



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: August 13, 2013

REPORT NO. PC-13-105

ATTENTION: Planning Commission, Agenda of September 19, 2013

SUBJECT: SAN DIEGO PROFESSIONAL OFFICE BUILDING - Project No. 158983. Process 5

OWNER/
APPLICANT: PH FBI SD, L.L.C, a Nevada Limited Liability Company, Owner
(Attachment 14)

SUMMARY

Issue: Should the Planning Commission recommend City Council approval to allow for the construction of security fencing, lighting mountings/fixtures, and retaining walls within environmentally sensitive lands, and to summarily vacate a conservation easement and slope easement located at 10385 Vista Sorrento Parkway within the Mira Mesa Community Plan area?

Staff Recommendations:

1. Recommend City Council **CERTIFY** Mitigated Negative Declaration No. 158983, and **ADOPT** the Mitigation, Monitoring, and Reporting Program;
2. Recommend City Council **APPROVE** Coastal Development Permit No. 908269 and Site Development Permit No. 908267; and
3. Recommend City Council **APPROVE** Conservation Easement Vacation No. 1013470 and Slope Easement Vacation No. 1013471.

Community Planning Group Recommendation: On May 21, 2012, the Mira Mesa Community Planning Group voted 15-0-0 to recommend approval with no additional conditions (Attachment 12).

Other Recommendations: On March 27, 2012, the U.S. Fish and Wildlife Service and California Department of Fish and Game jointly supported the vacation of the existing conservation easement for the creation of a new easement and mitigation ratios that are double the value of the habitat impacted by the project (Attachment 13).

Environmental Review: A Mitigated Negative Declaration No. 158983 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level below significance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None

Housing Impact Statement: This project is located within an existing industrial park development and will not impact housing within the area.

BACKGROUND

The project site is located on an existing 11.20 acre site at 10385 Vista Sorrento Parkway (Attachment 1) in the IL-3-1, RS-1-8, Coastal Overlay (non-appealable), Accident Potential Zone 2, Airport Influence Area, Airport Environs Overlay 60 dBa Zone, and Residential Tandem Parking zones within the Mira Mesa Community Plan. The project site is in the Mira Mesa Community Plan's Sorrento Mesa Subarea for industrial land use and is surrounded by industrial/business park uses (Attachment 2). Commercial multi-story buildings and associated parking facilities are immediately northwest and southwest of the project site. Vista Sorrento Parkway fronts the site on the west and southwest. The Multiple Habitat Planning Area (MHPA) associated with the City's Multiple Species Conservation Program (MSCP) is adjacent to the east and northeast property lines (Attachment 3).

In May 2000, the previous owner of the property was issued a Coastal Development Permit (CDP) by the City for grading activities with no associated development of the subject parcel on lands that contained environmentally sensitive habitat. As conditioned, a 2.1-acre conservation easement was established on the site to preserve Diegan coastal sage scrub and non-native grassland habitat on the northeast portion of the property. The project site was further entitled in July 2006 with a CDP, Site Development Permit (SDP), and Planned Development Permit (PDP) for the existing office development that includes a 231,098 square-foot, six-level office building, a 40,545 square-foot annex building, and a 185,129 square-foot, five-level parking structure. The private development is leased to the General Services Administration (GSA) for a Federal Bureau of Investigation (FBI) complex facility.

The project application proposes to amend the existing CDP and SDP to allow for the construction of a perimeter security fence with associated lighting, and retaining walls within portions of the existing conservation easement. The project also proposes to vacate the conservation easement and dedicate a new conservation easement, and to vacate an existing highway slope easement that fronts Vista Sorrento Parkway. As an interim and to achieve the FBI's full operational facility requirements, the City approved an Encroachment, Maintenance, and Removal Agreements (EMRA) with the applicant to allow the construction and current operation of the above proposed improvements within the existing easements.

DISCUSSION

Project Description:

The project proposes to construct portions of an 8-foot high perimeter security fence and lighting system along the northeast side of the existing FBI complex development, approximately 780 linear feet in length, located within environmentally sensitive lands and on a former conservation easement area. In addition, the project includes approximately 270 linear feet of retaining walls abutting the facility's internal driveway system which will also encroach into the conservation easement.

The proposed security fence will be placed 100 feet from the office buildings and will consist of footings ranging from 9 inches to 36 inches in diameter at approximately 8 feet on center, supporting the fence posts. Lighting will consist of shielded low-pressure sodium light fixtures and will either be on the fence or on poles that do not exceed 30 feet in height. To allow for the improvements, the applicant requests to vacate the affected conservation easement area and to create a new conservation easement area outside of the fenced area to protect the remaining 1.349 acres of environmentally sensitive habitat on the property. The interior area between the perimeter fence and existing building structures will be landscaped in accordance with the City's Brush Management regulations.

The project also includes the vacation of an existing highway slope easement that is no longer required. The 0.629-acre highway slope easement is located within the development's west-southwest property line along Vista Sorrento Parkway and runs along the entire frontage width of the property. The easement was dedicated to the State of California in 1970 for the Interstate 805 roadway construction and then relinquished to the City of San Diego in 1972 along with Vista Sorrento Parkway. The construction of the existing FBI complex included public roadway improvements and private frontage improvements such as landscaping, irrigation, driveways, and off-street parking that occur within the existing highway slope easement area. The highway slope easement no longer serves the purpose and intent for which it was acquired and the release of the encumbrance on the private property would allow for their existing and any future improvements on the site.

Community Plan Analysis:

The proposed project is located within the Mira Mesa Community Plan (MMCP) and North City Local Coastal Program Land Use Plan areas. Specifically, the site is within the Sorrento Mesa Subarea and is designated for industrial park uses to accommodate a mixture of research and development, office and manufacturing uses. The existing office development is consistent with plan's designation.

The MMCP's Sensitive Resources and Open Spaces System Element promotes the preservation of sensitive resources, including plant and animal habitats and wildlife linkages. The conservation easement vacation to allow a secure fenced FBI complex and the creation of a new conservation area on the site will continue to meet the goals and policies of the Element to manage site resources by preserving habitat area located adjacent to the City's MHPA that will

ensure viable open space connections.

Environmental Analysis:

A Mitigated Negative Declaration (MND) No. 158983 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The City of San Diego conducted an Initial Study which determined that the proposed project could have significant environmental effects to biological resources and land use (Land Use Adjacency Guidelines). This project is located adjacent to the Multi-Habitat Planning Area (MHPA). In addition, the project would occur in an area that was previously identified as a conservation easement.

Permanent impacts associated with the installation of the security fence are expected to occur with the project's implementation. Construction will occur primarily within the FBI complex's interior fenced area and the fence will be located 5 feet from the edge of a new conservation easement. Therefore, all impacts will occur within the easement vacation area.

During the construction of the FBI complex, two areas of encroachment into the conservation easement occurred. One area impacted approximately 418 square feet (0.01 acre) of Diegan coastal sage scrub and the other area impacted approximately 682 square feet (0.02 acre) of ruderal habitat. Both of these areas occur within the proposed landscape area of the development and impacts are included in project impact calculations.

In order to accommodate the security fence, the project proposes to vacate 0.80 acres of the conservation easement, which includes 0.63 acre of ruderal habitat, 0.13 acre of Diegan coastal sage scrub, and 0.04 acre of non-native grasslands. Project impacts related to the fencing and the previous construction impacts will result in a collective 1.73-acre mitigation requirement. Therefore, the project will create a 1.349-acre conservation easement area upon the remaining undeveloped portion of the site and adjacent to the MHPA, to include 0.05 acres of habitat (0.04 acre Diegan coastal sage scrub and 0.01 acre non-native grassland) within the easement. The remaining 1.68 acre would be mitigated through payment into the City's Habitat Acquisition Fund in order to purchase conservation land within the MHPA. This would complete mitigation for removal of lands by replacing previously-conserved habitats within the easement with habitats of equal or higher value elsewhere.

Therefore, subsequent revisions in the project proposal create the specific mitigation identified in the MND and a Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level below significance, any potential impacts identified in the environmental review process. The project proposed avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report is not required.

Conclusion:

City staff have reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff have provided the draft environmental resolution and Mitigation, Monitoring, and Reporting Program, draft findings to support approval of the proposed development, draft conditions of approval, and draft vacation resolutions. City staff is

recommending the Planning Commissioners recommend approval of the project.

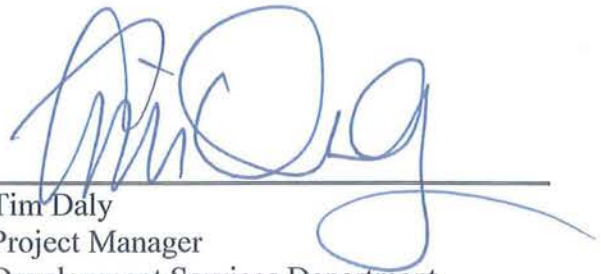
ALTERNATIVES

1. Recommend **Approval** of the Coastal Development Permit No. 908269, Site Development Permit No. 908267, Conservation Easement Vacation No. 1013470, and Slope Easement Vacation No. 1013471, with modifications.
2. Recommend **Denial** of the Coastal Development Permit No. 908269, Site Development Permit No. 908267, Conservation Easement Vacation No. 1013470, and Slope Easement Vacation No. 1013471, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Acting Deputy Director
Development Services Department

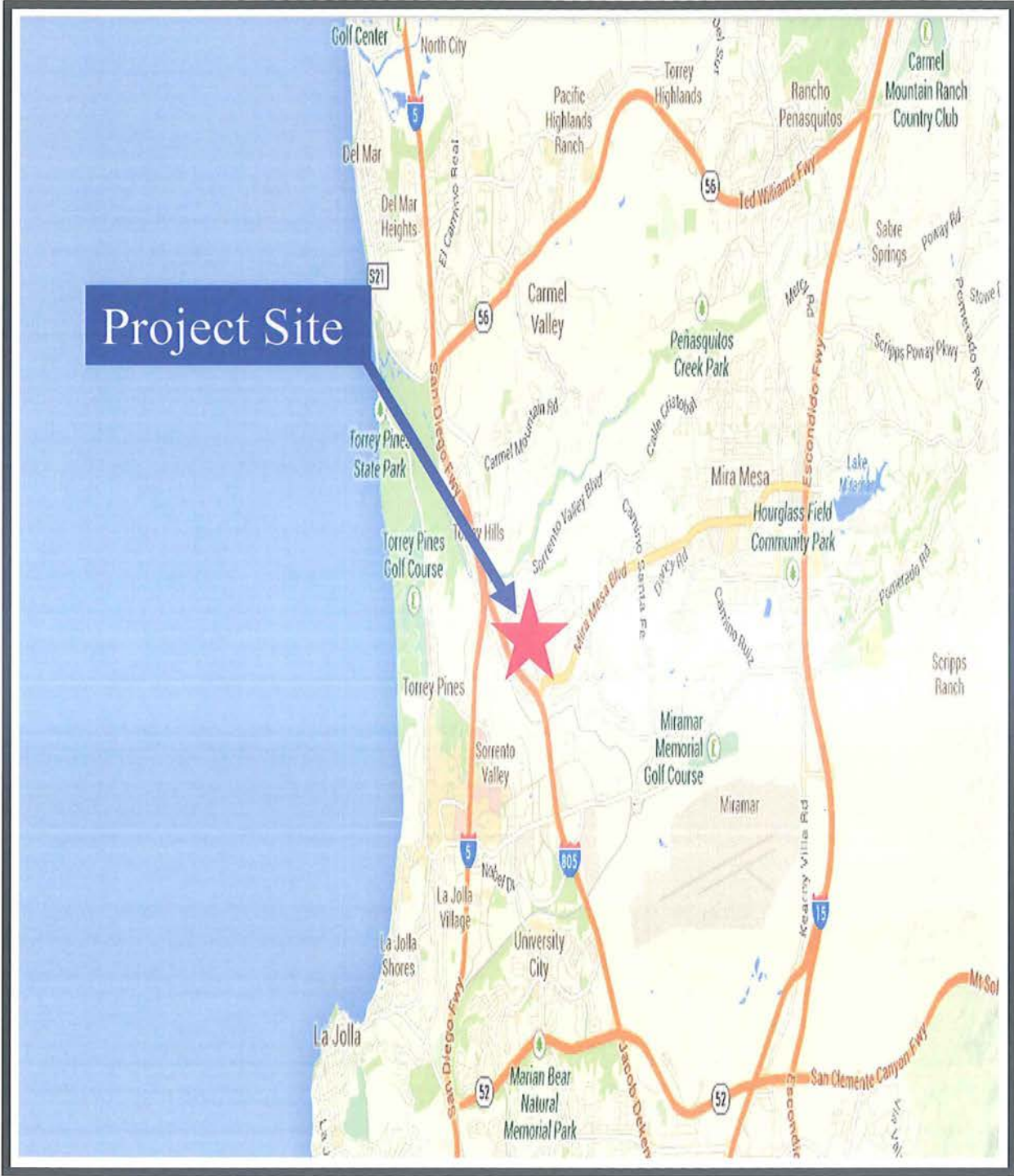


Tim Daly
Project Manager
Development Services Department

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Attachments:

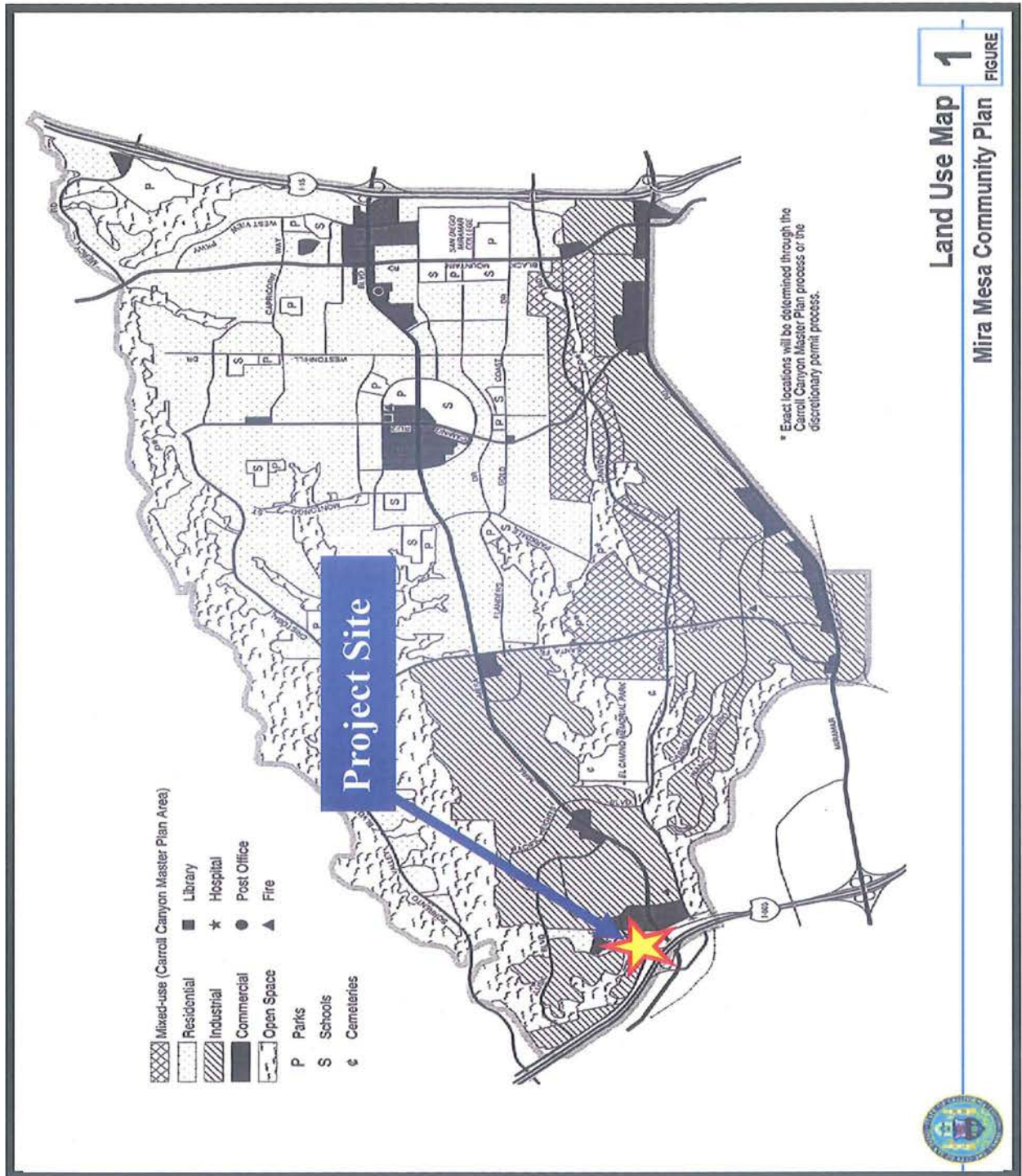
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Easement Vacation Resolutions with Findings
7. Conservation Easement Vacation Exhibits
8. Slope Easement Vacation Exhibits
9. Draft Environmental Resolution with MMRP
10. Project Plans
11. Copy of Recorded (existing) Permit
12. Community Planning Group Recommendation
13. U.S. Fish and Wildlife and CA Dept. Fish and Game Letter, March 27, 2012
14. Ownership Disclosure Statement



Project Location

**San Diego Professional Office Building, Project No. 158983
10385 Vista Sorrento Parkway**



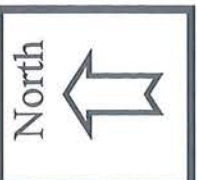


1
Land Use Map
Mira Mesa Community Plan
FIGURE



Mira Mesa Community Land Use Map

San Diego Professional Office Building, Project No. 158983
 10385 Vista Sorrento Parkway





Aerial Photo

**San Diego Professional Office Building, Project No. 158983
10385 Vista Sorrento Parkway**



WHEREAS, PH FBI SD, L.L.C, a Nevada limited liability company, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit No. 908267 and Coastal Development Permit No. 908269 to construct approximately 780 linear feet of 8 feet high, perimeter K-12 Anti-Climb fencing and security lighting within environmentally sensitive lands known as the San Diego Professional Office Building project, located at 10385 Vista Sorrento Parkway and legally described as that portion of the southeasterly 700.00 feet of Acre Lot 8 of Sorrento Lands and Townsite, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 483, filed in the Office of the County Recorder of San Diego County, February 9, 1888 in the Mira Mesa Community Plan area, in the IL-3-1, RS-1-8, Coastal Overlay (non-appealable), Accident Potential Zone 2, Airport Influence Area, Airport Environs Overlay 60 dBa Zone, and Residential Tandem Parking Overlay Zones; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 908267 and Coastal Development Permit No. 908269:

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The subject property is not identified within the North City Local Coastal Program as possessing any existing or proposed physical access ways used by the public, and therefore the proposed project will not encroach upon any public access ways. The subject project is located more than 2.0 miles east of the Pacific Ocean, is surrounded by existing industrial buildings, and is not identified within the North City Local Coastal Program as possessing public views to or along the ocean or other scenic coastal areas.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. Most of the land for the project was cleared and mitigated for as part of the previous Wachovia Coastal Development Permit (CDP; No. 99-0804). Minimal additional impacts associated with development of a security fence for the buildings, and impacts will be minimal. The removal of a small area of conservation easement land on-site will be mitigated through payment into the City's Habitat Acquisition Fund. Because much of the on-site easement lands are of minimal habitat value, purchase of quality habitat in larger intact blocks will be an overall improvement in regional conservation. Therefore, the proposed project would not result in significant unmitigated impacts to environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The North City Coastal Program Land Use Plan and the Mira Mesa Community Plan designate the subject property for industrial uses. The subject project is consistent with and implements the plans' regulations, including the Mira Mesa Community Plan's goal for "Preservation of an adequate supply of industrial land." The project also complies with all of the development regulations and standards of the Land Development Code, with the exception of the requested deviation for an increase in the maximum allowable retaining wall height.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The subject property proposed for development is located approximately 2.0 miles east of the Pacific Ocean, and is not located between the nearest

public road and the ocean. The public access and recreation policies of Chapter 3 of the California Coastal Act promote and protect the public's right of access to the sea, shoreline, and coastal beaches, and the provision of recreational opportunities.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. **The proposed development will not adversely affect the applicable land use plan.** The proposed project is located in Mira Mesa Community Planning and North City Local Coastal Land Use Plan areas and is designated for industrial land uses. According to the Mira Mesa Community Plan, Industrial Land Use, as specific goal is for "Preservation of an adequate supply of industrial land." The project is proposing to develop for allowed industrial uses; 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 project will provide for the health, safety and welfare of the residents and persons who work in the area by providing for the orderly development of the site consistent with the Mira Mesa Community Plan. In this way the proposed development will not be detrimental to the public health, safety, and welfare to persons living and working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code, and the City of regulations governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons other properties in the vicinity.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.** Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Site Development Permit No. 908267 and Coastal Development Permit No. 908269. Development of this property shall meet all requirements of the regulations and development criteria of the IL-3-1 zone. Concept plans for the project identify compliance with all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the project.

B. Supplemental Findings – Environmentally Sensitive Lands

1. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The design and layout of the proposed project has been developed to conform, to the extent possible, with the existing landforms and to avoid environmentally sensitive lands. The project site is not located within the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). The development would occur near the

City's MHPA, and has been conditioned to comply with the Land Use Adjacency Guidelines contained in Section 1.4.3 of the MSCP Subarea Plan. Development of the proposed project is designed to encompass the relatively flat and gently sloping central portions of the site and has avoided the steep slopes around the perimeter of the site.

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

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. When adopted, the Mira Mesa Community Plan analyzed environmentally sensitive lands within the plan area per City Council Policy 600-40. The proposed project site is bounded to the northwest and southwest by urban lands uses, southwest by Interstate 805, and northeast open space area within the City's MHPA. The site's previous Coastal Development Permit (CDP) No. 11100, an extension of time for CDP No. 99-0804 for grading activities established a 2.10 acre conservation easement to mitigate for impacts on non-native grassland and Diegan coastal sage scrub. The conservation easement holds little biological value except in the northeast segment which supports Diegan coastal sage scrub habitat and federally threatened coastal California gnatcatchers. The proposed project avoids the majority of this area, with the security fence impacting primarily non-native mustard (ruderal) areas. The project also adds sage scrub habitat into the easement so that all undeveloped native scrub habitats in the northeast segment of the parcel are preserved. Specific conditions of approval require the continued compliance with the Land Use Adjacency Guidelines contained in the MSCP Subarea Plan for this site and have been written as such into Site Development Permit No. 908267 and Coastal Development Permit No. 908269. Therefore, the proposed development has been sited and designed to prevent adverse impacts on adjacent lands and is consistent with the requirements of the Environmentally Sensitive Lands regulations.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The proposed project site is bounded to the northeast with City-owned MHPA. The development will mitigate all habitat impacts in conformance with the City's Biology Guidelines, an MSCP implementing regulation. Though outside the MHPA and thus not requiring protection under the MSCP, the on-site coastal

California gnatcatchers will be not be significantly impacted under the proposal. Minimal impacts to on-site sage scrub habitat (outside the MHPA) are proposed, and gnatcatcher habitat not currently conserved will be added to the on-site conservation easement. Specific conditions of approval require habitat mitigation and continued compliance with the Land Use Adjacency Guidelines contained in the MSCP Subarea Plan for this site, including avoidance of indirect noise impacts on California gnatcatchers, and have been written as such into Site Development Permit No. 908267 and Coastal Development Permit No. 908269. Therefore, the proposed development is consistent with the requirements of the City's MSCP.

