128

LEGEND

ITEM	SYMBOL
BOUNDARY LINE
RIGHT OF WAY LINE	-----
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN STRUCTURE
EXISTING UNDERGROUND DRY UTILITIES
EXISTING CHAIN LINK FENCE
EXISTING LIGHT STANDARD
EXISTING CURB & CUTTER
EXISTING BROW DITCH
EXISTING PRIVATE LIGHTING
APN - ASSESSOR'S PARCEL NUMBER
BF - BACKFLOW
CL - CENTERLINE
CTB - CABLE TV BOX
DO - DRAINAGE OUTLET
DR - DRAIN
EB - ELECTRICAL BOX
TR - TRANSFORMER
PH - FIRE HYDRANT
GS - GAS STUB
FS - FIRE SERVICE
HW - CONCRETE HEAD WALL
IRC - IRRIGATION CONTROL BOX
MW - MANHOLE
L/A - LANDSCAPE AREA
PL - PROPERTY LINE
PRG - POWER POLE W/UTILITY WIRE
RWM - RECLAIMED WATER METER
RWV - RECLAIMED WATER VALVE
SCD - SEWER CLEANOUT
SMH - SEWER MANHOLE T W/MANHOLE
SDMH - STORM DRAIN MANHOLE W/INLET
SDMH - STORM DRAIN MANHOLE
SLB - STREET LIGHT BOX
STD - STANDARD
TE - TRASH ENCLOSURE
TR - TRANSFORMER
UR - UTILITY RISER
EV - ELECTRIC VAULT
W - WEST
WM - WATER METER
WV - WATER VALVE

SOURCE OF TOPOGRAPHY

FIELD SURVEY DATED AUGUST, 2008 BY SPEARS AND ASSOCIATES
FIELD SURVEY DATED DECEMBER, 2011 BY ALTA LAND SURVEYING

OWNER/DEVELOPER

BMR-EXECUTIVE DRIVE, LLC
17190 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92128

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHEASTERLY
LINE OF PARCEL 2 AND 3 PER PARCEL MAP NO. 20044.
I.E. N67°11'58"E

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO.
060730-1339 F DATED JUNE 16, 1999.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR
FLOODPLAIN.

SOURCE: WWW.FEMA.GOV

BENCHMARK

LOCATION: NORTHWEST CORNER OF EASTGATE MALL & DENESSEE AVE.
DESCRIPTION: BRASS PLUG
ELEVATION: 356.297

NOTE: PROJECT DATUM IS M.S.L.

ASSESSOR'S PARCEL NUMBER

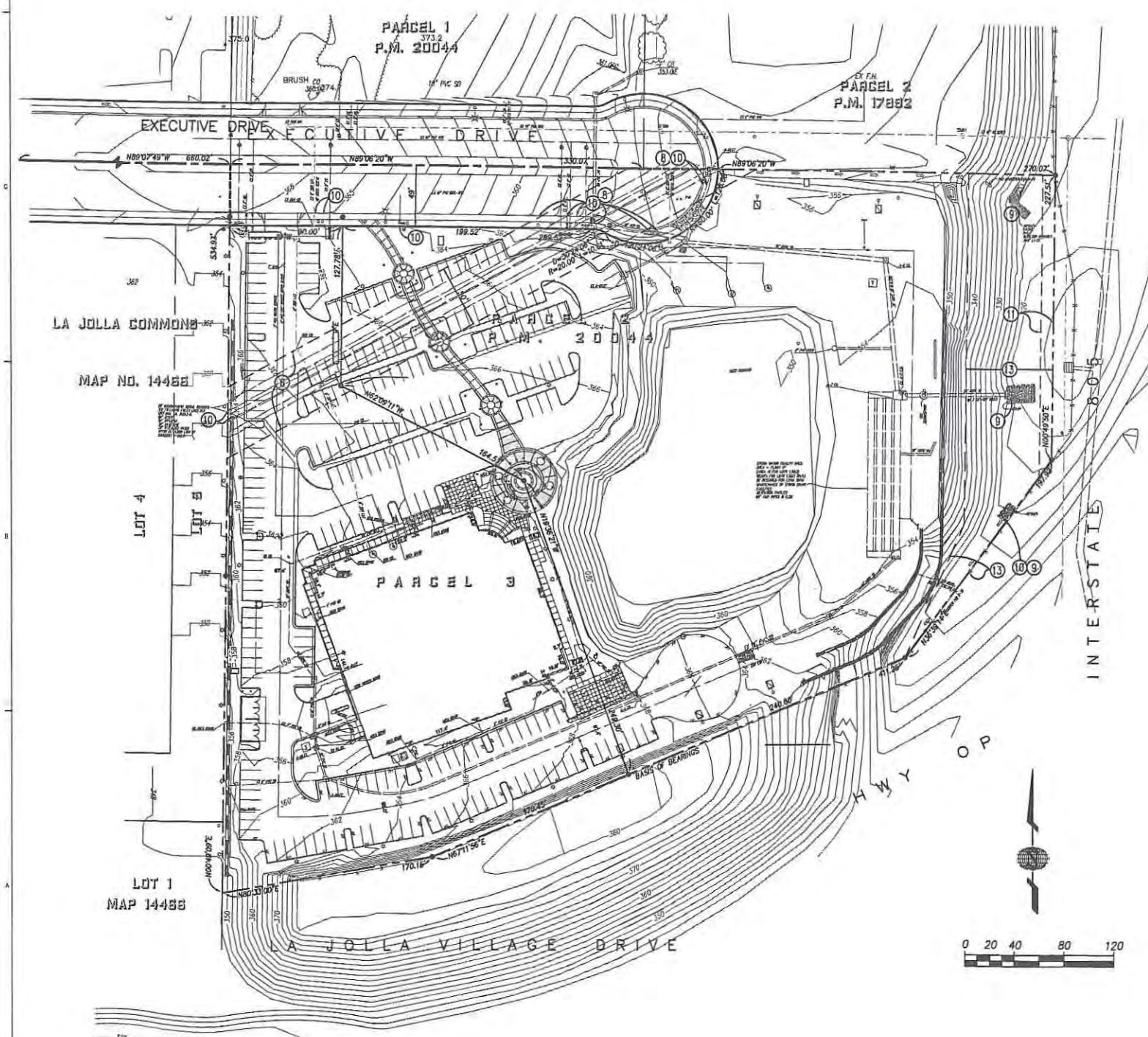
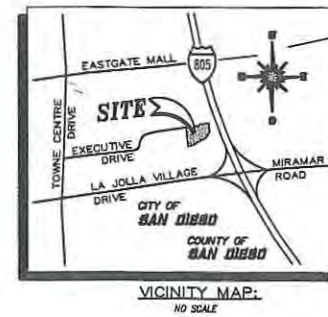
345-012-02 AND 03

LEGAL DESCRIPTION:

PARCELS 2 AND 3 OF PARCEL MAP NO. 20044, IN THE CITY OF
SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN
THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY JULY 7,
2006 AS FILE NO. 2006-0482471 OF OFFICIAL RECORDS.

EASEMENT NOTES

- AN EASEMENT FOR THE PURPOSE OF THE ESTABLISHMENT, MAINTENANCE, OPERATION AND USE OF A SAFETY AREA OR COMPATIBLE USE ZONE, IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED JULY 28, 1983 AS FILE NO. 83-261443 OF OFFICIAL RECORDS. SAID DEED DOES NOT CONTAIN THE LOCATION OF SAID EASEMENT AND IS NOT PLOTTED HEREON.
- AN EASEMENT FOR THE PURPOSE OF A PERMANENT TUNNEL, IN FAVOR OF THE CITY OF SAN DIEGO, PER FINAL ORDER OF CONDEMNATION RECORDED APRIL 9, 1996 AS FILE NO. 1996-0174232 OF OFFICIAL RECORDS.
- AN AGREEMENT TO HOLD THE CITY HARMLESS BY AND BETWEEN THE CITY OF SAN DIEGO AND THE OWNER, REGARDING PERMISSION TO PERMIT THE CONSTRUCTION OF PRIVATE 18", 24", AND 36" RCP STORM DRAINS, STORM DRAIN INLET AND CLEANOUT ON EXECUTIVE DRIVE, RECORDED APRIL 12, 2006 AS FILE NO. 2006-0254890 OF OFFICIAL RECORDS.
- AN AGREEMENT BY AND BETWEEN THE CITY OF SAN DIEGO AND THE OWNER FOR FULL PARTICULARS, REGARDING STORM WATER MANAGEMENT AND DISCHARGE CONTROL, MAINTENANCE BY THE OWNER OF SUBJECT PROPERTY WITHIN SAID PROPERTY, PER DOCUMENT RECORDED APRIL 12, 2006 AS FILE NO. 2006-0254891 OF OFFICIAL RECORDS.
- AN AGREEMENT BY AND BETWEEN THE CITY OF SAN DIEGO AND THE OWNER, REGARDING THE INSTALLATION, MAINTENANCE AND REMOVAL OF PRIVATE 18", 24", AND 36" RCP STORM DRAINS, STORM DRAIN INLET AND CLEANOUT, LANDSCAPE AND IRRIGATION, PRIVATE RIPRAP AND HEADWALL AND BROWDITCH, RETAINING WALL AND PARKING LOT IN 10' SEWER EASEMENT IN EXECUTIVE DRIVE AND IN 50' EASEMENT, RECORDED APRIL 12, 2006 AS FILE NO. 2006-0254892 OF OFFICIAL RECORDS.
- AN EASEMENT FOR THE PURPOSE OF SEWER AS DEDICATED ON MAP NO. 20044.
- AN EASEMENT FOR THE PURPOSE OF UNDERGROUND ELECTRIC FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND UNDERGROUND COMMUNICATION FACILITIES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED NOVEMBER 3, 2006 AS FILE NO. 2006-0785144 OF OFFICIAL RECORDS. SAID EASEMENT'S EXACT LOCATION CANNOT BE DETERMINED FROM SAID RECORD AND IS THEREFORE NOT PLOTTED HEREON.
- THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHT OF INGRESS OR EGRESS TO OR FROM THE HIGHWAY CONTIGUOUS THERETO, SAID RIGHTS HAVING BEEN RELINQUISHED BY DEED RECORDED OCTOBER 12, 2007 AS FILE NO. 2007-0638897.



PREPARED IN THE OFFICE OF:



JM KILGORE R.C.E. 46692 DATE
REG. EXPIRES 6-30-2013

Prepared By: _____

Name: LATITUDE 33 PLANNING AND ENGINEERING Revision 14: _____

Address: 5355 MIRA SORRENTO PLACE, SUITE 650 Revision 13: _____

SAN DIEGO, CA 92121 Revision 12: _____

Phone #: 658-751-0833 Revision 11: _____

Fax #: 658-751-0834 Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: PLAN REVIEW - SECOND SUBMITTAL 4/20/12

Revision 1: PLAN REVIEW - FIRST SUBMITTAL 3/20/12

Original Date: 1-30-12

Sheet _____ of _____

Sheet Title: EXISTING CONDITIONS

Sheet Number C-2 DEP# _____

Revisions

NO.	ISSUE	DATE

Sheet Information

Date: _____ Issue Date: _____

Job Number: _____ 181121

Drawn: _____ All

Checked: _____

Approved: _____

Title

**EXISTING
CONDITIONS**

Sheet

C-1

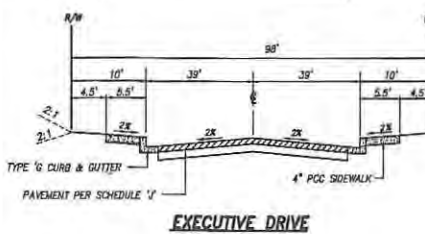
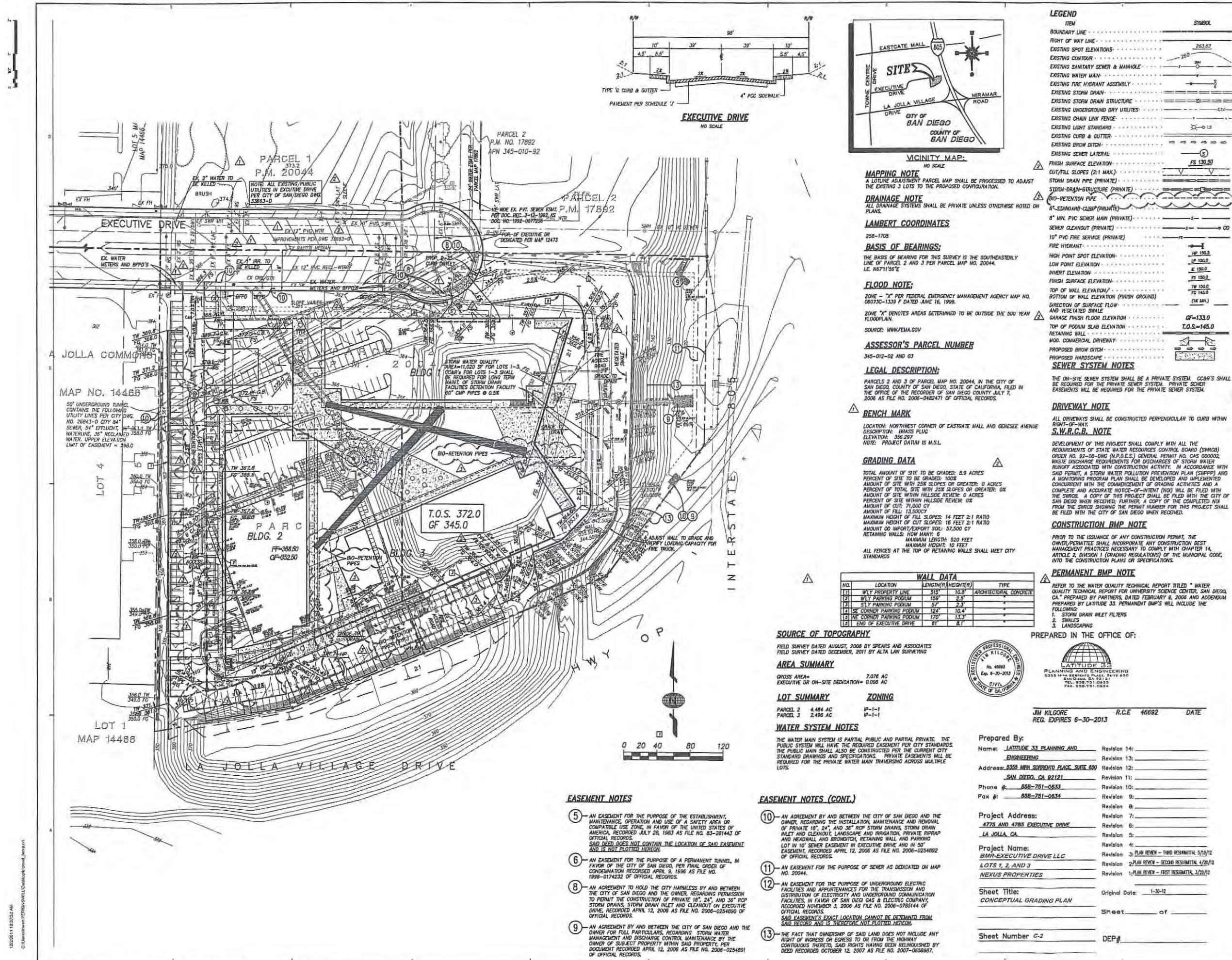
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San Diego, CA 92128



LEGEND

ITEM	SYMBOL
BOUNDARY LINE	---
RIGHT OF WAY LINE	---
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR	.....
EXISTING SANITARY SEWER & MANHOLE	.....
EXISTING WATER MAIN	.....
EXISTING FIRE HYDRANT ASSEMBLY	.....
EXISTING STORM DRAIN	.....
EXISTING STORM DRAIN STRUCTURE	.....
EXISTING UNDERGROUND DRY UTILITIES	.....
EXISTING CHAIN LINK FENCE	.....
EXISTING LIGHT STANDARD	.....
EXISTING CURB & GUTTER	.....
EXISTING BROW DITCH	.....
EXISTING SEWER LATERAL	.....
FINISH SURFACE ELEVATION	FS 130.50
CUT/FILL SLOPES (2:1 MAX.)	.....
STORM DRAIN PIPE (PRIVATE)	.....
STORM-DRAIN-STRUCTURE (PRIVATE)	.....
BIO-RETENTION PIPE	.....
6" STANDARD-CLIP (PRIVATE)	.....
8" MIN. PVC SEWER MAIN (PRIVATE)	.....
SEWER CLEANOUT (PRIVATE)	.....
10" PVC FIRE SERVICE (PRIVATE)	.....
FIRE HYDRANT	.....
HIGH POINT SPOT ELEVATION	HP 150.0
LOW POINT ELEVATION	LP 150.0
INVERT ELEVATION	IN 150.0
FINISH SURFACE ELEVATION	FS 150.0
TOP OF WALL ELEVATION/ FINISH GROUND	TW 150.0
BOTTOM OF WALL ELEVATION (FINISH GROUND)	FB 143.0
DIRECTION OF SURFACE FLOW AND VEGETATED SWALE	.....
GARAGE FINISH FLOOR ELEVATION	GF=133.0
TOP OF POPIUM SLAB ELEVATION	T.O.S.=145.0
RETAINING WALL	.....
MOD. COMMERCIAL DRIVEWAY	.....
PROPOSED BROW DITCH	.....
PROPOSED HARDSCAPE	.....

