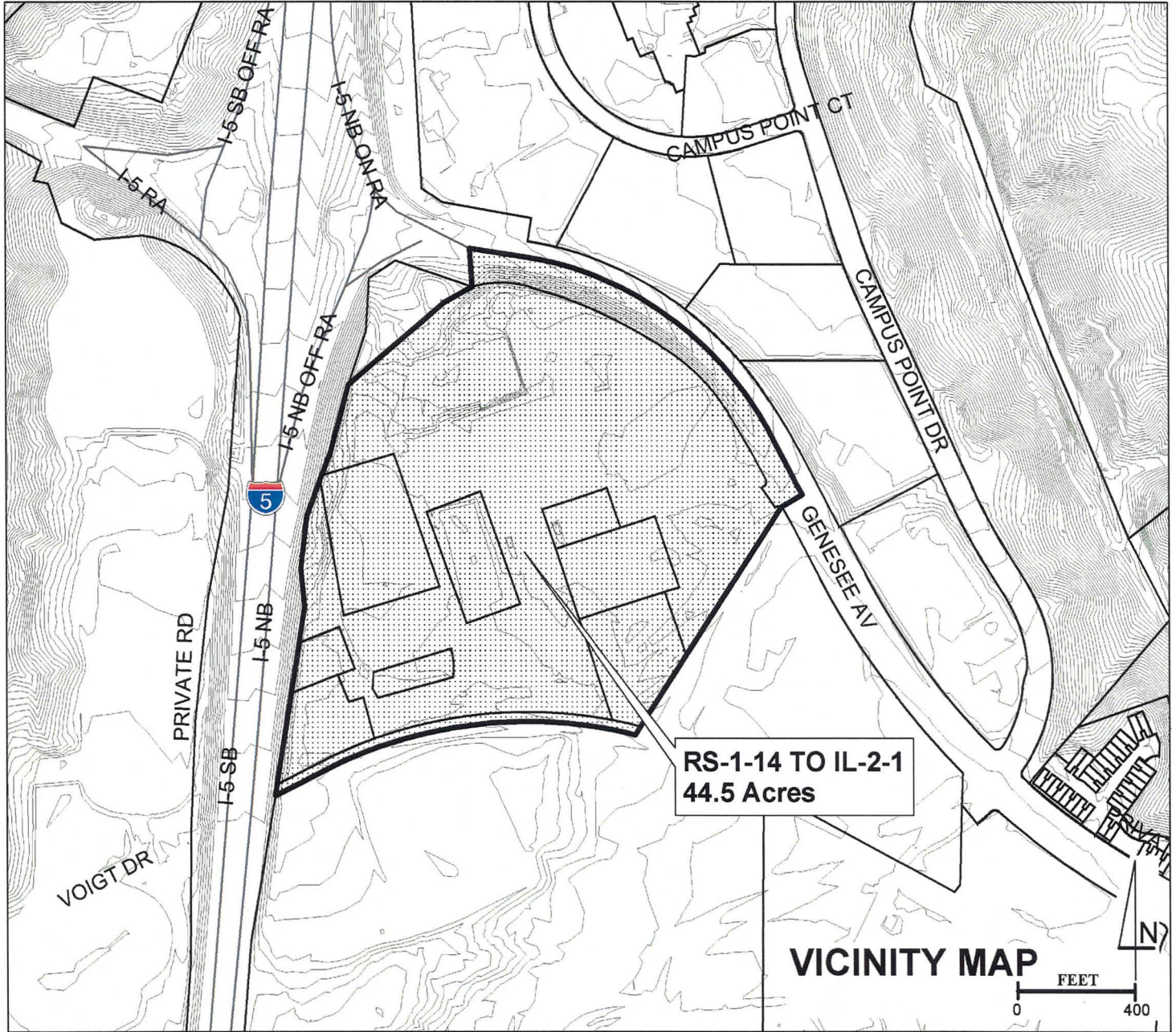




CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



RS-1-14 TO IL-2-1
44.5 Acres

VICINITY MAP



Par 1-4, PM 10260,16242 & 11644		CASE NO. 24000888
ORDINANCE NO. _____	REQUEST IL-2-1	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	B- 4285
BEFORE DATE _____		APN: 343-160-16 thru 27
EFF. DATE ZONING _____		(262-1698) 103-2011 ldj
MAP NAME AND NO. _____		

WHEREAS, Scripps Health, a California non-profit public benefit Corporation, Owner/Permittee, filed an application with the City of San Diego for a Planned Development and Conditional Use Permit to demolish, construct and renovate the existing hospital campus to result in a total of 2,039,994 square feet of medical office, research and hospital uses, with an additional heli-stop and a new total of 531 in-patient hospital beds, known as the Scripps Memorial Hospital La Jolla project, located at 9888 Genesee Avenue, and legally described as Parcels 1 to 4 of Parcel Map No. 16242, Parcels 2 to 4 of Parcel Map No. 11644, Lot 1 of Carson Lewis Subdivision, Map No. 7830, and Parcel3 of Parcel Map No. 10260, in the University Community Plan area, in the RS-1-14 and CO-1-2 zones, which are proposed to be rezoned to the IL-2-1 and CO-1-2 zones; and

WHEREAS, on February 14, 2013, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 777332 and Planned Development Permit No. 777333, amendment to Conditional Use Permit No. 438292 and Planned Development Permit No. 438945,, and pursuant to Resolution No. XXXX-PC voted to recommend 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 Conditional Use Permit No. 777332 and Planned Development Permit No. 777333, amendment to Conditional Use Permit No. 438292 and Planned Development Permit No. 438945,

CONDITIONAL USE PERMIT FINDINGS – SECTION 126.0305

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

Scripps Memorial Hospital was founded by Ellen Browning Scripps in 1924. In 1964, Scripps Memorial Hospital La Jolla moved from downtown La Jolla to its current location at 9888 Genesee Avenue in the University community plan area of the City of San Diego. The City's General Plan and more specifically the University Community Plan outline the City's policy for the physical development of the University Community. The City's General Plan designates the property for Institutional, Public & Semi-Public facilities. Consistent with the General Plan land use designation, the University Community Plan identifies the site as "Scripps Hospital" as it predates the University Community Plan. Scripps proposes to redevelop and expand the existing hospital campus facilities in University City. The proposed project involves a 25 year master plan for Scripps Hospital which includes demolition of existing hospital towers and outpatient facilities, construction of a third hospital tower, an Outpatient Pavilion, medical office uses, and associated parking facilities, a second heli-stop, and partial conversion of a previously approved medical office building.

The hospital predates the University Community Plan. The site is identified as "Scripps Hospital" on Generalized Land Use Plan, Figure 4 of the University Community Plan. The hospital site is also identified as Subarea 4 in the Land Use and Development Intensity Table, Table 3 in the University Community Plan. Scripps is proposing an amendment to the University Community Plan to expand the permitted medical office square footage, but maintain the existing allowed 682 beds and 31,500 square feet of scientific research space set forth in the Development Intensity Table 3. The approvals also include a rezone from single family residential (RS-1-14) to light industrial (IL-2-1) to align the existing

hospital use and the Public Facilities/Institutional land use designation in the University Community Plan. The proposed project is consistent with all other goals and objectives of the University Community Plan related to design and land use. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed redevelopment and expansion of Scripps Hospital La Jolla will assist in the assurance of available and continued health care service to the growing population and will provide public benefits, including compliance with the state seismic requirements (SB 1953). The project will bring the hospital into compliance with the mandates of SB 1953 which requires replacement or retrofitting of hospital buildings to higher seismic safety standards by 2030. The development will also provide for the health, safety and welfare of the patients and hospital staff by constructing all building in accordance with current construction codes and standards. All structures will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations.

The proposed project also includes the creation of a second helicopter landing facility (heli-stop), to be placed on the roof of Hospital Expansion Tower II, which was part of the 2009 approvals, and is adjacent to Genesee Avenue. The heli-stop complies with the location criteria of the San Diego Municipal Code Section 141.0610, which is intended to protect the public safety. As such the proposed development will not be detrimental to public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Scripps proposes to redevelop and expand the existing hospital campus facilities in University City. The proposed project involves a 25 year master plan for Scripps Hospital which includes demolition of existing hospital towers and outpatient facilities, construction of a third hospital tower, a second heli-stop on the roof of previously approved hospital Tower II, an Outpatient Pavilion, medical office uses, and associated parking facilities and partial conversion of a previously approved medical office building.

The site is currently governed by a Conditional Use Permit and Planned Development Permit and as constructed exceeds the allowed floor area ratio and height limitations of the existing single family residential zone. The proposed rezone will make the existing campus consistent with the Land Development Code. In addition, the applicant is proposing to amend the existing PDP to allow for a deviation to exceed maximum allowed retaining wall height outside of a

required yard at the north side of the campus. A deviation for shade structures on the rooftop of the parking structure is also proposed. These deviations are consistent with the goals and objectives of the University Community Plan and Land Development Code making it a better project. In addition, the PDP will also incorporate Design Guidelines for future, phased Master Plan development. This will result in a more desirable project in that the goals of the community plan will be realized and vital community services will be provided to the population. The proposed development will comply with the applicable and relevant regulations of the Land Development Code, as provided with the approval of a Planned Development Permit.

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

Scripps Memorial Hospital was founded by Ellen Browning Scripps in 1924. In 1964, Scripps Memorial Hospital La Jolla moved from downtown La Jolla to its current location at 9888 Genesee Avenue in the University community plan area of the City of San Diego. The City's General Plan and more specifically the University Community Plan outline the City's policy for the physical development of the University Community. The City's General Plan designates the property for Institutional, Public & Semi-Public facilities. Consistent with the General Plan land use designation, the University Community Plan identifies the site as "Scripps Hospital" as it predates the University Community Plan. Scripps proposes to redevelop and expand the existing hospital campus facilities in University City. The proposed project involves a 25 year master plan for Scripps Hospital which includes demolition of existing hospital towers and outpatient facilities, construction of a third hospital tower, a second heli-stop on the roof of previously approved hospital Tower II, an Outpatient Pavilion, medical office uses, and associated parking facilities and partial conversion of a previously approved medical office building.

The hospital predates the University Community Plan. The site is identified as "Scripps Hospital" on Generalized Land Use Plan, Figure 4 of the University Community Plan. The hospital site is also identified as Subarea 4 in the Land Use and Development Intensity Table, Table 3 in the University Community Plan. Scripps is proposing an amendment to the University Community Plan to expand the permitted medical office square footage, but maintain the existing allowed 682 beds and 31,500 square feet of scientific research space set forth in the Development Intensity Table 3. The approvals also include a rezone from single family residential (RS-1-14) to light industrial (IL-2-1) to align the existing hospital use and the Public Facilities/Institutional land use designation in the University Community Plan. The proposed project is consistent with all other goals and objectives of the University Community Plan related to design and land use. Therefore, the proposed development will not adversely affect the applicable land use plan. As such, the proposed hospital use is appropriate at this location.

PLANNED DEVELOPMENT PERMIT FINDINGS – SECTION 126.0604**1. The proposed development will not adversely affect the applicable land use plan.**

Scripps Memorial Hospital was founded by Ellen Browning Scripps in 1924. In 1964, Scripps Memorial Hospital La Jolla moved from downtown La Jolla to its current location at 9888 Genesee Avenue in the University community plan area of the City of San Diego. The City's General Plan and more specifically the University Community Plan outline the City's policy for the physical development of the University Community. The City's General Plan designates the property for Institutional, Public & Semi-Public facilities. Consistent with the General Plan land use designation, the University Community Plan identifies the site as "Scripps Hospital" as it predates the University Community Plan. Scripps proposes to redevelop and expand the existing hospital campus facilities in University City. The proposed project involves a 25 year master plan for Scripps Hospital which includes demolition of existing hospital towers and outpatient facilities, construction of a third hospital tower, an Outpatient Pavilion, medical office uses, and associated parking facilities and partial conversion of a previously approved medical office building.

The hospital predates the University Community Plan. The site is identified as "Scripps Hospital" on Generalized Land Use Plan, Figure 4 of the University Community Plan. The hospital site is also identified as Subarea 4 in the Land Use and Development Intensity Table, Table 3 in the University Community Plan. Scripps is proposing an amendment to the University Community Plan to expand the permitted medical office square footage, but maintain the existing allowed 682 beds and 31,500 square feet of scientific research space set forth in the Development Intensity Table 3. The approvals also include a rezone from single family residential (RS-1-14) to light industrial (IL-2-1) to align the existing hospital use and the Public Facilities/Institutional land use designation in the University Community Plan. The proposed project is consistent with all other goals and objectives of the University Community Plan related to design and land use. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed redevelopment and expansion of Scripps Hospital La Jolla will assist in the assurance of available and continued health care service to the growing population and will provide public benefits, including compliance with the state seismic requirements (SB 1953). The project will bring the hospital into compliance with the mandates of SB 1953 which requires replacement or retrofitting of hospital buildings to higher seismic safety standards by 2030. The development will also provide for the health, safety and welfare of the patients

and hospital staff by constructing all building in accordance with current construction codes and standards. All structures will be reviewed by professional staff for compliance with all relevant and applicable building, electrical, mechanical and fire codes to assure the structures will meet or exceed the current regulations. As such the proposed development will not be detrimental to public health, safety and welfare.

- 3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

Scripps proposes to redevelop and expand the existing hospital campus facilities in University City. The proposed project involves a 25 year master plan for Scripps Hospital which includes demolition of existing hospital towers and outpatient facilities, construction of a third hospital tower, an Outpatient Pavilion, medical office uses, and associated parking facilities and partial conversion of a previously approved medical office building.

The site is currently governed by a Conditional Use Permit and Planned Development Permit and as constructed exceeds the allowed floor area ratio and height limitations of the existing single family residential zone. The proposed rezone will make the existing campus consistent with the Land Development Code. In addition, the applicant is proposing to amend the existing PDP to allow for deviations to exceed maximum allowed retaining wall height outside of a required yard at the north side of the campus, and for shade structures on the rooftop of the parking structure. In addition the proposed project plans include a Sign Plan, which deviates from the Municipal Sign Ordinance. These deviations are consistent with the goals and objectives of the University Community Plan and Land Development Code making it a better project. The sign plan is necessary so that visitors to the campus can find their desired location quickly. In addition, the PDP will also incorporate Design Guidelines for future, phased Master Plan development. This will result in a more desirable project in that the goals of the community plan will be realized and vital community services will be provided to the population. The proposed development will comply with the applicable and relevant regulations of the Land Development Code, as provided with the approval of a Planned Development Permit.

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 Conditional Use Permit No. 777332 and Planned Development Permit No. 777333, amendment to Conditional Use Permit No. 438292 and Planned Development Permit No. 438945 is granted to Scripps Health, a California non-profit public benefit Corporation, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

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: 24000888

**CONDITIONAL USE PERMIT NO. 777332
PLANNED DEVELOPMENT PERMIT NO. 777333
SCRIPPS MEMORIAL LA JOLLA - PROJECT NO. 217934 [MMRP]
AMENDMENT TO CONDITIONAL USE PERMIT NO. 438292; AND
PLANNED DEVELOPMENT PERMIT NO. 438945
CITY COUNCIL**

This Conditional Use Permit No. 777332 and Planned Development Permit No. 777333, amendment to Conditional Use Permit No. 438292 and Planned Development Permit No. 438945, is granted by the City Council of the City of San Diego to Scripps Health, a California non-profit public benefit Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0604, and 141.0610. The 41.22-acre site is located at 9888 Genesee Avenue, currently in the RS-1-14 and CO-1-2 zones, Airport Influence Area, Campus Parking Impact and Community Plan Implementation Overlay (Area A) zones within the University Community Plan area. The project includes a rezone from the RS-1-14 to the IL-2-1 zone. The project site is legally described as: Parcels 1 to 4 of Parcel Map No. 16242, Parcels 2 to 4 of Parcel Map No. 11644, Lot 1 of Carson Lewis Subdivision, Map No. 7830, and Parcel 3 of Parcel Map No. 10260.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish, construct and renovate the existing hospital campus to result in a total of 2,039,994 square feet of medical office, research and hospital uses, a second heli-stop, and a new total of 531 in-patient hospital beds, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated XXXX, on file in the Development Services Department.