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

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The Environmental Impact Report No. 4466 prepared during the CEQA review of the previously approved project (CDP No. 7293, SDP No. 7294 and PDP No. 62021) process included a site specific impact analysis for this proposed development. The initial study has been conducted for the proposed development on this site and concluded that the Environmental Impact Report No. 4466 should include requirements to mitigate for potential impacts to Land Use/Biology for adjacency to MHPA, Transportation/Circulation, Noise, Paleontological Resources and Solid Waste and in fact the development will mitigate for these impacts with the implementation of the project. All mitigation is related to and calculated to alleviate impacts created by the proposed development and has been or will be incorporated into the conditions of the development permit.

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

BE IT FURTHER RESOLVED, that Site Development Permit No. 908267 and Coastal Development Permit No. 908269 are granted to PH FBI SD, L.L.C.,

Attachment 4

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: 23431133

SITE DEVELOPMENT PERMIT NO. 908267
COASTAL DEVELOPMENT PERMIT NO. 908269
SAN DIEGO PROFESSIONAL OFFICE BUILDING PROJECT NO. 158983; MMRP
Amendment to Coastal Development Permit No. 7293 and Site Development Permit No. 7294
City Council

This Site Development Permit No. 908267 and Coastal Development Permit No. 908269, amendment to Coastal Development Permit No. 7293 and Site Development Permit No. 7294 is granted by the City Council of the City of San Diego to PH FBI SD, L.L.C, a Nevada limited liability company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0708. The 11.02-acre site is located north of 10385 Vista Sorrento Parkway in the IL-3-1, RS-1-8, Coastal Overlay (non-appealable), Accident Potential Zone 2, Airport Influence Area, Airport Environs Overlay 60 dBa Zone, and Residential Tandem Parking Overlay Zones within the Mira Mesa Community Plan. The project site is legally described as that portion of the southeasterly 700.00 feet of Acre Lot 8 of Sorrento Lands and Townsite, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 483, filed in the Office of the County Recorder of San Diego County, February 9, 1888.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct approximately 780 linear feet of 8 feet high, perimeter K-12 Anti-Climb fencing and security lighting within environmentally sensitive lands described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date] , on file in the Development Services Department.

The project shall include:

- a. Construction of approximately 780 linear feet of 8 feet high, perimeter K-12 Anti-Climb Fencing, and exterior security lighting mountings and fixtures within environmentally sensitive lands;

- b. Approximately 0.09 acres of grading activities related to the bedding plane shear removal area within environmentally sensitive lands habitat area;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Retaining wall structure of approximately 270 linear feet with a maximum height of 4.5 feet within environmentally sensitive lands; and
- d. 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 September XX, 2016.
2. No permit for the permanent construction or operation of any improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies

including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Game [CDFG] pursuant to California Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary construction 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. Unless specifically modified herein by this Site Development Permit No. 908267 and Coastal Development Permit No. 908269, the Owner/Permittee shall continue compliance with Coastal Development Permit No. 7293, Site Development Permit No. 7294, and Planned Development Permit No. 62021.

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 Mitigated Negative Declaration No.158083, 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 [Choose one:] Mitigated Negative Declaration No.158083, 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:

- Biology, and
- Land Use

ENGINEERING REQUIREMENTS:

16. The Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
17. The Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
18. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009 DWQ and the San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2007-001, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-0009-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-0009-DWQ.

19. 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.

LANDSCAPE REQUIREMENTS:

20. Construction permits for security fencing, grading associated with bedding plane shear removal area, or slope retaining walls, 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.
21. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.
22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including Zone One Brush Management, 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.

23. 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 Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

24. 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 structure(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.

25. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

26. 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.

INFORMATION ONLY:

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

APPROVED by the City Council of the City of San Diego on September XX, 2013 and [Approved Resolution Number].

Attachment 5

Permit Type/PTS Approval No.: SDP No. 908267

CDP No. 908269

Date of Approval: September XX, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
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.

PH FBI SD, L.L.C.
Owner/Permittee

By _____
NAME:
TITLE:

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

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION SUMMARILY VACATING
CONSERVATION EASEMENT WITHIN THE
SOUTHEASTERLY 700.00 FEET OF ACRE LOT 8 OF
SORRENTO LANDS AND TOWNSITE, MAP 483 RECORDED
FEBRUARY 9, 1888, GRANTED TO THE CITY OF SAN
DIEGO PER DOCUMENT FILE/PAGE NO. 2003-0347317,
RECORDED MARCH 27, 2003 – PROJECT NO. 158983.

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
easements by City Council resolution; and

WHEREAS, it is proposed that Conservation easement within the southeasterly 700.00
feet of acre Lot 8 of Sorrento Lands and Townsite, Map 483 recorded February 9, 1888, granted
to the City of San Diego per document file/page no. 2003-0347317, recorded March 27, 2003,
Easement Vacation No. 1013470 be vacated; and

WHEREAS, The Conservation easement has been superseded by relocation and there are
no other public facilities located within the easement; and

WHEREAS, the easement 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 _____, 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 Conservation easement within the southeasterly 700.00 feet of acre Lot 8 of Sorrento Lands and Townsite, Map 483 recorded February 9, 1888, granted to the City of San Diego per document file/page no. 2003-0347317, recorded March 27, 2003, Easement Vacation No. 1013470, 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.

The conservation easement area is relatively small, has diminished and unmanaged biological value, is not within the City's Multiple Habitat Planning Area (MHPA), and any remaining habitat will be mitigated at twice the normal ratio within suitable locations to provide connectivity to adjacent flourishing MHPA habitat. Therefore, the City will not have any 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.

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

The vacation of the conservation easement for the construction of a security fence for the FBI facility will provide a safe and secure environment for the operations of the intelligence-driven and a threat-focused national security organization with both intelligence and law enforcement responsibilities, to protect and defend the United States against terrorist and foreign intelligence threats, to uphold and enforce the criminal laws of the United States, and to provide leadership and criminal justice services to federal, state, municipal, and international agencies and partners. Therefore, 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 proposed project is located in the Mira Mesa Community Plan (MMCP) and North City Local Coastal Program Land Use Plan areas. Specifically, the site is within Sorrento Mesa Subarea and designated for industrial park uses to accommodate a mixture of research and development, office and manufacturing uses. The existing Federal Bureau of Investigation (FBI) development is consistent with plan's designation. Furthermore, the MMCP's Sensitive Resources and Open Spaces System Element promotes the preservation of sensitive resources, including plant and animal habitats and wildlife linkages. The conservation easement vacation to allow a secure fenced FBI complex and the creation of a new conservation area on the site will continue to meet the goals and policies of the Element to manage the site resources by preserving habitat area that is located adjacent to the City's MHPA that will ensure viable open space connections. Therefore, the vacation will be 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.

The conservation easement to preserve sensitive habitat and provide wildlife corridor opportunities on the site has been unmanaged for years. Previous predominate habitat has been outcompeted by invasive plant species that effectively leaves majority of the easement area with minimal biological value. However, the creation of a new conservation easement area upon the remaining undeveloped portion of the site and adjacent to the MHPA, to include 0.05 acres of habitat within the easement, and additional payment into the City's Habitat Acquisition Fund in order to purchase conservation land within the MHPA, would complete mitigation for removal of lands by replacing previously-conserved habitats within the easement with habitats of equal or higher value elsewhere. Therefore, the purpose for which the easement was originally acquired will not be detrimentally affected by the vacation and the purpose for which the easement was acquired will no longer exist.

BE IT FURTHER RESOLVED, that the Conservation easement located within the southeasterly 700.00 feet of acre Lot 8 of Sorrento Lands and Townsite, Map 483 in connection with Coastal Development Permit No. 908269 and Site Development Permit No. 908267, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37086-B, marked as Exhibits "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that said Conservation easement vacation is conditioned upon dedication and recordation of a Conservation easement for 1.349 acres. In the event this

(R-[Reso Code])

condition is not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

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:[Dept]
JO: [INSERT JO No.]
Drawing Nos. 21128-B and 37086-B
R-R-[Reso Code]
Document1

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION SUMMARILY VACATING
CONSERVATION EASEMENT WITHIN THE
SOUTHEASTERLY 700.00 FEET OF ACRE LOT 8 OF
SORRENTO LANDS AND TOWNSITE, MAP 483 RECORDED
FEBRUARY 9, 1888, GRANTED TO THE CITY OF SAN
DIEGO PER DOCUMENT FILE/PAGE NO. 2003-0347317,
RECORDED MARCH 27, 2003 – PROJECT NO. 158983.

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
easements by City Council resolution; and

WHEREAS, it is proposed that Conservation easement within the southeasterly 700.00
feet of acre Lot 8 of Sorrento Lands and Townsite, Map 483 recorded February 9, 1888, granted
to the City of San Diego per document file/page no. 2003-0347317, recorded March 27, 2003,
Easement Vacation No. 1013470 be vacated; and

WHEREAS, The Conservation easement has been superseded by relocation and there are
no other public facilities located within the easement; and

WHEREAS, the easement 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 _____, 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 Conservation easement within the southeasterly 700.00 feet of acre Lot 8 of Sorrento Lands and Townsite, Map 483 recorded February 9, 1888, granted to the City of San Diego per document file/page no. 2003-0347317, recorded March 27, 2003, Easement Vacation No. 1013470, 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.

The conservation easement area is relatively small, has diminished and unmanaged biological value, is not within the City's Multiple Habitat Planning Area (MHPA), and any remaining habitat will be mitigated at twice the normal ratio within suitable locations to provide connectivity to adjacent flourishing MHPA habitat. Therefore, the City will not have any 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.

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

The vacation of the conservation easement for the construction of a security fence for the FBI facility will provide a safe and secure environment for the operations of the intelligence-driven and a threat-focused national security organization with both intelligence and law enforcement responsibilities, to protect and defend the United States against terrorist and foreign intelligence threats, to uphold and enforce the criminal laws of the United States, and to provide leadership and criminal justice services to federal, state, municipal, and international agencies and partners. Therefore, 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 proposed project is located in the Mira Mesa Community Plan (MMCP) and North City Local Coastal Program Land Use Plan areas. Specifically, the site is within Sorrento Mesa Subarea and designated for industrial park uses to accommodate a mixture of research and development, office and manufacturing uses. The existing Federal Bureau of Investigation (FBI) development is consistent with plan's designation. Furthermore, the MMCP's Sensitive Resources and Open Spaces System Element promotes the preservation of sensitive resources, including plant and animal habitats and wildlife linkages. The conservation easement vacation to allow a secure fenced FBI complex and the creation of a new conservation area on the site will continue to meet the goals and policies of the Element to manage the site resources by preserving habitat area that is located adjacent to the City's MHPA that will ensure viable open space connections. Therefore, the vacation will be 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.

The conservation easement to preserve sensitive habitat and provide wildlife corridor opportunities on the site has been unmanaged for years. Previous predominate habitat has been outcompeted by invasive plant species that effectively leaves majority of the easement area with minimal biological value. However, the creation of a new conservation easement area upon the remaining undeveloped portion of the site and adjacent to the MHPA, to include 0.05 acres of habitat within the easement, and additional payment into the City's Habitat Acquisition Fund in order to purchase conservation land within the MHPA, would complete mitigation for removal of lands by replacing previously-conserved habitats within the easement with habitats of equal or higher value elsewhere. Therefore, the purpose for which the easement was originally acquired will not be detrimentally affected by the vacation and the purpose for which the easement was acquired will no longer exist.

BE IT FURTHER RESOLVED, that the Conservation easement located within the southeasterly 700.00 feet of acre Lot 8 of Sorrento Lands and Townsite, Map 483 in connection with Coastal Development Permit No. 908269 and Site Development Permit No. 908267, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37086-B, marked as Exhibits "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that said Conservation easement vacation is conditioned upon dedication and recordation of a Conservation easement for 1.349 acres. In the event this

condition is not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

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:[Dept]
JO: [INSERT JO No.}
Drawing Nos. 21128-B and 37086-B
R-R-[Reso Code]
Document1

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION SUMMARILY VACATING HIGHWAY SLOPE EASEMENT WITHIN THE SOUTHEASTERLY 700.00 FEET OF ACRE LOT 8 OF SORRENTO LANDS AND TOWNSITE, MAP 483 RECORDED FEBRUARY 9, 1888, GRANTED TO THE STATE OF CALIFORNIA PER DOCUMENT FILE/PAGE NO. 61248, RECORDED APRIL 9, 1970 AND RELINQUISHED TO THE CITY OF SAN DIEGO PER DOCUMENT FILE/PAGE 318551, RECORDED NOVEMBER 29, 1972 – PROJECT NO. 158983.

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 easements by City Council resolution; and

WHEREAS, it is proposed that Highway Slope easement within the southeasterly 700.00 feet of acre Lot 8 of Sorrento Lands and Townsite, Map 483 recorded February 9, 1888, granted to the State of California per document file/page no. 61248, recorded April 9, 1970 and relinquished to the City of San Diego per document file/page 318551, recorded November 29, 1972, Easement Vacation No. 1013471 be vacated; and

WHEREAS, The Highway Slope 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

WHEREAS, the easement 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 _____, 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 Highway Slope easement within the southeasterly 700.00 feet of acre Lot 8 of Sorrento Lands and Townsite, Map 483 recorded February 9, 1888, granted to the State of California per document file/page no. 61248, recorded April 9, 1970 and relinquished to the City of San Diego per document file/page 318551, recorded November 29, 1972, Easement Vacation No. 1013471, 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.

The highway slope easement to be vacated was relinquished to the City in 1972 by the State of California for purposes of slope grading in support of prospective Interstate 805 roadway improvements. Concurrent with the relinquishment of this highway slope easement, the State of California also relinquished the frontage roadway, currently known as Vista Sorrento Parkway, to the City in 1972. There are no present or prospective public uses for the highway slope

easement's 0.629-acre area to be vacated by this action and this area is currently developed with private frontage improvements associated with the existing development. Therefore, the easement no longer serves any current public purpose and no future public use of the easement can be anticipated.

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

The public will benefit from the abandonment of the easement because it will eliminate unnecessary and unproductive encumbrances on the property at issue. The elimination of these burdens has the potential to facilitate more productive use of the property in the future.

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

The abandonment of the highway slope easement would not adversely affect the Mira Mesa Community Plan, or any other applicable land use plan or the goals and policies of applicable land use plans. Therefore, abandonment would be consistent with applicable land use plans.

(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.

The highway slope easement to be vacated was relinquished to the City for purposes of slope grading in support of prospective Interstate 805 roadway improvements. The slope easement is not abutting Interstate 805 and is not necessary for any contemplated future public roadway improvements. As such, public slope improvements for which the easement was originally acquired will not be detrimentally affected by abandonment.

BE IT FURTHER RESOLVED, that the Highway Slope easement located within the southeasterly 700.00 feet of acre Lot 8 of Sorrento Lands and Townsite, Map 483 in connection with Coastal Development Permit No. 908269 and Site Development Permit No. 908267, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 21128-B, marked as Exhibits "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:[Dept]
JO: [INSERT JO No.}
Drawing Nos. 21128-B
R-R-[Reso Code]
Document1

EXHIBIT 'A'

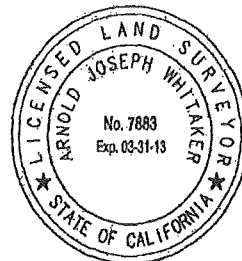
LEGAL DESCRIPTION FOR
CONSERVATION EASEMENT VACATION


ALL OF THE FOLLOWING DESCRIBED EASEMENT WITHIN THAT PORTION OF THE SOUTHEASTERLY 700.00 FEET OF ACRE LOT 8 OF SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888; DESCRIBED AS FOLLOWS:

CONSERVATION EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED MARCH 27, 2003 AS FILE/PAGE NO. 2003-0347317 OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

ATTACHED HERETO IS DRAWING NO. 37086-B LABELED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART HEREOF.

CONTAINS AN AREA OF 2.10 ACRES, MORE OR LESS.

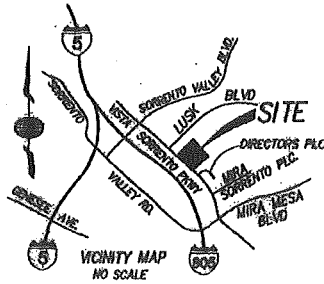




ARNOLD J. WHITAKER
LS 7883 EXPIRES 03-31-13

FILE: PTS 158983
DRAWING NO. 37086-B
I.O. 23431133

EXHIBIT 'B'



CONSERVATION ESMT. DATA TABLE				
NO.	DELTA OR ARC	RADIUS	LENGTH	REMARKS
1	N04°34'23"W		67.30'	
2	N14°28'51"W		33.85'	
3	N11°22'11"W		73.11'	
4	N08°16'22"W		74.45'	
5	N18°14'26"W		277.80'	
6	N37°08'58"W		214.32'	
7	N51°06'52"E		175.96'	

ASSESSOR'S PARCEL NUMBERS
340-080-14

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS DRAWING IS A PORTION OF THE EASTERLY LINE OF ACRE LOT B ACCORDING TO R.O.S. 1162B, I.E. N 14°53'10" W.

REFERENCES:

R.O.S. 1162B, MAP 12745, MAP 10607, MAP 13804, ROS 11711, MS 72A, CITY DRWG. 4383-L, CITY DRWG. 00033-C, AND DOC. REC. 7-2-1984 AS DOC. NO. 1984-248960 O.R.



Arnold J. Whitaker
ARNOLD J. WHITAKER LS 7883
7/5/12
DATE

CONSERVATION EASEMENT VACATION

IN ACRE LOT B OF SORRENTO LANDS AND TOWNSITE, MAP NO. 483

DESCRIPTION	BY	APPROVED DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 2 SHEETS	NO. 2369133 FILE 156983
ORIGINAL	LAT33 AGA	7-19-2012		<i>Arnold J. Whitaker</i> FOR CITY ENGINEER	1804-0263 068 '83 COORDINATES
					269-1763 CURRENT COORDINATES
					37086-1-B

EXHIBIT 'A'

LEGAL DESCRIPTION FOR
HIGHWAY SLOPE EASEMENT VACATION

ALL OF THE FOLLOWING DESCRIBED EASEMENT WITHIN THAT PORTION OF THE SOUTHEASTERLY 700.00 FEET OF ACRE LOT 8 OF SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; FEBRUARY 9, 1888; DESCRIBED AS FOLLOWS:

HIGHWAY SLOPE EASEMENT GRANTED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED APRIL 9, 1970 AS FILE/PAGE NO. 61248 OF OFFICIAL RECORDS; RELINQUISHED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 29, 1972 AS FILE/PAGE 318551, OF OFFICIAL RECORDS.

ATTACHED HERETO IS DRAWING NO. 21128-B LABELED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART HEREOF.

CONTAINS AN AREA OF 0.629 ACRE, MORE OR LESS.

 7/3/12
ARNOLD J. WHITAKER
LS 7883 EXPIRES 03-31-13

FILE: PTS 158983
DRAWING 21128-B
I.O. 23431133

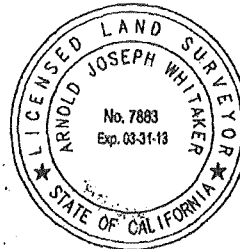
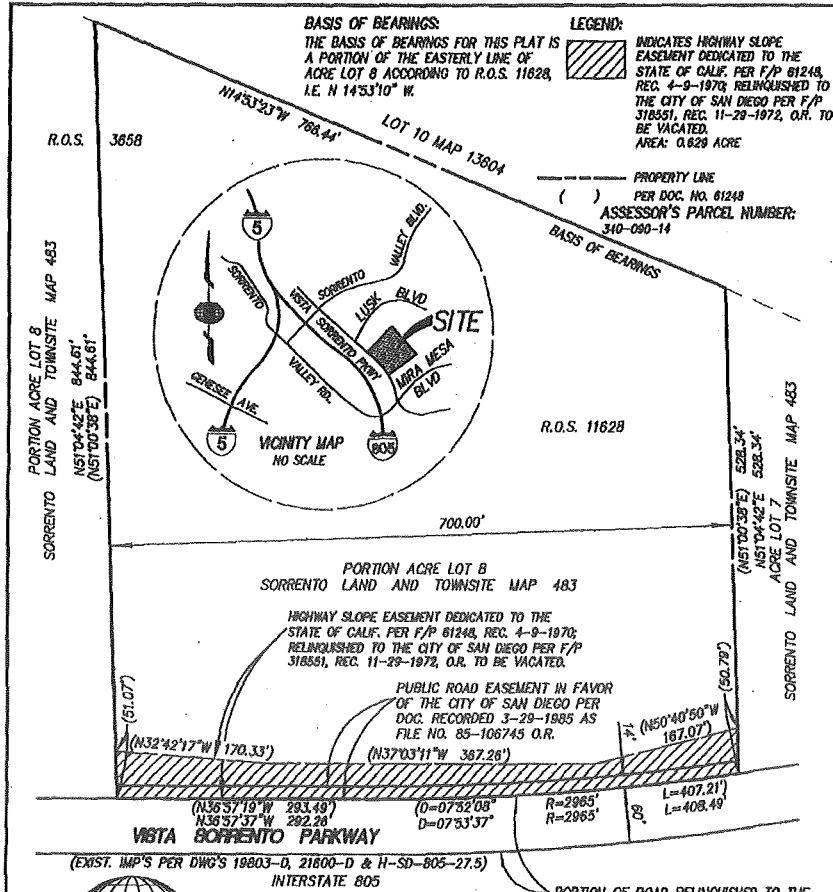
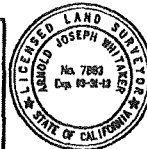


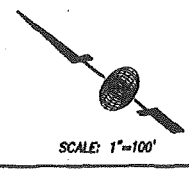
EXHIBIT 'B'



LATITUDE 33
 PLANNING AND ENGINEERING
 5355 MIRA BORRENTO PLACE, SUITE 650
 SAN DIEGO, CA 92121
 TEL. 619.751.0833
 FAX. 619.751.0834



Arnold J. Whitaker 7/3/12
 ARNOLD J. WHITAKER LS 7883 DATE
 REGISTRATION EXPIRES 03-31-2013



HIGHWAY SLOPE EASEMENT VACATION
 PORTION OF THE SOUTHEASTERLY 700.00 FEET OF ACRE LOT B OF
 SORRENTO LANDS AND TOWNSITE, MAP NO. 483

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA PLANNING & DEVELOPMENT REVIEW DEPARTMENT SHEET 1 OF 1 SHEET	P.T.N. NO. 158983 J.C. NO. 23431133
ORIGINAL	LAT33	AEA	7-19-2012		<i>Arnold J. Whitaker</i> 7-19-2012 FOR CITY ENGINEER DATE	1904-8263 NAD '83 COORDINATES 266-1703 LAURENT COORDINATES
						21128-B

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on July 3, 2008 Suzanne Sanders, PH FBI SD, L.L.C., submitted an application to Development Services Department for a Vacation, Coastal Development Permit (CDP) Site Development Permit (SDP) for the San Diego Professional Office Building; and

WHEREAS, the matter was Set for a Public Hearing to be conducted by City Council (CC) of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on September XX, 2013; and

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

WHEREAS, the City Council considered the issues discussed in Mitigation Negative Declaration No. 158983 prepared for this Project; NOW THEREFORE,

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

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

BE IT FURTHER RESOLVED, that the City Council finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.