MAPPING NOTE
A LOTLINE ADJUSTMENT PARCEL MAP SHALL BE PROCESSED TO ADJUST THE EXISTING 3 LOTS TO THE PROPOSED CONFIGURATION.

DRAINAGE NOTE
ALL DRAINAGE SYSTEMS SHALL BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.

LAMBERT COORDINATES
258-1703

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHEASTERLY LINE OF PARCEL 2 AND 3 PER PARCEL MAP NO. 20044, I.E. N67°11'56"E

FLOOD NOTE:
ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 060730-13319 P DATED JUNE 16, 1998.
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
SOURCE: WWW.FEMA.GOV

ASSESSOR'S PARCEL NUMBER
345-012-02 AND 03

LEGAL DESCRIPTION:
PARCELS 2 AND 3 OF PARCEL MAP NO. 20044, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY JULY 7, 2006 AS FILE NO. 2006-0482471 OF OFFICIAL RECORDS.

BENCH MARK
LOCATION: NORTHWEST CORNER OF EASTGATE MALL AND GENESEE AVENUE
DESCRIPTION: BRASS PLUG
ELEVATION: 356.077
NOTE: PROJECT DATUM IS M.S.L.

GRADING DATA
TOTAL AMOUNT OF SITE TO BE GRADED: 5.9 ACRES
PERCENT OF SITE TO BE GRADED: 100%
AMOUNT OF SITE WITH 2% SLOPES OR GREATER: 0 ACRES
PERCENT OF TOTAL SITE WITH 2% SLOPES OR GREATER: 0%
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 ACRES
PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0%
AMOUNT OF CUT: 71,000 CY
AMOUNT OF FILL: 13,500 CY
MAXIMUM HEIGHT OF FILL SLOPES: 14 FEET 2:1 RATIO
MAXIMUM HEIGHT OF CUT SLOPES: 16 FEET 2:1 RATIO
AMOUNT SO IMPORT/EXPORT SOIL: 37,500 CY
RETAINING WALLS: NOW NEEDED
MAXIMUM LENGTH: 520 FEET
MAXIMUM HEIGHT: 10 FEET
ALL FENCES AT THE TOP OF RETAINING WALLS SHALL MEET CITY STANDARDS

WALL DATA

NO.	LOCATION	LENGTH (H) HEIGHT (V)	TYPE
11	WLY PROPERTY LINE	515' 10.8"	ARCHITECTURAL CONCRETE
12	WLY PARKING POODUM	150' 2.5"	---
13	STY PARKING POODUM	57' 2.3"	---
14	SE CORNER PARKING POODUM	124' 10.4"	---
15	THE CORNER PARKING POODUM	170' 13.3"	---
16	END OF EXECUTIVE DRIVE	91' 8"	---

SOURCE OF TOPOGRAPHY
FIELD SURVEY DATED AUGUST, 2008 BY SPEARS AND ASSOCIATES
FIELD SURVEY DATED DECEMBER, 2011 BY ALTA LAND SURVEYING

AREA SUMMARY
GROSS AREA: 7.076 AC
EXECUTIVE DR ON-SITE DEDICATION: 0.006 AC

LOT SUMMARY
PARCEL 2: 4.484 AC
PARCEL 3: 2.496 AC

ZONING
P-1-1
P-1-1

WATER SYSTEM NOTES
THE WATER MAIN SYSTEM IS PARTIAL PUBLIC AND PARTIAL PRIVATE. THE PUBLIC SYSTEM WILL HAVE THE REQUIRED EASEMENT PER CITY STANDARDS. THE PUBLIC MAIN SHALL ALSO BE CONSTRUCTED PER THE CURRENT CITY STANDARD DRAWINGS AND SPECIFICATIONS. PRIVATE EASEMENTS WILL BE REQUIRED FOR THE PRIVATE WATER MAIN TRAVELING ACROSS MULTIPLE LOTS.



PREPARED IN THE OFFICE OF:

LATITUDE 33
PLANNING AND ENGINEERING
3300 HILL STREET, SUITE 400
SAN DIEGO, CA 92108
TEL: 619-591-0834
FAX: 619-591-0834

JM KILGORE R.C.E. 46692 DATE
REG. EXPIRES 6-30-2013

Prepared By:
Name: **LATITUDE 33 PLANNING AND ENGINEERING**
Address: **3300 HILL STREET, SUITE 400 SAN DIEGO, CA 92108**
Phone #: **619-591-0834**
Fax #: **619-591-0834**

Project Address:
4775 AND 4785 EXECUTIVE DRIVE LA JOLLA, CA

Project Name:
BMR-EXECUTIVE DRIVE LLC LOTS 1, 2, AND 3 NEXUS PROPERTIES

Sheet Title:
CONCEPTUAL GRADING PLAN

Sheet Number: **C-2**

Revision	DATE
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	PLAN REVIEW - THIRD RESUBMITTAL 5/20/12
Revision 3:	PLAN REVIEW - SECOND RESUBMITTAL 4/26/12
Revision 2:	PLAN REVIEW - SECOND RESUBMITTAL 4/26/12
Revision 1:	PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Original Date: 1-30-12
Sheet: _____ of _____
DEP: _____

- EASEMENT NOTES**
- AN EASEMENT FOR THE PURPOSE OF THE ESTABLISHMENT, MAINTENANCE, OPERATION AND USE OF A SAFETY AREA OR COMPATIBLE USE ZONE, IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED JULY 28, 1983 AS FILE NO. 83-281443 OF OFFICIAL RECORDS. SAID DEED DOES NOT CONTAIN THE LOCATION OF SAID EASEMENT AND IS NOT PLOTTED HEREON.
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- EASEMENT NOTES (CONT.)**
- AN AGREEMENT BY AND BETWEEN THE CITY OF SAN DIEGO AND THE OWNER, REGARDING THE INSTALLATION, MAINTENANCE AND REPAIR OF PRIVATE 18", 24", AND 36" ROP STORM DRAINS, STORM DRAIN INLET AND CLEANOUT, LANDSCAPE AND IRRIGATION, PRIVATE RR/RAP AND HEADWALL AND BROWDITCH, RETAINING WALL AND PARKING LOT IN NO SEWER EASEMENT IN EXECUTIVE DRIVE AND IN SO' EASEMENT, RECORDED APRIL 12, 2006 AS FILE NO. 2006-0254892 OF OFFICIAL RECORDS.
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 - AN EASEMENT FOR THE PURPOSE OF UNDERGROUND ELECTRIC FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND UNDERGROUND COMMUNICATION FACILITIES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED NOVEMBER 3, 2006 AS FILE NO. 2006-0785144 OF OFFICIAL RECORDS. SAID EASEMENT'S EXACT LOCATION CANNOT BE DETERMINED FROM SAID RECORD AND IS THEREFORE NOT PLOTTED HEREON.
 - THE FACT THAT OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHT OF INGRESS OR EGRESS TO OR FROM THE HIGHWAY CONTIGUOUS THERETO, SAID RIGHTS HAVING BEEN RELINQUISHED BY DEED RECORDED OCTOBER 12, 2007 AS FILE NO. 2007-0658987 OF OFFICIAL RECORDS.

NO.	ISSUE	DATE
Sheet Information		
Date	Issue Date	
Job Number	161131	
Drawn	AU	
Checked	Checker	
Approved	Approver	
Title		

**CONCEPTUAL
GRADING
PLAN**

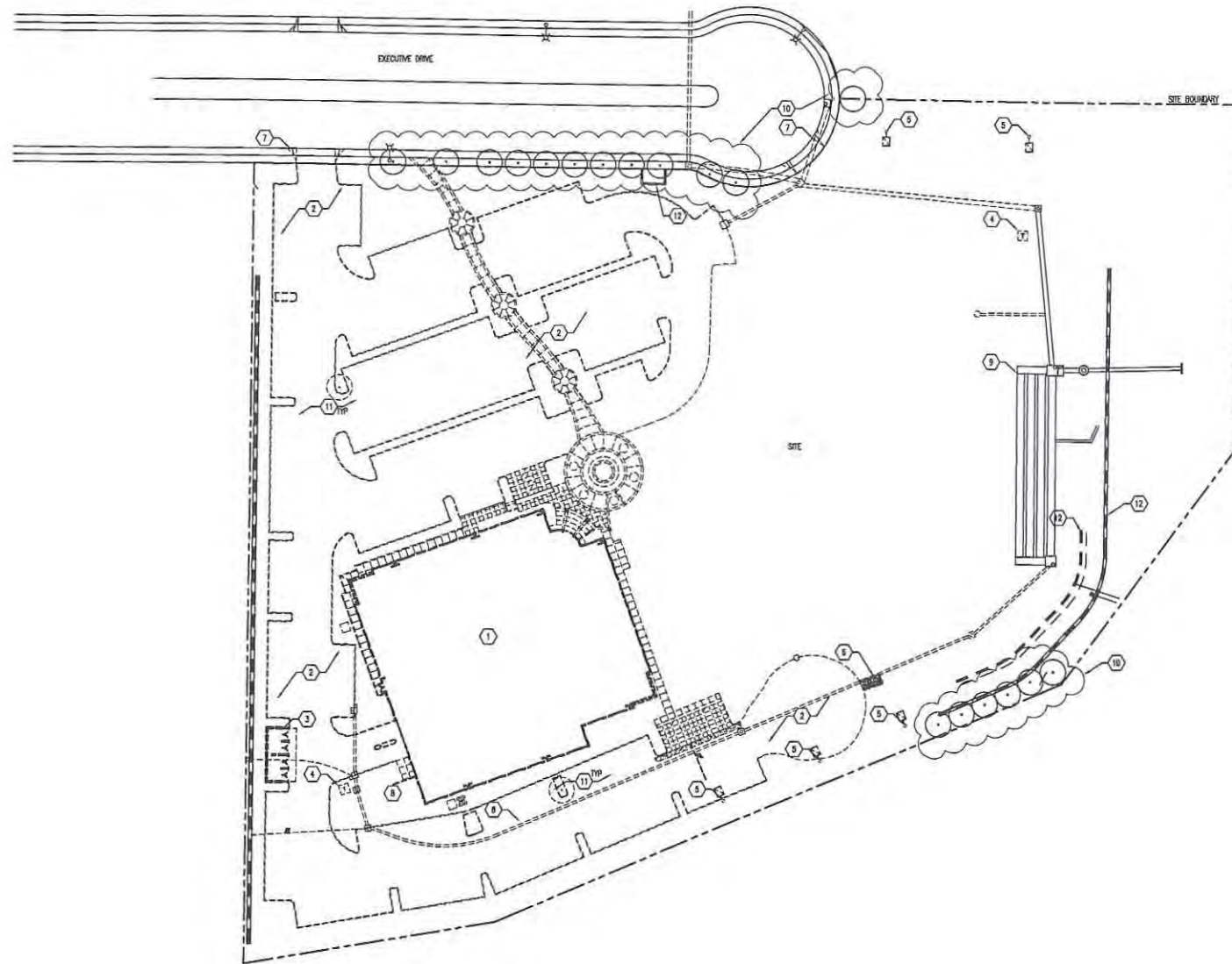
C-2

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**BMR-Executive
Drive LLC**

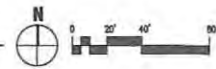
17190 Bernardo Center Dr.
SO, CA 92128



DEMO WITH PLAN LEGEND

- 1 DEMO EXIST BUILDING AND STRUCTURED PARKING. RECYCLE/RE-USE AS FEASIBLE.
- 2 DEMO AND RECYCLE EXIST ASPHALT, PAVEMENT, AND CURBS.
- 3 DEMO AND RECYCLE EXIST DAMPSTER ENCLOSURE.
- 4 DEMO AND RELOCATE TRANSFORMER. SEE ELEC DWGS.
- 5 DEMO AND RECYCLE EXIST LIGHTING.
- 6 REMOVE AND REUSE EXIST REPAIR.
- 7 RELOCATE EXIST CURB CUT.
- 8 REMOVE EXIST SITE DRAINAGE COMPONENTS AT PROPOSED BUILDING FOOTPRINT.
- 9 PRESERVE AND PROTECT EXIST SITE DRAINAGE SYSTEM.
- 10 PRESERVE AND PROTECT EXIST TREES AT SITE RETAINING WALL AND STREET EDGE.
- 11 DEMO AND REMOVE EXIST TREES, EXCEPT TREES ADDRESSED IN KEYNOTE 10. DEMO CONTRACTOR TO CONFIRM EXIST TREE QUANTITY TO BE REMOVED.
- 12 PRESERVE AND PROTECT EXISTING SITE WALLS AND ASSOCIATED UTILITIES.

1 SITE DEMOLITION PLAN
1" = 40'



Prepared By:
Name: PERKINS+WILL
Address: 1221 SECOND AVENUE, SUITE 200
SEATTLE, WA 98101
Phone #: 206-361-6000
Fax #: 206-461-6991

Project Address:
4775 AND 4785 EXECUTIVE DRIVE
LA JOLLA, CA

Project Name:
BOWEN INNOVATION CENTER
LOTS 2 AND 3

Sheet Title:

Sheet Number:

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
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Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/16/12
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Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Submitted Date: 1-30-12
Sheet 6 of 19
DEP # _____



Drawing Issue	Date
Site Demolition	11/22/11
Plan Review - Performance	02/25/12
Plan Review - Second Resubmit	04/20/12
Plan Review - Third Resubmit	05/16/12

Revisions	

Sheet Information	
Date	05/22/12
Job Number	18131.000
Drawn	
Checked	
Approved	

**SITE
DEMOLITION
PLAN**

AD-051

Not for Construction

1" = 40'

May 16, 2012 - 5:24pm
C:\Users\KAYNORTH\Documents\BOWEN\4775 AND 4785 EXECUTIVE DRIVE\AD-051.dwg
KAYNORTH

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**BMR-Executive
Drive LLC**

17190 Bernardo Center Dr.
SO, CA 92128

GENERAL NOTES:

- ALL PLANTING AND IRRIGATION LOADS ASSOCIATED WITH PARKING STRUCTURE WILL BE INCORPORATED IN THE DESIGN OF THE UPPER LEVEL DECK.
- BUILDING SERVICE AND WASTEWATER SERVICE IS NOT PART OF THIS PROJECT AND WILL BE PORPORSED UNDER A SEPARATE PERMIT.
- THERE IS NO BUS STOP AT THE PROPERTY.



FIRE DEPARTMENT NOTES:

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (UPC-901-4.4).
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH IFCs POLICY A-96-1.
- THE BUILDING WILL BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, & ALARM BELL TO BE LOCATED ON THE ADDRESS / ACCESS SIDE OF THE STRUCTURE (FC 1001.4).
- THE LAKE OVER UNDERGROUND PARKING OR WITHIN SITE SHALL BE DESIGNED TO SUPPORT A MIN. LOAD OF 95,000 SF.

DECLARATION OF RESTRICTIONS

- DECLARANT DECLARES THAT THE PROPERTY SHALL BE USED ONLY FOR THE FOLLOWING PURPOSES:
- RESEARCH AND DEVELOPMENT ACTIVITIES, INCLUDING HEADQUARTERS AND ADMINISTRATIVE OFFICES OF FIRM ENGAGED IN RESEARCH AND DEVELOPMENT ON THE PREMISES.
 - LABORATORIES AND FACILITIES FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TESTING, INCLUDING ADMINISTRATIVE OFFICES AND SUCH ACCESSORY USES THAT ARE COMMONLY USED IN CONNECTION WITH SUCH LABORATORIES AND FACILITIES.
 - MANUFACTURING LIMITED TO PROTOTYPE FABRICATION AND/OR TO PRODUCTION OF PRODUCTS REQUIRING ADVANCED TECHNOLOGY AND SKILLS AND DIRECTLY RELATED TO RESEARCH AND DEVELOPMENT ACTIVITIES ON THE PREMISES.
 - MANUFACTURING OF BIOCHEMICAL RESEARCH AND DIAGNOSTIC COMPOUNDS TO BE USED PRIMARILY BY UNIVERSITIES, LABORATORIES, HOSPITALS, AND CLINICS FOR SCIENTIFIC RESEARCH AND TESTING PURPOSES.
 - PRODUCTION OF EXPERIMENTAL PRODUCTS, AND THE MANUFACTURING OF SUCH PRODUCTS AS MAY BE NECESSARY TO THE DEVELOPMENT OF PRODUCTION OR OPERATING SYSTEMS WHERE SUCH SYSTEMS ARE TO BE INSTALLED AND OPERATED AT ANOTHER LOCATION.
 - OTHER INDUSTRIAL USES ALLOWED BY THE M-1-1 ZONE AS IT MAY BE AMENDED FROM TIME TO TIME.