The project shall include:

- a. The existing and approved hospital, medical office, and scientific research uses with renovations, demolitions and construction of new structures, consistent with Exhibit

“A” to result in a new total of approximately 2,039,994 square feet of medical office, scientific research, and hospital uses. The total of non-hospital square footage will total approximately 948,644 square feet. The new total of hospital beds will be 531, and a second heli-stop will be constructed on top of new hospital tower II.

- b. Deviations to development regulations including retaining wall height, landscape regulations for the vehicular use areas, and sign regulations;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. 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 XXXX.
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 in addition to Conditional Use Permit No. 438292 and Planned Development Permit No. 438945. All conditions of Conditional Use Permit No. 438292 and Planned Development Permit No. 438945, shall remain in effect except where modified by this permit.

5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.
10. 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.

11. 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.

12. This Permit may be developed in phases. Each phase shall be constructed consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. 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.

14. The mitigation measures specified in the MMRP and outlined in Environmental Impact report No. 217934, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact report No. 217934, 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/Traffic Circulation
Noise (Mechanical Equipment)
Historical Resources
Paleontological Resources
Health and Safety
Public Utilities

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb ramps with truncated domes, located at the project entrance on Genesee Avenue, satisfactory to the City Engineer.

18. Prior to the issuance of a construction permit for each phase of development, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance for that phase of development, satisfactory to the City Engineer.
19. Prior to the issuance of a construction permit for each phase of development, 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 for that phase of development.
20. Prior to the issuance of a construction permit for each phase of development, 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, for that phase of development.
21. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
22. Prior to the issuance of a building permit for each phase of development, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for each phase. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
23. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate additional right-of-way adjacent to the proposed curb ramps, located at the project entrance on Genessee Avenue, to provide a minimum of 10 feet curb to propertyline distance, satisfactory to the City Engineer.
24. Each phase of 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. Development of each phase 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.
25. Prior to issuance of a grading or a construction permit for each phase, 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.

26. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans for each phase. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of a construction permit for each phase.

LANDSCAPE REQUIREMENTS:

27. 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 Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

28. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement 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.

29. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

30. Prior to 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 Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

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

32. All required landscape shall be maintained 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.

33. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including 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.

34. 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 Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

35. Upon completion of full buildout of the development, Owner/Permittee shall provide a minimum of 4,615 automobile spaces including 354 carpool spaces, 50 standard accessible spaces and 7 van accessible spaces, 92 motorcycle spaces, and 25 bicycle spaces with racks, as required by the Land Development Code. The Project's Exhibit "A" proposes to provide 5,142 automobile spaces including 354 carpool spaces, 50 standard accessible spaces and 7 van accessible spaces, 128 motorcycle spaces, and 32 bicycle spaces with racks. Plans for each phase of development shall show compliance with the minimum parking requirements for completion of that phase of development.

36. Plans for each phase of development (Phase 1-7) shall be approved based on substantial conformance to the approved Permit, Exhibits and the Scripps Memorial Hospital Design guidelines which is included as Attachment A to the Planned Development Permit.

37. The Following Deviations are permitted as a part of the Planned Development Permit:

- a. Deviation to SDMC Section 142.0340(e) for portions of retaining walls up to 21.2 feet in height, where 12-feet is the maximum permitted retaining wall height outside of a required yard.
- b. Deviation to SDMC Section 142.0406(a) [Table 142-04D] where trees are required to be planted within 30-feet of each parking space within the vehicle use areas. In lieu of the required tree planting on the roof of the parking structure, shade and/or trellis structures will provide a minimum of 50% shade over pavement.
- c. Deviations to Sign regulations as shown on Exhibit "A" - Sign Plan.

38. 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.

39. Within two years after the completion of each phase of the project, Owner/Permittee shall provide verification that the project design features listed in Table 3-3 of the Environmental Impact Report, Project No. 217934/ SCH No. 2011031040, or equivalent, are included to the satisfaction of the Director of Development Services.

40. Within two years after the completion of the entire project buildout, Owner/Permittee shall provide information to verify that the greenhouse gas emissions generated directly by the project's facilities are within the projected levels per the Environmental Impact Report, Project No. 217934/ SCH No. 2011031040, satisfactory to the Director of Development Services.

41. Prior to issuance of construction permits, the Owner/Permittee shall include a representative of the Environmental Services Department (ESD) 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 (the WMP specifies 100%, but 90% will be used for this purpose); and
- Materials are being taken to the appropriate facility.

42. Prior to the issuance of any building permit, the Owner/Permittee shall demonstrate compliance with the accepted Waste Management Plan.

43. All signs associated with this development shall be consistent with sign criteria established by the approved Exhibit "A." The proposed sign program will result in the following deviations to the Sign Regulations:

1. Ground Sign 1.001

Proposed 11-foot, 150 square-foot, ground sign adjacent to the southern driveway off Genesee where a 6-foot, 132 square-foot maximum sign is permitted.

2. Walls Signs 1.083, 1.084, 1.085

Proposal for three (3) 310 square-foot wall signs on the XiMED II Medical Office Building (MOB) where a maximum of two (2) 250 square-foot walls signs are permitted.

3. Ground Sign 1.047

Proposed 8-foot, 75 square-foot, ground sign where none are permitted along a non-PROW

4. Wall Sign 7.045

Proposed 388 square-foot wall sign on the Medical Office Building (MOB) where two (2) 250 square-foot walls signs are permitted.

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.

TRANSPORTATION REQUIREMENTS

45. 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 Development Services Director.
46. During construction the minimum required parking shall be provided at all times, for all occupied spaces.
47. Prior to the issuance of any building permits exceeding 5,917 new ADT (Project's Phase II-Year 2025), the Owner/Permittee shall pay fair share of 11.8% towards a 13 foot widening to construct second northbound through lane at the intersection of La Jolla Village Drive and Towne Centre Drive, satisfactory to the City Engineer.
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49. Prior to the issuance of any building permits exceeding 10,995 new ADT (Project's Phase III-Year 2035), the Owner/Permittee shall pay fair share of 30.5% toward the installation of an eastbound right-turn overlap phase at the intersection of Genesee Avenue and La Jolla Village Drive, satisfactory to the City Engineer.
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51. Prior to the issuance of any building permits exceeding 10,995 new ADT (Project's Phase III-Year 2035), the Owner/Permittee shall pay fair share of 27.4% towards restriping a second southbound left-turn lane to a shared left-turn/right-turn lane at La Jolla Village Drive/ I-805 southbound ramps, satisfactory to the City Engineer.
52. Prior to the issuance of any building permits exceeding 10,995 new ADT (Project's Phase III-Year 2035), the Owner/Permittee shall pay fair share of 6.4% toward the following improvements which require widening of the eastbound approach of La Jolla Village Drive/Villa La Jolla Drive by 12 feet, satisfactory to the City Engineer:
- a. Restripe the eastbound approach of intersection of La Jolla Village Drive and Villa La Jolla Drive to convert existing right-turn lane to a fourth through lane.
 - b. Widen eastbound approach to construct a new right-turn lane at the eastbound approach, and maintain existing right-turn overlap phase.

53. Prior to the issuance of any building permits exceeding 3,097 new ADT I (Project Phase I-Year 2015), the Owner/Permittee shall develop and implement a comprehensive Transportation Demand Management Plan that includes information kiosks in central locations, bike lockers, priority parking spaces for carpools, partially subsidized transit passes for employees, and coordination with MTS for additional bus service, satisfactory to the City Engineer.

54. At such time that Voigt Drive becomes a public street, and the project's EIR "Voigt Alternative" is implemented, the Owner/Permittee shall provide improvements including curb, gutter, and sidewalk along the project frontage, to the satisfaction of the City Engineer.

55. No objects higher than 36 inches are permitted in the visibility triangles areas as shown on the approved Exhibit "A".

56. Prior to the issuance of any permits, the Owner/Permittee shall pay fair share of 1.6% towards the I-5 Managed Lanes Project for the Interstate-5, La Jolla Village Drive north bound segment to Genesee Avenue, to the satisfaction of the City Engineer.

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57. Prior to issuance of any construction permits for each phase, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water meter(s) outside of any vehicular use area and the removal of all unused services, within the rights-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer. If a 3" or larger meter is required for this project, the owner/permittee shall construct the new meter and backflow device on site, above ground, within water easement, in a manner satisfactory to the Public Utilities Department.

58. Prior to the issuance of any building permits for each phase, 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.

59. The Owner/Permittee shall design and construct all public sewer facilities as required in the accepted sewer study for this project, necessary to serve this development in a manner satisfactory to the Director of Public Utilities and the City Engineer.

60. Prior to the issuance of any construction permits for each phase, the water supply shall be consistent with the Water Supply Assessment Report, to the satisfaction of the Public Utilities Director.

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

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

63. Prior to issuance of any construction permits for each phase, the Owner/Permittee shall assure, by permit and bond the design and construction of reclaimed water systems, in a manner satisfactory to the Director of Public Utilities and the City Engineer. All irrigation and cooling tower water shall utilize reclaimed water, at such time it is available and to the satisfaction of the City Engineer.

64. Prior to the issuance of any certificates of occupancy for each phase, all public water and sewer facilities necessary to serve this development shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement of the proposed construction on site. The operation allowed by this discretionary use permit may only begin after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection, for each phase of the development.
- 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 XXXXX and Approved Resolution No. XXX

Permit Type/PTS Approval No.:
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeannette Temple
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.

Scripps Health
Owner/Permittee

By _____
NAME
TITLE

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

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: 24000888

CONDITIONAL USE PERMIT NO. 777332
PLANNED DEVELOPMENT PERMIT NO. 777333
SCRIPPS MEMORIAL LA JOLLA - PROJECT NO. 217934 [MMRP]
AMENDMENT TO CONDITIONAL USE PERMIT NO. 438292; AND
PLANNED DEVELOPMENT PERMIT NO. 438945
CITY COUNCIL

This Conditional Use Permit No. 777332 and Planned Development Permit No. 777333, amendment to Conditional Use Permit No. 438292 and Planned Development Permit No. 438945, is granted by the City Council of the City of San Diego to Scripps Health, a California non-profit public benefit Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0604, and 141.0610. The 41.22-acre site is located at 9888 Genesee Avenue, currently in the RS-1-14 and CO-1-2 zones, Airport Influence Area, Campus Parking Impact and Community Plan Implementation Overlay (Area A) zones within the University Community Plan area. The project includes a rezone from the RS-1-14 to the IL-2-1 zone. The project site is legally described as: Parcels 1 to 4 of Parcel Map No. 16242, Parcels 2 to 4 of Parcel Map No. 11644, Lot 1 of Carson Lewis Subdivision, Map No. 7830, and Parcel 3 of Parcel Map No. 10260.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish, construct and renovate the existing hospital campus to result in a total of 2,039,994 square feet of medical office, research and hospital uses, a second heli-stop, and a new total of 531 in-patient hospital beds, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated XXXX, on file in the Development Services Department.

The project shall include:

- a. The existing and approved hospital, medical office, and scientific research uses with renovations, demolitions and construction of new structures, consistent with Exhibit

“A” to result in a new total of approximately 2,039,994 square feet of medical office, scientific research, and hospital uses. The total of non-hospital square footage will total approximately 948,644 square feet. The new total of hospital beds will be 531, and a second heli-stop will be constructed on top of new hospital tower II.

- b. Deviations to development regulations including retaining wall height, landscape regulations for the vehicular use areas, and sign regulations;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. 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 XXXX.

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 in addition to Conditional Use Permit No. 438292 and Planned Development Permit No. 438945. All conditions of Conditional Use Permit No. 438292 and Planned Development Permit No. 438945, shall remain in effect except where modified by this permit.

5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.
10. 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.

11. 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.

12. This Permit may be developed in phases. Each phase shall be constructed consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. 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.

14. The mitigation measures specified in the MMRP and outlined in Environmental Impact report No. 217934, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact report No. 217934, 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/Traffic Circulation

Noise

Historical Resources

Paleontological Resources

Health and Safety

Public Utilities

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb ramps with truncated domes, located at the project entrance on Genesee Avenue, satisfactory to the City Engineer.

18. Prior to the issuance of a construction permit for each phase of development, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance for that phase of development, satisfactory to the City Engineer.
19. Prior to the issuance of a construction permit for each phase of development, 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 for that phase of development.
20. Prior to the issuance of a construction permit for each phase of development, 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, for that phase of development.
21. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
22. Prior to the issuance of a building permit for each phase of development, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for each phase. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
23. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate additional right-of-way adjacent to the proposed curb ramps, located at the project entrance on Genessee Avenue, to provide a minimum of 10 feet curb to propertyline distance, satisfactory to the City Engineer.
24. Each phase of 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. Development of each phase 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.
25. Prior to issuance of a grading or a construction permit for each phase, 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.

26. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans for each phase. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of a construction permit for each phase.

LANDSCAPE REQUIREMENTS:

27. 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 Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

28. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement 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.

29. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

30. Prior to 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 Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

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

32. All required landscape shall be maintained 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.

33. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including 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.

34. 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 Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

35. Upon completion of full buildout of the development, Owner/Permittee shall provide a minimum of 4,615 automobile spaces including 354 carpool spaces, 50 standard accessible spaces and 7 van accessible spaces, 92 motorcycle spaces, and 25 bicycle spaces with racks, as required by the Land Development Code. The Project's Exhibit "A" proposes to provide 5,142 automobile spaces including 354 carpool spaces, 50 standard accessible spaces and 7 van accessible spaces, 128 motorcycle spaces, and 32 bicycle spaces with racks. Plans for each phase of development shall show compliance with the minimum parking requirements for completion of that phase of development.

36. Plans for each phase of development (Phase 1-7) shall be approved based on substantial conformance to the approved Permit, Exhibits and the Scripps Memorial Hospital Design guidelines which is included as Attachment A to the Planned Development Permit.

37. The Following Deviations are permitted as a part of the Planned Development Permit:

- a. Deviation to SDMC Section 142.0340(e) for portions of retaining walls up to 21.2 feet in height, where 12-feet is the maximum permitted retaining wall height outside of a required yard.
- b. Deviation to SDMC Section 142.0406(a) [Table 142-04D] where trees are required to be planted within 30-feet of each parking space within the vehicle use areas. In lieu of the required tree planting on the roof of the parking structure, shade and/or trellis structures will provide a minimum of 50% shade over pavement.
- c. Deviations to Sign regulations as shown on Exhibit "A" - Sign Plan.

38. 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.

39. Within two years after the completion of each phase of the project, Owner/Permittee shall provide verification that the project design features listed in Table 3-3 of the Environmental Impact Report, Project No. 217934/ SCH No. 2011031040, or equivalent, are included to the satisfaction of the Director of Development Services.

40. Within two years after the completion of the entire project buildout, Owner/Permittee shall provide information to verify that the greenhouse gas emissions generated directly by the project's facilities are within the projected levels per the Environmental Impact Report, Project No. 217934/ SCH No. 2011031040, satisfactory to the Director of Development Services.

41. Prior to issuance of construction permits, the Owner/Permittee shall include a representative of the Environmental Services Department (ESD) 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 (the WMP specifies 100%, but 90% will be used for this purpose); and
- Materials are being taken to the appropriate facility.

42. Prior to the issuance of any building permit, the Owner/Permittee shall demonstrate compliance with the accepted Waste Management Plan.

43. All signs associated with this development shall be consistent with sign criteria established by the approved Exhibit "A." The proposed sign program will result in the following deviations to the Sign Regulations:

1. Ground Sign 1.001

Proposed 11-foot, 150 square-foot, ground sign adjacent to the southern driveway off Genesee where a 6-foot, 132 square-foot maximum sign is permitted.

2. Walls Signs 1.083, 1.084, 1.085

Proposal for three (3) 310 square-foot wall signs on the XiMED II Medical Office Building (MOB) where a maximum of two (2) 250 square-foot walls signs are permitted.

3. Ground Sign 1.047

Proposed 8-foot, 75 square-foot, ground sign where none are permitted along a non-PROW

4. Wall Sign 7.045

Proposed 388 square-foot wall sign on the Medical Office Building (MOB) where two (2) 250 square-foot walls signs are permitted.

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.