By: _____
[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

**MITIGATION MONITORING AND REPORTING PROGRAM
COASTAL DEVELOPMENT PERMIT NO. 908269, SITE DEVELOPMENT PERMIT NO.
908267, CONSERVATION EASEMENT VACATION NO. 1013470, AND SLOPE
EASEMENT VACATION NO. 1013471
PROJECT NO.158983**

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 Mitigated Negative Declaration No.158983 shall be made conditions of Coastal Development Permit (CDP), Site Development Permit (SDP), and Vacations 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:

Biologist

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) #158983, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

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

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

4. MONITORING EXHIBITS

All consultants are required to submit , to RE and MMC, a monitoring exhibit on 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:

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals I/Notes.</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

LAND USE (Multi-Habitat Planning Area Land Use Adjacency)

- 1. Lighting** – All building, site, and landscape lighting adjacent to the MHPA shall be directed away from the preserve using proper placement and adequate shielding to protect sensitive habitat. Where necessary, light from traffic or other incompatible uses, shall be shielded from the MHPA through the utilization of including, but not limited to, earth berms, fences, and/or plant material.
- 2. Invasive Plants** – Plant species within 100 feet of the MHPA shall comply with the Landscape Regulations (LDC142.0400 and per table 142-04F, Revegetation and Irrigation Requirements) and be non invasive. Landscape plans shall include a note that states: *“The ongoing maintenance requirements of the property owner shall prohibit the use of any planting that are invasive, per City Regulations, Standards, guidelines, etc., within 100 feet of the MHPA.”*
- 3. Noise-** Due to the site's location adjacent to or within the MHPA, construction noise that exceeds the maximum levels allowed shall be avoided, during the breeding seasons for protected avian species such as: *California Gnatcatcher (3/1-8/15)*. If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service

protocol surveys shall be required in order to determine species presence/absence. When applicable, adequate noise reduction measures shall be incorporated.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading permit (FOR PUBLIC UTILITY PROJECTS: prior to the preconstruction meeting), the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur between March 1, and August 15, the breeding season of the Coastal California Gnatcatcher, until the following requirements have been met to the satisfaction of the city manager:

- A. A qualified biologist (possessing a valid endangered species act section 10(a)(1)(A) recovery permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the Coastal California Gnatcatcher. Surveys for the Coastal California Gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If Gnatcatchers are present, then the following conditions must be met:
 - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied Gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
 - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied Gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the city manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
 - III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g. berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the Coastal California Gnatcatcher. Concurrent with the commencement of construction activities

and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

- * Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.
- B. If Coastal California Gnatcatcher are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the city manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1, and August 15 as follows:
 - I. If this evidence indicates the potential is high for Coastal California Gnatcatcher to be present based on historical records or site conditions, then condition A.II shall be adhered to as specified above.
 - II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

BIOLOGICAL RESOURCES

Conservation Easement

There is a 0.80 acre conservation easement area to be vacated as a result of this project. A portion of the area is to be mitigated for by a new conservation easement and a portion shall be paid into the Habitat Acquisition Fund (HAF). The new conservation easement would be located directly adjacent to the current conservation easement at the north of the property. The acreages are included in table format below.

Attachment 9

Vegetation Type	Easement Vacation (acres)	Mitigation Ratios	Mitigation Requirement (acres)	Mitigation Component (acres)	
				Easement Addition	HAF
Diegan Coastal Sage Scrub	0.13	3:1	0.39	0.04	0.35
Non-Native Grassland	0.67	2:1	1.34	0.01	1.33
Total	0.80	N/A	1.73	0.05	1.68

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

GSA LEASE # GS-09B-02541



PROPERTY OF THE UNITED STATES GOVERNMENT
COPYING, DISSEMINATION, OR DISTRIBUTION OF THESE
DRAWINGS, PLANS, OR SPECIFICATIONS TO
UNAUTHORIZED USERS IS PROHIBITED

Do not remove this notice
Properly return documents when no longer needed



VICINITY MAP



COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT SUBMITTAL

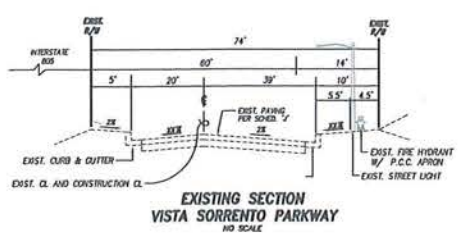
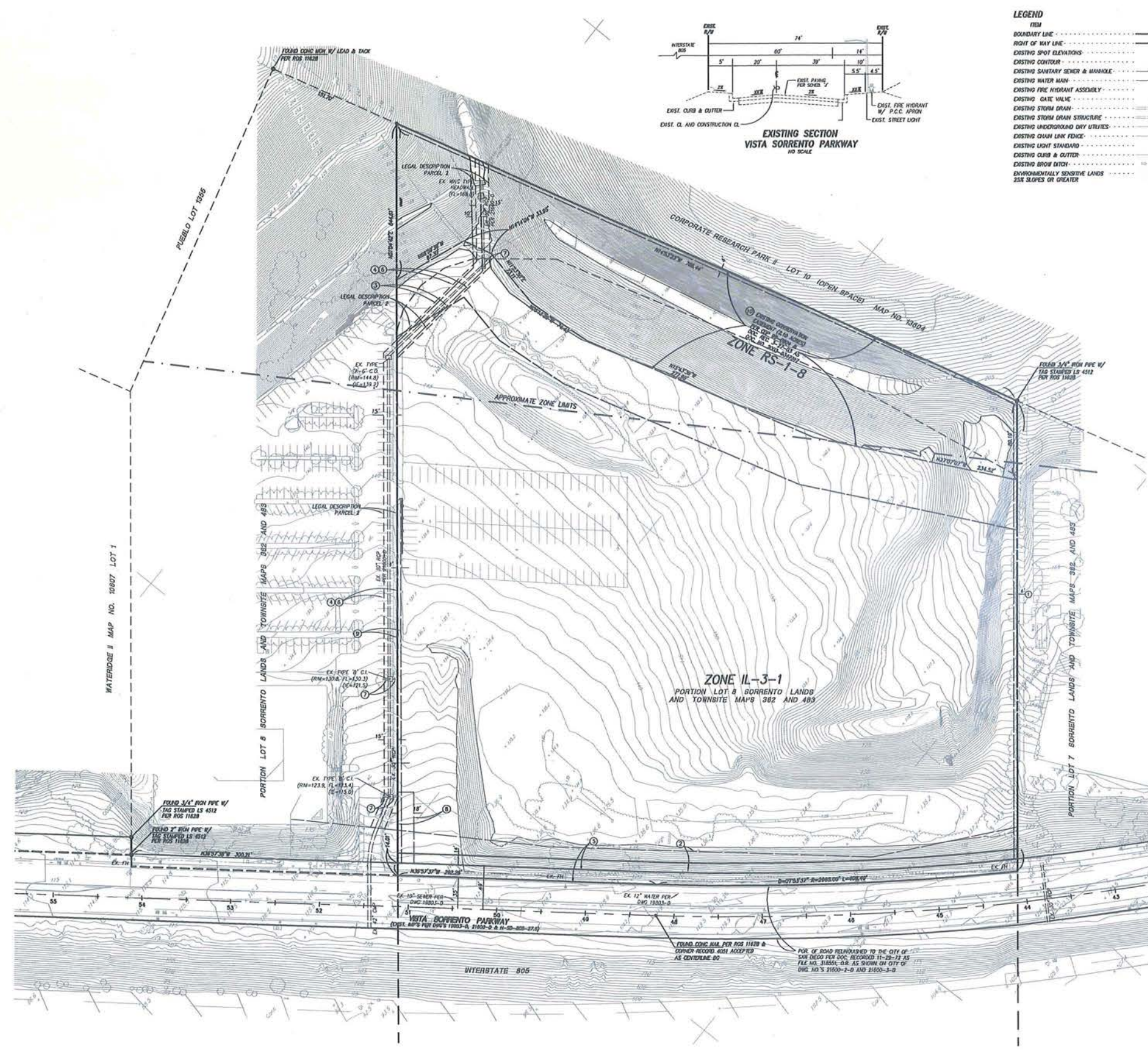
FOR
THE MOLASKY GROUP OF COMPANIES
SAN DIEGO PROFESSIONAL OFFICE BUILDING
GSA LEASE # GS-09B-02541
AMENDMENT TO:
ALEXANDRIA TECHNOLOGY CENTER - SORRENTO VIEW
COASTAL DEVELOPMENT PERMIT NO. 7293
SITE DEVELOPMENT PERMIT NO. 7294
PLANNED DEVELOPMENT PERMIT NO. 62021
COASTAL DEVELOPMENT PERMIT NO. 11100

CURRENT PACKAGE INFORMATION
COMMISSION NUMBER: 3157-002-00
DATE: OCTOBER 14, 2011

SUBMITTAL PACKAGE HISTORY

PACKAGE	PACKAGE DESCRIPTION	ISSUE DATE
CDP / SDP / PDP	SUBMITTAL #1	MARCH 22, 2012
	SUBMITTAL #2	MAY 21, 2012
	SUBMITTAL #3	JULY 9, 2012
	SUBMITTAL #4	AUGUST 21, 2012

DRAWING INDEX	PROJECT INFORMATION	DEVELOPMENT AREA SUMMARY	SITE INFORMATION																																																																																																													
<p>CIVIL C-1.0 EXISTING CONDITIONS AND TOPOGRAPHY EXHIBIT C-2.0 PRELIMINARY SITE GRADING AND UTILITY PLAN</p> <p>LANDSCAPE L100 - LANDSCAPE CONCEPT PLAN L200 - BRUSH MANAGEMENT PLAN L300 - LANDSCAPE RETROFIT PLAN L400 - LANDSCAPE VIGNETTES</p> <p>ARCHITECTURAL A060 - ARCHITECTURAL SITE PLAN AND FIRE DEPARTMENT ACCESS PLAN A061 - ARCHITECTURAL SITE DETAILS A062 - ARCHITECTURAL SITE SECTION</p> <p>ELECTRICAL E031 - ELECTRICAL SITE PHOTOMETRIC PLAN</p>	<p>PROPOSED PROJECT SUMMARY PROPOSED AMENDMENT TO PREVIOUSLY APPROVED COASTAL DEVELOPMENT PERMIT NO. 7293, SITE DEVELOPMENT PERMIT NO. 7294, PLANNED DEVELOPMENT PERMIT NO. 62021, AND COASTAL DEVELOPMENT PERMIT NO. 11100 TO INCLUDE: 1) VACATE A PORTION OF AN EXISTING 2.1 ACRE CONSERVATION EASEMENT ALONG THE PROJECT'S EASTERN BOUNDARY, AND; 2) VACATION OF AN EXISTING HIGHWAY SLOPE EASEMENT ALONG THE PROJECT'S WESTERN BOUNDARY.</p>	<table border="1"> <thead> <tr> <th>Use</th> <th>July 13, 2006 CDP</th> <th>Proposed Project</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>300,250</td> <td>278,768</td> <td>579,018</td> </tr> <tr> <td>Annex/Mechanical/Electrical</td> <td>43,550</td> <td>33,138</td> <td>76,688</td> </tr> <tr> <td>Parking/Garage</td> <td>105,250</td> <td>105,120</td> <td>210,370</td> </tr> <tr> <td>Other</td> <td>4,000</td> <td>1,000</td> <td>5,000</td> </tr> <tr> <td>Unimproved Area Area</td> <td>300,750</td> <td>272,668</td> <td>573,418</td> </tr> <tr> <td>Grand Total Area Total</td> <td>1,054,800</td> <td>1,090,694</td> <td>2,145,494</td> </tr> <tr> <td>Site Area</td> <td>1,054,800</td> <td>1,090,694</td> <td>2,145,494</td> </tr> <tr> <td>Phase Area (Unimproved Area Area)</td> <td>300,750</td> <td>272,668</td> <td>573,418</td> </tr> <tr> <td>Phase Area (Other)</td> <td>1,220</td> <td>1,000</td> <td>2,220</td> </tr> </tbody> </table>	Use	July 13, 2006 CDP	Proposed Project	Total	Office	300,250	278,768	579,018	Annex/Mechanical/Electrical	43,550	33,138	76,688	Parking/Garage	105,250	105,120	210,370	Other	4,000	1,000	5,000	Unimproved Area Area	300,750	272,668	573,418	Grand Total Area Total	1,054,800	1,090,694	2,145,494	Site Area	1,054,800	1,090,694	2,145,494	Phase Area (Unimproved Area Area)	300,750	272,668	573,418	Phase Area (Other)	1,220	1,000	2,220	<p>STREET ADDRESS 10385 VISTA SORRENTO PARKWAY SAN DIEGO, CA 92121</p> <p>LEGAL DESCRIPTION A PORTION OF THE SOUTHWESTERLY 700 FEET OF ACRE LOT 8 OF SORRENTO LANDS AND TOWNSHIP, MAP NO. 483 340-090-14</p> <p>ASSESSOR'S PARCEL NO.: 340-090-14</p> <p>SITE AREA: 11.02 ACRES (2.10 ACRES OPEN SPACE)</p> <p>ZONING INFORMATION: BASE ZONE IL-3-1 & RS-1-B COASTAL OVERLAY ZONE (NON-APPEALABLE AREA 1) AIRPORT ENVIRONS OVERLAY ZONE, ACCIDENT POTENTIAL ZONE 2 MIRA MESA COMMUNITY PLAN, SORRENTO MESA SUB AREA</p> <p>PRIOR DISCRETIONARY APPROVALS: COASTAL DEVELOPMENT PERMIT NO. 7293, DATED JULY 13, 2006* SITE DEVELOPMENT PERMIT NO. 7294, DATED JULY 13, 2006* PLANNED DEVELOPMENT NO. 62021, DATED JULY 13, 2006* COASTAL DEVELOPMENT PERMIT NO. 11100, DATED JUNE 16, 2003* *PERMIT UTILIZED BY GRADING PERMIT # 342504</p> <table border="1"> <thead> <tr> <th></th> <th>CDP NO. 7293</th> <th>PROPOSED PROJECT*</th> </tr> </thead> <tbody> <tr> <td>MIN LOT AREA</td> <td>15,000 SF</td> <td>487,872 SF</td> </tr> <tr> <td>LOT WIDTH</td> <td>75 FT</td> <td>700 FT</td> </tr> <tr> <td>STREET FRONTAGE</td> <td>75 FT</td> <td>700 FT</td> </tr> <tr> <td>LOT DEPTH</td> <td>100 FT</td> <td>AVG 686 FT</td> </tr> <tr> <td>SET-BACKS</td> <td></td> <td>AVG 686 FT</td> </tr> <tr> <td>MIN FRONT</td> <td>15 FT</td> <td>15 FT</td> </tr> <tr> <td>STD FRONT</td> <td>20 FT</td> <td>20 FT</td> </tr> <tr> <td>MIN SIDE</td> <td>10 FT</td> <td>10 FT</td> </tr> <tr> <td>MIN REAR</td> <td>0 FT</td> <td>0 FT</td> </tr> <tr> <td>STD REAR</td> <td>15 FT</td> <td>15 FT</td> </tr> <tr> <td>MAX STRUCTURE HEIGHT</td> <td></td> <td></td> </tr> <tr> <td>OFFICE</td> <td>NONE</td> <td>102 FT</td> </tr> <tr> <td>ANNEX</td> <td>NONE</td> <td>NA</td> </tr> <tr> <td>GARAGE</td> <td>NONE</td> <td>73 FT</td> </tr> <tr> <td>VSF</td> <td>NONE</td> <td>NA</td> </tr> <tr> <td>MAX FLOOR AREA RATIO</td> <td>2.0</td> <td>0.98</td> </tr> <tr> <td>OUTDOOR AMENITIES COVERAGE</td> <td>2,000 SF</td> <td>X SF</td> </tr> <tr> <td>OFFICE</td> <td>NA</td> <td>105,500 SF</td> </tr> <tr> <td>ANNEX</td> <td>NA</td> <td>NA</td> </tr> <tr> <td>GARAGE</td> <td>NA</td> <td>53,272 SF</td> </tr> <tr> <td>VSF</td> <td>NA</td> <td>NA</td> </tr> <tr> <td>TOTAL</td> <td>158,772 SF</td> <td>137,393 SF</td> </tr> </tbody> </table> <p>*FAR INCLUDES 25% FUTURE EXPANSION</p>		CDP NO. 7293	PROPOSED PROJECT*	MIN LOT AREA	15,000 SF	487,872 SF	LOT WIDTH	75 FT	700 FT	STREET FRONTAGE	75 FT	700 FT	LOT DEPTH	100 FT	AVG 686 FT	SET-BACKS		AVG 686 FT	MIN FRONT	15 FT	15 FT	STD FRONT	20 FT	20 FT	MIN SIDE	10 FT	10 FT	MIN REAR	0 FT	0 FT	STD REAR	15 FT	15 FT	MAX STRUCTURE HEIGHT			OFFICE	NONE	102 FT	ANNEX	NONE	NA	GARAGE	NONE	73 FT	VSF	NONE	NA	MAX FLOOR AREA RATIO	2.0	0.98	OUTDOOR AMENITIES COVERAGE	2,000 SF	X SF	OFFICE	NA	105,500 SF	ANNEX	NA	NA	GARAGE	NA	53,272 SF	VSF	NA	NA	TOTAL	158,772 SF	137,393 SF
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<p>PROJECT DIRECTORY</p> <p>OWNER / APPLICANT THE MOLASKY GROUP OF COMPANIES 100 CITY PARKWAY SUITE 1700 LAS VEGAS, NEVADA 89106 (702) 735-0155 CONTACT: SUZANNE SAUNDERS</p> <p>ARCHITECT URBAN SYSTEMS ASSOCIATES, INC. 4540 KEARNY VILLA ROAD, SUITE 106 SAN DIEGO, CA 92123 (619) 560-4911 CONTACT: ANDY SCHLAEFU</p> <p>LANDSCAPE ARCHITECT HANNUEL GREEN AND ABRAHAMSON 701 WASHINGTON AVE NORTH MINNEAPOLIS, MN 55344 (612) 758-4000 CONTACT: BECKY GRECO</p> <p>CIVIL ENGINEER LATITUDE 33 ENGINEERING AND PLANNING 4933 PARAMOUNT DRIVE SUITE 200 SAN DIEGO, CA 92123 (619) 751-0833 CONTACT: JIM KILGORE</p> <p>TRAFFIC URBAN SYSTEMS ASSOCIATES, INC. 4540 KEARNY VILLA ROAD, SUITE 106 SAN DIEGO, CA 92123 (619) 560-4911 CONTACT: ANDY SCHLAEFU</p> <p>CONSULTING ARCHITECT ARCHITECTS DELAWIE WILKES RODRIGUES BARKER 2265 INDIA STREET SAN DIEGO, CA 92101 (619) 299-6690 CONTACT: MICHAEL ASARO</p>	<p>PARKING INFORMATION SPREADSHEET INFO</p> <p>JULY 13, 2006 CDP - BASED ON R&D USE (SDVC TABLE 142-05F)</p> <table border="1"> <thead> <tr> <th></th> <th>STANDARD</th> <th>HC</th> <th>CARPOOL</th> <th>TOTAL</th> <th>MOTORCYCLE</th> <th>BICYCLE</th> </tr> </thead> <tbody> <tr> <td>SITE</td> <td>156</td> <td>8</td> <td>26</td> <td>190</td> <td>-</td> <td>-</td> </tr> <tr> <td>BASEMENT</td> <td>238</td> <td>8</td> <td>31</td> <td>277</td> <td>-</td> <td>18</td> </tr> <tr> <td>STRUCTURED</td> <td>479</td> <td>16</td> <td>38</td> <td>533</td> <td>20</td> <td>-</td> </tr> <tr> <td>TOTAL</td> <td>873</td> <td>32</td> <td>95</td> <td>1,000</td> <td>20</td> <td>18</td> </tr> </tbody> </table> <p>PROPOSED PROJECT - PARKING COUNTS ARE BASED ON ACTUAL EMPLOYEE AND ANTICIPATED VISITOR COUNTS</p> <table border="1"> <thead> <tr> <th></th> <th>STANDARD**</th> <th>HC**</th> <th>CARPOOL</th> <th>TOTAL</th> <th>MOTORCYCLE</th> <th>BICYCLE</th> </tr> </thead> <tbody> <tr> <td>STRUCTURED</td> <td>470</td> <td>10</td> <td>-</td> <td>480</td> <td>-</td> <td>32</td> </tr> <tr> <td>SITE</td> <td>76</td> <td>2</td> <td>-</td> <td>78</td> <td>-</td> <td>-</td> </tr> <tr> <td>TOTAL</td> <td>546</td> <td>12</td> <td>-</td> <td>558</td> <td>-</td> <td>32</td> </tr> </tbody> </table> <p>* STANDARD STALLS ARE 9'-0"x18'-0" AND 10'-0"x18'-6" ** HC STALLS ARE A MIX OF STANDARD STALLS ABOVE, WITH 8'-0" SHARED ACCESS AISLE</p>		STANDARD	HC	CARPOOL	TOTAL	MOTORCYCLE	BICYCLE	SITE	156	8	26	190	-	-	BASEMENT	238	8	31	277	-	18	STRUCTURED	479	16	38	533	20	-	TOTAL	873	32	95	1,000	20	18		STANDARD**	HC**	CARPOOL	TOTAL	MOTORCYCLE	BICYCLE	STRUCTURED	470	10	-	480	-	32	SITE	76	2	-	78	-	-	TOTAL	546	12	-	558	-	32																																																
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TOTAL	546	12	-	558	-	32																																																																																																										



LEGEND

FROM	SYMBOL
BOUNDARY LINE	---
RIGHT OF WAY LINE	---
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING SANITARY SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN STRUCTURE
EXISTING UNCHORROD DRY UTILITIES
EXISTING CHAIN LINK FENCE
EXISTING LIGHT STANDARD
EXISTING CURB & GUTTER
EXISTING BROW DITCH
ENVIRONMENTALLY SENSITIVE LANDS 25% SLOPES OR GREATER

LEGAL DESCRIPTION

PARCEL 1
 THAT PORTION OF THE SOUTHEASTERLY 700 FEET OF ACRES LOT 8 OF SORRENTO LANDS AND TOWNSHIP, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 8, 1988.