M.C.A.S. PROCESS

BROWD REALTY-EXECUTIVE DRIVE LLC IS A PROCESSING A SITE DEVELOPMENT PERMIT AMENDMENT TO SDP #8754 TO CONSTRUCT THREE BUILDINGS ON A PREVIOUSLY DEVELOPED 7.076 ACRE SITE. PROPOSED BUILDING 1 WOULD BE THREE STORIES (APPROXIMATELY 62 FEET IN HEIGHT) AND HAVE A GROSS FLOOR AREA (GFA) OF APPROXIMATELY 83,743 SQUARE FEET; BUILDING 2 WOULD BE THREE STORIES (APPROXIMATELY 54 FEET IN HEIGHT) WITH A GFA OF APPROXIMATELY 61,500 SQUARE FEET; AND BUILDING 3 WOULD BE THREE STORIES (APPROXIMATELY 63 FEET IN HEIGHT) WITH A GFA OF APPROXIMATELY 84,601 SQUARE FEET. THE PROJECT SITE IS CURRENTLY ZONED M-1-1 (INDUSTRIAL PARK). THE PROJECT SITE IS LOCATED AT THE EASTERN TERMINUS OF EXECUTIVE DRIVE, NORTHWEST OF THE INTERSECTION OF JULIA JOLLA DRIVE INTERCHANGE, IN THE UNIVERSITY COMMUNITY PLAN AREA (UPN 345-010-04). THE SITE ACCOMMODATES 876 PARKING SPACES (3,500/1,000 S.F.) AND SUPPORTS THE PROPOSED ZONING AND USE PER M.C.A.S. ALLOWED PARKING SPACE RATIOS AND REQUIREMENTS (PAGE D-3 M.C.A.S. ALLOC). THE PROPERTY IS LOCATED UNDERNEATH THE CONICAL AIRSPACE SURFACE (FA PART 77) THE PROPERTY IS ALSO DEED RESTRICTED WITH RESTRICTIVE USE EASEMENT THAT OVERLAYS THE PROPERTY AND IS SUBJECT TO ALL CONTINGENTS THAT ANY PROJECT PROPOSITOR MUST ABIDE BY FOR APPROVAL FROM THE MARINE CORPS.

IN GENERAL, THE SITE DEVELOPMENT USAGE INTENSITY OUTLINED IN THE M.C.A.S. AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) IS ADHERED TO VIA THE FOLLOWING ANALYSIS:

- THE SITE IS CURRENTLY LOCATED IN THE TRANSITIONAL ZONE (TZ), AT THE TIME OF THE PREVIOUSLY APPROVED SDP #8754 THE PROPERTY WAS LOCATED WITHIN APZ 1. AS OF OCT 2008, IT FALLS OUTSIDE ANY ACCIDENT POTENTIAL ZONES AND NO LONGER SUBJECT TO THE 50 PEOPLE PER ACRE LIMITATION.
- THE USES PROPOSED FALL INTO THE RESEARCH AND DEVELOPMENT CATEGORY OF THE COMPATIBILITY MATRIX (TABLE M1R-2 PAGE 3-122 M.C.A.S. ALLOC) WITH OCCUPANT LOAD OF 200 SF/PERSON (LAB FACILITIES AND LABORATORIES) AND ALLOWABLE USAGE DENSITY OF 300 PEOPLE PER ACRE.
- THE SITE WILL BE REDEVELOPED BY BROWD REALTY-EXECUTIVE DRIVE LLC THRU A SITE DEVELOPMENT PERMIT AMENDMENT TO SDP #8754. HOWEVER, TO SHOW THAT IT CURRENTLY COMPLES, THE FOLLOWING IS OFFERED. THE SITE CONSISTS OF TWO PARCELS TOTALING 7.076 ACRES. THE TOTAL ALLOWABLE PARCEL COVERAGE AND THE MINIMUM LOT COVERAGE (FA) ARE RESTRICTED TO 25% ALLOWABLE GROUND FLOOR COVERAGE 100% THE DEED RESTRICTIVE EASE THAT OVERLAYS THE PROPERTY. THE ALLOWABLE GROUND FLOOR SITE COVERAGE IS NOTED AS FOLLOWS:

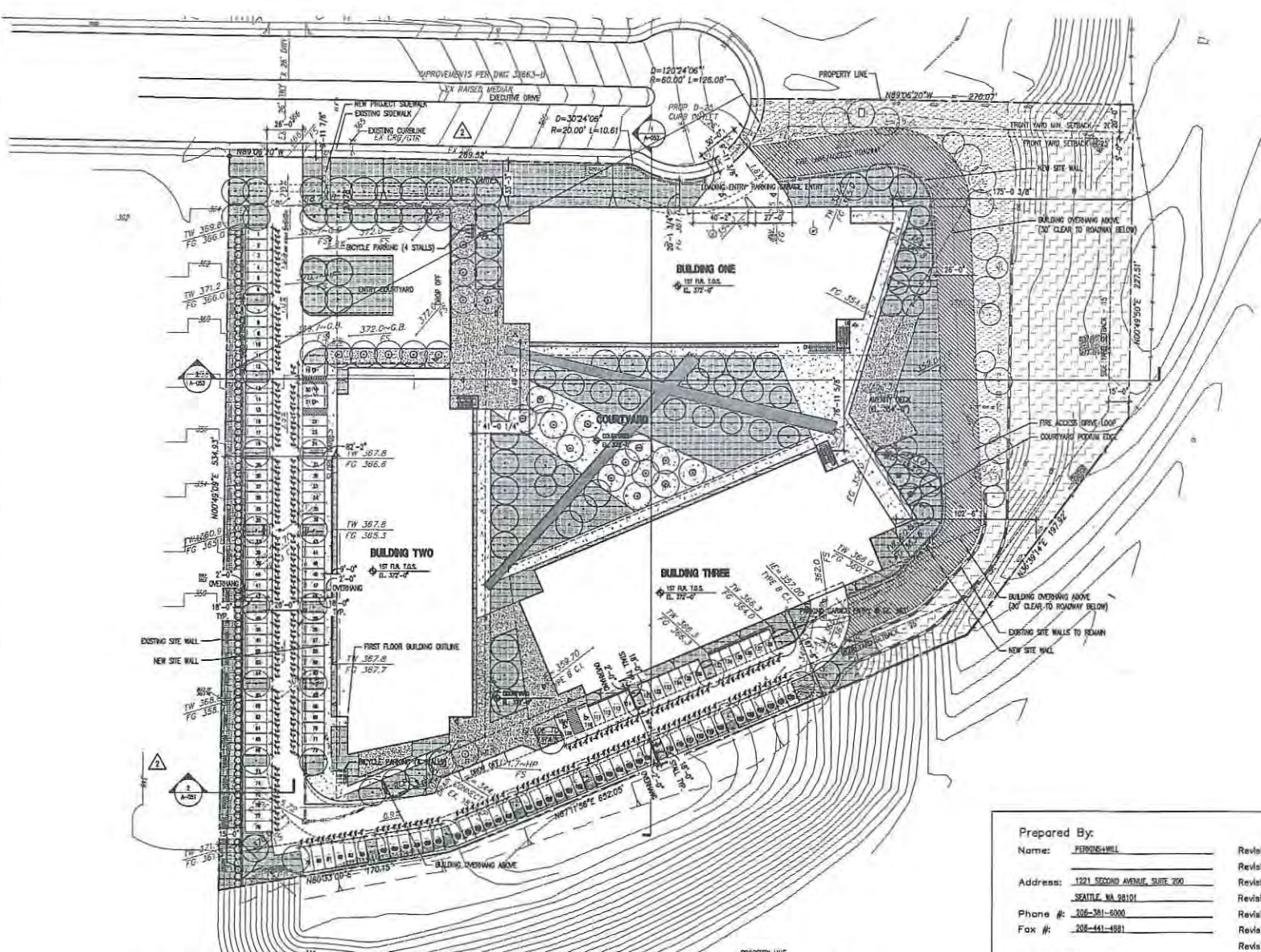
- TOTAL ALLOWABLE FAR (ALL PARCELS)**
 $FAR = (ALLOWABLE USAGE INTENSITY \times OCCUPANCY LOAD FACTOR) / 43,560 SF = 300 (PEOPLE PER ACRE) \times 200 (OCCUPANCY LOAD) / 43,560 SF = 1.37 FAR (PER PAGE D-4 M.C.A.S. ALLOC) (FA) IS RESTRICTED ON THIS SITE TO 25% ALLOWABLE GROUND FLOOR COVERAGE THRU THE DEED RESTRICTIVE EASE.
 7.076 ACRES @ 25% ALLOWABLE GROUND FLOOR COVERAGE = 1,769 ACRES OR 77,066 SF
 * ONLY 78,422 SF OF GROUND FLOOR BUILDING FOOTPRINT IS PROPOSED.$
- INDIVIDUAL PARCEL ALLOWANCES**
 PARCEL 2: 2.498 ACRES @ 25% ALLOWABLE GROUND FLOOR COVERAGE = 624 ACRES OR 27,141 SF
 PARCEL 1: 4.488 ACRES @ 25% ALLOWABLE GROUND FLOOR COVERAGE = 1,121 ACRES OR 48,330 SF

4. THE LAND USE CATEGORIES OF R & D AND MANUFACTURING INDICATE THAT THE PROPOSED USES ARE COMPATIBLE WITH 300 OR FEWER PERSONS PER ACRE. HOWEVER, TO SHOW THAT IT CURRENTLY COMPLES, THE FOLLOWING IS OFFERED. THE SITE CONSISTS OF THREE LOTS TOTALING 8,578 ACRES. THE TOTAL ALLOWABLE PERSONS PER ACRE AS WELL AS THE MINIMUM LOT ALLOWANCES ARE OUTLINED AS FOLLOWS AND COMPARED TO THE AMOUNT OF PARKING PROVIDED:

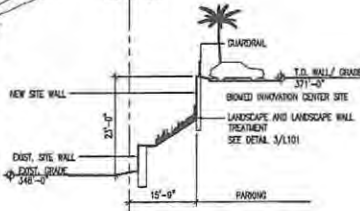
- TOTAL ALLOWABLE USAGE INTENSITY (ALL PARCELS)**
 THE FOLLOWING TABULATION IS BASED UPON THE M.C.A.S. ALLOC:
 THE PROPOSED TOTAL BUILDING SQUARE FOOTAGE IS 250,000 SF AND IS PARKED AT 3.5 PARKING STALLS PER EACH 1,000 SF OF GROSS BUILDING AREA. FEET. THIS NUMBER FALLS SQUARELY WITHIN THE RANGE NOTED ABOVE THAT IS NOTED ON PAGE D-3 OF THE M.C.A.S. AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP). THIS YIELDS A TOTAL NUMBER OF 876 PARKING STALLS. THESE PARCELS ARE DESIGNED SO THAT THERE ARE 737 PARKING SPACES BELOW GRADE UNDER THE BUILDINGS AND THERE ARE 139 PARKING SPACES ABOVE GRADE.
- 1) 7.076 ACRES @ 300 PERSONS/ACRE (TRANSITIONAL ZONE) = 2,123 PEOPLE ALLOWED
- 2) 250,000 SF @ 200 SF/PERSON (LAB, LABORATORY) = 1,250 OCCUPANTS

5. THE BUILDING PROJECT IS LOCATED WITHIN THE CNEL 60 - 65 DECIBEL NOISE CONTOUR. THIS WILL REQUIRE THE BUILDINGS TO ATTENUATE THE OUTDOOR COMMUNITY NOISE EQUIVALENT DOWN TO THE INDOOR NOISE EQUIVALENT OF 50 DECIBELS OR LESS.

* THIS WILL BE SATISFIED THROUGH THE BUILDING'S CONSTRUCTION MATERIALS.



1 SITE PLAN
1" = 40'



2 PARTIAL SITE SECTION
1/16" = 1'-0"

Prepared By: PERKINS+WILL
 Name: PERKINS+WILL
 Address: 1921 SECOND AVENUE, SUITE 200 SEATTLE, WA 98101
 Phone #: 206-391-6000
 Fax #: 206-441-6881

Project Address: 4775 AND 4785 EXECUTIVE DRIVE LA JOLLA, CA
 Project Name: BROWD INNOVATION CENTER LOTS 2 AND 3

Sheet Title: _____
 Sheet Number: _____

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/18/12
 Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12
 Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/26/12

Submital Date: 1-30-12
 Sheet 7 of 19
 DEP # _____



Drawing Issue	Date
Site Development Plan	8/23/12
Final Review - Final	8/23/12
Final Review - Second Resubmit	4/20/12
Final Review - Third Resubmit	5/18/12
Final Review - First Resubmit	3/26/12

Revisions	

Sheet Information	
Date	8/23/2012
Job Number	16134.000
Drawn	
Checked	
Approved	

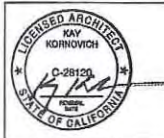
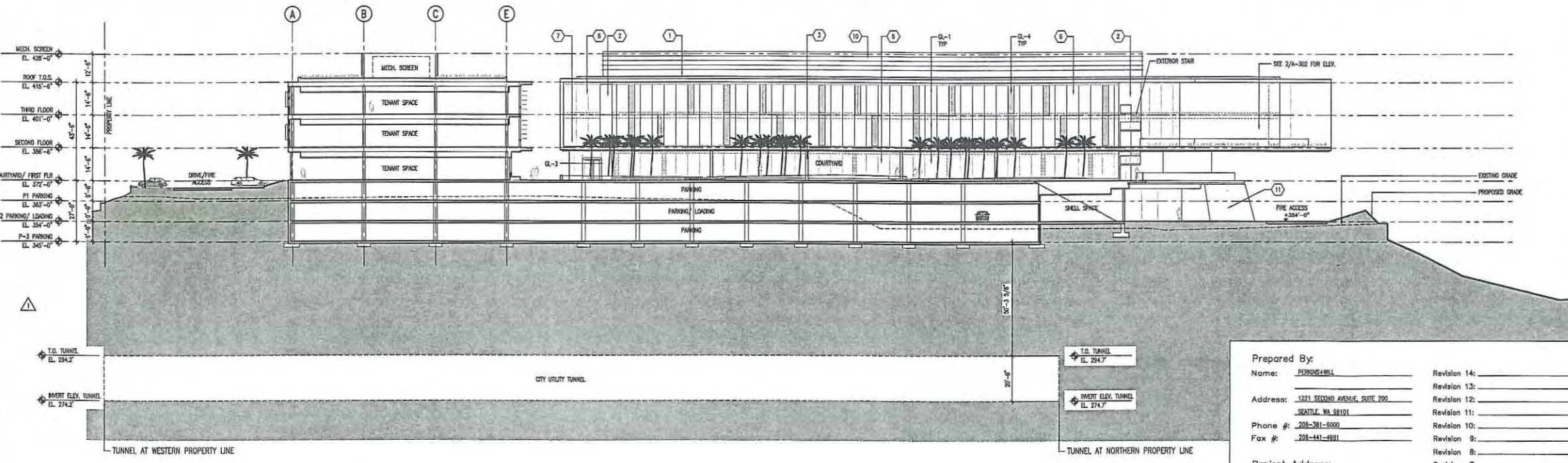
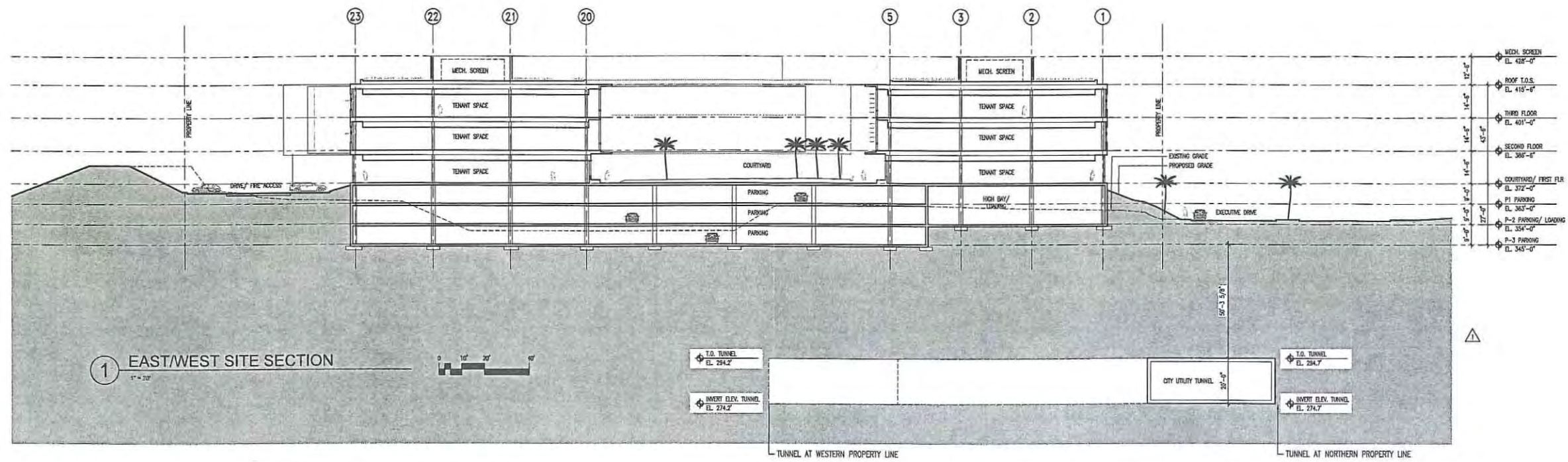
A-051