TRANSPORTATION REQUIREMENTS

45. 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 Development Services Director.
46. During construction the minimum required parking shall be provided at all times, for all occupied spaces.
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48. Prior to the issuance of any building permits exceeding 5,917 new ADT (Project's Phase II-Year 2025), the Owner/Permittee shall pay fair share of 12.8% towards an 8 foot widening of La Jolla Village Dr. to construct a westbound right-turn lane and installation of southbound right-turn overlap phase at the intersection of Regents Road/La Jolla Village Drive, satisfactory to the City Engineer.
49. Prior to the issuance of any building permits exceeding 10,995 new ADT (Project's Phase III-Year 2035), the Owner/Permittee shall pay fair share of 30.5% toward the installation of an eastbound right-turn overlap phase at the intersection of Genesee Avenue and La Jolla Village Drive, satisfactory to the City Engineer.
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52. Prior to the issuance of any building permits exceeding 10,995 new ADT (Project's Phase III-Year 2035), the Owner/Permittee shall pay fair share of 6.4% toward the following improvements which require widening of the eastbound approach of La Jolla Village Drive/Villa La Jolla Drive by 12 feet, satisfactory to the City Engineer:
- a. Restripe the eastbound approach of intersection of La Jolla Village Drive and Villa La Jolla Drive to convert existing right-turn lane to a fourth through lane.
 - b. Widen eastbound approach to construct a new right-turn lane at the eastbound approach, and maintain existing right-turn overlap phase.

53. Prior to the issuance of any building permits exceeding 3,097 new ADT I (Project Phase I-Year 2015), the Owner/Permittee shall develop and implement a comprehensive Transportation Demand Management Plan that includes information kiosks in central locations, bike lockers, priority parking spaces for carpools, partially subsidized transit passes for employees, and coordination with MTS for additional bus service, satisfactory to the City Engineer.

54. At such time that Voigt Drive becomes a public street, and the project's EIR "Voigt Alternative" is implemented, the Owner/Permittee shall provide improvements including curb, gutter, and sidewalk along the project frontage, to the satisfaction of the City Engineer.

55. No objects higher than 36 inches are permitted in the visibility triangles areas as shown on the approved Exhibit "A".

56. Prior to the issuance of any permits, the Owner/Permittee shall pay fair share of 1.6% towards the I-5 Managed Lanes Project for the Interstate-5, La Jolla Village Drive north bound segment to Genesee Avenue, to the satisfaction of the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

57. Prior to issuance of any construction permits for each phase, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water meter(s) outside of any vehicular use area and the removal of all unused services, within the rights-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer. If a 3" or larger meter is required for this project, the owner/permittee shall construct the new meter and backflow device on site, above ground, within water easement, in a manner satisfactory to the Public Utilities Department.

58. Prior to the issuance of any building permits for each phase, 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.

59. The Owner/Permittee shall design and construct all public sewer facilities as required in the accepted sewer study for this project, necessary to serve this development in a manner satisfactory to the Director of Public Utilities and the City Engineer.

60. Prior to the issuance of any construction permits for each phase, the water supply shall be consistent with the Water Supply Assessment Report, to the satisfaction of the Public Utilities Director.

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

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

63. Prior to issuance of any construction permits for each phase, the Owner/Permittee shall assure, by permit and bond the design and construction of reclaimed water systems, in a manner satisfactory to the Director of Public Utilities and the City Engineer. All irrigation and cooling tower water shall utilize reclaimed water, at such time it is available and to the satisfaction of the City Engineer.

64. Prior to the issuance of any certificates of occupancy for each phase, all public water and sewer facilities necessary to serve this development shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement of the proposed construction on site. The operation allowed by this discretionary use permit may only begin after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection, for each phase of the development.
- 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 XXXXX and Approved Resolution No. XXX

Permit Type/PTS Approval No.:
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeannette Temple
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.

Scripps Health
Owner/Permittee

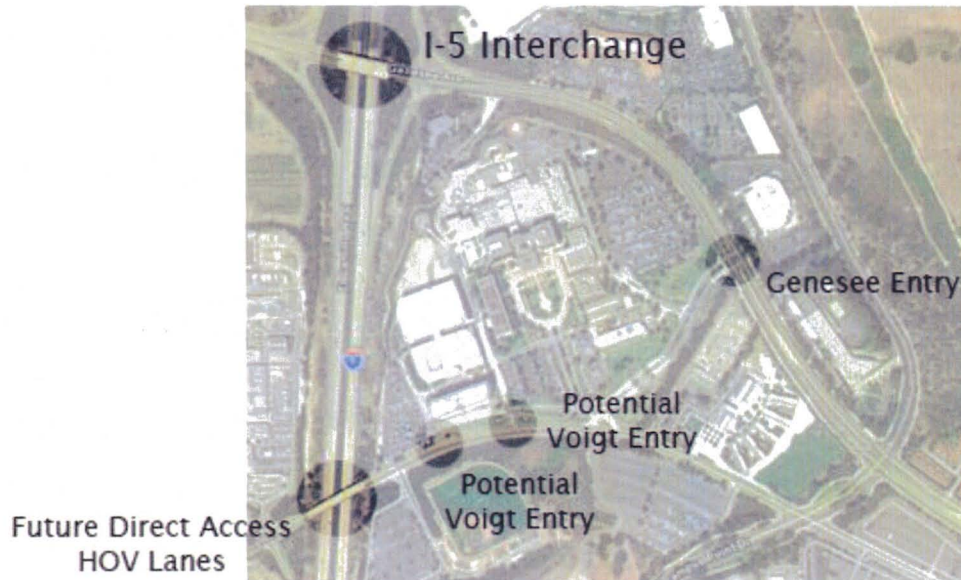
By _____
NAME
TITLE

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

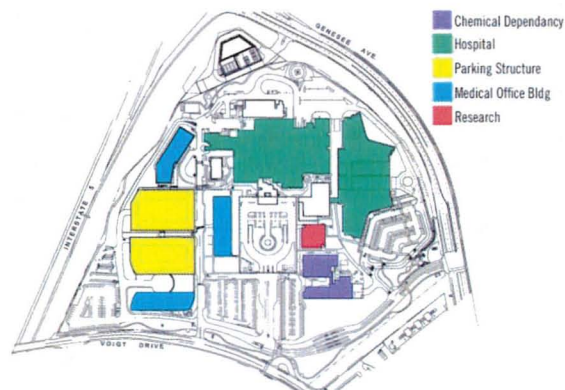
Scripps Memorial Hospital – Design Guidelines

1. Background

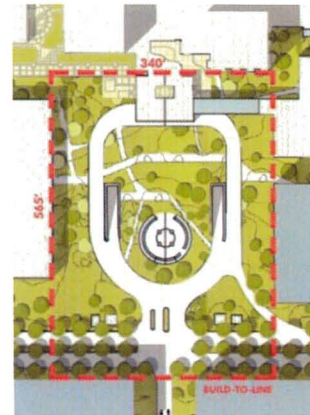
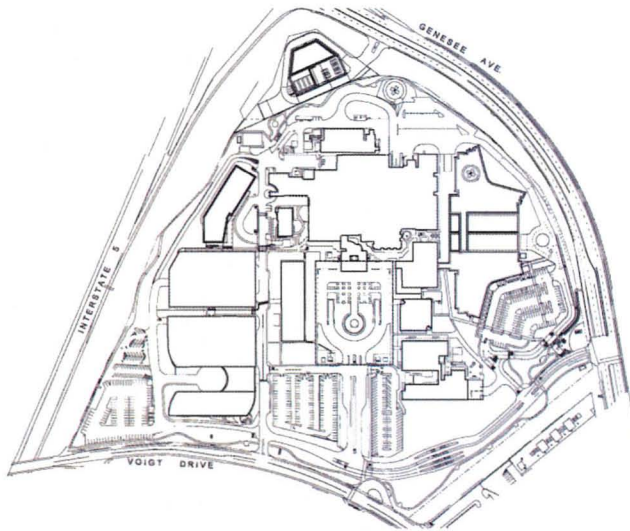
The Scripps Memorial Hospital Subarea is bounded by I-5, Genesee Avenue, and Voigt Drive. Access is provided to the subarea in 2 locations. The primary entry and egress is located off Genesee Avenue. There is a proposed northbound I-5 high occupancy vehicle access lane located from Voigt Drive. The current access to I-5 is from the Genesee Avenue interchange. See diagram.



The subarea is currently developed with a hospital, 2 medical office buildings, 2 parking structures, 1 research building and a structure housing patients for the treatment of chemical dependencies. Additional development has been approved for 2 hospital buildings and a 3rd medical office building.



The site has been developed for the purpose of providing healthcare services to the local community.



2. Issue:

- Creating a cohesive campus at the onset of a 30 year plan which will have a substantial impact on the physical characteristics of the campus.
- Redefining the Hospital building entry.
- Maintaining clear definition of site circulation through the duration of the master-plan.

3. Recommendations:

The recommendations which follow consist of two parts: Objectives and Accomplished by.

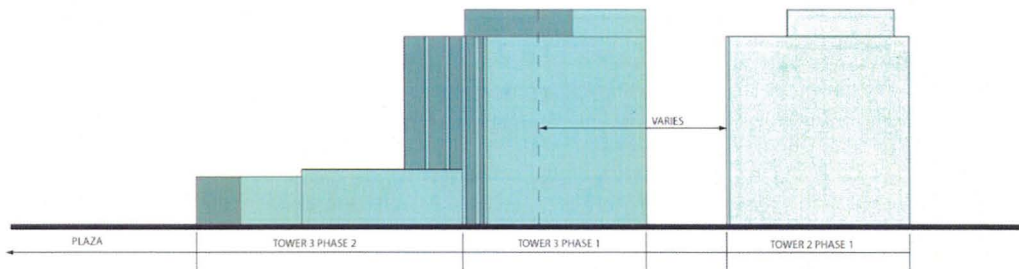
Objective:

Create a cohesive campus through the placement of buildings, scale and use of building and landscape materials.

Accomplished by:

- Built Form Controls
Creating a scale that is pedestrian friendly by setting a building back or a change in material at a lower floor (depending on the height of the building), in order achieve a more human scale. Other manipulations of form can control mass and bulk by means of regulating height, a degree of transparency, setbacks, FAR and footprint, among others.

It is also important to ensure that adjacent buildings maintain a reasonable 'Sky Exposure Ratio'. It is recommended that adjacent buildings respect a height that avoids a 'canyon' feel on the campus and control perceived density and/or maintain the density along the perimeter of the campus thus maintaining the openness of the central plaza.



- Materials

The exteriors of future buildings including parking structures should incorporate masonry or masonry like features and elements as cladding material and work in concert with plaster, concrete, glass, metals along with other materials and systems. The cladding material(s) should be in the general color range of that found on the existing campus. Subtle variations in color and pattern contribute to the textural qualities of the campus. For example, bond configurations for brick (running and stacked), slight variations in color, and planar manipulations (East tower) provide adequate variety within an apparent unified whole. Glazing systems shall make use of non-reflective glass and can incorporate patterns such as fritted to compliment brick coursing.





- Landscaping:

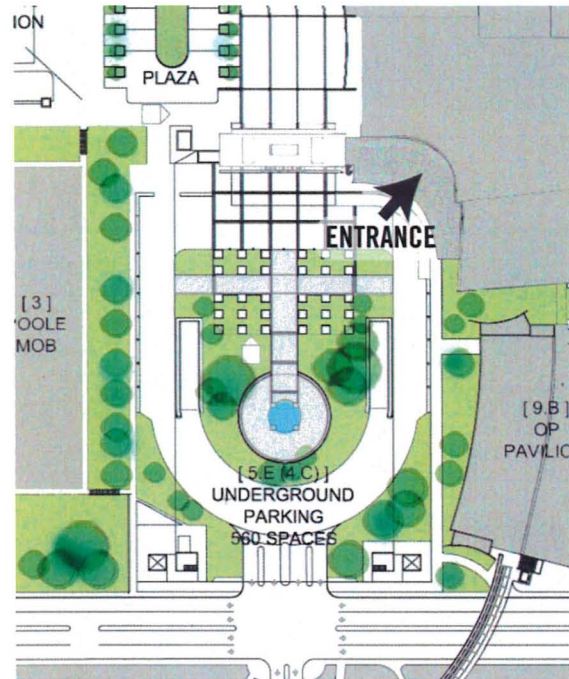
Integrate drought tolerant landscape materials into the campus on a phased basis to coincide with the further development of site and building structures and where feasible. Expand the use of reclaimed water for landscape irrigation with each phase of development to minimize water usage campus wide.

Objective:

Redefine the patient/visitor hospital building entrance as the hospital buildings shift to the east.

Accomplished by:

- With the “primary” hospital entry shifting to the east, providing easy and well defined access is very important to the patient and visitor experience. In order to provide a prominent entrance canopy and drop off area, the intent is to remove the existing parking structure canopy and elevator access in favor of incorporating a new elevator lobby and parking structure access through the developed building expansions. This will place patients/visitors arriving through the below grade parking structure directly into the core of the hospitals public internal circulation system. This new canopy will also shift the emphasis from the “on axis” position and create a new sheltered drop off position in the northeast corner of the central plaza. This new canopy along with a repositioned elevator lobby space will provide a prominent and visible “front-door” and assist with the difficulties associated with multi-structure wayfinding. Maintaining and enhancing the landscaping within that plaza area along with paving patterns, and drive path structures (bollards, signage stations, etc.), will further augment a sense of campus arrival.



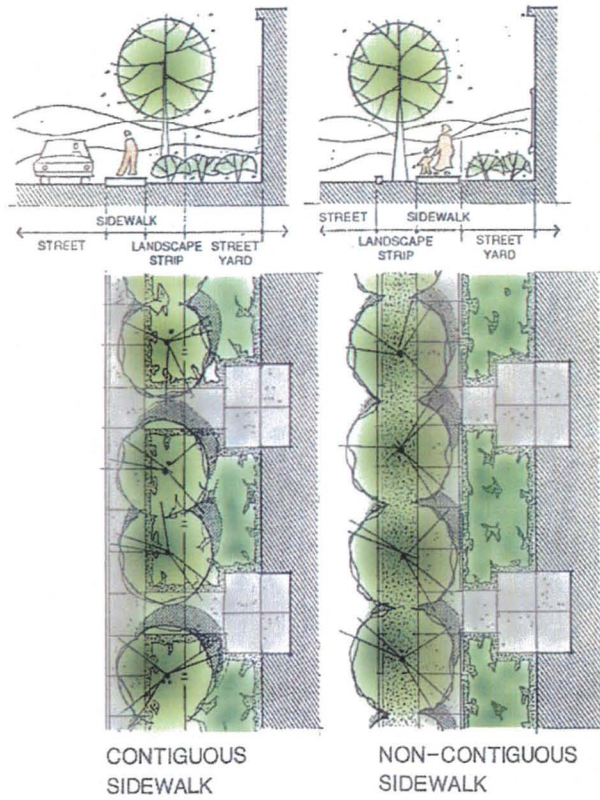
Objective:

Maintain a clear definition of site circulation through the duration of the campus.

Accomplished by:

- Separate the service traffic from patient/visitor traffic to achieve a greater sense of wayfinding and controlled circulation. If and when public access is available at Voigt Drive, provide additional entry and egress at the West edge of the site at Voigt Drive to help achieve separation, keep larger vehicles out of public circulation and locate higher density parking along the west edge so it would be of benefit to the community for traffic circulation to exit the campus to the south on to Voigt Drive and direct access HOV lanes for Interstate 5.

location on the south end of the campus. Flow shall be accomplished via meandering sidewalks in open areas and where feasible use the non-contiguous sidewalk option diagrammed below when creating pedestrian flow along or adjacent to streets or surface parking.