PARCEL 2
 BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID ACRES LOT 8, DISTANT ALONG SAID SOUTHEASTERLY LINE SOUTH 57°02'30" WEST, 208.54 FEET (BEING 538.23 FEET PER DEED TO STATE OF CALIFORNIA RECORDED APRIL 9, 1970, AS DOCUMENT NO. 81248 OF OFFICIAL RECORDS) FROM THE MOST EASTERLY CORNER OF SAID ACRES LOT 8; THENCE FROM A TANGENT WHICH BEARS NORTH 44°42'27" WEST ANGLE OF 67°35'04", A DISTANCE OF 407.21 FEET; THENCE TANGENT TO LAST SAID CURVE, NORTH 18°51'00" WEST, TO A LINE WHICH IS PARALLEL WITH AND 705.00 FEET NORTHWESTERLY AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE OF SAID ACRES LOT 8.

PARCEL 3
 AN EASEMENT FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A STORM DRAIN AND INCIDENTAL PURPOSES UPON, UNDER, OVER, AND ACROSS A STRIP OF LAND 10 FEET IN WIDTH IN ACRES LOT 8 OF THE NORTH OF SORRENTO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL 4
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT, THENCE ALONG THE EASTERLY LINE OF SAID LOT SOUTH 1°33'10" EAST, 248.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 50°10'00" WEST, 115.18 FEET; THENCE NORTH 83°15'31" WEST, 126.51 FEET; THENCE NORTH 83°15'31" WEST, 20.97 FEET; THENCE SOUTH 81°05'00" WEST, 498.09 FEET; THENCE SOUTH 27°47'47" WEST, 38.85 FEET; THENCE SOUTH 32°44'21" EAST, 18.64 FEET; THENCE NORTH 27°47'47" EAST, 38.22 FEET; THENCE NORTH 51°05'00" EAST, 402.77 FEET; THENCE SOUTH 83°15'31" EAST, 142.63 FEET; THENCE NORTH 50°10'00" EAST, 114.84 FEET TO SAID EASTERLY LINE OF LOT 8; THENCE NORTH 14°53'10" WEST, 16.55 FEET TO THE TRUE POINT OF BEGINNING.

- EASEMENT NOTES:**
- AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR SEWER, WATER, DRAINAGE AND PUBLIC UTILITIES PURPOSES PER DOC. RECORDED FEBRUARY 8, 1988 IN BOOK 0071, PAGE 254, O.R.
 - A SLOPE EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA PER DOC. RECORDED APRIL 9, 1970 AS FILE NO. 81248, O.R.
 - A PRIVATE STORM DRAIN EASEMENT BY AND BETWEEN SORRENTO NEW LIMITED, A AS GRANTOR AND SORRENTO NEW LIMITED, A AS GRANTEE PER DOC. RECORDED OCTOBER 18, 1984 AS FILE/PAGE NO. 84-38392, O.R.
 - A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO PER DOC. RECORDED JANUARY 17, 1985 AS FILE/PAGE NO. 85-01810, O.R.
 - A PUBLIC ROAD EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO PER DOC. RECORDED MARCH 20, 1985 AS FILE/PAGE NO. 85-108745, O.R.
 - A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO PER DOC. RECORDED MARCH 20, 1985 AS FILE/PAGE NO. 85-108745, O.R.
 - AN ENCROACHMENT REMOVAL AGREEMENT FOR PRIVATE DRAINAGE FACILITIES WITH A PUBLIC DRAINAGE EASEMENT PER DOC. RECORDED NOVEMBER 1, 1984 AS FILE/PAGE NO. 84-41309, O.R.
 - A DRIVEWAY ACCESS AREA EASEMENT IN FAVOR OF SH INVESTMENT PROPERTIES, LLC PER DOC RECORDED AUGUST 31, 2011 AS DOC #011-045044.
 - A LANDSCAPING AREA EASEMENT IN FAVOR OF SH INVESTMENT PROPERTIES, LLC PER DOC RECORDED AUGUST 31, 2011 AS DOC #011-045044.
 - A CONSERVATION EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO PER DOC. RECORDED MARCH 27, 2003 AS FILE/PAGE NO. 2003-0347317.

TOPOGRAPHY:
 EXISTING TOPOGRAPHY SHOWN ON THIS PLAN IS BASED UPON AERIAL TOPOGRAPHY BY SAN-DI AGRIAL SURVEYS, FLORENCE 11-01-00

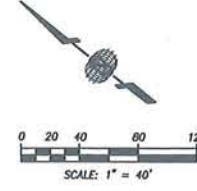
BENCHMARK:
 CITY OF SAN DIEGO BRASS PLUG TOP OF EAST INLET ON VISTA SORRENTO PARKWAY 0.8 MILE NORTH OF MIKA MESA BOULEVARD ELEVATION: 112.085 M.S.L.

ASSESSOR'S PARCEL NUMBER:
 310-090-14

COORDINATE INDEX
 LAUREN: 298-1703
 NAD 83: 1904-6283

ZONING INFORMATION:
 ZONE IL-3-1 AND RS-1-8

NOTE:
 SLOPE AREA IN PROXIMITY OF PROPOSED SECURITY FENCE IN PROPOSED CONSERVATION EASEMENT HAS BEEN PREVIOUSLY GRADED BY PRIOR PERMIT.



PROJECT TITLE
 SAN DIEGO PROFESSIONAL OFFICE BUILDING

PROJECT ADDRESS
 VISTA SORRENTO PARKWAY
 SAN DIEGO, CA 92121
 (ADDRESS NOT ASSIGNED)

Date Issued	Sheet
02/28/2011	COMPLETENESS REV. 00
06/16/2011	SUBMITTAL
08/25/2011	SUBMITTAL
09/15/2011	SUBMITTAL
05/15/2012	SUBMITTAL
07/26/2012	SUBMITTAL

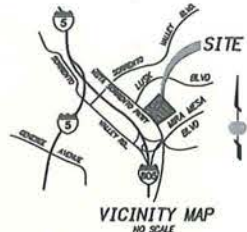
CDP PDP, SDP SUBSTANTIAL CONFORMANCE P15 #158093

REVISION HISTORY

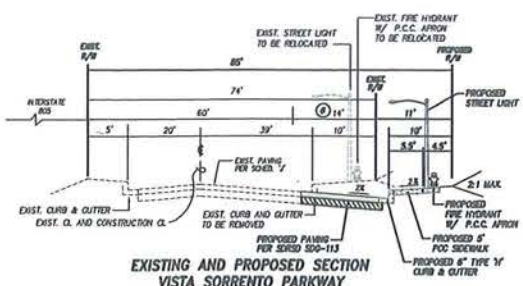
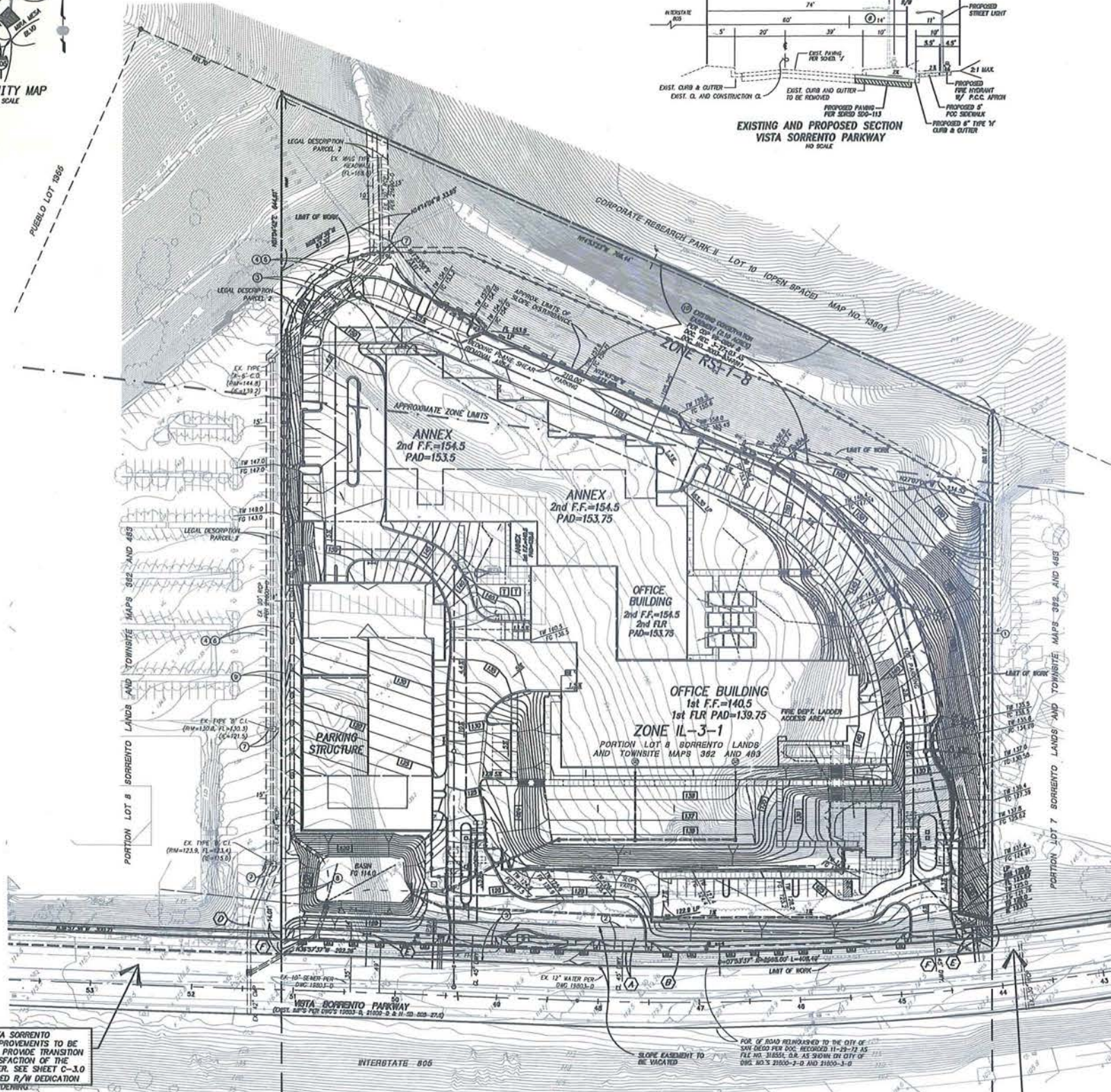
▲	PERMIT AMENDMENT SUBMITTAL
▲	CONV. NO. 3157-002-00
▲	SCALE
▲	DATE AUGUST 21, 2012
▲	DRG/BA

PERMIT AMENDMENT SUBMITTAL

CONV. NO.	3157-002-00
SCALE	
DATE	AUGUST 21, 2012
DRG/BA	



PORTION LOT 8 SORRENTO LANDS AND TOWNSHIP MAPS 362 AND 469
PORTION LOT 7 SORRENTO LANDS AND TOWNSHIP MAPS 362 AND 469



LEGEND

ITEM	SYMBOL
BOUNDARY LINE	---
RIGHT OF WAY LINE	---
EXISTING SPOT ELEVATIONS
EXISTING CONTAINERS
EXISTING SEWER & MANHOLE
EXISTING WATER MAIN
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GATE VALVE
EXISTING STORM DRAIN
EXISTING STORM DRAIN STRUCTURE
EXISTING UNDERGROUND DRY UTILITIES
EXISTING DRAIN LINE FENCE
EXISTING LIGHT STRANDS
EXISTING CURB & GUTTER
EXISTING BROW DITCH
FINISH SURFACE ELEVATION	FS 133.50
OUT/TRA SLOPES (2:1 MAX)
STORM DRAIN PIPE (PRIVATE)
STORM DRAIN STRUCTURE (PRIVATE)
8" CURB & GUTTER (PRIVATE)
8" STANDARD CURB (PRIVATE)
8" MRL PVC SEWER MAIN (PRIVATE)
SEWER MANHOLE (PUBLIC)
SEWER CLEANOUT (PRIVATE)
BACK FLOW PREVENTOR DEVICE
10" PVC FIRE SERVICE (PRIVATE)
FIRE HYDRANT
GATE VALVE
PAVEMENT SPOT ELEVATION
HIGH POINT SPOT ELEVATION
TOP OF CURB ELEVATION
LOW POINT ELEVATION
MOENT ELEVATION
TOP OF GRADE ELEVATION
TOP OF WALL ELEVATION
DIRECTION OF SURFACE FLOW
PAD ELEVATION
FINISHED FLOOR ELEVATION
DISABLED PARKING SPACE
RETAINING WALL
MO. COMMERCIAL OFFICINRY
PROPOSED BROW DITCH
SECURITY FENCE

TOPOGRAPHY:
EXISTING TOPOGRAPHY SHOWN ON THIS PLAN IS BASED UPON AERIAL PHOTOGRAPHY BY SAN-DIEGO AERIAL SURVEYS, FLOORS 11-01-00

BENCHMARK:
CITY OF SAN DIEGO BRASS PILE TOP OF EAST BAYLET ON VISTA SORRENTO PARKWAY 0.8 MILE NORTH OF ANNA MESA DRIVE/AVENUE ELEVATION: 112.885 M.S.L.

ASSESSOR'S PARCEL NUMBER:
340-000-14

COORDINATE INDEX
LAUREN: 100-1703
MID AS: 1004-0383

FLOOD ZONE DESIGNATION:
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08000-0001 EFFECTIVE DATE AUGUST 15, 1983 INDICATES THAT THE SUBJECT PROPERTY LIES TOTALLY WITHIN ZONE C, WHICH AS NOTED HEREIN ARE AREAS OF MINIMAL FLOODING.

FIRE & POST CONSTRUCTION BEST MANAGEMENT PRACTICES
REFER TO PROJECT DRAINAGE STUDY FOR PARTICULARS. REFER TO STORM WATER MANAGEMENT PLAN PREPARED BY LAUREN 11 AND DATED APRIL 24, 2012 FOR THE IDENTIFICATION OF POTENTIAL POLLUTANTS, POST CONSTRUCTION BEST MANAGEMENT PRACTICES AND STORM WATER BEST MANAGEMENT PRACTICES.

REFERENCE DRAWINGS:
200908-0, 21000-0, 10003-0, 10002-0

- NOTES:**
- PROPOSED ADDITIONAL 1" RIGHT-OF-WAY & PROPOSED PUBLIC ROAD EASEMENT
 - PROPOSED CURB, GUTTER & SIDEWALK
 - VEGETATED SWALE
 - LETTER OF PERMISSION REQUIRED FOR MODIFICATION OF OFFICE APPROVALS
 - EXISTING FIRE HYDRANT MUST BE SALVAGED AND INSTALL A NEW COMMERCIAL 8" FIRE HYDRANT
 - SHOULD OFFICE BUILDING TAKE PLACE AFTER OFFICE APPROVALS, OFFICE APPROVALS SHALL BE EXTENDED TO EXISTING EDGE OF PAVEMENT WITHIN VISTA SORRENTO PARKWAY
 - NOT USED
 - IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PROFESSIONAL SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.

LEGAL DESCRIPTION

PARCEL 1
THAT PORTION OF THE SOUTHEASTELY 700 FEET OF ACRES LOT 8 OF SORRENTO LANDS AND TOWNSHIP, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 10000F H&A, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1988.

BEGINNING AT A POINT ON THE SOUTHEASTELY LINE OF SAID ACRES LOT 8, DISTANT ALONG SAID SOUTHEASTELY LINE SOUTH 07°00'00" WEST, 508.34 FEET (RECORDED 528.53 FEET PER DEED TO STATE OF CALIFORNIA RECORDED APRIL 9, 1970, AS DOCUMENT NO. 81848 OF OFFICIAL RECORDS) FROM THE MOST EASTERLY CORNER OF SAID ACRES LOT 8, THENCE FROM A TANGENT WHICH BEARS NORTH 44°02'27" WEST ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 2865.00 FEET, THROUGH AN ANGLE OF 07°00'00", A DISTANCE OF 407.71 FEET, THENCE TANGENT TO LAST SAID CURVE, NORTH 35°57'12" WEST, TO A LINE WHICH IS PARALLEL WITH AND 700.00 FEET NORTHWESTERLY AT RIGHT ANGLES FROM SAID SOUTHEASTELY LINE OF SAID ACRES LOT 8.

PARCEL 2
AN EASEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A STORM DRAIN AND INCLUSIVE PURPOSES UNDER OTHER AND ACROSS A STRIP OF LAND TO FEET IN WIDTH IN ACRES LOT 8 OF THE TOWN OF SORRENTO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 10000F H&A, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT, THENCE ALONG THE EASTERLY LINE OF SAID LOT SOUTH 14°37'10" EAST, 248.57 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 50°02'00" WEST, 118.18 FEET, THENCE NORTH 83°52'30" WEST, 128.51 FEET, THENCE NORTH 83°52'30" WEST, 255.97 FEET, THENCE SOUTH 51°04'25" WEST, 469.00 FEET, THENCE SOUTH 73°47'47" WEST, 30.65 FEET, THENCE SOUTH 58°04'25" EAST, 15.84 FEET, THENCE NORTH 79°47'47" EAST, 38.22 FEET, THENCE NORTH 51°04'25" EAST, 482.77 FEET, THENCE SOUTH 83°52'30" EAST, 147.63 FEET, NORTH 50°02'00" EAST, 114.84 FEET TO SAID EASTERLY LINE OF LOT 8, THENCE NORTH 14°37'10" WEST, 18.55 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT NOTES:

- AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR SEWER, WATER, DRAINAGE AND PUBLIC UTILITIES PURPOSES PER DOC. RECORDED FEBRUARY 9, 1988 IN BOOK 3078, PAGE 203, O.R.
- A SLOPE EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA PER DOC. RECORDED APRIL 8, 1970 AS FILE NO. 81248, O.R. SLOPE EASEMENT RELINQUISHED TO THE CITY OF SAN DIEGO PER DOC. RECORDED 11-29-72 AS FILE NO. 31555, O.R. AS SHOWN ON CITY OF CIVIL NO.'S 21000-3-0 AND 21000-3-0
- A PRIVATE STORM DRAIN EASEMENT BY AND BETWEEN SORRENTO VIEW LIMITED, A, AS GRANTEE AND SORRENTO VIEW LIMITED L, AS GRANTEE PER DOC. RECORDED OCTOBER 18, 1968 AS FILE/PAGE NO. 05-30892, O.R.
- A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO PER DOC. RECORDED JANUARY 12, 1988 AS FILE/PAGE NO. 05-10074, O.R.
- A PUBLIC ROAD EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO PER DOC. RECORDED MARCH 29, 1983 AS FILE/PAGE NO. 05-10074, O.R.
- A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO PER DOC. RECORDED MARCH 29, 1983 AS FILE/PAGE NO. 05-10074, O.R.
- AN ENCROACHMENT REMOVAL AGREEMENT FOR PRIVATE DRAINAGE FACILITIES WITHIN A PUBLIC DRAINAGE EASEMENT PER DOC. RECORDED NOVEMBER 1, 1988 AS FILE/PAGE NO. 04-16308, O.R.
- A DRIVEWAY ACCESS AREA EASEMENT IN FAVOR OF AN INVESTMENT PROPERTIES, LLC PER DOC. RECORDED AUGUST 31, 2011 AS DOC. #2011-0450481.
- A LANDSCAPING AREA EASEMENT IN FAVOR OF AN INVESTMENT PROPERTIES, LLC PER DOC. RECORDED AUGUST 31, 2011 AS DOC. #2011-0450481.
- A CONSERVATION EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO PER DOC. RECORDED MARCH 27, 2003 AS FILE/PAGE NO. 2003-041373.

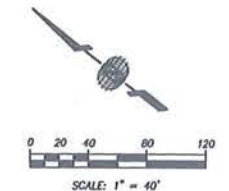
GENERAL NOTES:

- EXISTING ZONING IS RS-1-B & R-3-1
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
- TELEPHONE: PACIFIC TELEPHONE COMPANY
- SEWER AND WATER: CITY OF SAN DIEGO
- DRAINAGE SYSTEMS: AS REQUIRED BY CITY ENGINEER
- FIRM: CITY OF SAN DIEGO
- SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
- CONTOUR INTERVALS ARE 1 FEET DATUM: M.S.L. SOURCE: AERIAL PHOTOGRAPHY BY SAN-DIEGO AERIAL SURVEYS FLOORS 11-01-00
- ALL PROPOSED SLOPES ARE 2:1 MAX UNLESS OTHERWISE NOTED
- GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN
- ALL UTILITIES SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN
- ALL EXISTING WATER FACILITIES, INCLUDING DOMESTIC, FIRE, AND IRRIGATION SYSTEMS SHALL BE PRIVATE
- PROPERTY IS LOCATED IN AN URBAN MARINE CORP AIR STATION ACCIDENT POTENTIAL ZONE 2

GRADING NOTES:

- TOTAL AREA OF SITE: 11.71 ACRES
- TOTAL AMOUNT OF SITE TO BE GRADED: 8.70 ACRES
- PERCENT OF TOTAL SITE GRADED: 74%
- AMOUNT OF SITE WITH 2% SLOPES OR GREATER: 2.50 ACRES
- PERCENT OF TOTAL SITE WITH 2% SLOPES OR GREATER: 22%
- AMOUNT OF CUT: 137,000 CUBIC YARDS
- AMOUNT OF FILL: 13,000 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPES: 20 FEET 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPES: 50 FEET 2:1 RATIO
- AMOUNT OF IMPORT/EXPORT SOIL: 124,000 CUBIC YARDS
- RETAINING-WALL LENGTH: 1,479 FEET, MAX. HEIGHT: 12 FEET

NOTE:
SLOPE AREA IN PROXIMITY OF PROPOSED SECURITY FENCE IN PROPOSED CONSERVATION EASEMENT HAS BEEN PREVIOUSLY GRADED BY FIRM FIDWY.