Not for Construction

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 30 - 04041011012007 - 040410
 30 - 04041011012007 - 040410

PERKINS + WILL
 1221 Second Avenue
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BMR-Executive Drive LLC
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 SD, CA 92128



Drawing Issue	Date
Site Development	05/22/12
Site Plan - Preliminary	05/22/12
Plan Review - Second Submittal	04/20/12
Plan Review - Third Submittal	04/20/12
Plan Review - Fourth Submittal	04/20/12

Revisions	

Sheet Information	
Date	04/20/12
Job Number	16111.000
Drawn	
Checked	
Approved	

Prepared By:
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 Address: 1221 SECOND AVENUE, SUITE 200
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 Phone #: 206-391-6000
 Fax #: 206-441-4981

Project Address:
 4775 AND 4785 EXECUTIVE DRIVE
 LA JOLLA, CA

Project Name:
 BOWEN INNOVATION CENTER
 LOTS 2 AND 3

Sheet Title:

Sheet Number:

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/19/12
 Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12
 Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Submitted Date: 1-30-12
 Sheet 8 of 10
 DEP# _____

SITE SECTIONS

A-052

Not for Construction

Oct 12, 2012 - 12:56pm
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 User: kimk

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**BMR-Executive
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1750 Bennett Center Dr.
San Jose, CA 95128



Revisions

Date	Revised By	Description

Sheet Information

Scale: AS SHOWN

Date: 12/20/11

Drawn: [Name]

Checked: [Name]

Approved: [Name]

A-100P2

FLOOR PLAN

LEVEL P2

Prepared By: **FRANKLIN**

Name: **FRANKLIN**

Address: **1221 SECOND AVENUE, SUITE 200**

Phone #: **395-381-6000**

Fax #: **395-381-1991**

Project Address: **LA JOLLA CA**

Project Name: **LOT 2 AND 3 BOWEN MANOR CENTER**

Sheet Title: _____

Sheet Number: _____

DEF# _____

Submitted Date: **1-30-12**

Sheet **10** of **18**

Revision 1: **PLAN REVIEW - FIRST RESUBMITAL, 3/20/12**

Revision 2: **PLAN REVIEW - SECOND RESUBMITAL, 4/20/12**

Revision 3: **PLAN REVIEW - THIRD RESUBMITAL, 5/18/12**

Revision 4: _____

Revision 5: _____

Revision 6: _____

Revision 7: _____

Revision 8: _____

Revision 9: _____

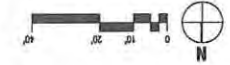
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Revision 11: _____

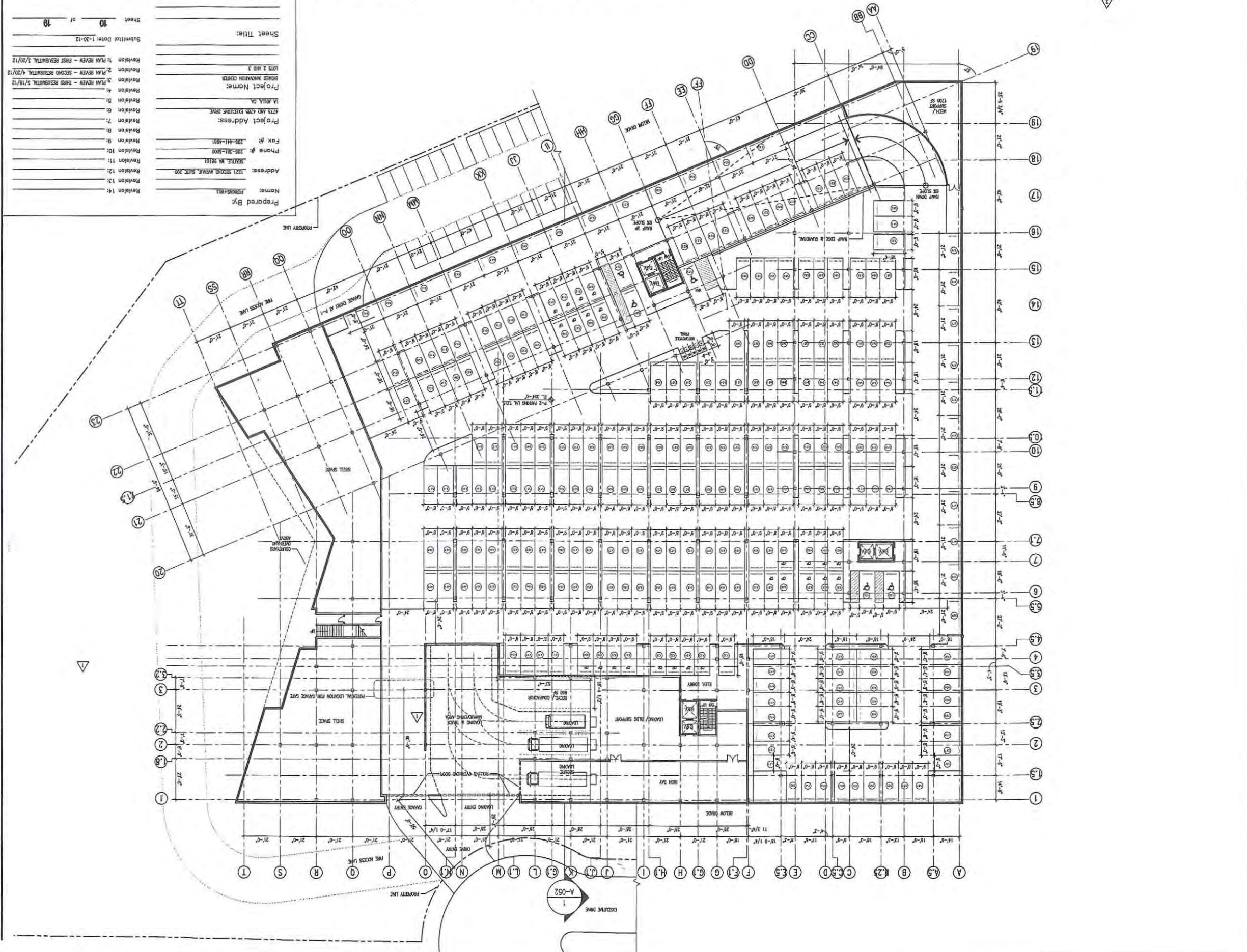
Revision 12: _____

Revision 13: _____

Revision 14: _____



1 LEVEL P2 FLOOR PLAN
1" = 20'



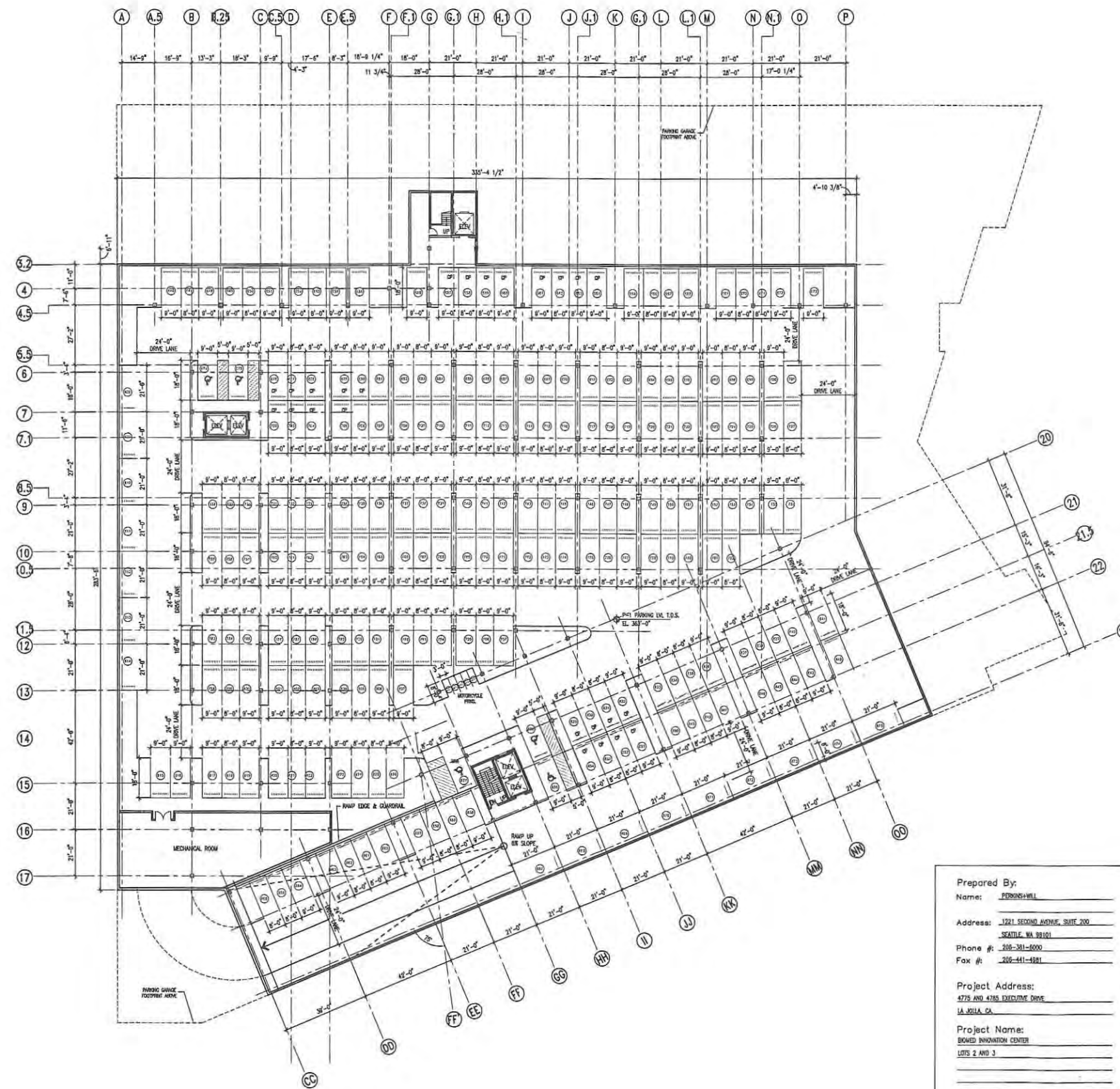
Oct 12, 2011 - 12:17 PM
 1221 Second Avenue
 San Francisco, CA 94105
 (415) 774-2900

PERKINS + WILL

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SD, CA 92128



1 LEVEL P3 FLOOR PLAN
1" = 20'

Prepared By: PERKINS+WILL
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 SEATTLE, WA 98101
 Phone #: 206-261-6000
 Fax #: 206-441-4941

Project Address:
 4775 AND 4785 EXECUTIVE DRIVE
 LA BOLA, CA

Project Name:
 BOARD INNOVATION CENTER
 LOTS 2 AND 3

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/18/12
 Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12
 Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Sheet Title: _____
 Sheet Number: _____
 DEP #: _____

Submitted Date: 1-30-12
 Sheet 11 of 19



Drawing Issue	Date
Site Development Permit	04/23/12
Plan Review - Preliminary	03/22/12
Plan Review - Second Resubmittal	04/20/12
Plan Review - Third Resubmittal	05/18/12
Plan Review - Fourth Resubmittal	05/23/12

Revisions	

Sheet Information	
Date	01/30/2012
Job Number	10101.000
Drawn	
Checked	
Approved	

LEVEL P3 FLOOR PLAN

A-100P3

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Drawing Issue	Date
Plan Review - First Submittal	10/22/12
Plan Review - Second Submittal	11/22/12
Plan Review - Third Submittal	12/10/12
Plan Review - Final	01/02/13

Revisions	

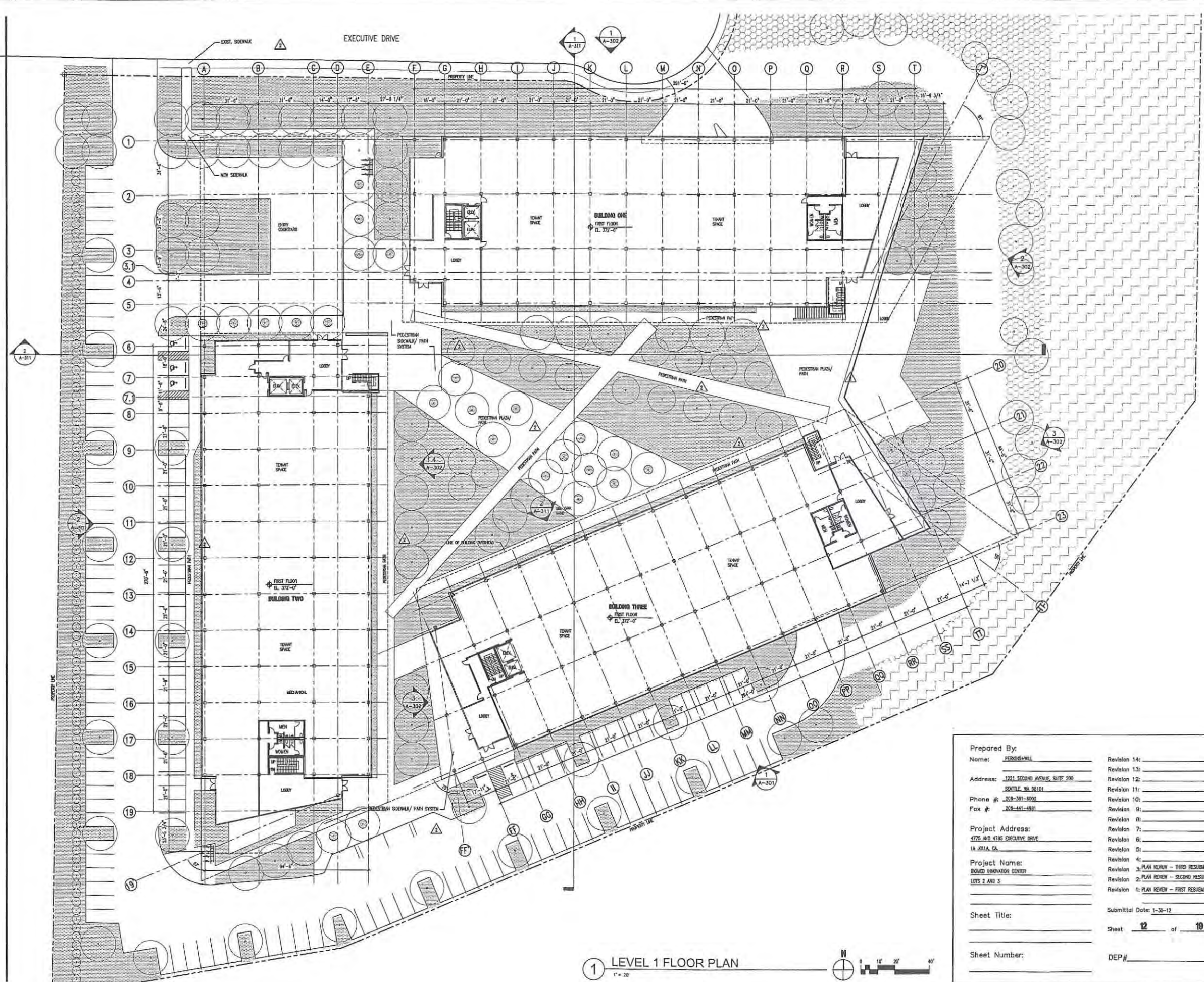
Sheet Information	
Date	01/02/2013
Job Number	141131.020
Drawn	
Checked	
Approved	

**LEVEL 1
FLOOR PLAN**

A-101

Not for Construction

Oct 12, 2012 - 12:18pm
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 User: kohnovich



1 LEVEL 1 FLOOR PLAN
1" = 20'

Prepared By: PERKINS+WILL
 Name: _____
 Address: 1221 SECOND AVENUE, SUITE 200
 SEATTLE, WA 98101
 Phone #: 206-441-8000
 Fax #: 206-441-8981

Project Address:
 4775 AND 4785 EXECUTIVE DRIVE
 LA JOLLA, CA

Project Name:
 BOWEN INNOVATION CENTER
 LOTS 2 AND 3

Sheet Title: _____
 Sheet Number: _____

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/10/12
 Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12
 Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