La Jolla Master Plan Exterior Signage

Revised March 30, 2012



Prepared by



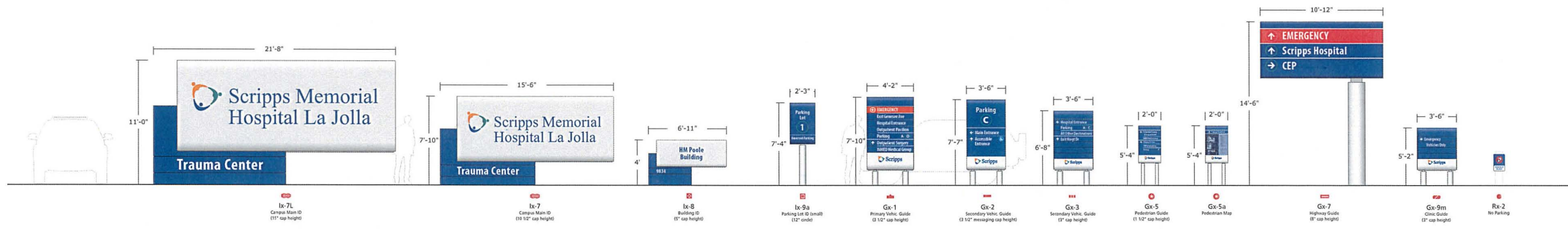
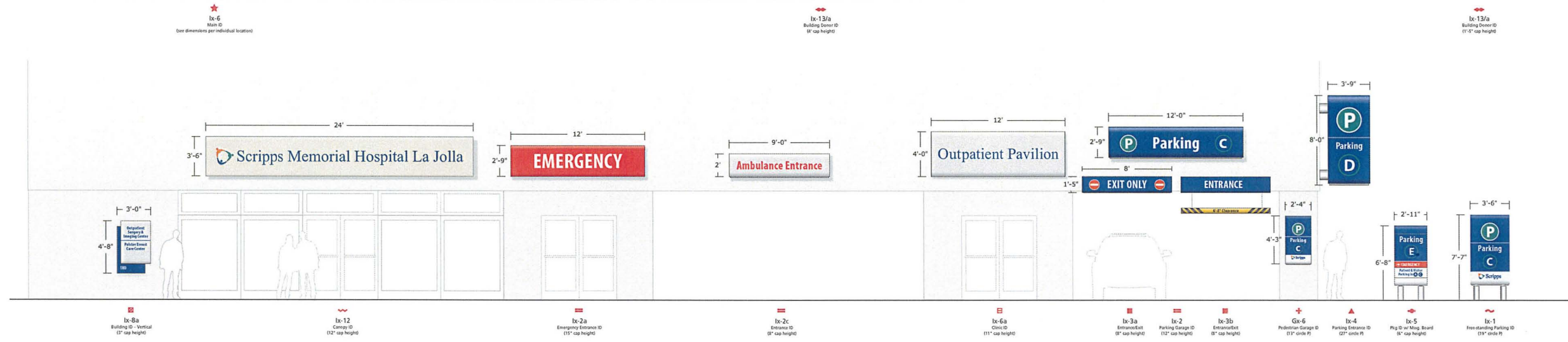
corbindesign
People get lost. We fix that.[™]
109 East Front Suite 304
Traverse City, MI 49684
231.947.1236

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Prebys Cardiovascular Institute

Prebys Cardiovascular Institute



Master Wayfinding Program	Scale	Legend	Notes	Date	Description	Sign Type Array
<p>San Diego, CA</p>	<p>109 East Front Suite 304 Traverse City, MI 49684 231 947.1236</p>	1/4" = 1'-0"				<p>Exterior Array La Jolla Master Plan</p>

PREPARED BY: CORBIN DESIGN	ORIGINAL DATE: 03-30-2012
ADDRESS: 109 EAST FRONT 304 TRAVERSE CITY MI 49684	SHEET TITLE: EXTERIOR SIGNAGE
PHONE: (231) 947-1236	SIGN TYPE ARRAY
FAX:	
REVISION 6:	SHEET NO. 1 OF 15
REVISION 5:	
REVISION 4:	
REVISION 3:	PTS# 217934
REVISION 2:	
REVISION 1:	PROJECT#

Gx-1 – Primary Vehicular Guide

Cardiovascular Inst	Parking	A
EMERGENCY	Parking	B
Exit Genesee Ave	Parking	C
Exit Voigt Dr	Parking	D
Imaging Pavilion	Parking	E
HM Poole Building	Schaetzel Center	
Hospital Entrance	To Interstate 5	5
McDonald Center	Whittier Institute	
Mericos Eye Institute	XiMED II MOB	
Outpatient Pavilion	XiMED Medical Group	
	All Other Destinations	



Gx-3 – Secondary Vehicular Guide

Cardiovascular Inst	Parking	A
EMERGENCY	Parking	B
Exit Genesee Ave	Parking	C
Exit Voigt Dr	Parking	D
Imaging Pavilion	Parking	E
HM Poole Building	Schaetzel Center	
Hospital Entrance	To Interstate 5	5
Mericos Eye Institute	Whittier Institute	
McDonald Center	XiMED II MOB	
Outpatient Pavilion	XiMED Medical Group	
	All Other Destinations	

Gx-5 – Pedestrian Guide

Cardiovascular Institute	Parking	A
EMERGENCY	Parking	B
Imaging Pavilion	Parking	C
HM Poole Building	Parking	D
Hospital Entrance	Parking	E
Mericos Eye Institute	Schaetzel Center	
McDonald Center	Whittier Institute	
Outpatient Pavilion	Women's Center	
Outpatient Surgery & Imaging Center	XiMED II MOB	
	XiMED Medical Group	

Note: XiMED and XiMED II names need to be distinguished from one another in order to minimize destination confusion.

Master Wayfinding Program	Scale	Legend	Notes	Date	Description	Sign Type Array
 <p>San Diego, CA</p>	 <p>109 East Front Suite 304 Traverse City, MI 49684 231 947.1236</p>	nts				<p>Destinations</p> <p>La Jolla Master Plan</p>

PREPARED BY:	ORIGINAL DATE: 03-30-2012
NAME: CORBIN DESIGN	SHEET TITLE:
ADDRESS: 109 EAST FRONT 304 TRAVERSE CITY, MI 49684	EXTERIOR SIGNAGE
PHONE: (231) 947-1236	DESTINATIONS
FAX:	
REVISION 6:	SHEET NO. 2 OF 15
REVISION 5:	
REVISION 4:	PTS# 217934
REVISION 3:	
REVISION 2:	PROJECT#
REVISION 1:	



- CIRCULATION LEGEND**
- Entrance
 - Staff Entrance
 - Public Pathways
 - Non-public Pathways
 - Construction Area
 - Parking Areas
 - Reserved Parking
 - Operational Buildings

- EXTERIOR SIGN TYPE LEGEND**
- Ix-1 Free-standing Parking ID
 - Ix-2 Entrance ID
 - Ix-3 Parking Entrance ID
 - Ix-4 Parking ID
 - Ix-5 Parking ID w/ Message
 - Ix-6 Main ID - Channel Letters
 - Ix-6a Main ID - Cabinet
 - Ix-7 Freestanding Main ID
 - Ix-8 Building ID
 - Ix-9 Parking Lot ID
 - Ix-12 Canopy ID
 - Ix-13a Building Donor ID
 - Gx-1 Primary Vehicular Guide
 - Gx-2 Secondary Vehicular Guide
 - Gx-3 Secondary Vehicular Guide
 - Gx-4 Wall-mounted Pedestrian Guide
 - Gx-5 Pedestrian Guide
 - Gx-6 Pedestrian Garage ID
 - Gx-7 Highway Guide
 - Gx-9 Clinic Vehicular Guide
 - R-1,2,3 Regulatory
- Installed Sign
 New Sign
 Approved Sign

Note: sign location symbols are not to scale.

FINAL

PREPARED BY: _____
 NAME: CORBIN DESIGN
 ADDRESS: 109 EAST FRONT 304
 TRAVERSE CITY, MI 49684
 PHONE: (231) 947-1236
 FAX: _____

ORIGINAL DATE: 03-30-2012
 SHEET TITLE: SIGN PLAN
 OVERALL: _____
 SHEET NO. 3 OF 15
 PFS# 217934
 PROJECT# _____





Campus Identification

- CIRCULATION LEGEND**
- Entrance
 - Staff Entrance
 - Public Pathways
 - Non-public Pathways
 - Construction Area
 - Parking Areas
 - Reserved Parking
 - Operational Buildings

- EXTERIOR SIGN TYPE LEGEND**
- Ix-1 Free-standing Parking ID
 - Ix-2 Entrance ID
 - Ix-3 Parking Entrance ID
 - Ix-4 Parking ID
 - Ix-5 Parking ID w/ Message
 - Ix-6 Main ID - Channel Letters
 - Ix-6a Main ID - Cabinet
 - Ix-7 Freestanding Main ID
 - Ix-8 Building ID
 - Ix-9 Parking Lot ID
 - Ix-12 Canopy ID
 - Ix-13a Building Donor ID
 - Gx-1 Primary Vehicular Guide
 - Gx-2 Secondary Vehicular Guide
 - Gx-3 Secondary Vehicular Guide
 - Gx-4 Wall-mounted Pedestrian Guide
 - Gx-5 Pedestrian Guide
 - Gx-6 Pedestrian Garage ID
 - Gx-7 Highway Guide
 - Gx-9 Clinic Vehicular Guide
 - Rx-1,2,3 Regulatory

■ Installed Sign
 ■ New Sign
 ■ Approved Sign

Note: sign location symbols are not to scale.

FINAL

PREPARED BY:	CORBIN DESIGN	ORIGINAL DATE:	03-30-2012
NAME:	CORBIN DESIGN	SHEET TITLE:	SIGN PLAN
ADDRESS:	109 EAST FRONT 304 TRAVERSE CITY, MI 49684	CAMPUS ID	
PHONE:	(231) 947-1236		
FAX:			
REVISION 6:		SHEET NO.	4 OF 15
REVISION 5:		PTS#	217934
REVISION 4:		PROJECT#	
REVISION 3:			
REVISION 2:			
REVISION 1:			



Building/Entrance Identification

- CIRCULATION LEGEND**
- Entrance
 - Staff Entrance
 - Public Pathways
 - Non-public Pathways
 - Construction Area
 - Parking Areas
 - Reserved Parking
 - Operational Buildings

- EXTERIOR SIGN TYPE LEGEND**
- Ix-1 Free-standing Parking ID
 - Ix-2 Entrance ID
 - Ix-3 Parking Entrance ID
 - Ix-4 Parking ID
 - Ix-5 Parking ID w/ Message
 - Ix-6 Main ID - Channel Letters
 - Ix-6a Main ID - Cabinet
 - Ix-7 Free-standing Main ID
 - Ix-8 Building ID
 - Ix-9 Parking Lot ID
 - Ix-12 Canopy ID
 - Ix-13a Building Donor ID
 - Gx-1 Primary Vehicular Guide
 - Gx-2 Secondary Vehicular Guide
 - Gx-3 Secondary Vehicular Guide
 - Gx-4 Wall-mounted Pedestrian Guide
 - Gx-5 Pedestrian Guide
 - Gx-6 Pedestrian Garage ID
 - Gx-7 Highway Guide
 - Gx-9 Clinic Vehicular Guide
 - Rx-1,2,3 Regulatory

- Installed Sign
- New Sign
- Approved Sign

Note: sign location symbols are not to scale.

FINAL

PREPARED BY:	CORBIN DESIGN	ORIGINAL DATE:	02-30-2012
NAME:	CORBIN DESIGN	SHEET TITLE:	SIGN PLAN
ADDRESS:	109 EAST FRONT 304 TRAVERSE CITY, MI 49684	BUILDING ID:	
PHONE:	(231) 947-1235	SHEET NO.:	5 OF 15
FAX:		PFS#:	217934
REVISION 6:		PROJECT#:	
REVISION 5:			
REVISION 4:			
REVISION 3:			
REVISION 2:			
REVISION 1:			



Vehicular Guide Signage

- CIRCULATION LEGEND**
- Entrance
 - Staff Entrance
 - Public Pathways
 - Non-public Pathways
 - Construction Area
 - Parking Areas
 - Reserved Parking
 - Operational Buildings

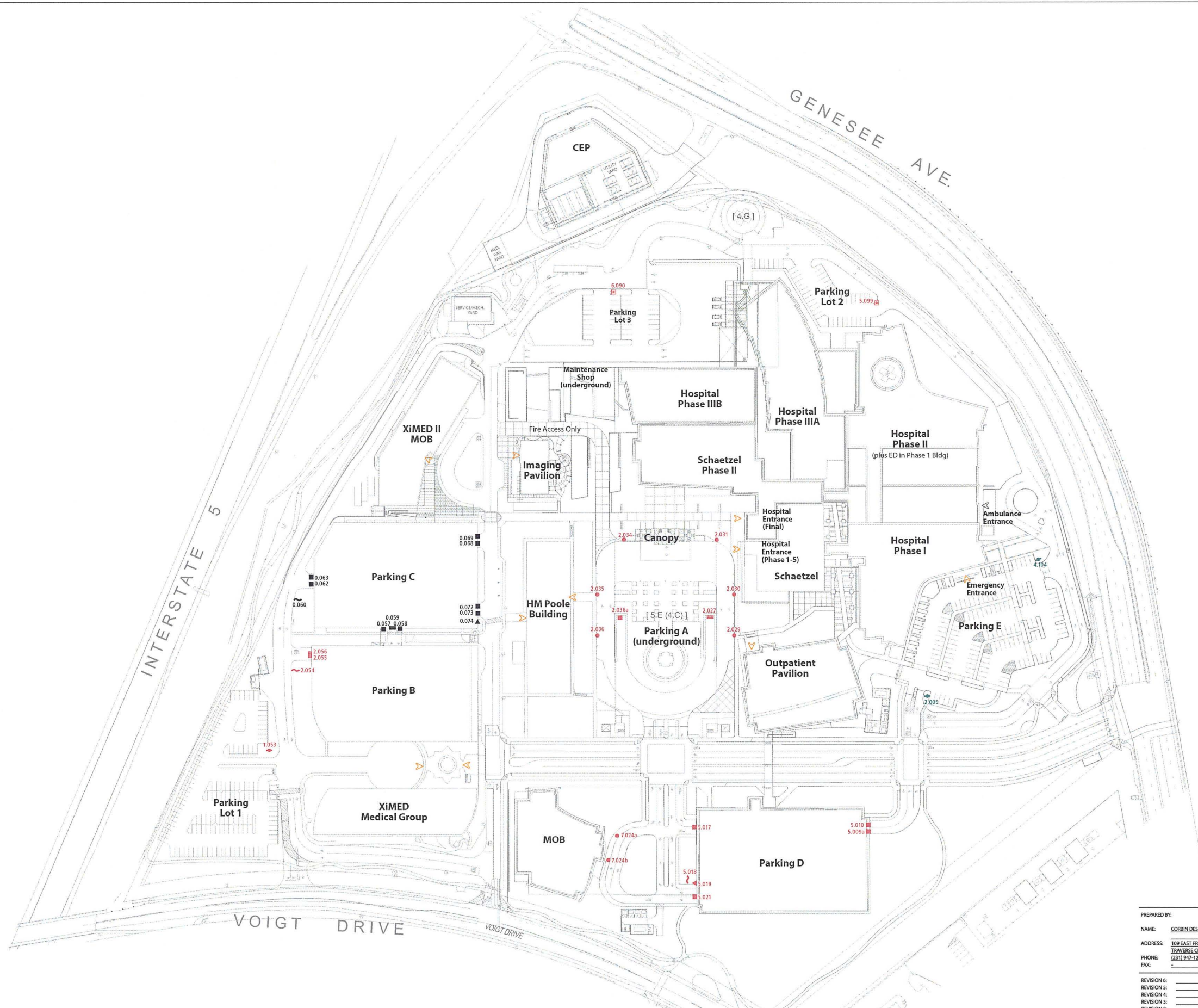
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 - Ix-2 Entrance ID
 - Ix-3 Parking Entrance ID
 - Ix-4 Parking ID
 - Ix-5 Parking ID w/ Message
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 - Gx-1 Primary Vehicular Guide
 - Gx-2 Secondary Vehicular Guide
 - Gx-3 Secondary Vehicular Guide
 - Gx-4 Wall-mounted Pedestrian Guide
 - Gx-5 Pedestrian Guide
 - Gx-6 Pedestrian Garage ID
 - Gx-7 Highway Guide
 - Gx-9 Clinic Vehicular Guide
 - Rx-1,2,3 Regulatory

■ Installed Sign
 ■ New Sign
 ■ Approved Sign

Note: sign location symbols are not to scale.