OFFSITE VISTA SORRENTO PARKWAY IMPROVEMENTS TO BE MODIFIED TO PROVIDE TRANSITION TO THE SATISFACTION OF THE CITY ENGINEER. SEE SHEET C-3.0 FOR PROPOSED R/W DEDICATION & STREET WIDENING.

OFFSITE VISTA SORRENTO PARKWAY IMPROVEMENTS TO BE MODIFIED TO PROVIDE TRANSITION TO THE SATISFACTION OF THE CITY ENGINEER. SEE SHEET C3.0 FOR PROPOSED R/W DEDICATION & STREET WIDENING.

BRUSH MANAGEMENT NOTES:

ZONE 1

This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well-watered and all irrigation water should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.

All planting areas within Zone 1 shall be permanently irrigated/maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

Table 142-011
Brush Management Zone Width Requirements

Criteria	Property Location	
	West of Interstate 605 and El Camino Real	East of Interstate 605 and El Camino Real
Maximum Zone One Width (See Section 142.0412[4])	20 ft.	20 ft.
Additional Zone One Width (See Section 142.0412[5]) Stop-loss when development is adjacent to slopes greater than 4:1 gradient that are 50 feet or greater in vertical height, or adjacent to vegetation greater than 21 inches in height, or adjacent to the MDP.	5 ft.	5 ft.
Zone One Width Within the Coastal Overlay Zone for a residential use having steep slopes with another biological resource	30 ft. Min.	
Minimum Zone Two Width (See Section 142.0412[4])	20 ft.	40 ft.
Additional Zone Two Width Required when Zone Two is on slopes greater than 4:1 gradient that are 50 feet or greater in vertical height, or the vegetation in Zone Two is greater than 48 inches in height. This additional width is not required for Zone Two located within the MDP.	10 ft.	10 ft.

NOTE: ZONE 1

This amendment is specific to removal of a conservation easement so as to install security fencing and lighting. Brush Management was established per previous SCR entitlement, PTS No. 233109, and implemented with building permits under PTS No. 261233. All structural encroachments into Brush Management Zone One shall meet CBC 7A requirements per approval of the Fire Chief.

LANDSCAPE NOTES:

GENERAL

A thorough soil analysis by a qualified agronomist will influence final plant selection, soil amendment, irrigation system design and use, and future maintenance practices.

All landscape maintenance shall be provided by the Owner. The initial maintenance period will be sufficient in duration to ensure that all specifications are met. This includes removal of noxious weeds, reseeding or plant replacement where necessary, insect and disease control, and continued fertilization as recommended by the agronomist.

All landscape and irrigation shall conform to the standards of the City-wide Landscape Regulations and Land Development Manual Landscape Standards, precise plan, and other applicable city and regional standards.

Plant materials have been selected that are suitable for the climate, and that integrate with the architectural theme.

Landscape drains shall be installed in planting areas as needed to prevent drainage across walkways and patio surfaces.

Tree root barriers shall be installed where trees are placed within 5 feet of public improvements.

Plants used for erosion control on disturbed soil and shall achieve 100% soil coverage within two years of installation. Graded pad areas shall be hydroseeded to prevent erosion, in the event that building construction does not occur within 30 days of grading.

Non-native invasive plant species shall not be planted adjacent to the biological conservation easement.

For "vehicular use area" shading requirements refer to sheet A227

IRRIGATION

All landscaped areas will be watered with a permanent below-grade, fully automatic irrigation system. This system will be controlled by a high efficiency, weather based 2-wire controller with remote control valves. Pop-up heads will be used adjacent to walkways and roadways. Bubble heads will be used for landscaped areas less than 6' wide. The system will be installed as soon as possible after construction and prior to placement of plant materials. Any irrigation within the Conservation Easement is considered to be temporary irrigation which will be turned off once plants have established.

MAINTENANCE

All required landscape areas shall be maintained by the owner. The landscape areas shall be maintained in free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the plan.

MINIMUM TREE SEPARATION DISTANCE

Improvement / Minimum Distance to Street Tree:

Traffic Signals (Stop Sign)	20 feet
Underground Utility Lines	5 feet
Above Ground Utility Structures: Driveway (Entries)	10 feet
Intersections (Intersecting Curb Lines of Two Streets)	25 feet
Sever Lines	10 feet

SYM. PLANT MATERIALS LEGEND:

Plant Material	Height	Width
STREET TREE 24" Box Size Chinese Pistache (<i>Pistacia chinensis</i>)	40'	40'
CAMPUS TREE 24-36" Box Size Western Redbud (<i>Cercis occidentalis</i>) Marina Madrone (<i>Arbutus Menziesii</i>) Fern Pine (<i>Podocarpus nerioides</i>)	25' 35' 40'	25' 30' 20'
PARKING LOT TREE 24" Box Size Tupelo Tree (<i>Tigularia sp.</i>) Evergreen Elm (<i>Ulmus parvifolia</i>)	40' 60'	50' 60'
EVERGREEN TREE 36" Box Size Coast Live Oak (<i>Quercus agrifolia</i>) Engelmann Oak (<i>Quercus engelmannii</i>)	50' 50'	60' 60'
CONIFEROUS TREE 24" Box Size Torrey Pine (<i>Pinus torreyana</i>)	60'	40'
COURTYARD TREE 36" Box Size Marina Arbutus (<i>Arbutus Menziesii</i>) Robinsonia Sweet Gum (<i>Liquidambar styraciflua</i>)	35' 25'	30' 25'
PALM TREE 24" Box Size Date Palm (<i>Phoenix dactylofolia</i>) Queen Palm (<i>Syagrus romanzoffiana</i>)	80' 50'	40' 25'
ACCENT PLANTINGS 15 gal Black Bamboo (<i>Phyllostachys nigra</i>) 24" Box Size Italian Cypress (<i>Cupressus sempervirens</i>)	20' 40'	5' 10'

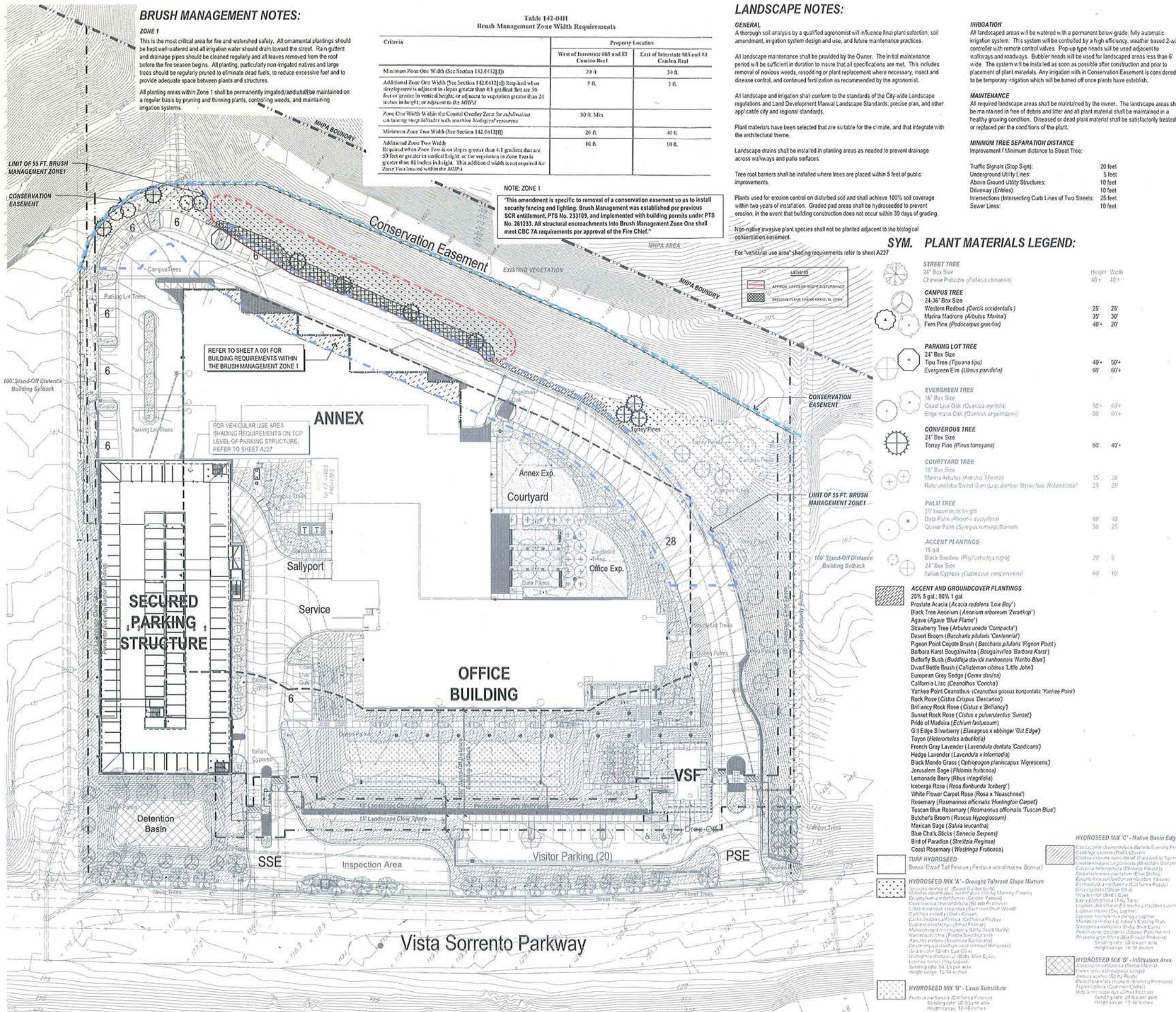
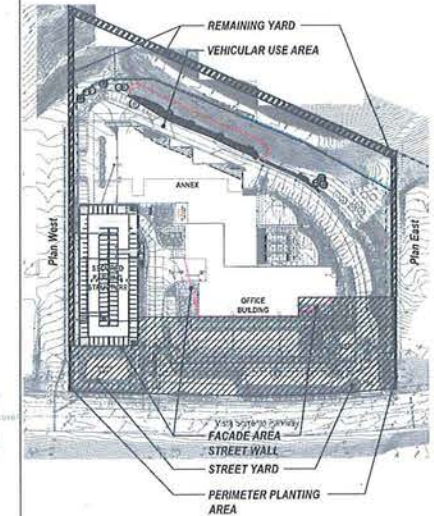
ACCENT AND GROUNDCOVER PLANTINGS
20% 5 gal, 80% 1 gal.

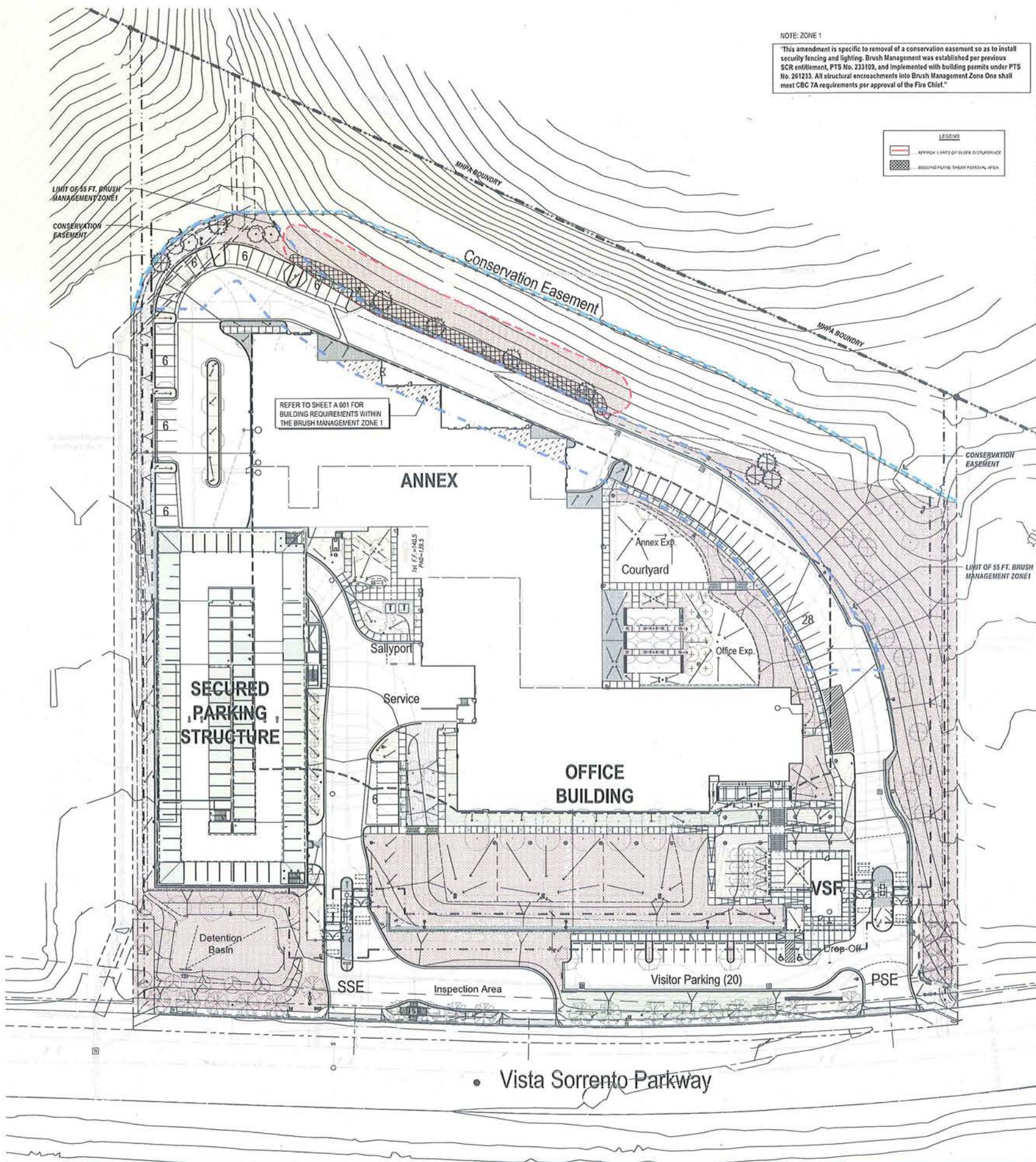
- Prostrate Acacia (*Acacia redolens* 'Low Boy')
- Black Tree Aconium (*Aconium arboreum* 'Zwartkop')
- Agave (*Agave 'Blue Flame'*)
- Strawberry Tree (*Arbutus unedo* 'Compacta')
- Desert Broom (*Baccharis pilularis* 'Compacta')
- Pigeon Point Coyote Brush (*Baccharis pilularis* 'Pigeon Point')
- Barbara Karst Bougainvillea (*Bougainvillea Barbara Karst*)
- Butterfly Bush (*Buddleia davidii* 'nanhoensis' 'Nanho Blue')
- Dwarf Bottle Brush (*Callistemon ciliatus* 'Little John')
- European Gray Sedge (*Carex divisa*)
- California Lilac (*Ceanothus Corchica*)
- Yankee Point Ceanothus (*Ceanothus griseus* 'horizontalis' 'Yankee Point')
- Rock Rose (*Cistus crispus* 'Descanso')
- Briarany Rock Rose (*Cistus x Briarany*)
- Sunset Rock Rose (*Cistus x pulcherrimus* 'Sunset')
- Pride of Madeira (*Echium fastuosum*)
- Gold Edge S'hiberry (*Elaeagnus x ebbingei* 'Gold Edge')
- Tayon (*Heteromeles arbutifolia*)
- French Gray Lavender (*Lavandula dentata* 'Cardicans')
- Hedge Lavender (*Lavandula x intermedia*)
- Black Mondo Grass (*Ophiopogon planiscapus* 'Nigrescens')
- Jerusalem Sage (*Phlomis frutescens*)
- Lemonade Berry (*Rhus integrifolia*)
- Iceberg Rose (*Rosa Barbarda* 'Iceberg')
- White Flower Carpet Rose (*Rosa x Noaschnee*)
- Rosemary (*Rosmarinus officinalis* 'Huntington Carpet')
- Tuscan Blue Rosemary (*Rosmarinus officinalis* 'Tuscan Blue')
- Butcher's Broom (*Ruscus Hypoglossum*)
- Mexican Sage (*Salvia leucantha*)
- Blue Chalk Sticks (*Senecio Serpens*)
- Bird of Paradise (*Streptocarpus*)
- Coast Rosemary (*Westringia Frutescens*)

LANDSCAPE CALCULATIONS:

Area	REQUIRED	PROVIDED	OK
STREET TREES	12 (12' x 12' x 12')	12 (12' x 12' x 12')	
STREET YARD PLANTING AREA	113,827 SF x 0.02 = 2,277 SF	113,827 SF x 0.02 = 2,277 SF	
STREET YARD PLANT POINTS	113,827 SF x 0.02 = 2,277 points	113,827 SF x 0.02 = 2,277 points	
PERIMETER PLANTING AREA WEST EDGE	113,827 SF x 0.02 = 2,277 SF	113,827 SF x 0.02 = 2,277 SF	
PERIMETER PLANTING AREA WEST EDGE PLANT POINTS	113,827 SF x 0.02 = 2,277 points	113,827 SF x 0.02 = 2,277 points	
PERIMETER PLANTING AREA EAST EDGE	113,827 SF x 0.02 = 2,277 SF	113,827 SF x 0.02 = 2,277 SF	
PERIMETER PLANTING AREA EAST EDGE PLANT POINTS	113,827 SF x 0.02 = 2,277 points	113,827 SF x 0.02 = 2,277 points	
FACADE PLANTING AREA	113,827 SF x 0.02 = 2,277 SF	113,827 SF x 0.02 = 2,277 SF	
FACADE PLANTING AREA PLANT POINTS	113,827 SF x 0.02 = 2,277 points	113,827 SF x 0.02 = 2,277 points	
REMAINING YARD AREA - WEST EDGE (10' side yard setback)	SECTION 142.0412 592 SF x 5 = 2,960 SF	1,705 SF. Area requirement is partially met by the existing vegetation of the Conservation Easement. Remainder of the area is not plantable due to Terentis 15' landscape clear space security requirement.	
REMAINING YARD AREA - EAST EDGE (10' side yard setback)	SECTION 142.0412 592 SF x 5 = 2,960 SF	1,705 SF. Area requirement is partially met by the existing vegetation of the Conservation Easement and the grassed area being landscaped with plantings.	
REMAINING YARD AREA POINTS	SECTION 142.0412 592 SF x 5 = 2,960 points	1,705 points. Area requirement is partially met by the existing vegetation of the Conservation Easement and the grassed area being landscaped with plantings.	
VEHICLE USE AREA IN Street Yard	SECTION 142.0412 113,827 SF x 0.02 = 2,277 SF	113,827 SF x 0.02 = 2,277 SF	
VEHICLE USE AREA POINTS IN Street Yard	SECTION 142.0412 113,827 SF x 0.02 = 2,277 points	113,827 SF x 0.02 = 2,277 points	
VEHICLE USE AREA Vehicle Street Yard	SECTION 142.0412 113,827 SF x 0.02 = 2,277 SF	113,827 SF x 0.02 = 2,277 SF	
VEHICLE USE AREA POINTS Vehicle Street Yard	SECTION 142.0412 113,827 SF x 0.02 = 2,277 points	113,827 SF x 0.02 = 2,277 points	

LANDSCAPE CALCULATIONS DIAGRAM:





NOTE: ZONE 1
 "This amendment is specific to removal of a conservation easement so as to install security fencing and lighting. Brush Management was established per previous SCR entitlement, PTS No. 233109, and implemented with building permits under PTS No. 261233. All structural encroachments into Brush Management Zone One shall meet CBC 7A requirements per approval of the Fire Chief."



BRUSH MANAGEMENT NOTES:

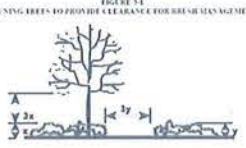
ZONE 1
 San Diego Municipal Code
 Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush Management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.012(a)(4) of the Environmentally Sensitive Lands Regulations.
 This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well-watered and all irrigation water should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
 All planting areas within Zone 1 shall be permanently irrigated, and shall be maintained on a regular basis by weeding and thinning plants, controlling weeds, and maintaining irrigation systems.

BRUSH MANAGEMENT PROGRAM:

BRUSH MANAGEMENT PROGRAM
 A Modified Zone 1, per provisions set forth under LDC section 142.0412 (f), has eliminated the need for providing a Zone 2. The 55-ft. Zone 1 shall extend into the pad area from the bottom of slope adjacent to the proposed conservation Easement.
 The portions of the Annex walls that encroach into the expanded Zone One plus 10 feet horizontally beyond will be constructed as a 1-hour fire barrier with 45-minute protected openings or an equivalent thereof as approved by the Fire Marshal, in accordance with Section VII A of FPD Policy B-04-1.

SAN DIEGO LANDSCAPE STANDARDS
 SECTION III: BRUSH MANAGEMENT

- 3.2.1.1 The safety of the landscape is enhanced by reducing the readily flammable fuel adjacent to structures. This can be achieved by pruning and thinning of dense and over-matured vegetation, re-vegetation with low fire fuel value plantings or a combination of the two. Implementing brush management as an on-going maintenance program requires a schedule with the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a schedule will minimize the visual, biological and other impacts while reducing the risk of a Wildland Fire.
- 3.2.1.2 **Brush Management - All Zones**
- 3.2.1.2.1 For all zones, plants shall be kept free of debris on their surface.
 - 3.2.1.2.2 Branches and twigs protruding from the trunk and canopy shall be removed from the ground level, with the exception of those which are supported by a trunk or branch and are not a fire hazard.
 - 3.2.1.2.3 Branches and twigs protruding from the trunk and canopy shall be removed from the ground level, with the exception of those which are supported by a trunk or branch and are not a fire hazard.
- 3.2.2 **Zone 1 Requirements - All Structures**
- 3.2.2.1 Branches and twigs protruding from the trunk and canopy shall be removed from the ground level, with the exception of those which are supported by a trunk or branch and are not a fire hazard.
 - 3.2.2.2 Branches and twigs protruding from the trunk and canopy shall be removed from the ground level, with the exception of those which are supported by a trunk or branch and are not a fire hazard.
 - 3.2.2.3 Branches and twigs protruding from the trunk and canopy shall be removed from the ground level, with the exception of those which are supported by a trunk or branch and are not a fire hazard.
- 3.2.3 **Zone 2 Requirements - All Structures**
- 3.2.3.1 Branches and twigs protruding from the trunk and canopy shall be removed from the ground level, with the exception of those which are supported by a trunk or branch and are not a fire hazard.