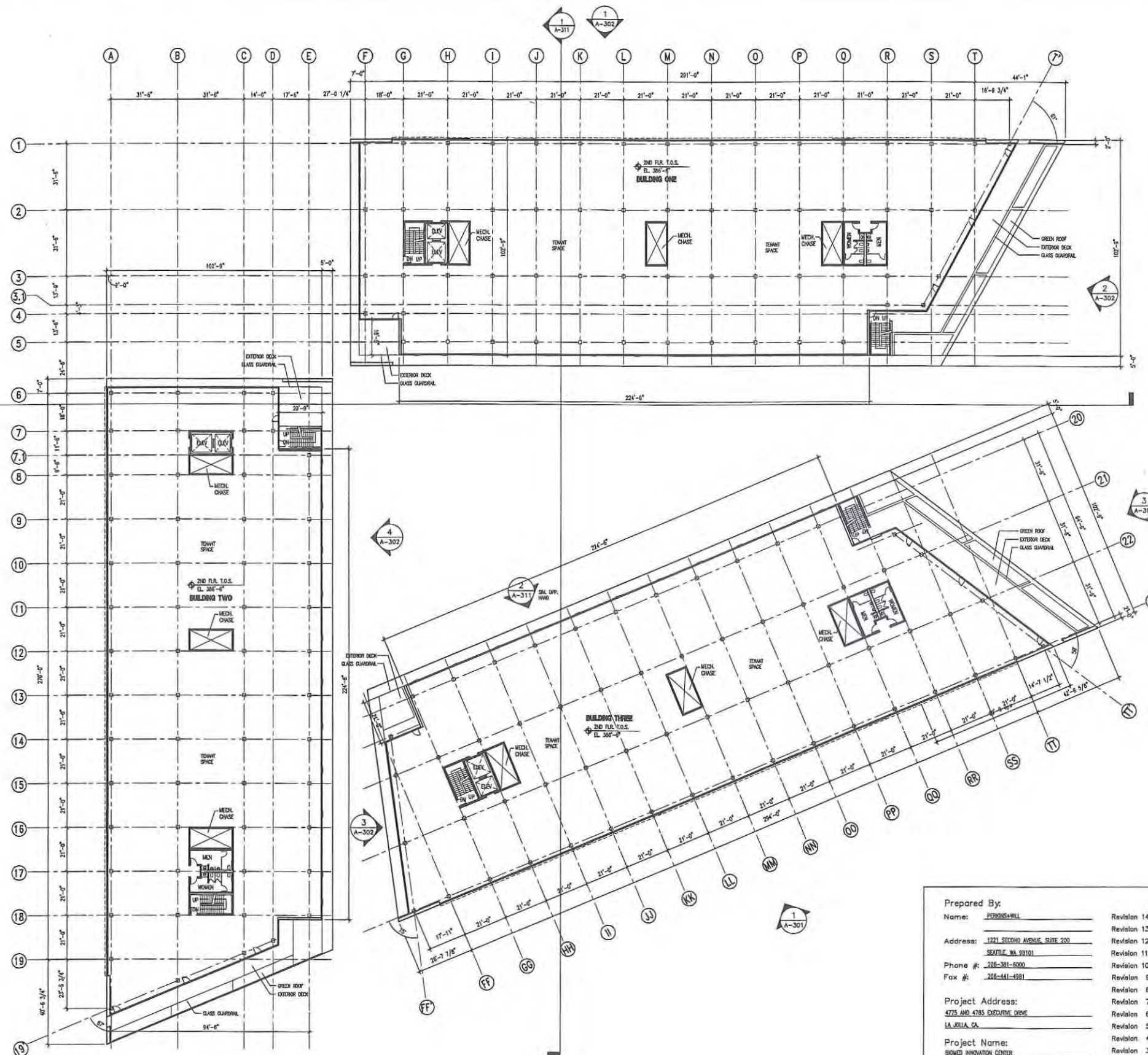
Submittal Date: 1-30-12
 Sheet **12** of **19**
 DEP# _____

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Phone #: 206-399-6000
Fax #: 206-441-4981

Project Address:
4725 AND 4785 EXECUTIVE DRIVE
LA JOLLA, CA

Project Name:
BOWEN INNOVATION CENTER
LOTS 2 AND 3

Revisions:
Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/18/12
Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12
Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Sheet Title: _____
Sheet Number: _____

Submittal Date: 1-30-12
Sheet 13 **of** 19
DEP# _____



Drawing Issue	Date
DR Development	03/20/12
Perkins-PW Review	03/22/12
Perkins-Korn Review	03/22/12
Perkins-Turn Review	04/10/12
Perkins-Furn Review	05/02/12

Revisions	

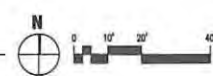
Sheet Information	
Date	01/25/2012
Job Number	161121.000
Drawn	
Checked	
Approved	

**LEVEL 2
FLOOR PLAN**

A-102

Not for Construction

1 LEVEL 2 FLOOR PLAN
1" = 20'



Oct 12, 2012 - 12:38pm
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KORNOVA

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+ WILL

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Seattle, WA 98102
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BMR-Executive
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17190 Bernardo Center Dr.
SO, CA 92128



Drawing Issue	Date
Site Preparation	10/20/12
Plan Review - Pre-Submittal	10/23/12
Plan Review - Second Submittal	10/23/12
Plan Review - Third Submittal	11/02/12
Plan Review - Final Submittal	11/02/12

Revisions	

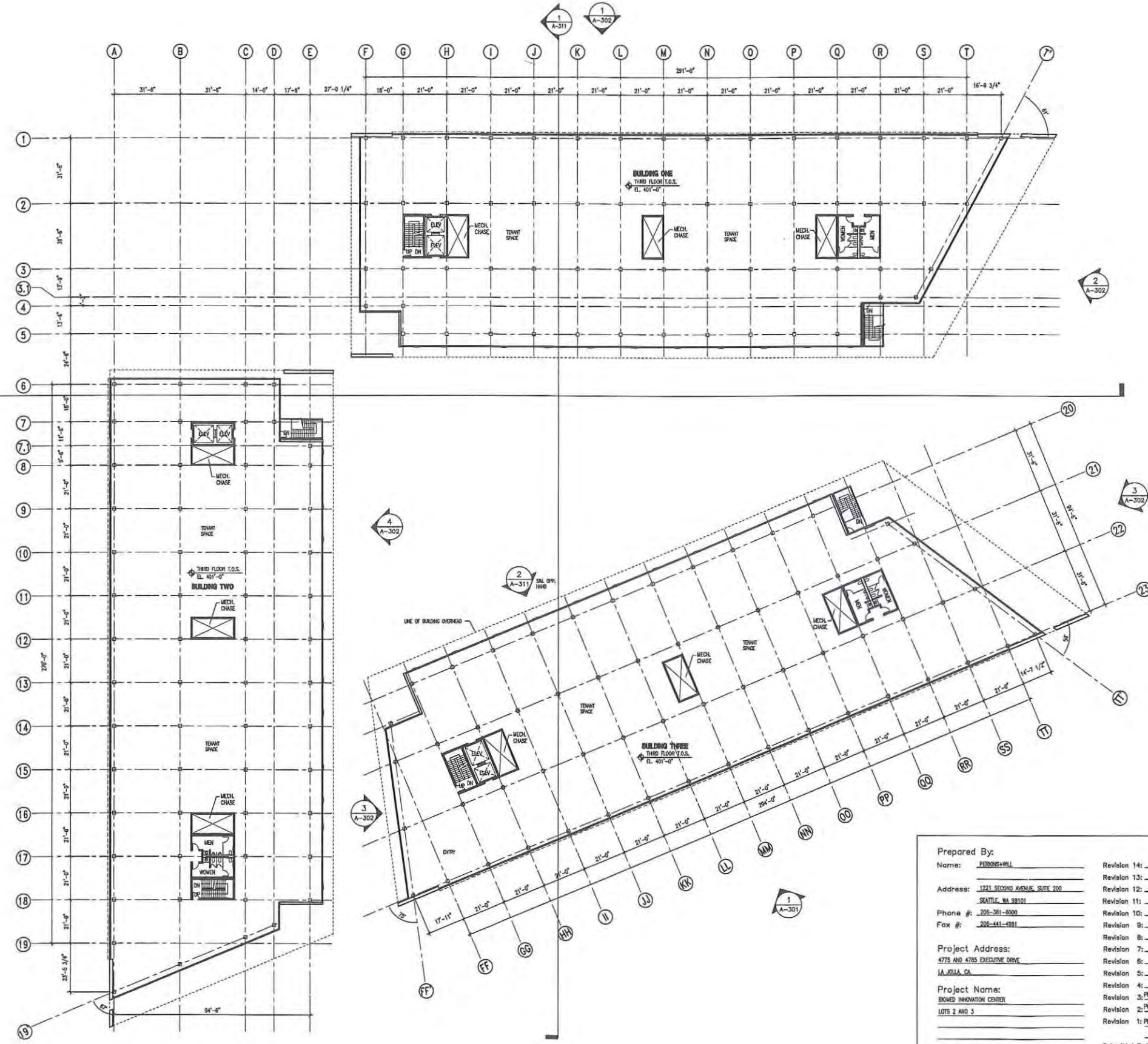
**LEVEL 3
FLOOR PLAN**

A-103

Not for Construction

0 1/2" = 1'

04.11.2012 12:00pm
17190 Bernardo Center Dr
17190 Bernardo Center Dr
17190 Bernardo Center Dr



Prepared By:
Name: PERKINS+WILL
Address: 1221 SECOND AVENUE, SUITE 2100
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Phone #: 206-391-6000
Fax #: 206-441-4981

Project Address:
4719 AND 4785 EXECUTIVE DRIVE
LA JOLLA, CA

Project Name:
BIOWEST INNOVATION CENTER
LOTS 2 AND 3

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
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Revision 4: _____
Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/18/12
Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12
Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Sheet Title: _____
Sheet Number: _____
Submittal Date: 1-30-12
Sheet 14 of 10
DEP # _____

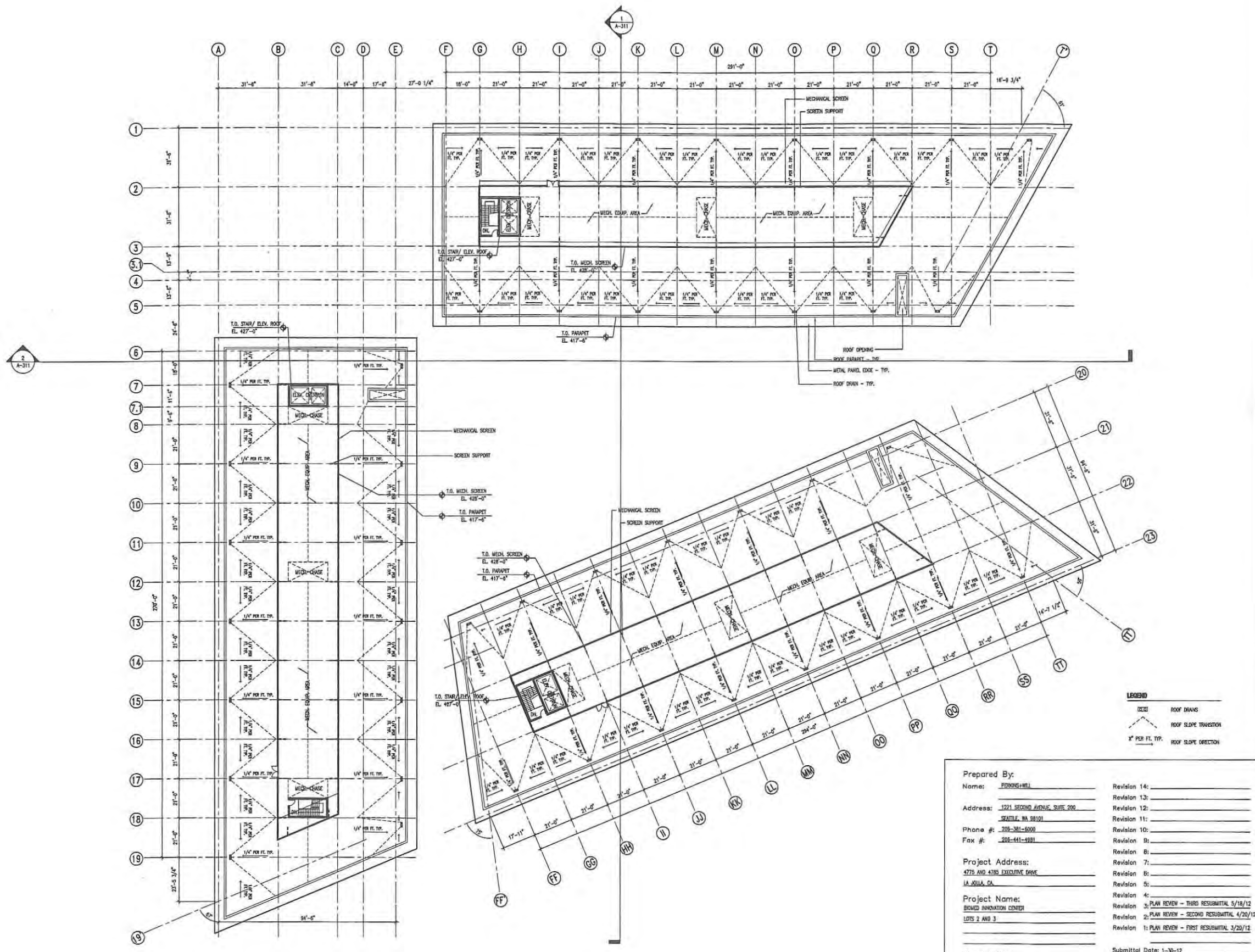
1 LEVEL 3 FLOOR PLAN
1" = 20'

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**BMR-Executive
Drive LLC**

17190 Bernardo Center Dr.
SD, CA 92128



LEGEND
 (Dashed line) ROOF DRAIN
 (Triangle) ROOF SLOPE TRANSITION
 * PER FT. TYP. ROOF SLOPE DIRECTION

Prepared By: PERKINS+WILL
 Name: PERKINS+WILL
 Address: 1221 SECOND AVENUE, SUITE 200
SEATTLE, WA 98101
 Phone #: 206-381-6000
 Fax #: 206-441-4981

Project Address:
4775 AND 4785 EXECUTIVE DRIVE
LA JOLLA, CA

Project Name:
BIOMED INNOVATION CENTER
LOTS 2 AND 3

Sheet Title: _____
 Sheet Number: _____

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/18/12
 Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12
 Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Submitted Date: 1-30-12
 Sheet 15 of 19
 DEP# _____



Drawing Issue	Date
By Designer/Architect	01/20/12
By Engineer/Professional	01/20/12
By Reviewer/Professional	01/20/12
By Reviewer/Professional	01/20/12

Revisions

ROOF PLAN

Not for Construction

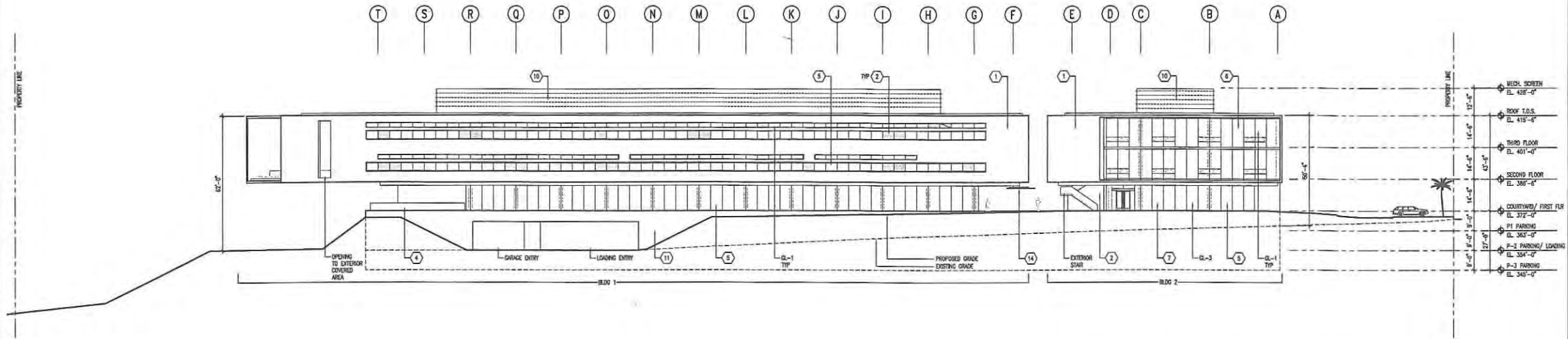
A-104

NO. 15, 2012 - 453106
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321 Second Avenue
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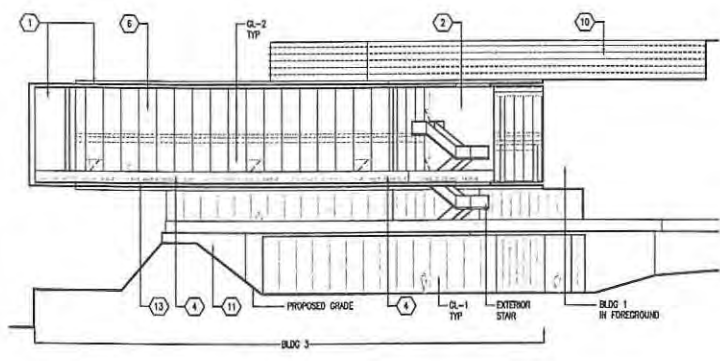
**BMR-Executive
Drive LLC**
17100 Bernardo Center Dr.
SD, CA 92128