FINAL

PREPARED BY:	CORBIN DESIGN	ORIGINAL DATE:	03-30-2012
NAME:	CORBIN DESIGN	SHEET TITLE:	SIGN PLAN
ADDRESS:	109 EAST FRONT 304 TRAVERSE CITY, MI 49684	VEHICULAR GUIDE	
PHONE:	(231) 947-1726	SHEET NO.	6 OF 15
FAX:		PFS#	217934
REVISION 6:		PROJECT#	
REVISION 5:			
REVISION 4:			
REVISION 3:			
REVISION 2:			
REVISION 1:			



Parking Signage

CIRCULATION LEGEND

- Entrance
- Staff Entrance
- Public Pathways
- Non-public Pathways
- Construction Area
- Parking Areas
- Reserved Parking
- Operational Buildings

EXTERIOR SIGN TYPE LEGEND

- Ix-1 Free-standing Parking ID
- Ix-2 Entrance ID
- Ix-3 Parking Entrance ID
- Ix-4 Parking ID
- Ix-5 Parking ID w/ Message
- Ix-6 Main ID - Channel Letters
- Ix-6a Main ID - Cabinet
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- Ix-9 Parking Lot ID
- Ix-12 Canopy ID
- Ix-13a Building Donor ID
- Gx-1 Primary Vehicular Guide
- Gx-2 Secondary Vehicular Guide
- Gx-3 Secondary Vehicular Guide
- Gx-4 Wall-mounted Pedestrian Guide
- Gx-5 Pedestrian Guide
- Gx-6 Pedestrian Garage ID
- Gx-7 Highway Guide
- Gx-9 Clinic Vehicular Guide
- Rx-1,2,3 Regulatory

- Installed Sign
- New Sign
- Approved Sign

Note: sign location symbols are not to scale.

FINAL

PREPARED BY: CORBIN DESIGN
 NAME: CORBIN DESIGN
 ADDRESS: 109 EAST FRONT 304
 TRAVERSE CITY, MI 49684
 PHONE: (231) 947-1235
 FAX: _____
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 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: _____

ORIGINAL DATE: 03-30-2012
 SHEET TITLE: SIGN PLAN
PARKING
 SHEET NO. 7 OF 15
 PFS# 217934
 PROJECT# _____



Pedestrian Signage

CIRCULATION LEGEND

- Entrance
- Staff Entrance
- Public Pathways
- Non-public Pathways
- Construction Area
- Parking Areas
- Reserved Parking
- Operational Buildings

EXTERIOR SIGN TYPE LEGEND

- Ix-1 Free-standing Parking ID
- Ix-2 Entrance ID
- Ix-3 Parking Entrance ID
- Ix-4 Parking ID
- Ix-5 Parking ID w/ Message
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- Gx-3 Secondary Vehicular Guide
- Gx-4 Wall-mounted Pedestrian Guide
- Gx-5 Pedestrian Guide
- Gx-6 Pedestrian Garage ID
- Gx-7 Highway Guide
- Gx-9 Clinic Vehicular Guide
- Rx-1,2,3 Regulatory

- Installed Sign
- New Sign
- Approved Sign

Note: sign location symbols are not to scale.

FINAL

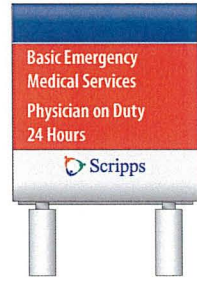
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NAME:	109 EAST FRONT 304	SHEET TITLE:	SIGN PLAN
ADDRESS:	TRAVERSE CITY, MI 49684		PEDESTRIAN GUIDE
PHONE:	(231) 947-1236		
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REVISION 2:			
REVISION 1:		PROJECT#	



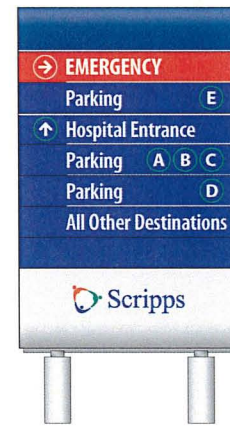
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 Sign Type: Ix-7L
 Sign Number/Original Installation Phase: 1.001 / Phase 1



Sign Face Direction: Northeast Face
 Sign Type: Gx-9m
 Sign Number/Original Installation Phase: 1.002 (Approved in SCI package) / Phase 1



Sign Face Direction: North Face/South Face
 Sign Type: Gx-9m
 Sign Number/Original Installation Phase: 0.003 / Phase 0



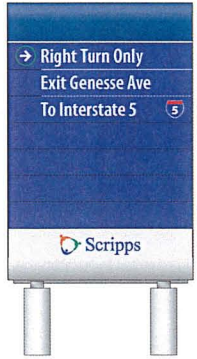
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 Sign Type: Gx-1m
 Sign Number/Original Installation Phase: 6.004 (Approved in SCI package) / Phase 1



Sign Face Direction: Southeast Face
 Sign Type: Ix-5m
 Sign Number/Original Installation Phase: 2.005 (Approved in SCI package) / Phase 1



Sign Face Direction: West Face
 Sign Type: Gx-1m
 Sign Number/Original Installation Phase: 2.006 / Phase 2



Sign Face Direction: South Face
 Sign Type: Gx-3m
 Sign Number/Original Installation Phase: 5.007 / Phase 5



Sign Face Direction: North Face
 Sign Type: Gx-3m
 Sign Number/Original Installation Phase: 3.008 / Phase 1



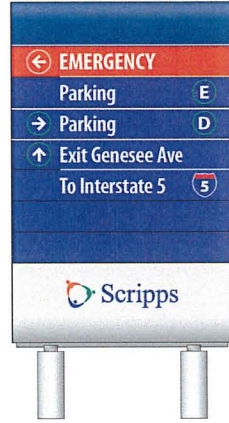
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 Sign Type: Gx-5a
 Sign Number/Original Installation Phase: 5.009 / Phase 5



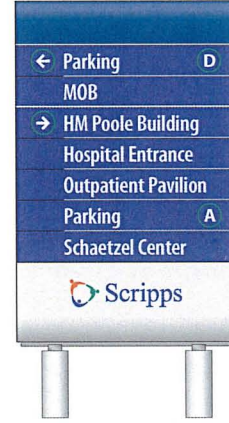
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 Sign Type: Ix-3a/Ix-3b
 Sign Number/Original Installation Phase: 5.009a & 5.010 / Phase 5



Sign Face Direction: East Face & North Face
 Sign Type: Gx-6
 Sign Number/Original Installation Phase: 5.010a & 5.010b / Phase 5



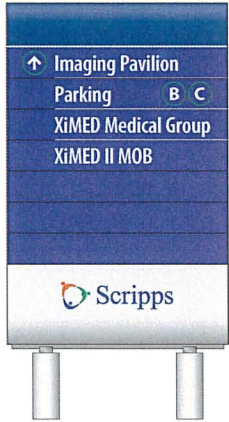
Sign Face Direction: West Face
 Sign Type: Gx-1m
 Sign Number/Original Installation Phase: 5.011 / Phase 2



Sign Face Direction: East Face
 Sign Type: Gx-1m
 Sign Number/Original Installation Phase: 7.012 / Phase 2

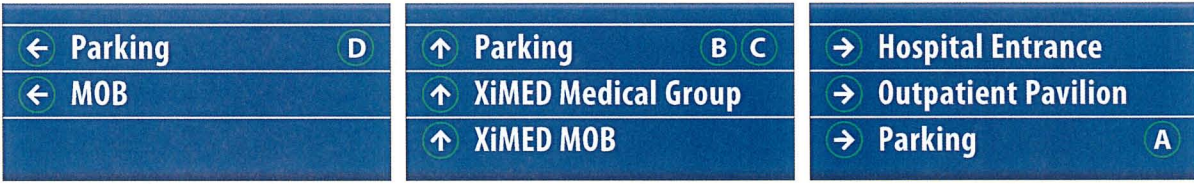


Sign Face Direction: East Face
 Sign Type: Ix-6
 Sign Number/Original Installation Phase: 3.013 / Phase 3



Sign Face Direction: East Face
 Sign Type: Gx-1m
 Sign Number/Original Installation Phase: 2.014 / Phase 2

OPTIONAL:
 Mounted to pedestrian bridge
 over the road.



Sign Face Direction: East Face
 Sign Type: Gx-7
 Sign Number/Original Installation Phase: 5.014a / Phase 5, 5.014b / Phase 5, 5.014c / Phase 5

PREPARED BY: CORBIN DESIGN	ORIGINAL DATE: 03-30-2012
NAME: 109 EAST FRONT 304	SHEET TITLE: EXTERIOR SIGNAGE
ADDRESS: TRAVERSE CITY, MI 49684	ANNOTATED MESSAGES
PHONE: (231) 947-1236	SHEET NO. 9 OF 15
FAX:	PTS# 217934
REVISION 6:	PROJECT#
REVISION 5:	
REVISION 4:	
REVISION 3:	
REVISION 2:	
REVISION 1:	

Sign Face Direction	South Face	North Face/South Face	West Face	North Face	West Face/East Face	North Face/South Face
Sign Type	Gx-1m	Gx-5a	Ix-3a	Gx-6	Ix-1	Ix-4
Sign Number/Original Installation Phase	3.015 / Phase 3	5.016 / Phase 5	5.017 / Phase 5	5.017a / Phase 5	5.018 / Phase 5	5.019 / Phase 5

Sign Face Direction	West Face	South Face	North Face/South Face	East Face
Sign Type	Ix-3a/Ix-3b	Ix-6	Ix-8	Ix-6a
Sign Number/Original Installation Phase	5.021 / Phase 5	5.022 / Phase 5	7.023 / Phase 7	7.023a / Phase 7

Sign Face Direction	North Face	East Face	North Face	South Face	South Face	North Face/South Face
Sign Type	Gx-3m	Rx-2	Gx-1m	Gx-1m	Ix-2	Ix-8
Sign Number/Original Installation Phase	7.024 / Phase 7	7.024a & 7.024b / Phase 7	2.025 / Phase 2	5.026 / Phase 2	2.027 / Phase 2	3.028 / Phase 3

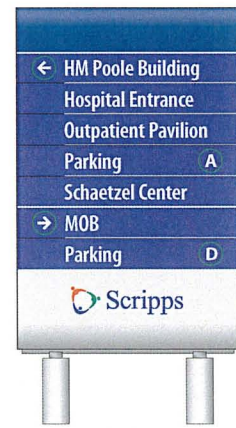
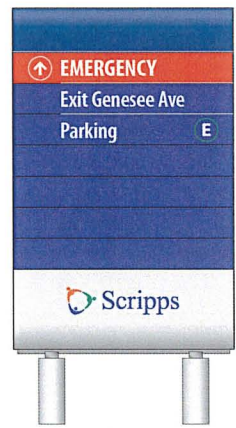
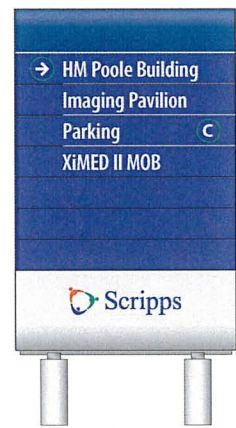
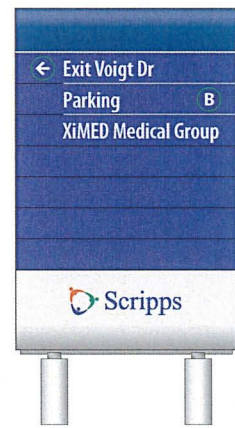
PREPARED BY:	CORBIN DESIGN	ORIGINAL DATE:	03-30-2012
NAME:	109 EAST FRONT 304	SHEET TITLE:	EXTERIOR SIGNAGE
ADDRESS:	TRAVERSE CITY, MI 49684	ANNOTATED MESSAGES	
PHONE:	(231) 947-1236	SHEET NO.	10 OF 15
REVISION 6:		PTS#	217934
REVISION 5:		PROJECT#	
REVISION 4:			
REVISION 3:			
REVISION 2:			
REVISION 1:			



Sign Face Direction	West Face	West Face/South Face/East Face	South Face
Sign Type	Ix-6a	Rx-2 / Phase 2	Ix-3a
Sign Number/Original Installation Phase	3.028a / Phase 3	2.029, 2.030, 2.031, 2.034, 2.035, 2.036	2.036a / Phase 2



Sign Face Direction	West Face	West Face	West Face	East Face	North Face/South Face	North Face/South Face
Sign Type	Ix-12	Gx-5	Gx-5	Gx-5a	Ix-8	Ix-8
Sign Number/Original Installation Phase	6.032 (Approved in SCI package) / Phase 1	6.033 (Approved in SCI package) / Phase 1	6.033a / Phase 6	2.037 / Phase 2		



Sign Face Direction	East Face	East Face	West Face	East Face	East Face	West Face	East Face	North Face
Sign Type	Gx-1m	Gx-1m	Gx-1m	Gx-1m	Gx-5	Gx-5	Ix-8c	Gx-5
Sign Number/Original Installation Phase	2.038 / Phase 2	6.038a / Phase 2	2.039 / Phase 2	7.040 / Phase 2	3.041 / Phase 2	2.041a / Phase 2	7.041b / Phase 2	

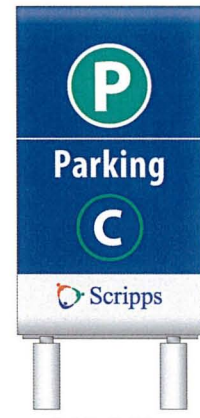
PREPARED BY:	CORBIN DESIGN	ORIGINAL DATE:	03-30-2012
NAME:	109 EAST FRONT 304	SHEET TITLE:	EXTERIOR SIGNAGE
ADDRESS:	TRAVERSE CITY, MI 49684	ANNOTATED MESSAGES	
PHONE:	(231) 947-1236	SHEET NO.	11 OF 15
FAX:		PTS#	217934
REVISION 6:		PROJECT#	
REVISION 5:			
REVISION 4:			
REVISION 3:			
REVISION 2:			
REVISION 1:			

Sign Face Direction	North Face	East Face	South Face	North Face	South Face	South Face
Sign Type	Gx-1m	Ix-8c	Gx-1m	Gx-1m	Ix-6	Gx-1m
Sign Number/Original Installation Phase	3.042 / Phase 2	2.043 / Phase 2	6.043a / Phase 2	2.044 / Phase 2	7.045 / Phase 7	2.045a / Phase 2

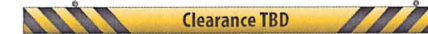
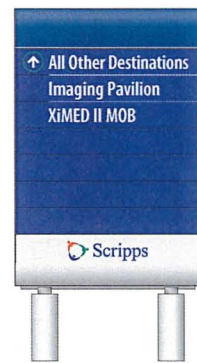
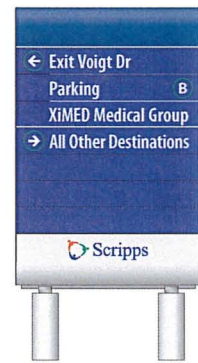
Sign Face Direction	West Face	North Face/South Face	South Face	East Face	South Face
Sign Type	Gx-1m	Ix-7	Gx-1m	Gx-1m	Gx-1m
Sign Number/Original Installation Phase	6.046 / Phase 2	1.047 (relocated from Genesee Ave entrance) / Phase 1 or 2 alt.	2.048 / Phase 2 alt.	2.049 / Phase 2	2.051 / Phase 2

Sign Face Direction	East Face	North Face/South Face	East Face	West Face	South Face
Sign Type	Gx-3m	Ix-9a	Ix-1	Gx-3m	Ix-3a/Ix-3b
Sign Number/Original Installation Phase	2.052 / Phase 2	1.053 / Phase 1	2.054 / Phase 2	2.054a / Phase 2	2.055 & 2.056 / Phase 2
					0.057 & 0.058 (Both Existing) / Phase 0