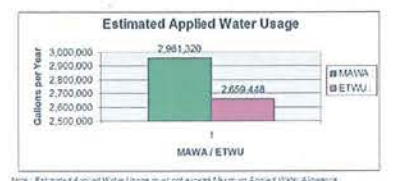
HYDRO-ZONE LEGEND:

- Hydro-Zone 1
- Hydro-Zone 2
- Hydro-Zone 3
- Hydro-Zone 4
- Hydro-Zone 5 TURF HYDROSEED
 Borsari Dwarf Tall Fescue (Festuca arundinacea Borsari)

WATER BUDGET CALCULATION:

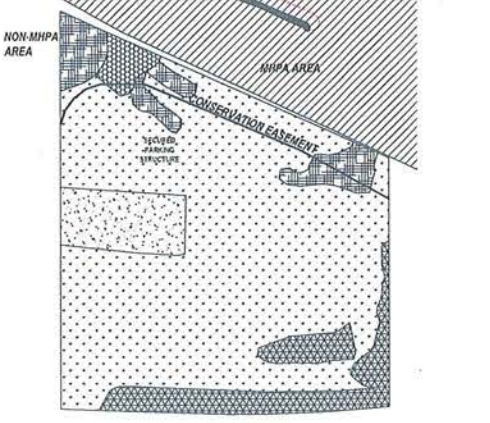
AB 1691 CALCULATIONS

Area #	Hydrozone	Area (sq ft)	IRI (inches)	IRI (mm)	IRI (mm) x Area (sq ft)	IRI (mm) x Area (sq ft) x 0.0008	IRI (mm) x Area (sq ft) x 0.0008 x 1.25
1	Moderate Shrub	15,000	1.5	38.1	571,500	457,125	571,500
2	Moderate Shrub	15,000	1.5	38.1	571,500	457,125	571,500
3	Moderate Shrub	15,000	1.5	38.1	571,500	457,125	571,500
4	Moderate Shrub	15,000	1.5	38.1	571,500	457,125	571,500
5	Turf	15,000	1.5	38.1	571,500	457,125	571,500
Total					2,284,500	1,828,500	2,284,500



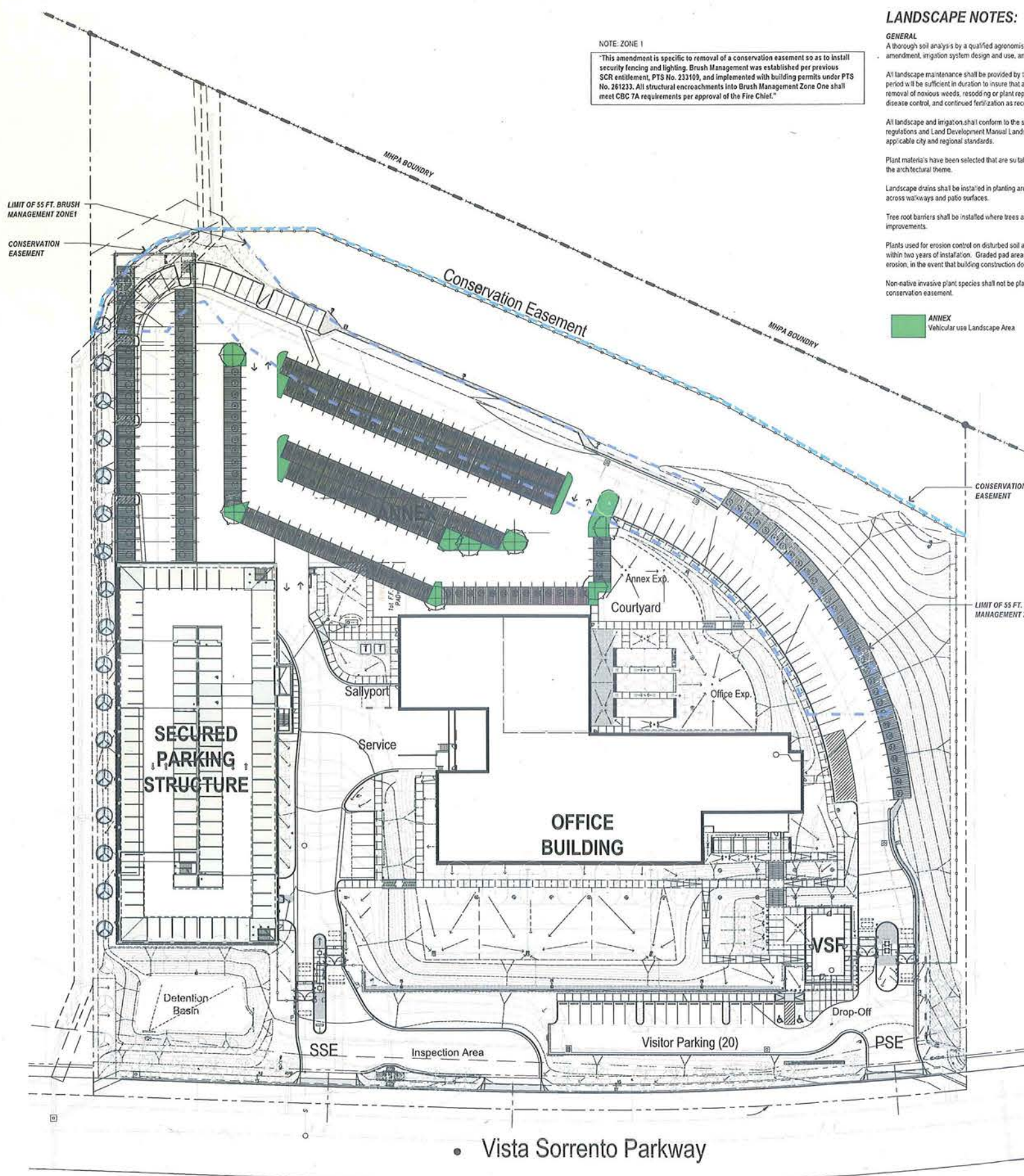
Note: Estimated Applied Water Usage must not exceed Maximum Applied Water Allowance.

VEGETATION HABITATS DIAGRAM:



- Non-native Grassland
 - Disturbed Habitat
 - Developed
 - MHPA
 - Diagn Coastal Sage Scrub
 - Diagn Coastal Sage Scrub-Disturbed
- SCALE: 1" = 30'

REVISION HISTORY



LANDSCAPE NOTES:

GENERAL
 A thorough soil analysis by a qualified agronomist will influence final plant selection, soil amendment, irrigation system design and use, and future maintenance practices.
 All landscape maintenance shall be provided by the Owner. The initial maintenance period will be sufficient in duration to insure that all specifications are met. This includes removal of noxious weeds, reseed or plant replacement where necessary, insect and disease control, and continued fertilization as recommended by the agronomist.
 All landscape and irrigation shall conform to the standards of the City-wide Landscape regulations and Land Development Manual Landscape Standards, precise plan, and other applicable city and regional standards.
 Plant materials have been selected that are suitable for the climate, and that integrate with the architectural theme.
 Landscape drains shall be installed in planting areas as needed to prevent drainage across walkways and patio surfaces.
 Tree root barriers shall be installed where trees are placed within 5 feet of public improvements.
 Plants used for erosion control on disturbed soil shall achieve 100% soil coverage within two years of installation. Graded pad areas shall be hydroseeded to prevent erosion, in the event that building construction does not occur within 30 days of grading.
 Non-native invasive plant species shall not be planted adjacent to the biological conservation easement.

NOTE: ZONE 1
 This amendment is specific to removal of a conservation easement so as to install security fencing and lighting. Brush Management was established per previous SCR entitlement, PTS No. 231109, and implemented with building permits under PTS No. 261233. All structural encroachments into Brush Management Zone One shall meet CBC 7A requirements per approval of the Fire Chief."

IRRIGATION
 All landscaped areas will be watered with a permanent below-grade, fully automatic irrigation system. This system will be controlled by a high efficiency, weather based 2-wire controller with remote control valves. Pop-up type heads will be used adjacent to walkways and roadways. Bubble heads will be used for landscaped areas less than 6' wide. The system will be installed as soon as possible after construction and prior to placement of plant materials.
MAINTENANCE
 All required landscape areas shall be maintained by the owner. The landscape areas shall be maintained in free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the plan.
MINIMUM TREE SEPARATION DISTANCE
 Improvement / Minimum distance to Street Tree:
 Traffic Signals (Stop Sign): 20 feet
 Underground Utility Lines: 5 feet
 Above Ground Utility Structures: 10 feet
 Driveway (Entire): 10 feet
 Intersections (Intersecting Curb Lines of Two Streets): 25 feet
 Sewer Lines: 10 feet

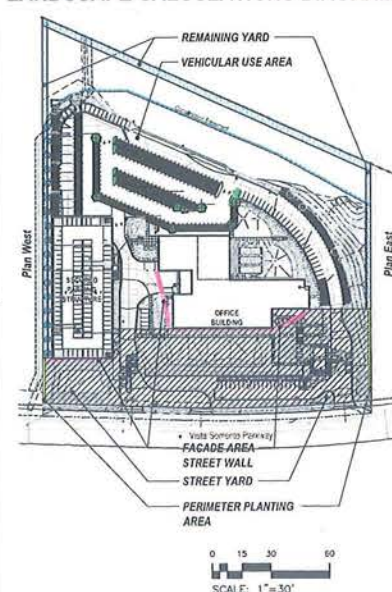
SYM. PLANT MATERIALS LEGEND:

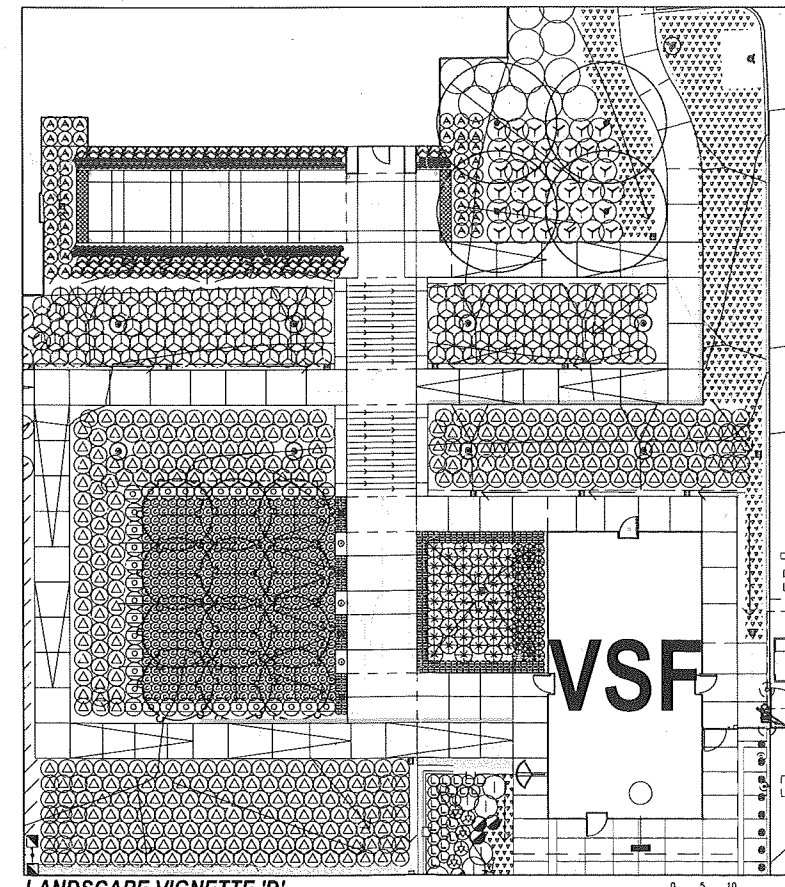
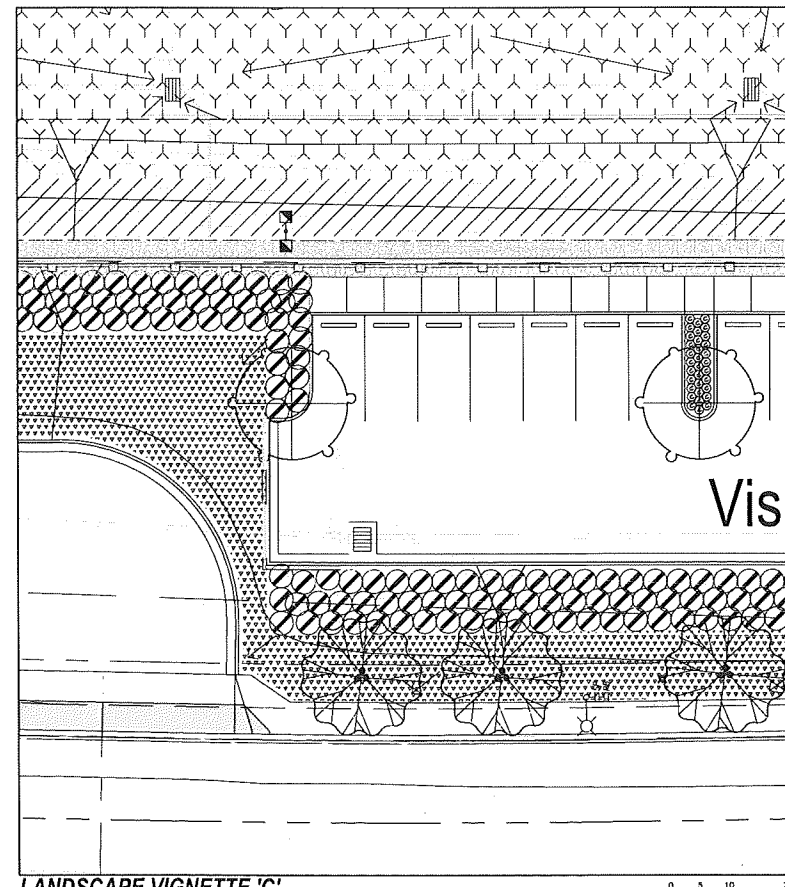
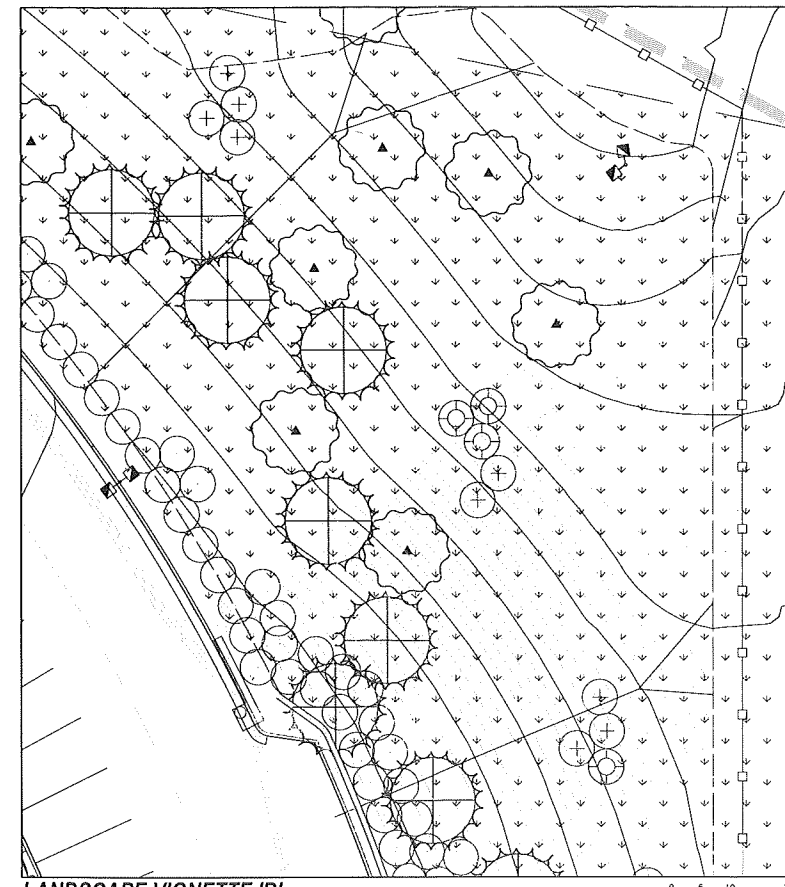
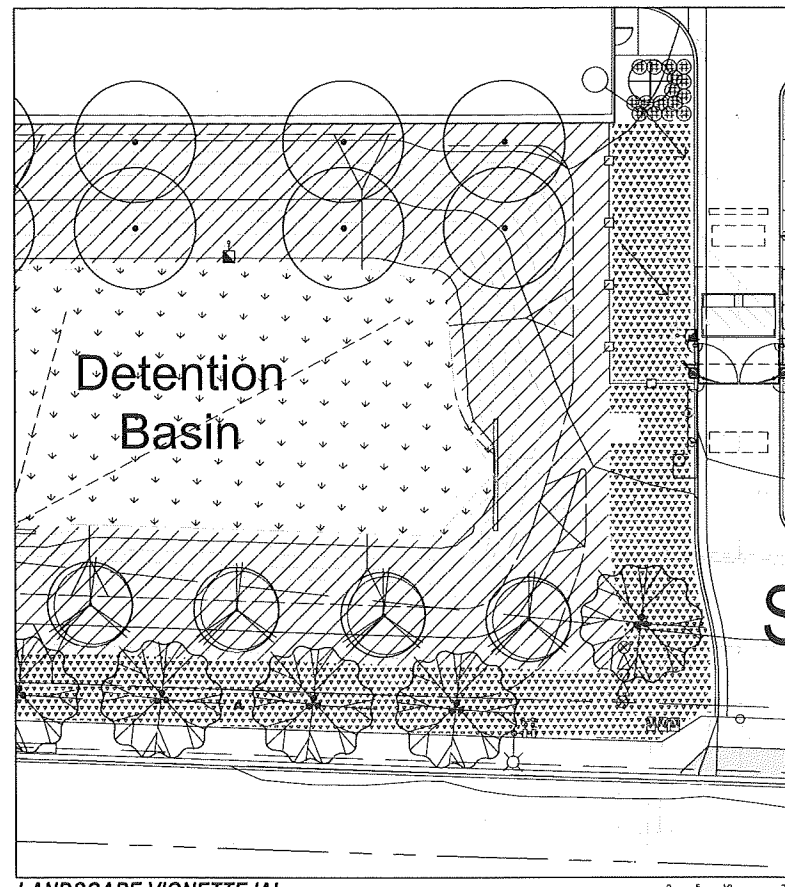
Plant Material	Height	Width
STREET TREE 24" Box Size Chinese Pistache (<i>Pistacia chinensis</i>)	40'	40'+
CAMPUS TREE 24-36" Box Size Western Redbud (<i>Cercis occidentalis</i>) Marina Madrone (<i>Arbutus Menziesii</i>) Fern Pine (<i>Podocarpus gracilior</i>)	25' 35' 40'+	25' 30' 20'
PARKING LOT TREE 24" Box Size Tupelo Tree (<i>Tigularia sp.</i>) Evergreen Elm (<i>Ulmus parvifolia</i>)	40' 60'	50'+ 60'+
EVERGREEN TREE 36" Box Size Coast Live Oak (<i>Quercus agrifolia</i>) Engelmann Oak (<i>Quercus engelmannii</i>)	50'+ 50'	60'+ 60'+
CONIFEROUS TREE 24" Box Size Toney Pine (<i>Pinus torreyana</i>)	60'	40'+
COURTYARD TREE 36" Box Size Marina Arbutus (<i>Arbutus Menziesii</i>) Robinsonia Sweet Gum (<i>Liquidambar styraciflua Robinsonia</i>)	35' 25'	30' 25'
PALM TREE 20' brown trunk height Date Palm (<i>Phoenix dactylopera</i>) Queen Palm (<i>Syagrus romanzoffiana</i>)	80' 50'	40' 25'
ACCENT PLANTINGS 15 gal. Black Bamboo (<i>Phyllostachys nigra</i>) 24" Box Size Italian Cypress (<i>Cupressus sempervirens</i>)	20' 60'	5' 10'
ACCENT AND GROUND COVER PLANTINGS 20% 5 gal.; 80% 1 gal. Prostrate Acacia (<i>Acacia reticulata 'Low Boy'</i>) Black Tree Aconitum (<i>Aconitum arboreum Zwartkop</i>) Agave (<i>Agave Blue Flame</i>) Strawberry Tree (<i>Arbutus unedo 'Compacta'</i>) Desert Broom (<i>Baccharis pilularis 'Candelaria'</i>) Pigeon Point Coyote Brush (<i>Baccharis pilularis Pigeon Point</i>) Barbara Kart Bougainvillea (<i>Bougainvillea Barbara Kart</i>) Butterfly Bush (<i>Buddleia davidii nanhoensis 'Harbor Blue'</i>) Dwarf Bottle Brush (<i>Callistemon citrinus Little John</i>) European Grey Gleditsia (<i>Carex divisa</i>) California Lilac (<i>Ceanothus 'Coacha'</i>) Yankee Point Ceanothus (<i>Ceanothus griseus horizontalis 'Yankee Point'</i>) Rock Rose (<i>Cistus Crispus Descanso</i>) Britanny Rock Rose (<i>Cistus x Britanny</i>) Sunset Rock Rose (<i>Cistus x pulverulentus 'Sunset'</i>) Pride of Madeira (<i>Echium fastuosum</i>) Gilt Edge Silverberry (<i>Elaeagnus x ebingeri 'Gilt Edge'</i>) Toyon (<i>Heteromeles arbutifolia</i>) French Gray Lavender (<i>Lavandula dentata 'Candicans'</i>) Hedge Lavender (<i>Lavandula x intermedia</i>) Black Mondo Grass (<i>Ophiopogon planiscapus 'Nigrescens'</i>) Jerusalem Sage (<i>Phlomis fruticosa</i>) Lemonade Berry (<i>Rhus integrifolia</i>) Iceberg Rose (<i>Rosa 'Barabara Korbey'</i>) White Flower Carpet Rose (<i>Rosa x 'Noaschnee'</i>) Rosemary (<i>Rosmarinus officinalis 'Huntington Carpet'</i>) Tuscan Blue Rosemary (<i>Rosmarinus officinalis 'Tuscan Blue'</i>) Butcher's Broom (<i>Ruscus Hypoglossum</i>) Mexican Sage (<i>Salvia leucantha</i>) Blue Chalk Sticks (<i>Senecio Serpens</i>) Bird of Paradise (<i>Strelitzia Reginae</i>) Coast Rosemary (<i>Westringia Frutescens</i>)		
TURF HYDROSEED Bonsai Dwarf Tall Fescue (<i>Festuca arundinacea 'Bonsai'</i>)		
HYDROSEED MIX 'A' - Drought Tolerant Slope Mixture <i>Ischaemum minutum</i> (Coast Goldenbush) <i>Mentzelia arizonensis arizonensis</i> (Sisky Monkey Flower) <i>Eriophyllum confertiflorum</i> (Golden Yarrow) <i>Ceanothus divaricatus</i> (Beach Pierisosa) <i>Lotus scopularis</i> (Common Deer Weed) <i>Callitriche arvensis</i> (Oak Clover) <i>Eriochloa californica</i> (California Poppy) <i>Vulpia microstachya</i> (Small Fescue) <i>Muhlenbergia microspora</i> (Little Seed Muriel) <i>Hesperis matronalis</i> (Purple Nightingale) <i>Agrostis purpurascens</i> (Seafoam Bergrass) <i>Deschampsia cespitosa</i> (Annual Hairygrass) <i>Gria acicularis</i> (Bird's Eye Grass) <i>Nemophila menziesii</i> (Baby Blue Eyes) <i>Lupinus maritimus</i> (Sea Lupine) Seeding rate: 54 lbs per acre Height range: 12-54 inches		
HYDROSEED MIX 'B' - Lawn Substitute <i>Festuca californica</i> (California Fescue) Seeding rate: 20 lbs per acre Height range: 12-48 inches		
HYDROSEED MIX 'C' - Native Basin Edge <i>Ceanothus chinensis</i> (Beach Evening Primrose) <i>Ceanothus cuneatus</i> (Chalk Clavary) <i>Chamaecrista nuttalliana</i> (Parrot's Beak) <i>Clarkia elegantissima</i> (Mountain Gilia) <i>Crotalaria heterophylla</i> (Chinese House) <i>Dielsia cuneata</i> (Blue Dicks) <i>Erigeron confertiflorus</i> (Golden Yarrow) <i>Eriochloa californica</i> (California Poppy) <i>Gilia capitata</i> (Globe Gilia) <i>Gilia tricolor</i> (Bird's Eye) <i>Lupinus maritimus</i> (Sea Lupine) <i>Lupinus albus</i> (Golden Lupine) <i>Lupinus micranthus</i> (Grey Lupine) <i>Lupinus albus</i> (Golden Lupine) <i>Mentzelia arizonensis</i> (Sisky Monkey Flower) <i>Nemophila menziesii</i> (Baby Blue Eyes) <i>Penstemon speciosus</i> (Shiny Penstemon) <i>Proceltaria grandiflora</i> (Big Flower Phacelia) Seeding rate: 20 lbs per acre Height range: 18-36 inches		
HYDROSEED MIX 'D' - Infirlation Area <i>Ammannia californica</i> (Yellow Madras) <i>Carex spicata</i> (Sawgrass sedge) <i>Ammannia californica</i> (Sisky Monkey Flower) <i>Oenothera lutea</i> (Evening Primrose) <i>Typha latifolia</i> (Common Cattail) <i>Vulpia microstachya</i> (Small Fescue) Seeding rate: 20 lbs per acre Height range: 12-48 inches		