0 1/2" 1" 2"



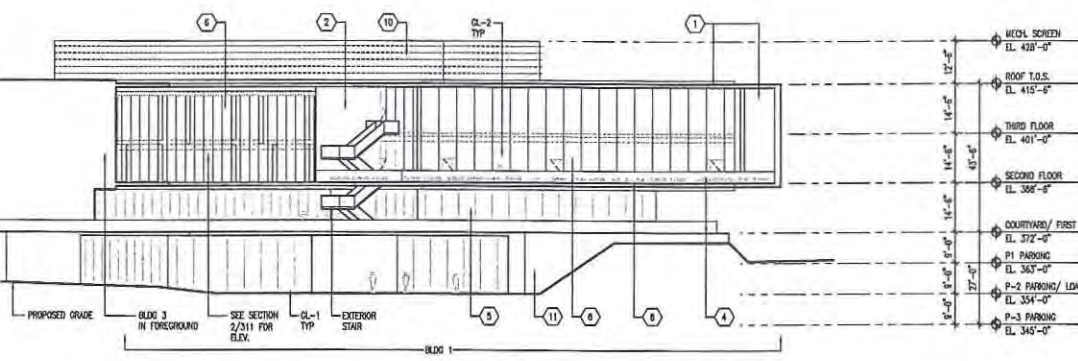
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1" = 20'-0"

0 10' 20' 40'



3 EAST ELEVATION - PARTIAL - BLDG 3
1" = 20'-0"

0 10' 20' 40'



2 EAST ELEVATION - PARTIAL - BLDG 1
1" = 20'-0"

0 10' 20' 40'

- MATERIAL & COLOR GUIDE**
- 1 ALUMINUM COMPOSITE PANEL - WHITE COLOR PPO-2 COAT SOLID COLOR (D4148) MOONLIGHT
 - 2 ALUMINUM COMPOSITE PANEL - CHARCOAL DURAWH - (UC4347) STAIRWAY RZ
 - 3 ALUMINUM COMPOSITE PANEL - SILVER GRAY DURAWH XL (UC5058), PROFILED SHAPE
 - 4 MONOLITHIC TEMPERED GLASS GUARDRAIL
 - 5 2 SIDED SSG STONEFRONT SYSTEM - SILVER GRAY DURAWH XL (UC5058)
 - 6 4 SIDED SSG OUTRIMMALL SYSTEM - SILVER GRAY DURAWH XL (UC5058)
 - 7 MONOLITHIC GLAZING SYSTEM
 - 8 HORIZONTAL SUNSHADE ALUMINUM PLATE W/ CUSTOM PERFORATION PANEL - SILVER GRAY DURAWH XL - UC5058
 - 9 VERTICAL SUNSHADE ALUMINUM PLATE W/ CUSTOM PERFORATION PANEL - SILVER GRAY DURAWH XL - UC5058
 - 10 PERFORATED METAL MECHANICAL SCREEN
 - 11 PRECAST ARCHITECTURAL CONCRETE PANEL
 - 12 SITE WALL - SEE LANDSCAPE / CIVIL DRAWINGS
 - 13 GREEN ROOF
 - 14 POINT SUPPORTED HORIZ GLAZED CANOPY
- GLAZING TYPE**
- GL-1 SOLARBAN 60
 - GL-2 SOLARBAN 70
 - GL-3 MONOLITHIC GLAZING, LOW IRON
 - GL-4 TRIVOLUCITE WHITE SPANDREL PANEL



Drawing Issue	Date
Site Development	05/20/12
Plan Review - First Submittal	07/20/12
Plan Review - Second Submittal	08/20/12
Plan Review - Third Submittal	09/20/12
Plan Review - Fourth Submittal	09/20/12

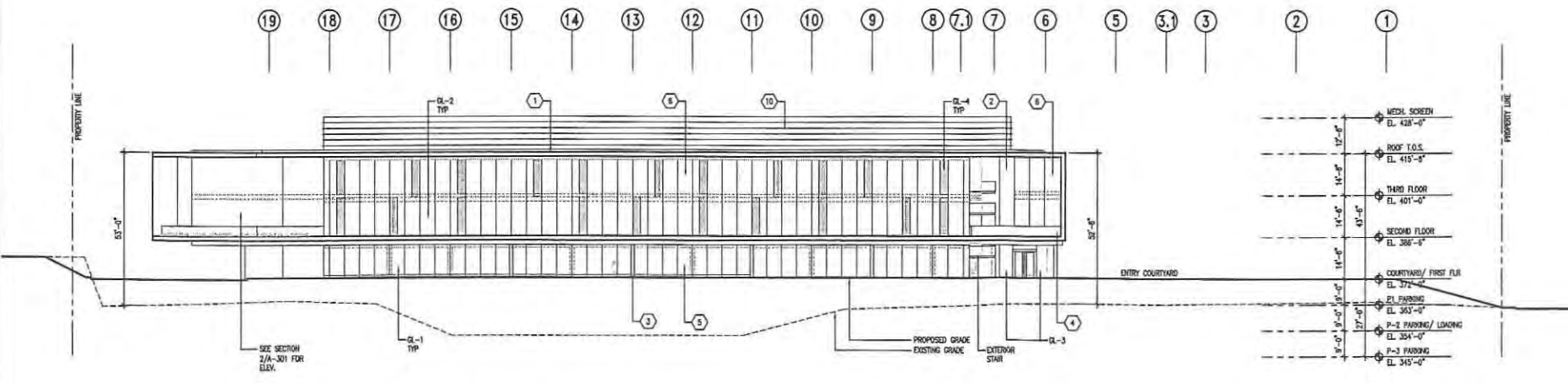
Revision	Date

Sheet Information	
Date	09/20/12
Job Number	16131.026
Drawn	
Checked	
Approved	

**EXTERIOR
ELEVATIONS**

A-302

Not for Construction



4 EAST COURTYARD ELEVATION - BLDG 2
1" = 20'-0"

0 10' 20' 40'

Prepared By:
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Address: 1721 SECOND AVENUE, SUITE 300
SEATTLE, WA 98101
Phone #: 206-391-6000
Fax #: 206-441-4981

Project Address:
4775 AND 4785 EXECUTIVE DRIVE
LA BREA, CA

Project Name:
BOWEN INNOVATION CENTER
LOTS 2 AND 3

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: PLAN REVIEW - THIRD RESUBMITTAL 5/18/12
Revision 2: PLAN REVIEW - SECOND RESUBMITTAL 4/20/12
Revision 1: PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Sheet Title: _____

Sheet Number: _____

Submittal Date: 1-30-12

Sheet 17 of 19

DEP# _____

Oct. 12, 2012 - 12:24pm
P:\Drawing\16131.026 - Bldg 2 - 10/12/12\A-302.dwg
User: VICKSON\jason.cook\VICKSON\jason.cook

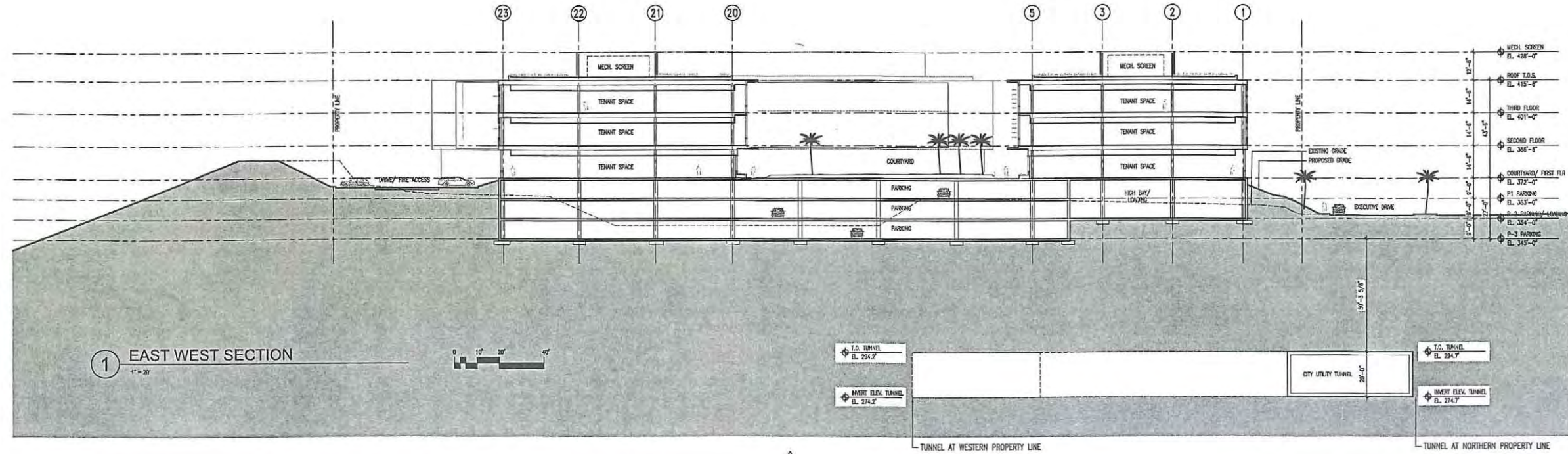
**PERKINS
+ WILL**

1221 Second Avenue
Suite 200
Seattle, WA 98101
P: 206.464.4000
F: 206.464.4001
www.perkinswill.com

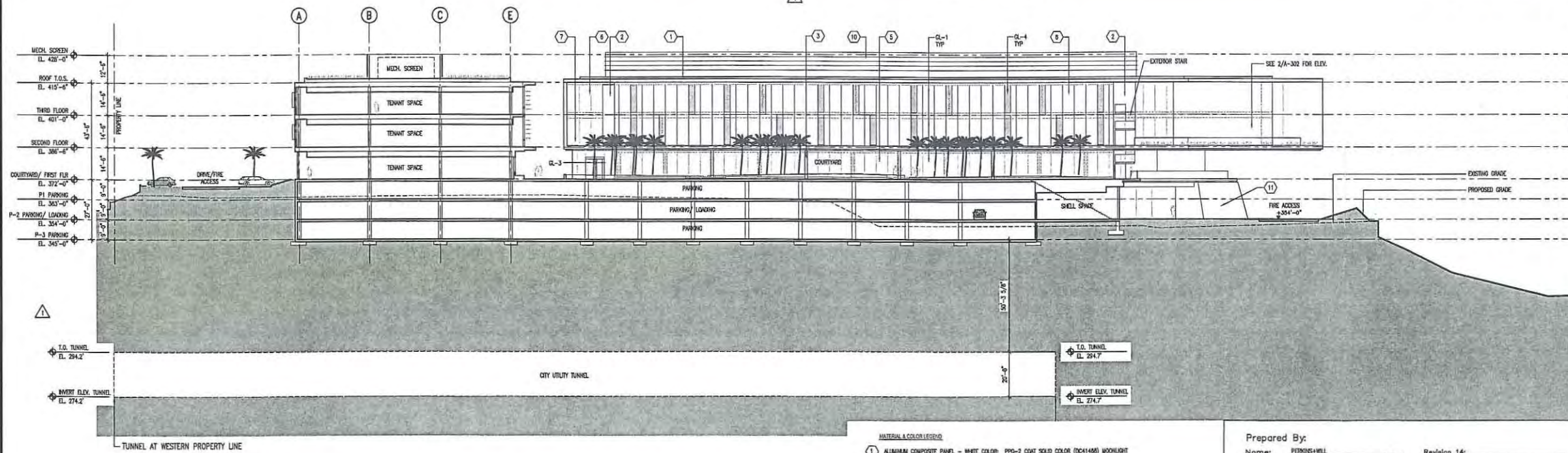
**BMR-Executive
Drive LLC**

17100 Bernardo Center Dr.
SD, CA 92128

0 1/2" = 1'



1 EAST WEST SECTION
1" = 20'



2 NORTH SOUTH SECTION
1" = 20'

- MATERIAL & COLOR LEGEND**
- 1 ALUMINUM COMPOSITE PANEL - WHITE COLOR PPO-2 COAT SOLID COLOR (DCH468) WOODLIGHT
 - 2 ALUMINUM COMPOSITE PANEL - CHARGICAL DURANAR - (UC43347) STATUARY BE
 - 3 ALUMINUM COMPOSITE PANEL - SILVER GRAY, DURANAR XL (UC50958), PROFILED SHAPES
 - 4 MONOLITHIC, TEMPERED GLASS GUARDRAIL
 - 5 2 SIDED SSG STOREFRONT SYSTEM - SILVER GRAY, DURANAR XL (UC50958)
 - 6 4 SIDED SSG CURTAINWALL SYSTEM - SILVER GRAY, DURANAR XL (UC50958)
 - 7 MONOLITHIC GLAZING SYSTEM
 - 8 HORIZONTAL SUNSHADE ALUMINUM PLATE W/ CUSTOM PERFORATION PANEL - SILVER GRAY, DURANAR XL - UC50958
 - 9 VERTICAL SUNSHADE ALUMINUM PLATE W/ CUSTOM PERFORATION PANEL - SILVER GRAY, DURANAR XL - UC50958
 - 10 PERFORATED METAL MECHANICAL SCREEN
 - 11 PRECAST ARCHITECTURAL CONCRETE PANEL
 - 12 SITE WALL - SEE LANDSCAPE / CIVIL DRAWINGS
 - 13 GREEN ROOF
 - 14 POINT SUPPORTED HORIZ GLAZED CANOPY
- GLAZING TYPE**
- GL-1 SOLARBAN 80
 - GL-2 SOLARBAN 70
 - GL-3 MONOLITHIC GLAZING, LOW IRON
 - GL-4 TRANSLUCENT WHITE SPANDREL PANEL

Prepared By:
Name: PERKINS+WILL
Address: 1221 SECOND AVENUE, SUITE 200, SEATTLE, WA 98101
Phone #: 206-381-6000
Fax #: 206-441-4981

Project Address:
4775 AND 4785 EXECUTIVE DRIVE
LA JOLLA, CA

Project Name:
BOWEN INNOVATION CENTER
LOTS 2 AND 3

Revisions:

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	PLAN REVIEW - THIRD RESUBMITTAL 5/16/12
Revision 2:	PLAN REVIEW - SECOND RESUBMITTAL 4/20/12
Revision 1:	PLAN REVIEW - FIRST RESUBMITTAL 3/20/12

Sheet Title: _____
Sheet Number: _____

Submitted Date: 1-30-12
Sheet 18 **of** 19
DEP# _____



Drawing Issue	Date
Site Conditions/Permit	01/20/12
Plan Review - First Resubmit	02/20/12
Plan Review - Second Resubmit	04/20/12
Plan Review - Third Resubmit	05/16/12
Plan Review - Fourth Resubmit	06/20/12

Revisions	

BUILDING SECTIONS

A-311
Not for Construction

DATE: 12/12/12 - 12:24pm
P:\Projects\111131\111131_000_Bldg.dwg - Center\UC50958\111131\111131_000_Bldg.dwg

PLANNING COMMISSION RESOLUTION NO. 4801-PC

INITIATING AN AMENDMENT TO THE
UNIVERSITY COMMUNITY PLAN

WHEREAS, on May 17, 2012, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the University Community Plan; and

WHEREAS, the proposed amendment would increase the allowable development intensity of Scientific Research land use on a 7.076 acre site located at 4775 and 4785 Executive Drive; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**
- b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design**
- c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process**

The following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Evaluate consistency with the Miramar Airport Land Use Compatibility Plan
- Evaluate the Air Quality and Noise Impacts from I-805 and MCAS Miramar
- Evaluate traffic generation and circulation

- Evaluate the accessibility of transit
- Evaluate the ability of the project to incorporate of sustainable design features



Dan Monroe
Senior Planner
Planning Division - Development Services Department

Approved on May 17, 2012
Vote: 6-0-1

PTS No. 238283

cc. Legislative Recorder, Development Services Department

(R-2002-INSERT)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the University Community Plan; and

WHEREAS, BMR-Executive Drive LLC, Kevin M. Simonsen, Vice President, Real Estate Counsel, requested an amendment to the General Plan and the University Community Plan to increase the allowable development intensity of Scientific Research land use on a 7.076-acre located at 4775 and 4785 Executive Drive, the site is legally described as Parcels 2 and 3 of Parcel Map No. 20044, City of San Diego, County of San Diego, State of California; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the General and University Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
NAME
Deputy City Attorney

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
13. Open Space Easement	26.00	
14. Utility/SDGE	2.89	
15. Condominiums	25.26	365 DU
16. Apartments/Condominiums	17.95	481 DU (PRD required)
17. La Jolla Country Day School	23.98	School ⁽⁵⁾
18. Churches	6.16	2 Institutions ⁽⁵⁾
19. Pacific Telephone	1.66	22,480 SF
20. Fire/Police	3.20	23,400 SF
21. La Jolla Eastgate Office Park	1.97	46,000 SF
22. Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23. La Jolla Village Tennis Club Condominiums	7.64	120 DU
24. Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25. La Jolla Bank and Trust	3.63	156,000 SF - Office
26. Park Plaza (PCD)	3.07	69,764 SF - Office
27. The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28. Chancellor Park	16.61	542,000 SF - Office
29. Goodwin/Smith, etc. ^(6,7) (PCD)	16.85	5 AC - Scientific Research 11.85 AC - 327 Room Hotel - Visitor Commercial 450,000 SF Office - 115 DU
30. Nexus Specific Plan	22.50	Specific Plan
31. Private Ownership	30.86 23.79	20,000 SF/AC - Scientific Research
Biomed Innovation Center	7.07	35,500 SF/AC - Scientific Research
32. Devonshire Woods (PRD)	3.98	95 DU
33. La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34. Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant
35. La Jolla Centre I (PCD)	3.17	162,250 SF - Office
36. Neighborhood Park	30.00	

(5) Expansion of these uses is permitted, subject to discretionary review.