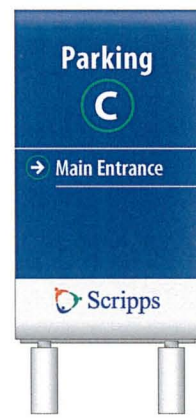
PREPARED BY: CORBIN DESIGN	ORIGINAL DATE: 03-30-2012
NAME: 109 EAST FRONT 304	SHEET TITLE: EXTERIOR SIGNAGE
ADDRESS: TRAVERSE CITY, MI 49684	ANNOTATED MESSAGES
PHONE: (231) 947-1236	SHEET NO. 12 OF 15
FAX:	PT# 217934
REVISION 6:	PROJECT#
REVISION 5:	
REVISION 4:	
REVISION 3:	
REVISION 2:	
REVISION 1:	



Sign Face Direction	South Face	North Face/South Face	West Face	West Face
Sign Type	Ix-2	Ix-1	Ix-6	Ix-3a/Ix-3b
Sign Number/Original Installation Phase	0.059 (Existing) / Phase 0	0.060 (Existing) / Phase 0	1.061 / Phase 1	0.062 & 0.063 (Both Existing)



Sign Face Direction	East Face	South Face	East Face	West Face	East Face
Sign Type	Gx-3m	Gx-3m	Ix-6	Gx-5	Ix-3a/Ix-3b
Sign Number/Original Installation Phase	2.064 / Phase 2	6.065 / Phase 2	1.066 / Phase 1	0.067 (Existing) / Phase 0	0.068 & 0.069 (Both Existing) / Phase 0



Sign Face Direction	North Face	South Face	North Face	South Face	East Face	North Face/South Face	East Face	West Face
Sign Type	Gx-2	Gx-2	Gx-2	Gx-2	Ix-3a/Ix-3b	Ix-4	Gx-6	Gx-5
Sign Number/Original Installation Phase	0.070 (Existing) / Phase 0	0.071 (Existing) / Phase 0	0.072 & 0.073 (Both Existing) / Phase 0	0.074 (Existing) / Phase 0	0.075 (Existing) / Phase 0	0.076 (Existing) / Phase 0		

PREPARED BY:	CORBIN DESIGN	ORIGINAL DATE:	03-30-2012
NAME:	109 EAST FRONT 304	SHEET TITLE:	EXTERIOR SIGNAGE
ADDRESS:	TRaverse CITY MI 49684	ANNOTATED MESSAGES	
PHONE:	(231) 947-1236	SHEET NO.	13 OF 15
FAX:		PTSF#	217934
REVISION 6:		PROJECT#	
REVISION 5:			
REVISION 4:			
REVISION 3:			
REVISION 2:			
REVISION 1:			



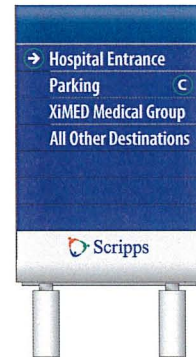
Sign Face Direction: North Face/South Face
 Sign Type: 1x-8
 Sign Number/Original Installation Phase: 2.077 / Phase 2



Sign Face Direction: South Face, North Face
 Sign Type: Gx-1m
 Sign Number/Original Installation Phase: 6.078 / Phase 2



Sign Face Direction: West Face
 Sign Type: Gx-5
 Sign Number/Original Installation Phase: 0.079 (Existing) / Phase 0



Sign Face Direction: West Face
 Sign Type: Gx-3m
 Sign Number/Original Installation Phase: 2.080 / Phase 2



Sign Face Direction: North Face/South Face
 Sign Type: 1x-8
 Sign Number/Original Installation Phase: 1.081 / Phase 1



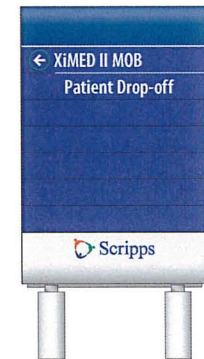
Sign Face Direction: North Face/South Face
 Sign Type: 1x-8
 Sign Number/Original Installation Phase: 2.082 / Phase 2



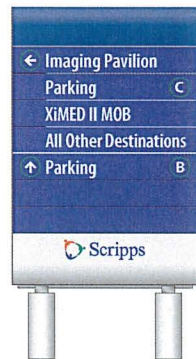
Sign Face Direction: North, East, West Faces
 Sign Type: 1x-6 & Custom Letters by others
 Sign Number/Original Installation Phase: 1.083, 1.084, 1.085 / Phase 1



Sign Face Direction: Northwest Face
 Sign Type: Gx-1m
 Sign Number/Original Installation Phase: 6.086 / Phase 2



Sign Face Direction: South Face
 Sign Type: Gx-3m
 Sign Number/Original Installation Phase: 1.087 / Phase 1



Sign Face Direction: East Face
 Sign Type: Gx-3m
 Sign Number/Original Installation Phase: 6.088 / Phase 6



Sign Face Direction: North Face/South Face
 Sign Type: 1x-9a
 Sign Number/Original Installation Phase: 6.090 / Phase 6



Sign Face Direction: East Face
 Sign Type: Gx-5
 Sign Number/Original Installation Phase: 3.095 / Phase 2



Sign Face Direction: West Face
 Sign Type: Gx-5
 Sign Number/Original Installation Phase: 3.095 / Phase 2

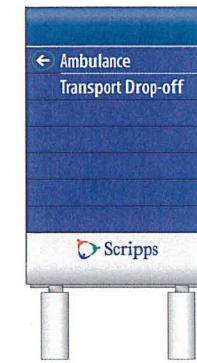


Sign Face Direction: West Face
 Sign Type: 1x-12
 Sign Number/Original Installation Phase: 6.096 / Phase 6

PREPARED BY:	ORIGINAL DATE: 03-30-2012
NAME: CORBIN DESIGN	SHEET TITLE: EXTERIOR SIGNAGE
ADDRESS: 109 EAST FRONT 304	ANNOTATED MESSAGES
TRAVERSE CITY MI 49684	
PHONE: (231) 947-1236	SHEET NO. 14 OF 15
FAX:	PFS# 217934
REVISION 6:	PROJECT#
REVISION 5:	
REVISION 4:	
REVISION 3:	
REVISION 2:	
REVISION 1:	



Sign Face Direction	North Face	Northwest Face	Southeast Face	Northwest Face/Southeast Face	South Face	North Face
Sign Type	Ix-6	Gx-7		Ix-9a	Gx-5a	
Sign Number/Original Installation Phase	5.097 / Phase 5	1.098 (Approved in 50 package) / Phase 1		5.099 / Phase 5	3.100 (Approved in SCI package) / Phase 1	



Sign Face Direction	South Face	South Face	South Face	Southeast Face	North Face & South Face
Sign Type	Ix-2a	Ix-2c	Gx-3m	Ix-5m	Ix-6
Sign Number/Original Installation Phase	4.101 / Phase 4	4.102 / Phase 4	4.103 (Approved in SCI package) / Phase 1	4.104 (Approved in SCI package) / Phase 1	0.200 & 0.200a / Phase 0, removed in Phase 6

Prebys Cardiovascular Institute

Prebys Cardiovascular Institute



Sign Face Direction	Southeast Face	South Face	South Face
Sign Type	Ix-13	Ix-13a	Ix-6
Sign Number/Original Installation Phase	1.105 / Phase 1	1.106 / Phase 1	1.107 / Phase 1

PREPARED BY:	CORBIN DESIGN	ORIGINAL DATE:	03-30-2012
NAME:	109 EAST FRONT 304	SHEET TITLE:	EXTERIOR SIGNAGE
ADDRESS:	TRAVERSE CITY, MI 49684	ANNOTATED MESSAGES	
PHONE:	(231) 947-1236		
FAX:			
REVISION 6:		SHEET NO.	15 OF 15
REVISION 5:		PTS#	217934
REVISION 4:		PROJECT#	
REVISION 3:			
REVISION 2:			
REVISION 1:			

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION SUMMARILY VACATING ELECTRICAL
EASEMENT NO. 1037976

WHEREAS, California Streets and Highways Code section 8330 *et seq.* San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the summary vacation of public service easements by City Council resolution; and

WHEREAS, it is proposed that all that portion of an electrical easement for purposes of a traffic signal system which is no longer needed, Easement Vacation No. 1037976, be vacated; and

WHEREAS, (1)The easement has not been used for the purpose for which it was dedicated or acquired for 5 consecutive years immediately proceeding the proposed abandonment; and (2) The easement has been superseded by relocation and there are no other public facilities located within the easement; and

WHEREAS, the easement does not contain public utility facilities; or does not contain active public utility facilities that would be affected by the vacation; 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 was required by law implicating due process rights of individuals affected by the decision, and 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 XXXXX, 2013, 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 with respect to all that portion of an electrical easement for purposes of a traffic signal system which is no longer needed, Easement Vacation No. 1037976, the Council finds that:

(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

A public easement vacation is required at the site of a former driveway into the hospital along Genesee Avenue. The public easement was recorded in 1972 to accommodate electrical facilities for a traffic signal at the driveway. The traffic signal no longer exists and the electrical facilities have been removed. The driveway was demolished in 1990 so there is no present or prospective public use for the easement, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

The land made available by the vacation will be used as a vehicular circulation route for emergency vehicles and a walking path for pedestrians. The public will benefit from improved site circulation through the duration of the campus development. The proposed vacation will assist in the assurance of available and continued health care service to the growing population and will provide public benefits which would not have occurred otherwise. As such, the public

will benefit from the action through improved utilization of the land made available by the vacation.

(c) The vacation is consistent with any applicable land use plan.

The public easement is not identified in the University Community Plan. Nevertheless, the proposed vacation is consistent with all other objectives of the University Community Plan as those objectives relate to the proposed project design and use of the site for hospital purposes. Therefore, the proposed vacation is consistent with the applicable land use plan.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

A public easement vacation is required at the site of a former driveway into the hospital along Genesee Avenue. The public easement was recorded in 1972 to accommodate electrical facilities for a traffic signal at the driveway. The traffic signal no longer exists and the electrical facilities have been removed. The driveway was demolished in 1990 so the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that the electrical easement for purposes of a traffic signal system, located within 9888 Genesee Avenue in connection with Conditional Use Permit No. 777332 and Planned Development Permit no. 777333, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37166-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept: DSD
IO: 24000888
Drawing No. 37166-B
R-R-
Document2

EXHIBIT "A"

LEGAL DESCRIPTION
ELECTRICAL EASEMENT VACATION

ALL THAT PORTION OF AN ELECTRICAL EASEMENT FOR PURPOSES OF A TRAFFIC SIGNAL SYSTEM GRANTED TO THE CITY OF SAN DIEGO AS DESCRIBED PER DOCUMENT RECORDED AUGUST 2, 1972 AS FILE NO. 202432 OF OFFICIAL RECORD LYING WITHIN PARCEL 1 OF PARCEL MAP NO. 16242, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 4, 1990.

ATTACHED HERETO IS A DRAWING NO. 37166-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

BY:



ARNOLD J. WHITAKER L.S. 7883
(MY LICENSE EXPIRES 3-31-13)

DATED:

9/25/12



I.O. NO. 24000888
P.T.S. NO. 217934
DWG. NO. 37166-B

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on August 26, 2010, Scripps Health, a California non-profit public benefit Corporation, submitted an application to Development Services Department for a General Plan/Community Plan Amendment, Rezone, Conditional Use Permit, Planned Development Permit, and Vacation of Public Service Electrical Easement;

WHEREAS, the permit 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 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 City Council of the City of San Diego considered the issues discussed in Environmental Impact Report No. 217934; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it be, and it is hereby certified, that Environmental Impact Report No. 217934, in connection with the Conditional Use Permit No. 777332 and Planned Development Permit No. 777333 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.), as amended, and the State guidelines thereto (California Administrative Code 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; directing the City Clerk to file a Notice of Determination.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code Section 21081 and Administrative Code Section 15091, the City Council hereby adopts the Findings made with respect to the project, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Administrative Code Section 15093, the City Council hereby adopts the Statement of Overriding Considerations, a copy of which is attached hereto and incorporated herein by reference, with respect to the project.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code, 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 body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: Jan Goldsmith, City Attorney

By: _____
Shannon Thomas, Deputy City Attorney

By: _____
Jeannette Temple, Development Project Manager

ATTACHMENTS: Exhibit A, Mitigation Monitoring and Reporting Program
Exhibit B, Findings and Statement of Overriding Considerations

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

GENERAL PLAN AMENDMENT (GPA), UNIVERSITY COMMUNITY PLAN AMENDMENT (CPA), REZONE, CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT, EASEMENT VACATION

PROJECT NO. 217934

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 Environmental Impact Report (Project No.217934) shall be made conditions of GENERAL PLAN AMENDMENT (GPA), UNIVERSITY COMMUNITY PLAN AMENDMENT (CPA), REZONE, CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT, EASEMENT VACATION 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:

Biological, Archaeological, Paleontological

Note:

Failure of all responsible Permit Holder's representatives and consultants 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, it is also required to call RE and MMC at **858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #217934 and /or Environmental Document # 217934, 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.

GENERAL PLAN AMENDMENT (GPA), UNIVERSITY COMMUNITY PLAN AMENDMENT (CPA), REZONE, CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT, EASEMENT VACATION

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 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 INotes.</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Biology	Biologist Limit of Work Verification	Limit of Work inspection
Landscape	Tree Protect. Arborist Verification	Tree Protect Fence inspection
Paleontology	Paleontology Reports	Paleontology site observation
Archaeology	Archaeology Reports	Archaeology/Historic site observation
Biology	Biology Reports	Biology/Habitat Restoration inspection
Noise	Acoustical Report s	Noise mitigation features inspection
Traffic	Traffic Reports	Traffic features site observation
Land Use	Land Use Adjacency issues CSVs	Land Use Adjacency issue site observations
Waste Management	Waste Management Reports	Waste management inspections
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRANSPORTATION/TRAFFIC CIRCULATION

Implementation of mitigation measures TRA-1 and TRA-2 would reduce the project’s contribution to cumulative impacts to a level that is less than significant.

Mitigation Measures TRA-1a through TRA-1c would apply to impacts occurring during Phase II (2025).

ATTACHMENT 17

TRA-1a Prior to the issuance of any permits for CUP 9 development exceeding 5,917 new ADT, the project applicant shall provide 11.8% fair share payment toward widening to construct a second northbound through lane at the intersection of La Jolla Village Drive and Towne Center Drive. This improvement would require widening by 13 feet from existing to proposed curb. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation measure TRA-1a would fully mitigate impacts at the La Jolla Village Drive/Towne Center Drive intersection in Phase II (2025).

TRA-1b Prior to the issuance of any permits for CUP 9 development exceeding 5,917 new ADT, the project applicant shall provide 12.8% fair share payment toward the construction of a westbound right-turn lane and installation of southbound right-turn overlap phase at the intersection of Regents Road and La Jolla Village Drive. This improvement would require widening by 8 feet from existing to proposed curb. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation measure TRA-1b would fully mitigate impacts at the Regents Road and La Jolla Village Drive intersection in Phase II (2025).

TRA-1c Prior to the issuance of any permits for CUP 9 development exceeding 5,917 new ADT, the project applicant shall provide 1.6% fair share payment toward the I-5 Managed Lanes Project. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation measure TRA-1c would partially mitigate impacts in Phase II (2025); however, impacts would remain significant until the I-5 Managed Lanes Project is completed in 2035. Following implementation of the I-5 Managed Lanes Project in 2035, impacts would be fully mitigated.

Mitigation Measures TRA-2a through TRA-2d would apply to impacts occurring during Phase III (2035).

TRA-2a Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 30.5% fair-share payment toward the installation of an eastbound right-turn lane overlap phase at the intersection of Genesee Avenue and La Jolla Village Drive. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2a would fully mitigate impacts in Phase III (2035).

TRA-2b Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 22.1% fair-share payment toward the construction of a southbound right-turn lane and overlap phase at the intersection of La Jolla Village Drive and Towne Center Drive. This improvement would require widening by 12 feet from existing to proposed curb. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2b would fully mitigate impacts in Phase III (2035) because although the intersection of La Jolla Village Drive and Towne Center Drive would operate at a deficient LOS (p.m. LOS E), the change in delay would be below City of San Diego thresholds following implementation of Mitigation Measure TRA-2b.