LANDSCAPE CALCULATIONS:

Item	REQUIRED	PROVIDED	O.K.
STREET TREES	SECTION 142-0409 One 24" box tree for each 30' street 100000 550 LF/30' = 19 trees	119-24" box trees	Yes
STREET YARD - PLANTING AREA	SECTION 142-0404 113,827.2 SF x 25% = 28,457 SF	113,827.20 (AU) = 63,194 SF	Yes
STREET YARD - PLANT POINTS	SECTION 142-0404 113,827 SF x 0.05 = 5,691 points	5,941 points (19) - 24" Palms / 60 pts = 500 (19) - 36" Box Trees / 50 pts = 700 (16) - 24" Box Trees / 20 pts = 320 29,775 SF @ 2'-0" oc. 1204 pts = 3217	Yes
PERIMETER PLANTING AREA - WEST EDGE	SECTION 142-05(01) 96 LF x 5 = 480 SF	480 SF	Yes
PERIMETER PLANTING AREA - WEST EDGE	SECTION 142-05(01) 420 SF x 0.20 = 84 Points	160 pts (20) - 5 gal. shrubs / 5' o.c. (20) - 30" box trees / 50 pts	Yes
PERIMETER PLANTING AREA - EAST EDGE	SECTION 142-05(01) 193 LF x 5 = 965 SF	Area requirement is met by adjacent vegetated slope condition. No additional screening by plants required.	Yes
PERIMETER PLANTING AREA - EAST EDGE	SECTION 142-05(01) 965 SF x 0.20 = 193 Points	Point requirement is met by adjacent vegetated slope condition. No additional screening by plants required.	Yes
FACE PLANTING AREA	SECTION 142-05(02) 574 LF (street wall) x 50' x 9'-0" = 2,583 SF	2,870 SF 557 LF x 50' x 10'-0"	Yes
FACE PLANTING AREA - PLANT POINTS	SECTION 142-05(02) 2,870 SF x 0.50 = 1,435 Points	2,258 Pts (11) - 20" Palms / 60 (4) - 36" Box Tree / 50 2870 SF x 50	Yes
REMAINING YARD AREA - WEST EDGE (10 side yard setback)	SECTION 142-0404 31,561 SF x 0.25 = 7,890 SF	2,560 SF. Area requirement is partially met by the existing vegetation of the Conservation Easement. (14) - 15 Gal. Trees = 140 pts (100) - 1 Gal. Shrubs = 100 pts (3,860 sf @ 9'-0" o.c.) Total = 267 pts	Yes
REMAINING YARD AREA - EAST EDGE (10 side yard setback)	SECTION 142-0404 508 LF x 5 = 1,510 SF	1,540 SF. Area requirement is met by the existing vegetation of the Conservation Easement and the previously installed vegetated slope.	Yes
REMAINING YARD AREA POINTS	SECTION 142-0404 5,400 SF x 0.05 = 270 points	Point requirement is met by the existing vegetation of the Conservation Easement.	Yes
VEHICLE USE AREA IN Street Yard	SECTION 142-0406 One tree within 30' of each parking space or shade structure	(4) - 24" Box Larger Canopy trees	Yes
VEHICLE USE AREA POINTS IN Street Yard	SECTION 142-0406 31,561 SF	200 points from trees (4) - 36" Box Trees	Yes
VEHICLE USE AREA OUTSIDE Street Yard	SECTION 142-0406 One tree within 30' of each parking space	Requirement is met by use of larger canopy trees and because the parking is configured in narrow, linear segments comparable to $\leq 6,000\text{ SF}$ parking lots.	Yes
VEHICLE USE AREA POINTS OUTSIDE Street Yard	SECTION 142-0406 55,470 SF x 0.03 = 1,734 points	684 Points Requirement satisfied due to 100% canopy and parking structure shade. Refer to Sheet A002 & A227.	Yes

LANDSCAPE CALCULATIONS DIAGRAM:





SHRUB PLANTING LEGEND

SYMBOL	PLANT NAME	HEIGHT
○	ACACIA REDOLENS	4.00
○	LOW BOY	4.00
○	PROSTATE ACACIA	4.00
○	AEONUM ARBOREUM 'ZWARTRKOP'	4.00
○	BLACK TREE AEONUM	4.00
○	AGAVE 'BLUE FLAME'	4.00
○	AGAVE	4.00
○	ARBUS VINEDO 'COMPACTA'	4.00
○	STRANDBERRY TREE	4.00
○	BACCHARIS FILLULARIS 'CENTENNIAL'	4.00
○	DESERT BUSH	4.00
○	BACCHARIS FILLULARIS 'PIGEON POINT'	4.00
○	PIGEON POINT GOYOTE BUSH	4.00
○	BOUSAINVILLEA 'BARBARA KASST'	4.00
○	BARBARA KASST BOUSAINVILLEA	4.00
○	BUDDEJA DAVIDII 'NANHOENSIS NANO BLUE'	4.00
○	BUTTERFLY BUSH	4.00
○	CALLISTEMON CITRINUS 'LITTLE JOHN'	4.00
○	DWARF BOTTLE BUSH	4.00
○	CAREX DIVULSA	4.00
○	EUROPEAN GREY SEDGE	4.00
○	CEANOETHUS 'GONGHA'	4.00
○	CALIFORNIA LILAC	4.00
○	CEANOETHUS GRISSEUS 'HORIZONTALIS YANKEE POINT'	4.00
○	YANKEE POINT CEANOETHUS	4.00
○	CISTUS CRISPUS 'DESCANSO'	4.00
○	ROCK ROSE	4.00
○	CISTUS X 'BRILLIANT'	4.00
○	BRILLIANT ROCK ROSE	4.00
○	CISTUS X 'PULVERULENTUS SUNSET'	4.00
○	SUNSET ROCKROSE	4.00
○	ECHUM FASTUOSUM	4.00
○	PRIDE OF MADIRA	4.00
○	ELAEAGNUS X 'EBBINGE'	4.00
○	GILT EDGE	4.00
○	BILT EDGE SILVERBERRY	4.00
○	HETEROMELES ARBUTIFOLIA 'TOYON'	4.00
○	JANUS PATENS	4.00
○	CALIFORNIA GRAY RUSH	4.00
○	LAVENDULA DENTATA 'GANDICANS'	4.00
○	FRENCH GRAY LAVENDER	4.00
○	LAVENDULA X 'INTERMEDIA'	4.00
○	HEDGE LAVENDER	4.00
○	OPHYROPSIS PLANISCAPUS 'NIGRESCENS'	4.00
○	BLACK HANOI GRASS	4.00
○	PHLOMIS FRUITICOSA	4.00
○	JERUSALEM SAGE	4.00
○	RHUS INTEGRIFOLIA	4.00
○	LEMONADE BERRY	4.00
○	ROSA FLORIBUNDA 'ICEBERG'	4.00
○	ICEBERG ROSE	4.00
○	ROSA X 'NOASCHEE'	4.00
○	WHITE FLOWER CARPET ROSE	4.00
○	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET ROSEMARY'	4.00
○	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	4.00
○	TUSCAN BLUE ROSEMARY	4.00
○	RUSCUS HYPOGLOSSEUM	4.00
○	BUTCHER'S BROOM	4.00
○	SALVIA LEBLANCHIA	4.00
○	MEXICAN SAGE	4.00
○	BENECIO SERPENS	4.00
○	BLUE CHALK STICKS	4.00
○	STRELITZIA REGINAE	4.00
○	ISRD OF PARADISE	4.00
○	WESTRINGIA FRUITICOSA	4.00
○	COAST ROSEMARY	4.00

TREE LEGEND

SYMBOL	PLANT NAME	HEIGHT
○	ARBUS MARINA	4.00
○	MARINA MADRONE	4.00
○	CERIS CAUCASICA 'FOREST PANSY'	7.00
○	FOREST PANSY REDBUD	7.00
○	CERIS OCCIDENTALIS	4.00
○	WESTERN REDBUD	4.00
○	CUPRESSUS SED-HERVIRENS	4.00
○	ITALIAN CYPRESS	4.00
○	LIGUAMBER STRACIPLUA 'ROTUNDELOBA'	1.00
○	ROTUNDELOBA SHEET OAK	1.00
○	PHOENIX DACTYLIFERA	4.00
○	DATE PALM	4.00
○	FINUS TORREYANA	4.00
○	TORREY PINE	4.00
○	PHYLLISTAGHYS NIGRA	4.00
○	BLACK BAUBOO	4.00
○	PISTACIA CHINENSIS	4.00
○	CHINESE PISTACHE	4.00
○	PODOCARPUS GRACILIOR	4.00
○	FERN PINE	4.00
○	QUERCUS ASRIFOLIA	4.00
○	COAST LIVE OAK	4.00
○	QUERCUS ENSELMANNI	4.00
○	ENSELMANN OAK	4.00
○	SYRACUS ROMANOFFIANUM	4.00
○	QUEEN PALM	4.00
○	TIRJANA TIRJ	4.00
○	TIRJ TREE	4.00
○	ULMUS PARVIFOLIA	4.00
○	EVERSHED BLM	4.00

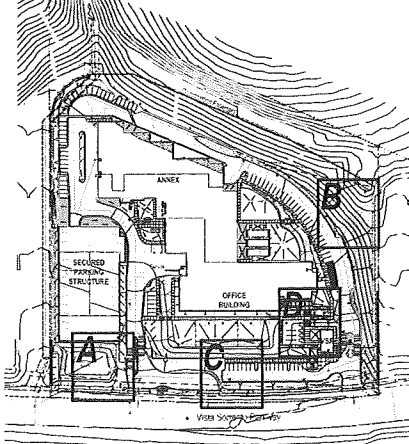
GROUND COVER/HYDROSEED LEGEND

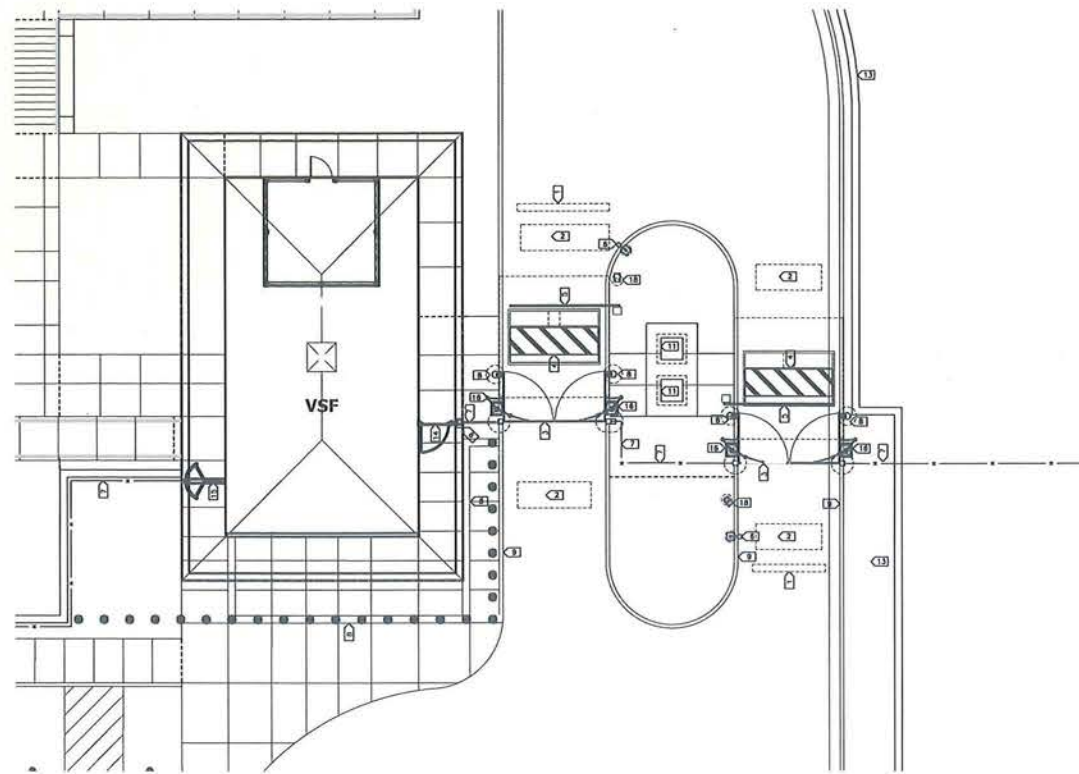
SYMBOL	PLANT NAME
○	HYDROSEED MIX 'A'
○	ROOPIA HENDESI 'COAST GOLDENBUSH'
○	WIKULAS ADONISAS AURANTIASIS 'STICKY MONKEY FLOWER'
○	BEGONILLUM CONFERTIFLORUM 'GOLDEN YARROW'
○	CAMISSOIA CHEIRANTIFOLIA 'BEACH FRENCHISE'
○	LOTUS SCOPARIUS SCOPARIUS 'SCOPARIUS DEER HEAD'
○	CASITILEA EXERTA 'OWLS GLOVER'
○	ESCHSCHOLZIA CALIFORNICA 'CALIFORNIA POPPY'
○	VILPIA MICROSTACHYS 'SMALL FESCUE'
○	HALENDERSIA HALENDERSIA 'LITTLE SEED HALEY'
○	HAELLEIA PULCHRA 'PURPLE NEEDLEGRASS'
○	AGROSTIS PALLENS 'SEASHORE BENTGRASS'
○	DESCHAMPSIA DANTHODIOSIS 'SANDAL HAYSTACKS'
○	SILVA TRIGLOCH 'BIRD'S EYE SILVA'
○	NDOPHILA HENDESI 'BIRD'S EYE BIRD'S EYE'
○	LUPINUS HANUS 'BIRD'S EYE'
○	SEEDING RATE: 54 LBS PER ACRE
○	HEIGHT RANGE: 12-24 INCHES
○	HYDROSEED MIX 'B'
○	FESTUCA CALIFORNICA 'CALIFORNIA FESCUE'
○	SEEDING RATE: 30 LBS PER ACRE
○	HEIGHT RANGE: 12-48 INCHES
○	HYDROSEED MIX 'C'
○	PER PLANTING NOTES:
○	CAMISSOIA CHEIRANTIFOLIA 'BEACH FRENCHISE'
○	CASITILEA EXERTA 'OWLS GLOVER'
○	CLARKIA ANDREA 'RED-FLOWER' 'PINKWELL-TO-SPRING'
○	CLARKIA ANDREA 'RED-FLOWER' 'PINKWELL-TO-SPRING'
○	COLLINDIA HETEROPHYLLA 'CHINESE HOUSES'
○	DICHELIDRUM CARPATA 'BLUE PINKS'
○	BEGONILLUM CONFERTIFLORUM 'GOLDEN YARROW'
○	ESCHSCHOLZIA CALIFORNICA 'CALIFORNIA POPPY'
○	SILVA TRIGLOCH 'BIRD'S EYE'
○	LANTIA PLATYGLOSSA 'TIDY TIPS'
○	LUPINUS HANUS 'BIRD'S EYE'
○	LUPINUS BICOLORIS 'BIRD'S EYE' 'GOLDEN LUPIN'
○	LUPINUS HANUS 'BIRD'S EYE'
○	LUPINUS BICOLORIS 'BIRD'S EYE'
○	HEVELLIA LINDEYI 'LINDEY'S SLADUS STAR'
○	NDOPHILA HENDESI 'BIRD'S EYE BIRD'S EYE'
○	PERISTORION SPICATUM 'BIRD'S EYE'
○	PHACELIA GRANDIFLORA 'BUS FLOWER PHACELIA'
○	SEEDING RATE: 30 LBS PER ACRE
○	HEIGHT RANGE: 18-36 INCHES
○	HYDROSEED MIX 'D'
○	PER PLANTING NOTES:
○	ANDROPIS CALIFORNICA 'VERBA MANSI'
○	CAREX SPINOSA 'RAINFALL SEDGE'
○	JANUS ACUTUS 'SPINY RUSH'
○	OSPHODERA ELATA 'HOOKER'S EVENING PHEMOSIS'
○	TYPHA LATIFOLIA 'COMMON CATTAIL'
○	VILPIA MICROSTACHYS 'SMALL FESCUE'
○	SEEDING RATE: 30 LBS PER ACRE
○	HEIGHT RANGE: 12-48 INCHES

TURF LEGEND

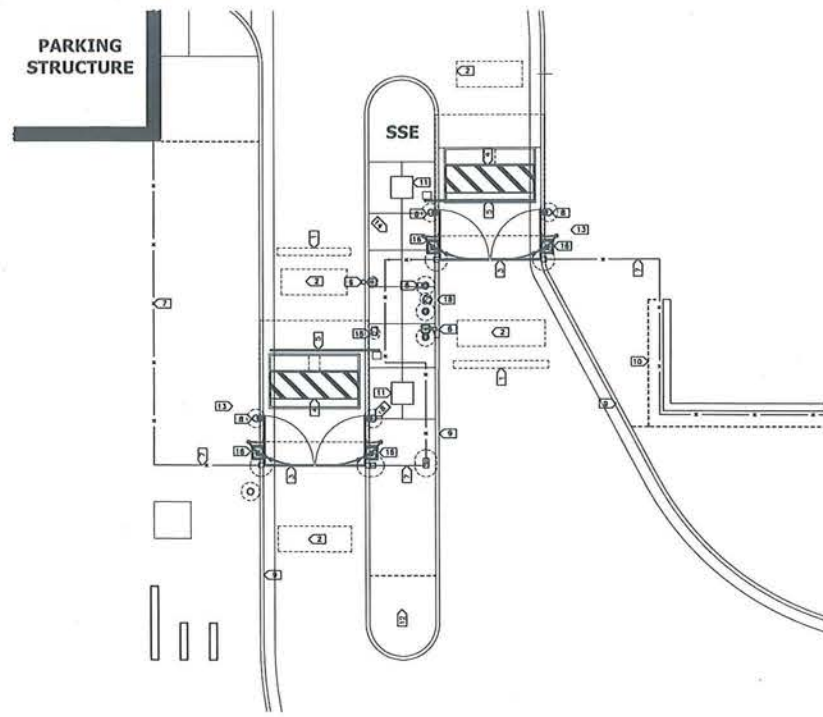
SYMBOL	PLANT NAME
○	HYDROSEED
○	BONSAI DWARF TALL FESCUE
○	(FESTUCA ARUNDINACEA 'BONSAI')