(6) This Plan encourages the development of Subareas 29 and 40 through a master plan.

Planning Commission Community Plan Amendment Initiation Issues

1. Evaluate consistency with the Miramar Airport Land Use Compatibility Plan

The project consists of three buildings built on top of a common below grade parking garage on a previously developed 7.076 acre site. The proposed building 1 would be three stories in height (approximately 62 feet in height) and have a gross floor area (GFA) of approximately 83,743 square feet; proposed building 2 would be three stories in height (approximately 54 feet in height) and have a gross floor area (GFA) of approximately 81,656 square feet; and proposed building 3 would be three stories in height (approximately 63 feet in height) and have a gross floor area (GFA) of approximately 84,601 square feet. The project site is currently zoned IP-1-1 (Industrial Park.)

According to the 2011 MCAS Miramar Airport Land Use Compatibility Plan (ALUCP), the site is located within MCAS Miramar's Area of Influence, Transition Zone (TZ), a Restrictive Use Easement, and the 60-65 Community Noise Equivalent Level (CNEL) contour. A Determination of No Hazards has been obtained from the Federal Aviation Administration on July 13, 2012. In accordance with the MCAS Miramar ALUCP, the project lot coverage would be less than 25 percent, would include less than 300 people per acre, and would include a compatible land use (research and development). The proposed buildings would provide adequate noise attenuation, and interior noise levels would be compatible with the proposed uses.

2. Evaluate the Air Quality and Noise impacts from I-805 and MCAS Miramar

The Mitigated Negative Declaration (MND) for the previously approved Nexus project determined that the project would be consistent with air quality plans and standards, and would not generate substantial air pollutants or objectionable odors. An air quality letter report was completed by RECON in 2012 for the currently proposed project. Pursuant to LEED certification, the project would include several features that reduce air quality impacts. The project would not generate substantial air pollutants or odors, and would be in compliance with applicable air quality plans. As indicated in the air quality letter report (RECON 2012), it was determined that the project would not result in any new significant air quality impacts (construction and/or operational).

As indicated in the Nexus MND, Industrial (Scientific Research) use is not a substantial noise generator. As the project would include the same uses as the Nexus project, the proposed project is also not anticipated to generate substantial noise. The project would comply with the Municipal Code construction and property line noise standards.

The project is located within the CNEL 60-65 Decibel Noise Contour as shown on the Exhibit MIR-4 of the MCAS ALUCP. This will require the buildings to attenuate the outdoor community noise equivalent down to the indoor noise equivalent of 50 decibels or less. This will be satisfied through the building's construction materials.

3. Evaluate traffic generation and circulation

A Traffic Impact Analysis was completed by Urban Systems Associates (August 2012) for the proposed project. This analysis determined that the proposed 250,000 sf scientific research and development project would generate 2,000 trips during operation based on a trip generation rate of 8 daily trips per 1,000 sf. Compared to the trips generated by the previously approved Nexus project (1,415 trips), this would represent an increase of 585 trips. The analysis completed for the proposed project identified that a significant traffic impact to the Executive Drive at Judicial Drive intersection would result from implementation of the project. As indicated in the Mitigation, Monitoring, and Reporting Program (MMRP), this impact would be mitigated through a fair-share contribution towards the addition of an eastbound right turn lane prior to the occupancy of the project. The La Jolla Centre 3 project is conditioned to provide this improvement. Payment would be coordinated through the City.

The Mitigated Negative Declaration prepared for the previously approved Nexus project identified a significant direct impact at the La Jolla Village Drive/Towne Centre Drive intersection. The Nexus MMRP identified that this impact would be mitigated through the addition of a westbound right turn lane, a northbound through lane, and a southbound right turn lane. Prior to occupancy, the proposed project shall complete the improvements identified in that Nexus MND mitigation measure. With implementation of these measures as part of the proposed project and inclusion as a project condition through the MMRP, potential transportation/traffic circulation impacts would be reduced to below a level of significance.

4. Evaluate the accessibility of transit

The site is served by a number of transit routes within the immediate vicinity including the following 5 routes: 31, 880, 921, 979, and 960 with the closest stop (for the 31 and 979 routes) being within .3 miles of the site at the intersection of Executive Drive and Town Center Drive. In addition, the University Community area is served by the UTC Transit Center which includes access to 10 transit lines, providing access to UCSD and the region. Extension of the Mid Coast Trolley line is expected to be complete in 2018 and would provide additional transit access for employees of the proposed project. The UTC Transit Center is located .9 miles from the site.

5. Evaluate the ability of the project to incorporate sustainable design features

The General Plan's Conservation Element includes several climate change related policies aimed at reducing green house gas emissions from future development and city operations. These policies also promote energy and water conservation in new development. The project is seeking to achieve a Leadership in Energy and Environmental Design (LEED) Platinum rating. LEED consists of rating systems for the design, construction and operation of high performance green buildings, homes and neighborhoods. Developed by the U.S. Green Building Council (USGBC), LEED is intended to provide building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

In order to achieve a high level of sustainability and a platinum rating, which is the highest rating under LEED, the applicant has established the following goals and strategies:

- 30% energy reduction and 40% water use reduction
- Use of reclaimed water for irrigation
- Use of reclaimed water in toilet fixtures
- Use of reclaimed water for a Chilled Water Plant and as part of an evaporative cooling strategy
- Chilled beams in the research offices and lab spaces
- Green roofs
- Landscaping which incorporates drought resistant and native plantings
- Low-Flow fume hoods
- Building integrated photovoltaics and solar panels
- Solar hot water heaters
- Natural ventilation strategies
- Fixed and operable solar shades
- High performance envelope

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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON MAR 02, 2006
DOCUMENT NUMBER 2006-0149173
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 4:39 PM

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-1139

SITE DEVELOPMENT PERMIT NO. 9754
NEXUS UNIVERSITY SCIENCE CENTER [MMRP]
CITY COUNCIL

This Site Development Permit No. 9754 is granted by the City Council of the City of San Diego to Michael J. Reidy, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The 9.57 acre site is located at the eastern terminus of Executive Drive, northwest of Interstate 805/La Jolla Village Drive interchange in the IP-1-1, Airport Environs Overlay, Campus Parking Impact Overlay, and Community Plan Implementation Overlay, Type "A" zones of the University Community Plan area. The project site is legally described as Parcel A, the south half of the west half of the northeast quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, Miscellaneous Map No. 36; Parcel B, that portion of the west half of the southwest quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map of the Pueblo Lands of San Diego, made by James Pascoe in 1870, on file in the Office of the City Clerk of said City, and; Parcel C, that portion of the east half of the southeast quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map thereof the Pueblo Lands of San Diego, made by James Pascoe in May A.D. 1870, on file in the Office of the City Clerk of said City.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct three buildings, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated January 17, 2006, on file in the Development Services Department.

The project or facility shall include:

- a. Construction of three buildings on existing undeveloped lots to include proposed:
Building 1, approximately 50-foot high, three story structure with a gross floor area of approximately 49,920 square feet;
Building 2, approximately 50-foot high, two story structure with a gross floor area of approximately 89,678 square feet, and;
Building 3, approximately 50-foot high, two story structure with a gross floor area of approximately 51,858 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities;
- d. Several retaining walls around the eastern perimeter of the development and south of Lot 1, adjacent to Executive Drive; and
- e. Accessory improvements determined by the City Manager 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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 utilization and 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 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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon 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 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon 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 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 Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, 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 Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The applicant 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.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. 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 is 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.

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. As conditions of Site Development Permit No. 9754, the mitigation measures specified in the MMRP, and outlined in the Mitigated Negative Declaration No. 5906 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 the Mitigated Negative Declaration No. 5906 satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:
 - Paleontological Resources;
 - Biological Resources;
 - Historical (Archaeology) Resources, and;
 - Transportation/Circulation.
14. Prior to issuance of any construction permit, the applicant 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 building permits, the applicant shall assure by permit and bond the installation of three 26 foot wide City standard driveway, on Executive Drive, per Standard Drawings G-14A, G-16 and SDG-100, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the applicant 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.

18. Prior to the issuance of any construction permit the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

19. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

20. Prior to the issuance of any building permits, the applicant 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.

21. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), 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.

22. 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 SWRCB Order No. 99-08-DWQ.

23. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

24. 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 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

25. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.
26. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. 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.
27. Prior to the issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvements plans shall take into account a 40 sq-ft 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.
28. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, 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, notes with dimensions and labeled as "landscaping area."
29. Prior to the issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the City Manager 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.
30. Prior to the issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner 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.
31. All required landscape shall be maintained by the Permittee or subsequent Owner in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
32. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
33. 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, it shall be repaired and/or replaced in kind and equivalent size

per the approved documents to the satisfaction of the City manager within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

34. No fewer than 668 off-street parking spaces including 21 accessible spaces, 58 carpool parking spaces, 17 motorcycle spaces, 6 bicycle spaces and 8 bicycle lockers (and shower facilities within each building) shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.

35. Prior to issuance of any building permits, construction documents shall fully illustrate compliance with building sound attenuation to 50 dB CNEL interior noise levels consistent with the adopted MCAS Miramar Airport Land Use Compatibility Plan.

36. Consistent with the adopted MCAS Miramar Airport Land Use Compatibility Plan, the Owner/Permittee shall limit the occupancy of each building to 50 or fewer persons per acre.

37. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

38. Permissible uses within the project sites (Lots 1, 2, and 3) shall be limited to Scientific Research uses. No multi-tenant office or corporate headquarters uses are permitted.

39. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

40. 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 Permittee.

41. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

42. All signs associated with this development shall be consistent with sign criteria established by either of the following:

- a. Approved project sign plan (Exhibit "A,"); or
- b. Citywide sign regulations

43. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of 50 feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.

Prior to the issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside the property line. Light levels along the perimeter of the property shall be measured no higher than three footcandles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow or light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight footcandles anywhere within the site. The Owner/Permittee, or an authorized representative, shall provide an illuminance meter to measure light levels as required to establish conformance with the conditions of this Permit during the night inspection. Night inspections may be required additional fees as determined by the City Manager.

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.

45. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

46. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

47. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

48. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

49. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

TRANSPORTATION REQUIREMENTS:

50. Prior to the recordation of the lot line adjustment, the subdivider shall provide four (4) acceptable off-street loading areas, per the City's Land Development Code Chapter 14, Article 2, Division 10, satisfactory to the City Engineer.

WASTEWATER REQUIREMENTS:

51. Prior to the issuance of any building permits, the developer shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved plans will require modification based on the accepted sewer study.

52. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

53. Prior to the issuance of any building permits, the developer shall grant adequate sewer, and/or access easements, including vehicular access to each manhole, for all public sewer facilities that are not located within public rights-of-way, satisfactory to the Metropolitan Wastewater Department Director.

54. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.

55. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

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

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

WATER REQUIREMENTS:

58. Prior to the issuance of the first building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of public 12-inch water facilities within the Executive Drive right-of-way, traversing the project site easterly approximately 350-feet, and connecting to the existing water facilities located within Parcel 2 of Parcel Map 17892, 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 assure, by permit and bond, the design and construction of new water services within the Executive Drive right-of-way, outside of any sidewalk or vehicular access roadway and in a manner satisfactory to the Water Department Director and the City Engineer.

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

61. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall grant minimum 35-foot wide water easements over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director and the City Engineer. Easements, as shown on approved Exhibit "A", shall be modified based on standards at final engineering.

62. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director, and the City Engineer. All on-site fire hydrants shall be private.

63. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall provide a letter, to the Development Project Manager, agreeing to prepare and record CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single lot.

64. 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.

65. 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 as shown on approved Exhibit "A," shall be modified at final engineering in accordance with 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 section 66020.

APPROVED by the City Council of the City of San Diego on January 17, 2006 and Resolution No. 301157.

AUTHENTICATED BY THE CITY MANAGER

By *Jay Walker*

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

MICHAEL J. REIDY
Owner/Permittee

By *Michael Reidy*
By _____

NOTE: Notary acknowledgments must be attached per Civil Code section 1180 et seq.

PERMIT/OTHER - Permit Shell 11-01-04

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

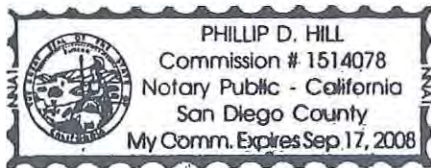
State of California

County of San Diego

} ss.

On MARCH 1, 2006, before me, Phillip D. Hill, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared MICHAEL J. REIDY
Name(s) of Signer(s)



personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Phillip D. Hill
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SDP 9754 NEXUS UNIVERSITY SCIENCE CENTER

Document Date: _____ Number of Pages: 12

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

(R-2006-589)
(COR.COPY)RESOLUTION NUMBER R- 301157
DATE OF FINAL PASSAGE JAN 17 2006

WHEREAS, Michael J. Reidy, Owner/Permittee, filed an application with the City of San Diego for a site development permit to construct three buildings on existing undeveloped lots to include: Building 1, approximately 50-foot high, 3- story structure with a gross floor area of approximately 49,920 square feet; Building 2, approximately 50-foot high, 2- story structure with a gross floor area of approximately 89,678 square feet; Building 3, approximately 50-foot high, 2- story structure with a gross floor area of approximately 51,858 square feet, and; the extension of Executive Drive eastward to new terminus at the project site, for the project known as the Nexus University Science Center project, located east of Executive Drive and northwest of Interstate 805/La Jolla Village Drive interchange, and legally described as Parcel A, the south half of the west half of the northeast quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, Miscellaneous Map No. 36; Parcel B, that portion of the west half of the southwest quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map of the Pueblo Lands of San Diego, made by James Pascoe in 1870, on file in the Office of the City Clerk of said City, and; Parcel C, that portion of the east half of the southeast quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map thereof the Pueblo Lands of San Diego, made by James Pascoe in May A.D. 1870, in the

University Community Plan area, in the RS-1-14 zone (previously referred to as the R-1 zone) which is proposed to be rezoned to the IP-1-1 zone; and

WHEREAS, on November 17, 2005, the Planning Commission of the City of San Diego considered Site Development Permit No. 9754, and pursuant to Resolution No. 3889-PC voted to recommend City Council approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on JAN 17 2006, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP Permit No. 9754:

A. SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 126.0504

1. Findings for all Site Development Permits

a. **The proposed development will not adversely affect the applicable land use plan.** The proposed project is located in the University Community Planning area and is designated for industrial land uses. According to the University Community Plan, Industrial Element, the project site is within an area designated for scientific research development with uses to include research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. Furthermore, the Community Plan Implementation Overlay Zone Type "A" has been applied to the site to ensure that the development intensity element of the community plan is not exceeded.

The project is also located within the 65-70 dB Community Noise Equivalent Level [CNEL] contours and Accident Potential Zone [APZ] 1 of the Comprehensive Land Use Plan [CLUP], MCAS Miramar. Industrial uses within the CNEL and APZ 1 are allowable and therefore, the proposed shell buildings for scientific research uses would be consistent with the applicable land use plans.

b. **The proposed development will not be detrimental to the public health, safety, and welfare.** The permit controlling the development and continued use of the development proposed for this site contains conditions addressing the project compliance's with the City's regulations and other regional, state and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity.

c. **The proposed development will comply with the applicable regulations of the Land Development Code.** Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Site Development Permit No 9754. Development of the property shall meet all requirements of the regulations and development criteria of the IP-1-1 zone.

2. Supplemental Findings--Environmentally Sensitive Lands

a. **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.** The combined three lots' "L" shaped development site is bordered to the west, north and south by roadways and existing development, and Interstate 805 to the east. The site contains generally east facing slopes leading from high points on the northwestern and southwestern portions of the site towards the middle portion which contains a small valley that slopes to the east. The site does contain sensitive vegetation communities however, they are isolated by the surrounding existing development and the site does not provide a corridor for wildlife habitat. The project site is not located within nor is it adjacent to the City's Multiple Species Conservation Program [MSCP] / Multi-Habitat Planning Area [MHPA].