TRA-2c Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 27.4% fair-share payment toward the restriping of the second southbound left-turn lane to a shared left-turn/right-turn lane at the intersection of La Jolla Village Drive and I-805 southbound ramps. The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2c would fully mitigate impacts in Phase III (2035).

TRA-2d Prior to the issuance of any permits for CUP 9 development exceeding 10,995 new ADT, the project applicant shall provide 6.4% fair-share payment toward the following improvements at the intersection of La Jolla Village Drive and Villa La Jolla Drive:

- Restripe the eastbound approach of intersection to convert existing right-turn lane to a fourth through lane.
- Widen eastbound approach to construct a new right-turn lane at the eastbound approach, and maintain existing right-turn overlap phase. This improvement would require widening by 12 feet from existing to proposed curb.

The fair-share payment is to be paid subject to the satisfaction of the City Engineer.

Mitigation Measure TRA-2d would fully mitigate impacts in Phase III (2035) because although the intersection of La Jolla Village Drive and Villa La Jolla Drive would operate at a deficient LOS (a.m. LOS E, p.m. LOS F), the change in delay would be below City of San Diego thresholds following implementation of Mitigation Measure TRA-2d.

NOISE

The following mitigation measure shall be incorporated to reduce the on-site exterior and interior noise impacts associated with both daytime and nighttime construction activities:

NOI-1 To mitigate construction noise the following shall be implemented during construction by the applicant's contractor, to the satisfaction of the City:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
- Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receptors.
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners and residents to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.

Mitigation Measure NOI-1 would partially reduce on-site noise impacts from both daytime and nighttime construction activities. However, since this is a phased project and it is uncertain exactly where construction activities may occur relative to on-site sensitive receptors, the degree to which proposed mitigation actually reduces on-site exterior and interior noise levels cannot be accurately determined. Therefore, the on-site construction noise impacts (both exterior and interior) are considered significant and unavoidable.

The following mitigation measure shall be implemented to reduce potential significant noise impacts associated with the proposed cooling tower:

NOI-2 To mitigate the cooling tower noise, the manufacturer's ultra-quiet fan with a 2-foot-inlet-attenuator sound-attenuation package should be specified for the cooling tower. This sound attenuation package would reduce the noise from the cooling tower by a minimum of 2 dBA Leq that would lower the noise from the cooling tower to within the City of

San Diego's applicable noise ordinance requirement of 60 dBA are the nearest property boundary. Prior to grading, the construction contractor shall be required to ensure this condition is reflected in the project's building plans, to the satisfaction of the State of California Office of Statewide Health Planning and Development.

The following mitigation measure shall be implemented to reduce potential significant noise impacts associated with the equipment located in the two utility yards outside of the Outpatient Pavilion (9.B) and the new Medical Office Building (9.K):

NOI-3 Once mechanical equipment plans are available for the proposed utility yards located near the proposed Medical Office Building (9.K) and Outpatient Pavilion (9.B), a mechanical equipment noise assessment will be prepared and approved prior to finalizing the building design plans. The noise assessment will include necessary noise abatement measures to attenuate the equipment noise to comply with the applicable City noise ordinance criteria at the property lines and the Noise Element of the City of San Diego General Plan, to the satisfaction of the City of San Diego.

The following mitigation measure shall be implemented to reduce potentially significant noise impacts associated with the outdoor mechanical equipment:

NOI-4 The majority of the outdoor mechanical equipment, including the larger and louder rooftop mechanical equipment, shall be mounted on 6-inch thick concrete pads. In addition, the roof assemblies shall include either minimum 6-inch thick steel deck with lightweight concrete fill, or 6-inch thick concrete, below these roofs would be suspended ceilings that would include either acoustical tile or gypsum board. These assembly combinations shall attenuate the exterior airborne noise by more than 50 dBA. Prior to grading, the construction contractor shall be required to ensure this condition is reflected in the project's building plans, to the satisfaction of the State of California Office of Statewide Health Planning and Development.

HISTORIC RESOURCES

CR-1 The following shall be implemented to protect unknown archaeological resources and/or grave sites that may be identified during project construction phases.

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 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 applicable construction documents through the plan check process.

- 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 meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written 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 (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal 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.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 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, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident

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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) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) 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 all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the

AME. 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 AME.

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. 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 that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's 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 all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources 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.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered 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) which has been reviewed by the Native American consultant/monitor, 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. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the 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 that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), 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) of the Development Services Department to assist with the discovery notification process.

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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 provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 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 CEQA Section 15064.5(e), the California Public Resources 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 will be determined between the MLD and the PI, and, 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, THEN,

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- 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 items associated 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 San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego 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

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In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM 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. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

d. The PI shall immediately contact MMC, or by 8AM 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. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

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- 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.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

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.

PALEONTOLOGY

The following measures shall be implemented to reduce potential impacts to paleontological resources, to the satisfaction of the City Development Services Department. The City Development Services Department shall verify that future development plans have incorporated or complied with the following measures:

PALEO-1 The following shall be implemented for construction phases that would exceed the thresholds presented in *Section 4.8.3*.

I. Prior to Permit Issuance

A. Entitlement Division 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 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

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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) 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 Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly

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(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 photos 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 CSVN and submit to MMC via fax by 8AM 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 8AM 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 describes 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.

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- 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.

HEALTH AND SAFETY

To reduce identified significant impacts from the release of hazardous materials to below a level of significance, the following mitigation measures are provided:

- HS-1** Prior to receiving a grading permit in the locations of the current or former underground storage tanks and petroleum spill in the area of the existing Central Energy Plant (*refer to Figure 4.9-2, Scripps Memorial Hospital La Jolla Central Energy Plant Area*), County of San Diego DEH staff shall be notified of the planned grading activities and the proposed change in use of the site, and soil samples from the area shall be collected and analyzed for total petroleum hydrocarbons by qualified hazardous waste personnel retained by the applicant. If contaminated soils are found at levels requiring remediation, a remediation program shall be implemented by the applicant, to the satisfaction of County of San Diego DEH.
- HS-2** Prior to receiving a grading permit, Scripps Health shall prepare a Hazardous Materials Contingency Plan (HMCP) and ensure that grading and excavation staff have received training on how to identify suspected contaminated soil and underground storage tanks and been made aware of the hazardous materials contingency plan. In the event that grading, construction, or operation of proposed facilities will encounter evidence of contamination, underground storage tanks, or other environmental concerns, the HMCP shall be followed. The HMCP shall (1) specify measures to be taken to protect worker and public health and safety and (2) specify measures to be taken to manage and remediate wastes. Although there is potential for soil contamination elsewhere on the property, the plan should highlight the current and former underground storage tank areas as potential areas of soil contamination. The plan shall include the following:
- Identification of the current and former underground storage tank locations and identification of the known soil contamination left in place near the former 1,000-gallon gasoline underground storage tank
 - Procedures for temporary cessation of construction activity and evaluation of the level of environmental concern
 - Procedures for limiting access to the contaminated area to properly trained personnel
 - Procedures for notification and reporting, including internal management and local agencies (fire department, County of San Diego DEH, Air Pollution Control District, etc.), as needed

- A worker health and safety plan for excavation of contaminated soil
- Procedures for characterizing and managing excavated soils
- Procedures for certification of completion of remediation.

HS-3 Prior to receiving a grading permit a Soils Management Plan shall be prepared. The Soils Management Plan will describe the methods to be implemented to identify and manage potential munitions debris that may be encountered on the site during excavation. The plan shall include the following:

- Prior to working on the site all grading and excavation staff shall be trained on how to identify munitions debris and on the Soils Management Plan procedures to be followed when suspected munitions debris is found
- Procedures for temporary cessation of construction activity and evaluation of the level of health and safety concern
- Procedures for limiting access to the area to properly trained personnel
- Procedures for notification and reporting, including internal management and appropriate agencies (fire department, U.S. Army Corps of Engineers), as needed
- If munitions debris is identified, the soil in the vicinity of the debris will be sampled and analyzed for lead.

HS-4 Prior to demolition permit issuance, Scripps Health shall provide proof that current lead-based paint and asbestos surveys have been conducted by a California Division of Occupational Safety and Health–certified asbestos assessor and San Diego County DEH Services–certified lead-based paint assessor of all buildings proposed for demolition. The survey shall determine whether any on-site abatement of lead-based paint or asbestos-containing materials is necessary. In addition, the survey shall include an abatement work plan prepared in compliance with local, state, and federal regulations for any necessary removal of such materials. The work plan shall include a monitoring plan to be conducted by a qualified consultant during abatement activities to ensure compliance with the work plan requirements and abatement contractor specifications. Demolition plans and contract specifications shall incorporate any necessary abatement measures for the removal of materials containing lead-based paint and asbestos to the satisfaction of the City Planning and Building Department. The measures shall be consistent with the abatement work plan prepared for the project and conducted by a licensed lead/asbestos abatement contractor.

- HS-5** Prior to demolition permit issuance, a qualified environmental specialist shall inspect the site buildings for the presence of polychlorinated biphenyls, mercury, and other hazardous building materials. If found, these materials shall be managed in accordance with the Metallic Discards Act of 1991 (California Public Resources Code, Sections 42160–42185) and other state and federal guidelines and regulations. Demolition plans and contract specifications shall incorporate any necessary abatement measures in compliance with the Metallic Discards Act, particularly Section 42175, which describes materials requiring special handling, for the removal of mercury switches, polychlorinated biphenyl-containing ballasts, and refrigerants.
- HS-6** Prior to receiving a certificate of occupancy for each of the proposed new facilities as described in *Section 3.2.2* of this EIR, Scripps Health will update the Medical Waste Management Plan and the Hazardous Materials Business Plan for the Scripps Memorial Hospital La Jolla Campus to reflect the additional inventory of hazardous materials and wastes being used at each facility (as required by the County of San Diego Department of Environmental Health, Hazardous Materials Division (County of San Diego 2011; County of San Diego 2012)).

PUBLIC UTILITIES

The following measure shall be implemented to reduce the direct impacts of the project on local landfill capacity to below a level of significance:

- PU-1** Prior to issuance of a grading permit by project phase the City of San Diego, the Assistant Deputy Director (ADD) Environmental Designee shall verify that all the requirements of the Refuse & Recyclable Materials Storage Regulations and all the requirements of the waste management plan are shown and noted on the appropriate construction documents for that phase. All requirements, notes and graphics shall be in substantial conformance with the conditions and exhibits of the associated discretionary approval.

The construction documents for each project phase shall include a waste management plan that addresses the following information and elements for demolition, construction, and occupancy phases of the project as applicable by project phase:

- (a) tons of waste anticipated to be generated
- (b) material type of waste to be generated
- (c) source separation techniques for waste generated
- (d) how materials will be reused on site
- (e) name and location of recycling, reuse, or landfill facilities where waste will be taken if not reused on site

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- (f) a “buy recycled” program
- (g) how the project phase will aim to reduce the generation of construction/demolition debris
- (h) a plan of how waste reduction and recycling goals will be communicated to subcontractors
- (i) a time line for the demolition, construction, and occupancy phases of the project phase as stated above
- (j) a list of required progress and final inspections by City staff for the phase.

The plan shall strive for a goal of 75% waste reduction.

The plan shall include specific performance measures to be assessed upon the completion of the project phase to measure success in achieving waste minimization goals.

The Plan for each project phase shall include notes requiring the Permittee to notify MMC and ESD when:

- (a) a demolition or grading permit is issued by project phase
- (b) demolition begins on site
- (c) inspections are needed. The permittee shall arrange for progress inspections, and a final inspection, as specified in the plan and shall contact both MMC and ESD to perform these periodic site visits during demolition and construction to inspect the progress of the project’s waste diversion efforts.

When Demolition for each project phase ends, notification shall be sent to:

Mitigation Monitoring Coordination (MMC) Environmental Review Specialist
9601 Ridgehaven Court, Ste. 320, MS 1102 B
San Diego, CA 92123 1636
(619) 980-7122

Development Service Department, Environmental Services Department (ESD)
9601 Ridgehaven Court, Ste. 320, MS 1103 B
San Diego, CA 92123 1636
(858) 627-3303

Prior to the issuance of any grading permit by project phase, the applicant shall receive approval, in writing, from the ADD environmental designee that the waste management plan for the applicable project phase has been prepared, and approved for implementation. Also prior to the issuance of any grading permit for each project phase, the applicant shall submit written evidence to the ADD that the phase’s final Demolition/Construction report has been approved by MMC and ESD. This report shall summarize the results of implementing the above Waste

Management Plan elements during the applicable phase, including: the actual waste generated and diverted from the project phase, the waste reduction percentage achieved, and how that goal was achieved, etc.

A. Pre-Construction Meeting for each project phase

1. Demolition Permit - Prior to issuance of any demolition permit by project phase, the permittee shall be responsible to obtain written verification from MMC indicating that the permittee has arranged a preconstruction meeting to coordinate the implementation of the MMRP for that project phase. The Precon Meeting shall include: the Construction Manager, Demolition/Building/Grading Contractor; MMC; and ESD and the Building Inspector and/or the Resident Engineer (RE) (whichever is applicable) to verify that implementation of the waste management plan shall be performed in compliance with the plan approved by Entitlements Division and the San Diego Environmental Services Department (ESD), to ensure that impacts to solid waste facilities are mitigated to below a level of significance for that project phase.
2. At the Precon Meeting for that project phase, the Permittee shall submit three (3) reduced copies (11x17 inches) of the approved waste management plan for that project phase, of which two (2) copies are to be distributed to MMC and one (1) ESD.
3. Prior to the start of demolition for that project phase, the Permittee and/or the Construction Manager shall submit a construction/demolition schedule to MMC and ESD for that project phase.
 - a. Grading Permit - Prior to issuance of any grading permit, the Permittee shall be responsible to arrange a preconstruction meeting to coordinate the implementation of the MMRP. The Precon Meeting shall include: the Construction Manager, Building/Grading Contractor, MMC, ESD, and the Building Inspector and/or the Resident Engineer (RE) (whichever is applicable) to verify that implementation of the waste management plan for that project phase shall be performed in compliance with the plan approved by Entitlement Division and the ESD, to ensure that impacts to solid waste facilities are mitigated to below a level of significance for that project phase.
4. The Permittee and/or Construction Manager shall call for inspections by the RE/BI and both MMC and ESD, who will periodically visit the

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demolition/construction site to verify implementation of the waste management plan. The Consultant Site Visit Record (CSVR) shall be used to document the Daily Waste Management Activity/progress.

5. Within 30 days after the completion of the implementation of the MMRP, for any demolition or construction permit by project phase, a final results report shall be submitted to both MMC and ESD for review and approval to the satisfaction of the City. MMC will coordinate the approval with ESD and issue the approval notification.
6. Prior to final clearance of any demolition permit by project phase, issuance of any grading permit, release of the grading bond and/or issuance of any Certificate of Occupancy, the permittee shall provide documentation to the ADD of the Entitlements Division that the waste management plan for that project phase has been effectively implemented.

UNIVERSITY COMMUNITY PLANNING GROUP
 University Town Center – Forum Hall
 Executive Committee Monthly Meeting – Tuesday, November 13, 2012
 Minutes (Final)

Directors present: Janay Kruger (JK) (Chair), Kris Kopensky (KK) (Secretary), Meagan Beale (MB), Andrew Wiese (AW), John Bassler (JB), Deryl Adderson (DA), Nan Madden (NM), Pat Wilson (PW), Sam L. Greening (SG), Doug Williamson (DW), George Lattimer (GL), Marilyn Dupree (MD), Petr Krysl (PK), Bruce Rainey (BR), Alice Tana (AT), Kyle Heiskala (KH), Anu Delouri (AD), and Kristin Camper (KC).

Directors absent: Charley Herzfeld (CH), William Geckeler (WG), and Ryan Perry (RP).

1. **Call Meeting to Order** – Janay Kruger (JK) at 6:04 PM.
2. **Pledge of Allegiance.**
3. **SDPD- Omar Sinclair**
 - a. Activity has been quiet in the last month
 - b. Reviewed considerations on safety during holiday season
 - c. Review Stop and Lock program that they are going to start distributing to two neighborhoods
 - d. Review of Neighborhood Watch program
 - e. Q: Community, have the two neighborhoods been chosen that will participate in the Stop and Lock program and will they be shared at tomorrows meeting? A: Yes
4. **Agenda Adoption –**
 - a. Two corrections, item 9 is T-Mobile and not AT&T, spelling of Vice Admiral Peter M. Hekman
Motion: Motion to approve as corrected by AT and seconded by PW.
Vote: Unanimous, motion passed.
5. **Approval of October 2012 Minutes -**
 - a. DW: Two corrections
 - a. Item 11.w. should read "The question is not using FBA funds for maintenance but possibly a \$200k contribution from Garden Communities"
 - b. Request the addition of "also questioned bringing in a subcommittee member for just the last meeting to vote when the previous meetings were not attended by that member. He feels this sets a precedent" to item 11.x.
Motion: Recommend approval of minutes as amended by MD and seconded by AT.
Vote: Unanimous, motion passed.
6. **Announcements** – Janay Kruger (Chair)
 - a. JK: Requested an alternate to attend CPC the 4th Tuesday of every month when she is not available. PK offered to be alternate, this was acceptable by all
7. **Reports-**
 - a. **UCSD – AD**
 - a. Community newsletter available
 - b. Reviewed SIO support facilities project activity
 - b. **Councilperson Sherri Lightner Office** – Janay Kruger read notes from Jesse Mays
 - a. Sherri is happy and excited to be re-elected and is looking forward to representing you in the next few years
 - b. Please contact them for more information
 - c. **Membership** – JK
 - a. Discussed sign in sheet and membership requirements
 - d. **Assemblyman 75th District Office**– Absent
 - e. **53rd District, Susan Davis Office** – Katherine Fortner

- a. Davis dispatch distributed
 - f. **52nd District Congressman** – absent
 - g. **MCAS Miramar** – Kristin Camper
 - a. Spoke regarding Jet that came in to Miramar in distress
 - b. When an emergency is declared by pilot the first thing that the pilot does is try to land the plane at the nearest available place
 - c. Not enough is known at this time for her to speak on details
 - d. Community comment on experience on this issue
 - e. Kristin has contact 858.545.4558
 - f. AW: Next steps? A: This isn't considered an accident, there will not be an investigation
 - g. Kristin will take the information shared to her manager; he will contact the commanding officer, what happens at that point is unclear
 - h. AW: So the process is informal? A: yes
 - h. **Planning Department** – Absent
 - i. **ELECTION TO REPLACE RESIDENTIAL (R-1-A)** - to replace Jana Fortier
 - a. Three candidates
 - i. Attorney Meagan J. Beale (spoke)
 - ii. Engineer George Odero (spoke)
 - iii. Vice Admiral Peter M. Hekman (spoke)
 - b. Open for nominations from the floor, nominees must have attended and signed in to at least one meeting
 - c. No nominations from the floor
 - d. Vote by UCPG directors via secret ballot
 - e. Appointment will finish the R-1-A term, through March 2014
 - f. Appointment to be announced later in the meeting
 - j. **Public Comment**
 - a. None
- 8. ACTION ITEM: T-Mobile Cellular** - Location to be announced
- a. Presenting on a current location at Costa Verde
 - b. Requesting extension of existing permit
 - c. Changes have no visual impact
 - d. GL: Question on height of proposed. A: Similar to other installations on the project site
- Motion:** Motion to recommend approval as presented by DW and seconded by MD.
Vote: Unanimous, motion passed.
9. **Action Item: : Scripps Memorial Hospital La Jolla PTS 217934 Process 5, CPA, PDP, Rezone, CUP, Public Easement Vacation for traffic signal, 2 deviations for retaining wall heights and a shade structure on the parking structure 41.28 acres, EIR** - Robin Madaffer, Attorney and Bruce Rainey, Scripps Health
- a. Review of power point presentation, attached
 - b. Q: Community, On the Superloop, is that the current loop being expanded? A: Yes
 - c. Subcommittee report, Debbie Knight (DK), Debbie went to the last meeting and she took minutes
 - a. Q: DK, does the project go until 2025, or 2035? A: 2035
 - b. Report on finding of EIR having no traffic impacts with mitigation
 - c. Noise issues are all on site
 - d. Superloop and light rail are not factored in to traffic study
 - e. JK: Spoke to CH (also on the subcommittee) and he states that he votes to approve
 - d. PK: What kind of medical office jobs are going to be on campus? A: Specialty services, particularly cardiac
 - e. AW: Do you have offsite properties and will they be impacted? A: we have 2 offsites, the new building will be specialty rather than private practice, so little impact.

- f. AW: Are there jobs added to the region? A: An integration between current services at Green that will move over but those will be back filled as well
- g. PK: I haven't heard LEED being addressed. A: It is hard to know where LEED will be in 2025 but steps are being taken to conserve as reviewed
- h. SG: Existing parking to remain? A: yes
- i. GL: On the intensity table, 62 beds are listed, but 531 beds are planned at final build, however trips have gone up. Why don't you change the beds in your master plan to the proposed? A: Decision not to lock ourselves out of entitlement, however we are not sure where we will be in 2025 on need
- j. GL: Has trouble that you are asking for more intensity but not willing to give up allotment on beds
- k. GL: How do you arrive at your beds/office ratio? Past proposal was for 855 sf per bed, new proposal is for 70% sf more per bed. A: Change that we are seeing is in a move to outpatient treatment and therefore need is to increase outpatient size. Some of the square footage is being allocated to outpatient function.
- l. GL: So your predicting you will need almost twice as much office space per bed than you did a few years ago? A: Yes, that is what we predict.
- m. PK: There will be other outpatients besides cardiac? A: Yes, there will be others and it will still be a trauma center.
- n. JB: How do you account for the added outpatient in the trips? A: It is assumed in the EIR as outpatient requires more trips.
- o. Q: Community, Concern about pattern of medivac helicopter and residence. A: Traffic pattern will be the same as current except the grade is elevated. The new pad will land in a safer environment.
- p. GL: So you are asking for a 40% increase in trips? A: Yes, but our plan is long term rather than the standard project which is a few years. We are giving our long term plan, we also haven't figured in traffic timing, super loop, and light rail.
- q. GL: Pointing out that the additional trips is the equivalent of 1,400 residential units or a 500k sf office building.
- r. DK: Do you subsidize transit passes? A: We do subsidize public transportation.
- s. DA: A short time ago we approved the UCSD expansion without the blink of an eye A: GL: they were within their allotted trips; however we did ask questions on Fire Department and I-5 expansion.
- t. AW: Will there be other medical offices not related to the hospital? A: General plan is that the offices are there to support the hospital.
- u. AW: What proportion of the built space will be directly related to the hospital? A: The goal is 100%.
- v. AW: I see a street closure for Voight drive. A: UCSD has requested that Voight drive be closed, they own it, it is not a public street.
- w. PK: Now we hear that there is only one in and out for the project, I do not see that accounted for in the EIR. A: There are three options explored in the EIR.
- x. DK: Other projects have bought ADT's. A: That would be like purchasing the value of a 500 sf building.
- y. AW: So you are asking us to approve a project that may have one roadway in and out? A: Yes, we would like to proceed with the EIR as is, however as the street is a private street there is little they can do until they work it out with UCSD.
- z. GL: Question on FBA chart, I think the chart would be more usable if you showed your projected phasing so that we could have an understanding of what years and amounts will be a contributed to the FBA. Second thing we need to be aware of that the contributions will go to projects that serve the hospital, diminishing the contributions of others.



Motion: Recommend approval of project subject to the applicant working diligently with UCSD on multiple access points and would like to see the applicant discuss their LEED goal by GL and seconded by PK.

Vote: 12 in favor, 1 against, 1 recusal, motion passed.

10. Announcement of R-1-A results

- a. Meagan Beale elected as UCPG director taking R-1-A position

11. Announcements – Janay Kruger (Chair) (continued)

- a. Regarding I-5 and Genesee Ave. Interchange, an update, Caltrans can redesign if needed

12. Ad Hoc Committees

- a. High Speed Rail – SG
 - a. No report
- b. Capital Power Plant – WG
 - a. Absent
- c. Bicycle Safety Committee - PK
 - a. No update
- d. Mid Coast Trolley – JK
 - a. Tech studies done, they are with the National Transportation Administration for review
 - b. EIR in 2012-2013
 - c. Update in January, new cost \$3.7 B
 - d. Route will go down Genesee and will have nine stations. New structure on Nobel, UCSD E and W station and a Genesee station in the median, Executive Dr. aerial station and Westfield aerial station, also plan to do VA station
 - e. They will be coming to all community groups and stakeholders meeting
 - f. SG: Where is the Nobel parking structure? A: JK, South of CPK in parking lot.
 - g. SG: Where on Genesee will they elevate the tracks? A: North of UTC

13. Action Item: Alexandria Community Plan Initiation 40 acres Campus Pointe - Jason Moorehead, Alexandria, Carrier-Johnson

- a. Project is at initiation stage requesting CUP of proposed project at 10300 Campus Pointe Dr.
- b. 30k sf of development per acre
- c. Review of Alexandria dedication to sustainability
- d. Executed 180k sf lease that leases current building at the site to 98%, expect to be fully leased in the next year and a half
- e. In the middle of an \$80M development including new fitness center, 200 plus person common conference center, and a five star restaurant by the Burlap group
- f. Will build in existing footprint, developing on 60% of property (see attachment)
- g. PW: Could you address ADT's? A: Traffic Engineer has started work.
- h. DW: What are you asking us to do? A: Initiation of a plan amendment. Q: Can you say something about the history of the limitation? A: His understanding was that while the plan was updated there were developments being proposed, but the TDM was determined at that time.
- i. BR: Looking at the parking, going to add more jobs than parking, it looks like an issue. A: Proposed parking meets city requirements.
- j. GL: Looking at it, parking will stay in the SR zone, but how do you account for the large increase in jobs? How do you increase people on site by 30% but barely increase the parking? Not expecting an answer now but something that should be part of the recommendation.
- k. GL: Discussion on how the TDM came about, what the proposal is as he understands it is that the community absorb the additional traffic generation. He thinks that the development should be done based on allocated trips. Over 40% of the site is not factored into the calculation due to its usability.

- l. JK: Issues as she hears them are parking, jobs, study of TDM, LEED platinum.
- m. AW: Looking at the most North Westerly building, will there be retaining walls? A: No.
- n. AW: How high will the parking structures be? A: 3-4 floors in height.
- o. AW: I see a road of some kind on the site that may have easement issues. A: There is an SDGE easement. AW: Where is this easement? A: I can't speak to the specific alignment at this time but will come back with a site map.
- p. NM: Where is parking now? A: All surface.
- q. BR: One thing to consider, SAIC buildings and what is going to happen with those properties
- r. DK: So you're doing a full EIR? A: We are not sure; we are doing a traffic analysis, but likely yes.
- s. DK: When will this be done? A: They have to submit a project.
- t. DK: Requesting specific considerations for traffic study
- u. PK: How did you come up with 30k sf? A: That is what is in the plan but the footnote reduces it to 18k sf.

Motion: Motion not to recommend initiation as the applicant needs to study how much can be developed with the 18k sf per acre by PK, and seconded by GL.

Vote: 3 in favor, 10 against, 1 recusal, motion did not pass (MD absent for remaining votes).

Motion: Motion to recommend initiation as presented by PW and seconded by DW.

Vote: 10 in favor, 3 against, 1 recusal, motion passed.

14. Information item: Walk San Diego Complete Streets - Kathleen H. Ferrier

- a. Absent

15. Information item: UC High School Revegetation Program Video and Q&A

- a. Review of program
- b. Project started 11/5/12

16. Old/New Business

- a. None

17. Adjourn – 9:32 PM

Submitted by:

Kristopher J. Kopensky, Secretary
University Community Planning Group



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other Rezone

Project Title **Project No. For City Use Only**
 Scripps Memorial Hospital La Jolla - Master Plan

Project Address:
 9888 Genesee Avenue, San Diego, CA 92121

Part I - To be completed when property is held by Individual(s)

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 owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names 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 individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

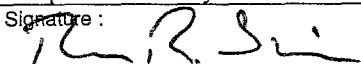
Project Title: Scripps Memorial Hospital La Jolla - Master Plan	Project No. (For City Use Only)
--------------------------------------------------------------------	---------------------------------

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? CA Corporate Identification No. 95-1684089
 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): Scripps Health, a CA non-profit public benefit Corporation	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 4275 Campus Point Ct	
City/State/Zip: San Diego, CA 92121	
Phone No: (858) 678-7226	Fax No: (858) 678-7231
Name of Corporate Officer/Partner (type or print): Richard Sheridan	
Title (type or print): Corporate Secretary	
Signature : 	Date: <u>8-11-2010</u>

Corporate/Partnership Name (type or print): Scripps Health, a CA non-profit public benefit Corporation	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 4275 Campus Point Ct	
City/State/Zip: San Diego, CA 92121	
Phone No: 858-678-7226	Fax No: 858-678-7231
Name of Corporate Officer/Partner (type or print): Chris Van Gorder	
Title (type or print): President and CEO	
Signature :	Date:

Corporate/Partnership Name (type or print): Scripps Health, a CA non-profit public benefit Corporation	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 4275 Campus Point Ct	
City/State/Zip: San Diego, CA 92121	
Phone No: 858-678-7226	Fax No: 858-678-7231
Name of Corporate Officer/Partner (type or print): Richard Rotherberger	
Title (type or print): Treasurer and CFO	
Signature :	Date:

Corporate/Partnership Name (type or print): Scripps Health, a CA non-profit public benefit Corporation	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 4275 Campus Point Ct	
City/State/Zip: San Diego, CA 92121	
Phone No: 858-678-7226	Fax No: 858-678-7231
Name of Corporate Officer/Partner (type or print): Gale Keel	
Title (type or print): Assistant Secretary	
Signature :	Date:

Corporate/Partnership Name (type or print): Scripps Health, a CA non-profit public benefit Corporation	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 4275 Campus Point Ct	
City/State/Zip: San Diego, CA 92121	
Phone No: 858-678-7226	Fax No: 858-678-7231
Name of Corporate Officer/Partner (type or print): Virginia Leary	
Title (type or print): Assistant Secretary	
Signature :	Date:

Corporate/Partnership Name (type or print): Scripps Health, a CA non-profit public benefit Corporation	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 4275 Campus Point Ct	
City/State/Zip: San Diego, CA 92121	
Phone No: 858-678-7226	Fax No: 858-678-7231
Name of Corporate Officer/Partner (type or print): Robert Tjosvold	
Title (type or print): Board Chairman	
Signature :	Date:

Attachment to Ownership Disclosure Statement

Corporate/Partnership Name (type or print):

Scripps Health, a CA non-profit public benefit Corporation

Street Address:

4275 Campus Point Court

City/State/Zip:

San Diego, CA 92121

Fax No:

858-678-7231

Phone No:

858-678-7226

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

Maureen Stapleton

Title (type or print):

Board Vice Chair

SCRIPPS MEMORIAL HOSPITAL LA JOLLA – PROJECT NO. 217934

PROJECT CHRONOLOGY

PTS # 217934 JO# 24000888

Date	Action	Description	City Review Time	Applicant Response
08/26/10	Customer Submits First Cycle			
10/12/10	Initial Assessment Letter Sent		1 month, 16 days	
12/27/10	Customer submits 2 nd Cycle			2 months, 15 days
01/26/11	2 nd Assessment Letter Sent	City Holidays and Furlough	1 month	
03/23/11	Customer submits 3 rd Cycle			1 month, 25 days
04/24/11	3 rd Assessment Letter Sent		1 month, 1 day	
08/31/12	Customer submits 4 th Cycle	Finished Traffic Study and tech reports		1 year, 4 months, 7 days
10/03/12	4 th Assessment Letter Sent		1 month, 1 day	
11/09/12	Draft EIR distributed			
01/10/13	Final Conditions prepared		2 months, 1 day	
	EIR Finaled			
02/14/13	Planning Commission Recommendation Hearing			

<i>Total Staff Time (Average at 30 days per month):</i>	<i>Approximately 6 months, 19 days</i>
<i>Total Applicant Time (Average at 30 days per month):</i>	<i>Approximately 1 year, 8 months, 17 days</i>
<i>Total Project Running Time (Years/Months/Days):</i>	<i>2 years, 5 months and 19 days</i>