In order to fulfill the purpose of the project and the objectives of the adopted University Community Plan, the development will provide approximately 191,456 square feet of building space in three buildings on site. To accommodate the parking requirements associated with the proposed square footage of the project, both surface parking and a subterranean parking are proposed. The proposed development of the property requires the grading of the entire site and therefore would impact all vegetation communities on the site. Considering the sites' isolated location of habitat and non-connectivity to MSCP/MHPA, the siting of the proposed development would have a negligible affect on the functions of environmentally sensitive lands. However, the values of the upland habitat will need to be mitigated accordingly.

The Permittee shall be required to fully mitigate the impacts with either the acquisition of off-site upland habitat of 0.7 acres of Tier I and 4.7 acres of Tier I to Tier III

within the MHPA, payment into the City's Habitat Acquisition Fund the amount necessary to purchase aforementioned habitat, or the purchase of land outside the MHPA provided the higher mitigation ratios as described in the City's Biology Guidelines are met. As a result, the project would be consistent with the City's policy that development is directed into non-MHPA areas and mitigation is directed into the MHPA.

b. 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. The University Community Plan was designed to accommodate development of the community with a full range of land uses while preserving the unique character of the community prior to development. The development footprint has been located to minimize erosion, flood, and fire hazards. The development complies with the Region-wide erosion control plan. The plan exceeds the otherwise City-wide applicable requirements related to storm water runoff and best management practices as related to storm water runoff. As such the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. When adopted, the University Community Plan analyzed environmentally sensitive lands within the plan area per City Council Policy 600-40. The proposed development has been sited and designed to prevent adverse impacts on adjacent lands and is consistent with the requirements of the Environmentally Sensitive Lands regulations. The proposed project site is surrounded by urban land uses, Interstate 805, and is not located within nor is it adjacent to the City's MSCP / MHPA or properties containing environmentally sensitive lands. Therefore, the proposed development has been sited and designed to prevent adverse impacts on adjacent lands and is consistent with the requirements of the Environmentally Sensitive Lands regulations.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program [MSCP] Subarea Plan. The proposed project will be consistent with the Environmentally Sensitive Lands regulations. Project specific mitigation is proposed to counter impacts to sensitive habitats of scrub oak chaparral, Diegan coastal sage scrub, baccharis scrub, native grasslands and southern mixed chaparral. The project site is not within or adjacent to the City's Multi-Habitat Planning Area for the MSCP. Impacts to sensitive biological resources will occur and mitigation will be provided pursuant to the City's Biology Guidelines. All other requirements of the MSCP have been met or exceeded for the developable portions of the proposed development. Therefore, the proposed project will be consistent with the City's MSCP Subarea Plan.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The proposed development is located approximately three miles east of the Pacific Ocean's beaches and local shoreline. The on-site development will not contribute to erosion of public beaches or adversely impact shoreline sand supply in that all current water quality and erosion control measures will be required of the project during construction and post-construction. All drainage will be directed to the existing public storm drain system and to the extent possible will substantially decrease the

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

f. 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. The Mitigated Negative Declaration No. 5906 prepared during the California Environmental Quality Act [CEQA] review process included a site specific impact analysis for this proposed development. An initial study has been conducted for the proposed development on this site and concluded that Mitigated Negative Declaration No. 5906 should include requirements to mitigate for potential impacts to Transportation/Circulation, Paleontological Resources, Historical (Archaeological) Resources and Biological Resources and in fact the development will mitigate for these impacts with the implementation of the project. All mitigation is related to and calculated to alleviate impacts created by the proposed development and has been or will be incorporated into the conditions of the development permit.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that Site Development Permit No. 9754 is granted to Michael J. Reidy, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:als
01/03/06
01/13/06 COR.COPY
Or.Dept:DSD
R-2006-589
MMS#2921

RESO_ORD FORMS\PERMITS\Permit Resolution 09-20-05.doc

Passed by the Council of The City of San Diego on January 17, 2006, by the following vote:

YEAS: PETERS, DISTRICT 2-VACANT, ATKINS, YOUNG,
 MAIENSCHHEIN, FRYE, MADAFFER & DISTRICT 8-VACANT.
NAYS: NONE.
NOT PRESENT: NONE.
VACANT: 2 & 8.

AUTHENTICATED BY:

JERRY SANDERS

Mayor of The City of San Diego, California

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(Seal)

By: Peggy Rogers, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. R-301154, passed by the Council of the City of San Diego on January 17,
2006.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(SEAL)

By: , Deputy

RESOLUTION NO. 2005-0015 ALUC

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY MAKING A DETERMINATION THAT THE PROPOSED PROJECT, SITE DEVELOPMENT PERMIT, REZONE AND TENTATIVE MAP TO CONSTRUCT THREE BUILDINGS AT THE NEXUS UNIVERSITY SCIENCE CENTER, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE MCAS MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, was requested by Tim Schulze from Pacific Cornerstone Architects, Inc, and the City of San Diego to determine the consistency of a proposed project, Site Development Permit, Rezone and Tentative Map to Construct Three Buildings at the Nexus University Science Center, City of San Diego, which is located within the Airport Influence Area (AIA) and within the Accident Potential Zone 1 of the Marine Corps Air Station Miramar (MCAS Miramar) Airport Land Use Compatibility Plan (ALUCP), originally adopted in 1977 and amended in September 1990, September 1992 and October 2004; and

WHEREAS, the proposed project would allow for the construction of three new research and development office buildings and surface parking, which is located within the 65-70 decibel (dB) Community Noise Equivalent Level (CNEL) noise contours for MCAS Miramar, and within the Accident Potential Zone 1 of MCAS Miramar; and

WHEREAS, the MCAS Miramar ALUCP identifies research and development offices and laboratories located within 65-70 db CNEL noise contour as conditionally compatible with airport uses provided that the project is sound attenuated to 50 dB CNEL interior noise level; and

WHEREAS, the MCAS Miramar ALUCP identifies research and development offices and laboratories located within APZ 1 as conditionally compatible with airport uses if it can be demonstrated that there will be 50 or fewer persons per acre; and

WHEREAS, this Airport Authority has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

Resolution No. 2005-0015 ALUC
Page 2 of 3

WHEREAS, the Board has provided an opportunity for the City of San Diego, the U.S. Marine Corps, and interested members of the public to present information regarding this matter.

NOW THEREFORE BE IT RESOLVED, that the Airport Authority, serving as the ALUC for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, determines that the proposed project, Site Development Permit, Rezone and Tentative Map to Construct Three Buildings at the Nexus University Science Center, City of San Diego, is conditionally consistent with the MCAS Miramar ALUCP, which was adopted in October 1990 and amended in September 1992, and October 2004, based upon the following facts and findings:

- (1) The proposed project involves a Site Development Permit, Rezone and Tentative Map to construct three buildings at the Nexus University Science Center. The proposed project is located within the 65-70 dB CNEL noise contour and APZ 1 for MCAS Miramar.
- (2) The MCAS Miramar ALUCP identifies research and development offices and laboratories located within the 65 dB CNEL noise contour as conditionally compatible when sound attenuated to a 50 dB CNEL interior noise level, based on an acoustical study submitted with the building plans. The submitted building plans for the proposed project have not provided the required acoustical study, however, the applicant stipulates that this requirement will be satisfied through the building's construction materials.
- (3) The MCAS Miramar ALUCP identifies research and development offices and laboratories located within APZ 1 as conditionally compatible with airport uses if it can be demonstrated that there will be 50 or fewer persons per acre. Documentation provided to ALUC staff by the applicant indicates that each building will not have more than 50 persons/acre. Therefore, the project is consistent with the MCAS Miramar ALUCP APZ 1 density requirements.
- (4) If the proposed project contains the above-required conditions, the proposed research and development office buildings at the Nexus University Science Center, City of San Diego, would be consistent with the MCAS Miramar ALUCP.
- (5) This Board action is not a "project" as defined by the California Environmental Quality Act (CEQA) Pub. Res. Code Section 21605; and is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

Resolution No. 2005-0015 ALUC
Page 3 of 3

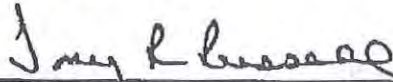
PASSED, ADOPTED AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 8th day of September, 2005, by the following vote:

AYES: Board Members: Craver, Jacobson, Lynch, Maxwell, Nieto, Peterson, Sessom, Vance, Young

NOES: Board Members: None


ABSENT: Board Members: None

ATTEST:



TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL

SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY

Attachment 11

P.O. BOX 82776, SAN DIEGO, CA 92138-2776
619.400.2400 WWW.SAN.ORG

July 17, 2012

Ms Laura Black
City of San Diego
Development Services Department
1222 First Avenue
San Diego, California 92101

Re: Airport Land Use Commission Consistency Determination – Community Plan Amendment to Construct Three Science & Research Laboratory Buildings at 4775 & 4785 Executive Drive, City of San Diego; APN 345-012-02 & -03

Dear Ms Black:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within the Airport Influence Area (AIA) for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **consistent** with the MCAS Miramar ALUCP based upon the facts and findings summarized below:

- (1) The proposed project involves the construction of three science and research laboratory buildings over below-grade parking garages.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies research and laboratory uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).
- (4) The proposed project is located outside the Accident Potential Zones and Transition Zone.
- (5) Therefore, the proposed project is consistent with the adopted MCAS Miramar ALUCP.
- (6) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.



SAN DIEGO
INTERNATIONAL
AIRPORT

Ms Black
Page 2

Please contact Ed Gowens at (619) 400-2244 if you have any questions regarding this letter.

Yours truly,

A handwritten signature in cursive script that reads "Angela Jamison".

Angela Jamison
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA – General Counsel
Ron Bolyard, Caltrans – Division of Aeronautics
Chris Schmidt, Caltrans, District 11
Tait Galloway, City of San Diego
C. Laura Thornton, MCAS Miramar, Community Plans & Liaison



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2012-AWP-4924-OE

Issued Date: 07/13/2012

Federico Mina
 BMR-Executive Drive LLC
 17190 Bernardo Center Drive
 San Diego, CA 92128

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Biomed Innovation Center
Location:	San Diego, CA
Latitude:	32-52-34.94N NAD 83
Longitude:	117-12-06.92W
Heights:	372 feet site elevation (SE) 56 feet above ground level (AGL) 428 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 X Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 01/13/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-4924-OE.

Signature Control No: 167118380-168771420

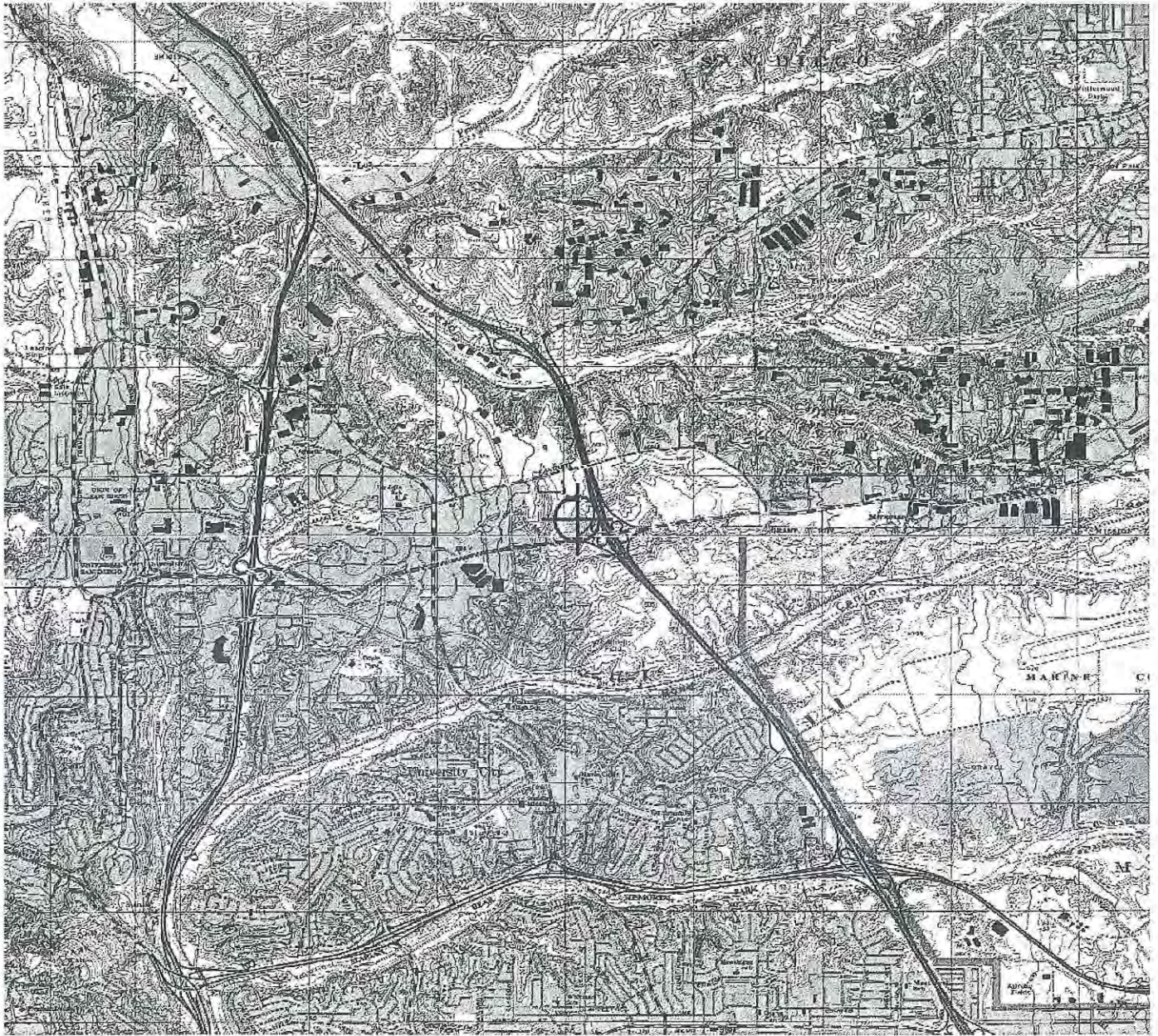
(DNE)

Joan Tengowski

Technician

Attachment(s)

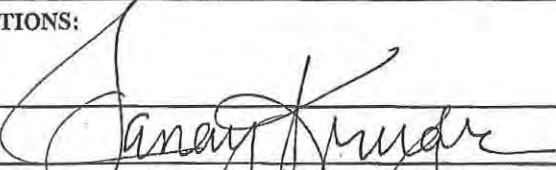
Map(s)





City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: BioMed Innovation Center		Project Number: 270734	Distribution Date:
Project Scope/Location: UNIVERSITY ** SUSTAINABLE EXPEDITE PROGRAM ** (PROCESS 5) Community Plan Amendment and Site Development Permit (SDP) to amend SDP 9754 to construct a 250,000 sq ft office and R/D building over 3 level below grade parking on a 7.07 acre site at 4775 Executive Dr in the IP-1-1 Zone within the University Community Plan, FAA Part 77, Airport Influence Area, Parking Impact, Community Plan Implementation Overlay, Prime Industrial Lands, Council District 1. Notice Cards=2.			
Applicant Name: Ryan Bussard - Perkins + Will		Applicant Phone Number: (206) 381-6010	
Project Manager: Laura C. Black	Phone Number: (619) 236-6327	Fax Number: (619) 446-5245	E-mail Address: lblack@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 15	Members No 0	Members Abstain
<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
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: 		TITLE: Chair	
SIGNATURE: Jancy KRUEGER		DATE: 10/11/12	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

Project Title: _____ Project No. (For City Use Only) 270734

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. 20-1320636
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
BMR-EXECUTIVE DRIVE LLC

Owner Tenant/Lessee

Street Address:
17190 Bernardo Center Drive

City/State/Zip:
San Diego, CA 92128

Phone No: _____ Fax No: _____
(858) 485-9840 (858) 485-9843

Name of Corporate Officer/Partner (type or print):
Kevin M. Simowren

Title (type or print):
VP, Real Estate Counsel

Signature: [Signature] Date: 2-1-12

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

DEVELOPMENT SERVICES
Project Chronology
BioMed Innovation Center – Project No. 270734

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
05/17/2012	Community Plan Amendment Initiation – Planning Commission			
05/18/2012	First Submittal	Project Deemed Complete		
06/13/2012	First Assessment Letter		17 days	
07/02/2012	Second Submittal			13 days
07/20/2012	Second Assessment Letter		13 days	
07/24/2012	Third Review of Traffic Study complete		2 days	
08/02/2012	Fourth Submittal – Traffic Study			7 days
08/16/2012	Fourth Review of Traffic Study complete		10 days	
08/31/2012	Fifth Submittal – Traffic Study			11 days
09/12/2012	Fifth Review of Traffic Study complete – Report Approved		7 days	
10/2/2012	Environmental Determination – Draft Addendum to Mitigated Negative Declaration		14 days	
11/15/2012	Planning Commission Hearing	First available hearing date	31 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	94 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		31 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to City Council	125 days	