LANDSCAPE VIGNETTE KEY MAP



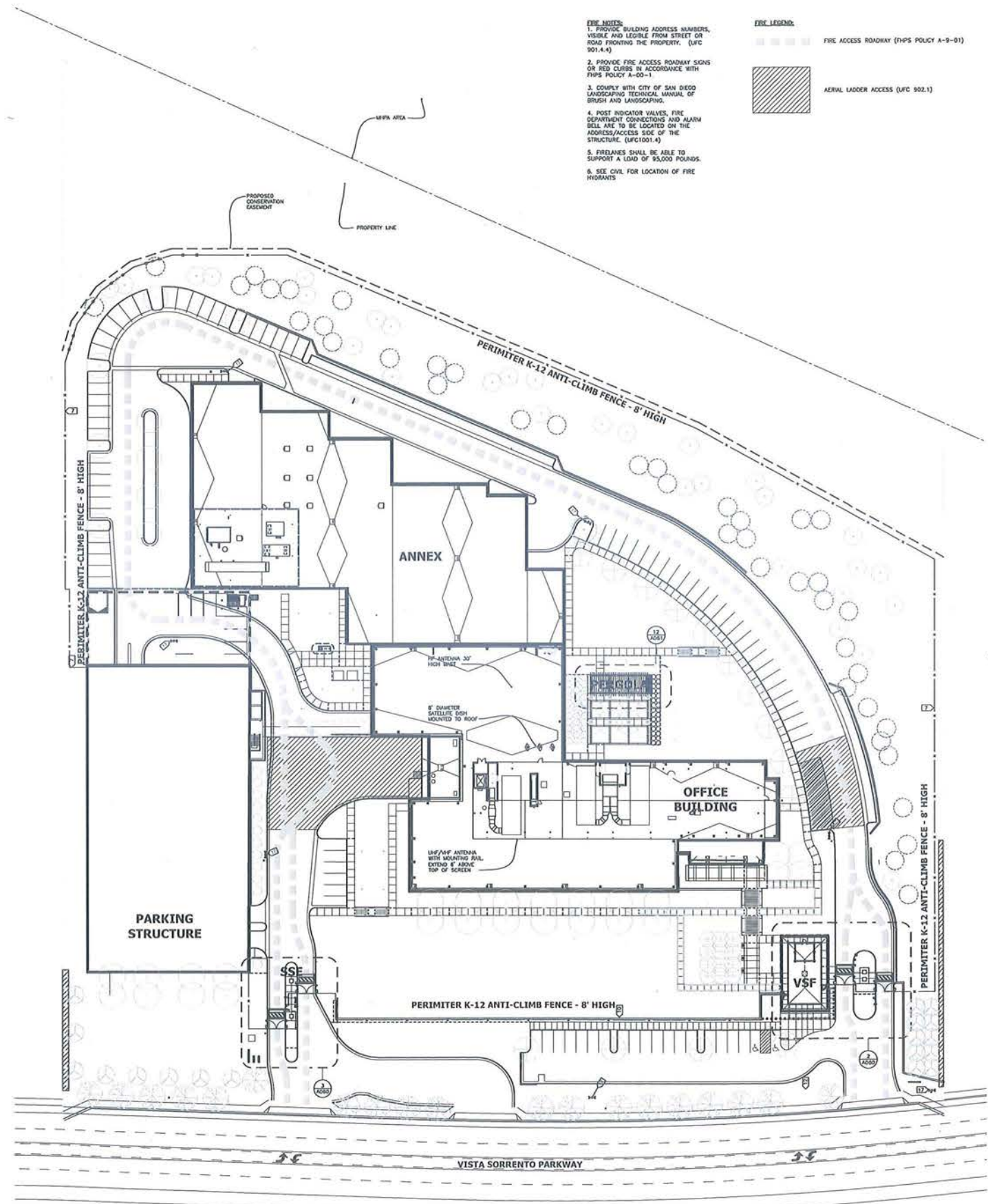


2 ENLARGED VSF ENTRANCE PLAN
1/8" = 1'-0"



3 ENLARGED SSE ENTRANCE PLAN
1/8" = 1'-0"

- REFER SYMBOL**
1. SPEED BUMP
 2. LOOP DETECTOR
 3. SWING GATE - SEE DETAILS 1, 2, 88/1081
 4. HYDRAULIC WINDSE BARRIER
 5. TRAFFIC SIGN BARRIER
 6. KEYPAD
 7. PERIMETER ANTI-CLIMB FENCE - SEE DETAILS 88/1081
 8. ANTI-RUN BOLLARDS - SEE DETAILS 1081/1081
 9. CONCRETE CURB (SEE CIVIL)
 10. ANTI-RUN RETAINING WALL - SEE DETAIL 8/1081
 11. HYDRAULIC POWER UNIT (HWU)
 12. MOUNTAIN SIGN
 13. SITE LIGHTING - SEE ELECTRICAL
 14. PEDESTRIAN GATE - MATCH ADJACENT FINISH
 15. PULL-HEIGHT TURNSTILE
 16. GATE OPERATOR
 17. MOUNTAIN - SEE CIVIL
 18. TRAFFIC LIGHT

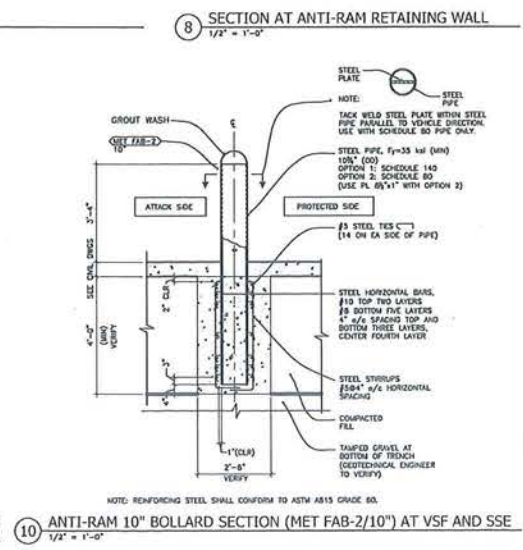
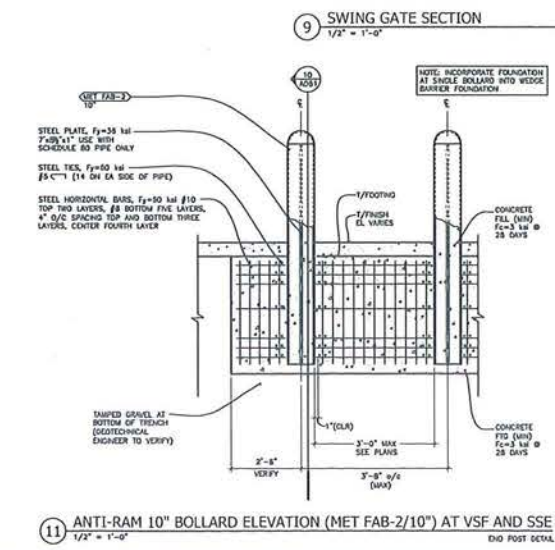
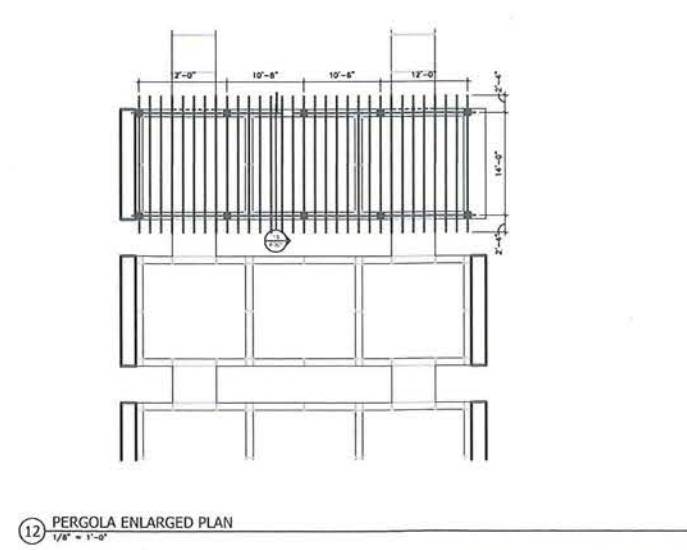
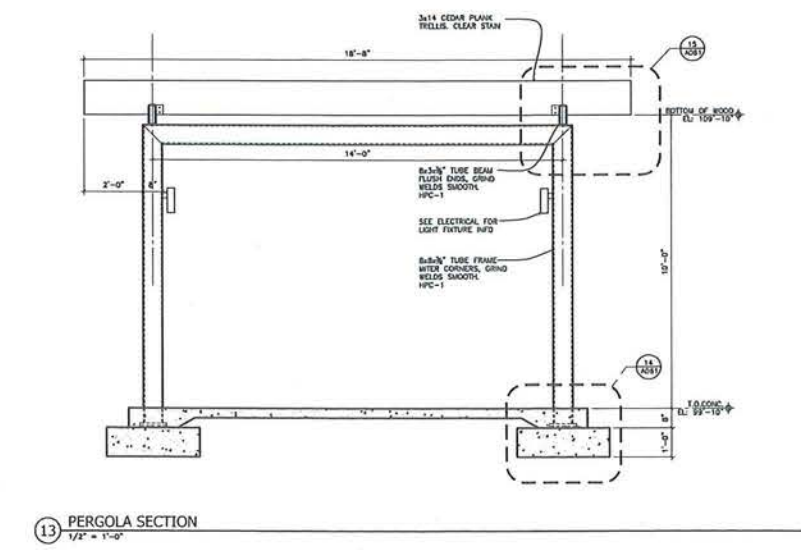
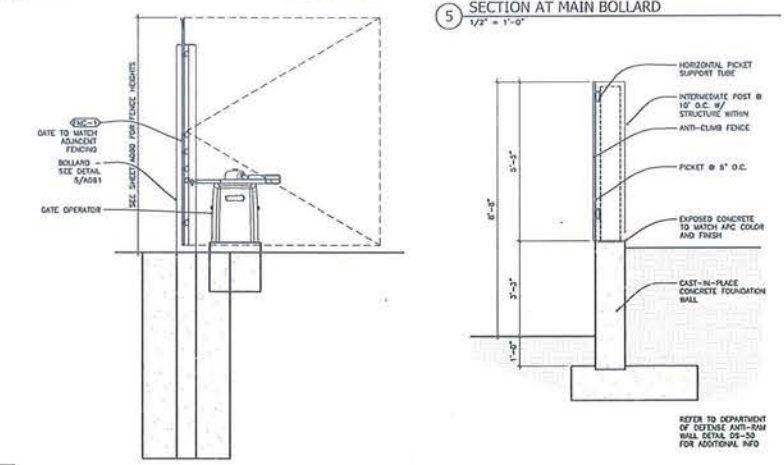
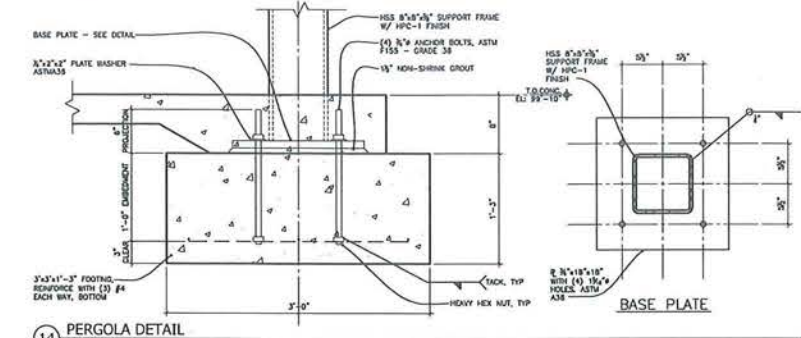
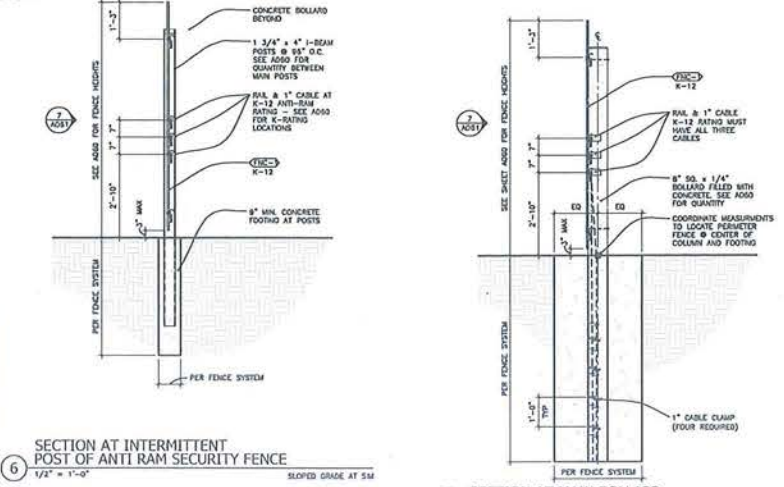
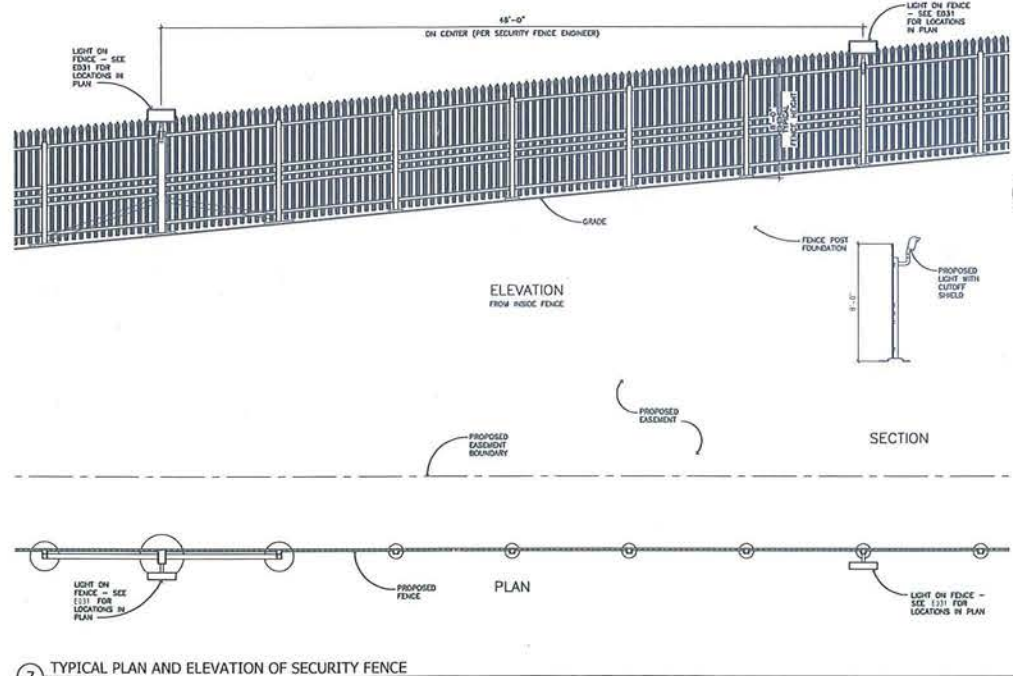
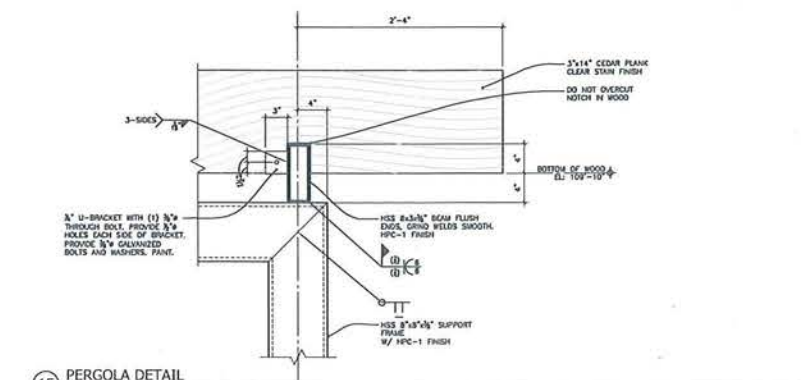
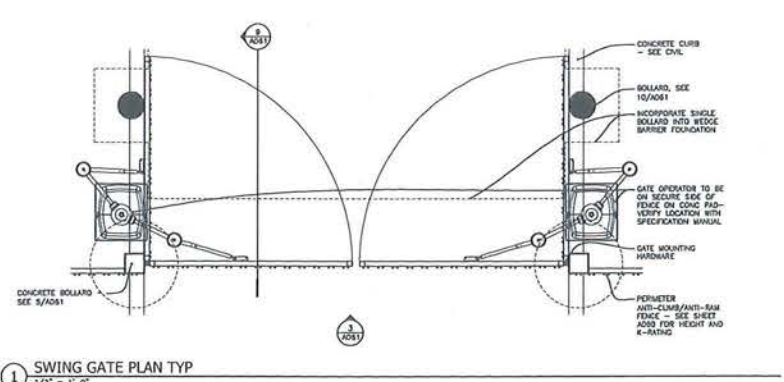
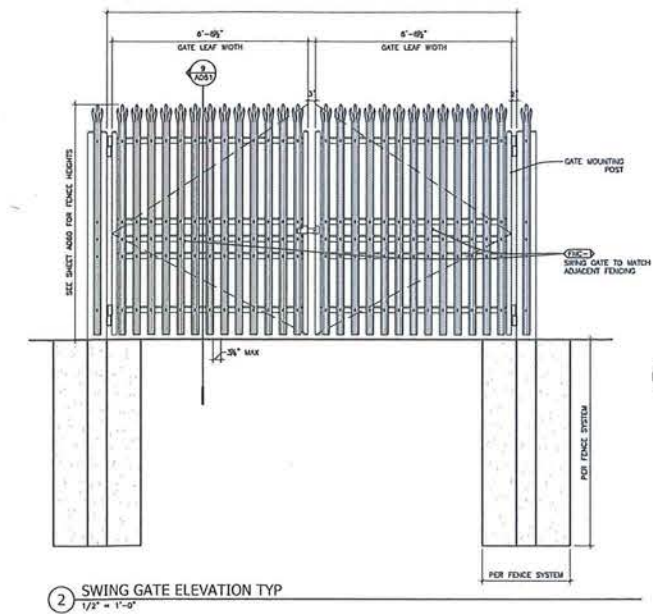
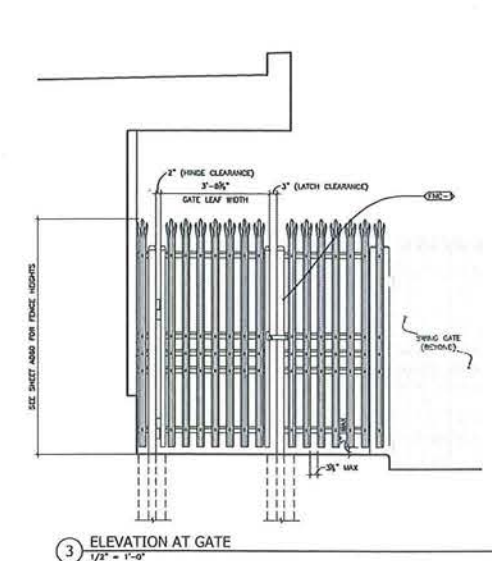
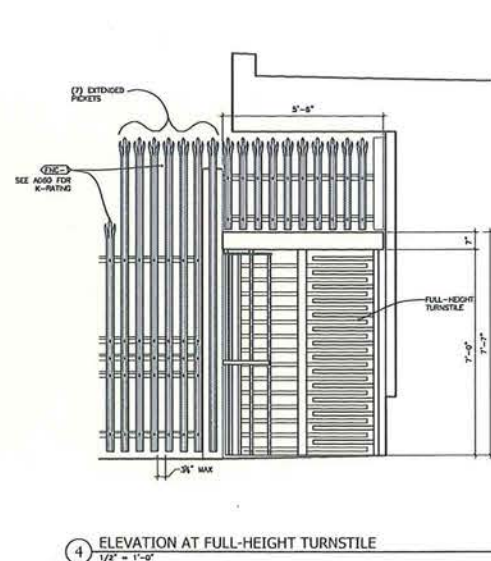


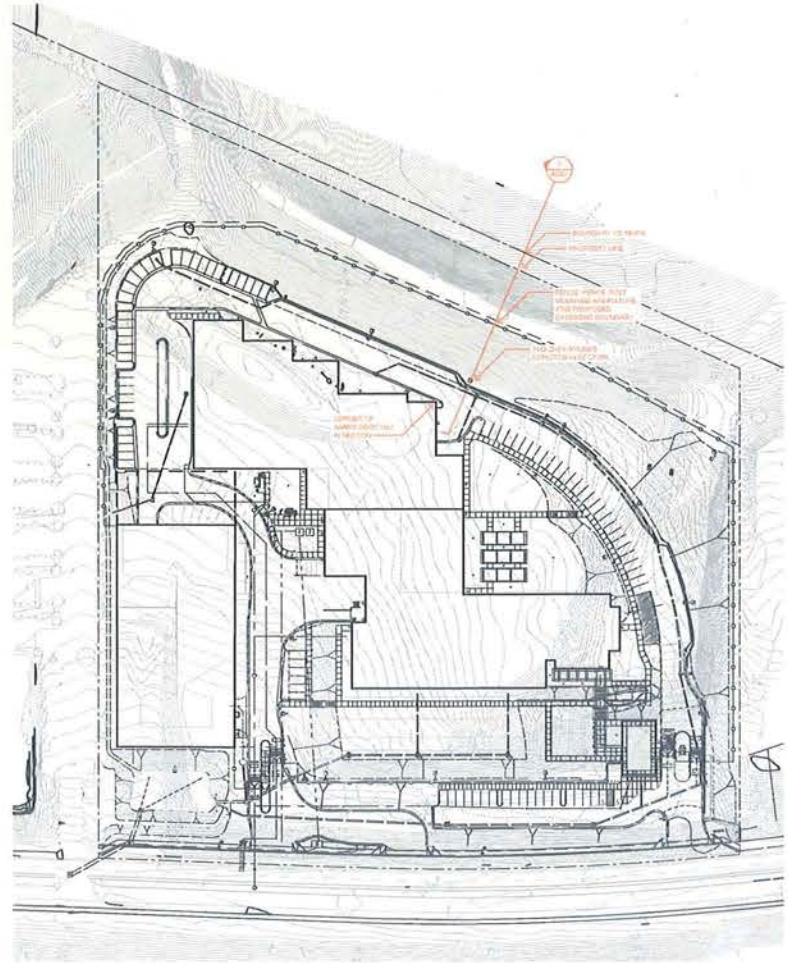
- FIRE NOTES:**
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. (LFC 901.4.4)
 2. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
 3. COMPLY WITH CITY OF SAN DIEGO LANDSCAPING TECHNICAL MANUAL OF BRUSH AND LANDSCAPING.
 4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. (LFC1001.4)
 5. FIRELANES SHALL BE ABLE TO SUPPORT A LOAD OF 95,000 POUNDS.
 6. SEE CIVIL FOR LOCATION OF FIRE HYDRANTS
- FIRE LEGEND:**
- FIRE ACCESS ROADWAY (FHPS POLICY A-9-01)
 - AERIAL LADDER ACCESS (LFC 902.1)

1 ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

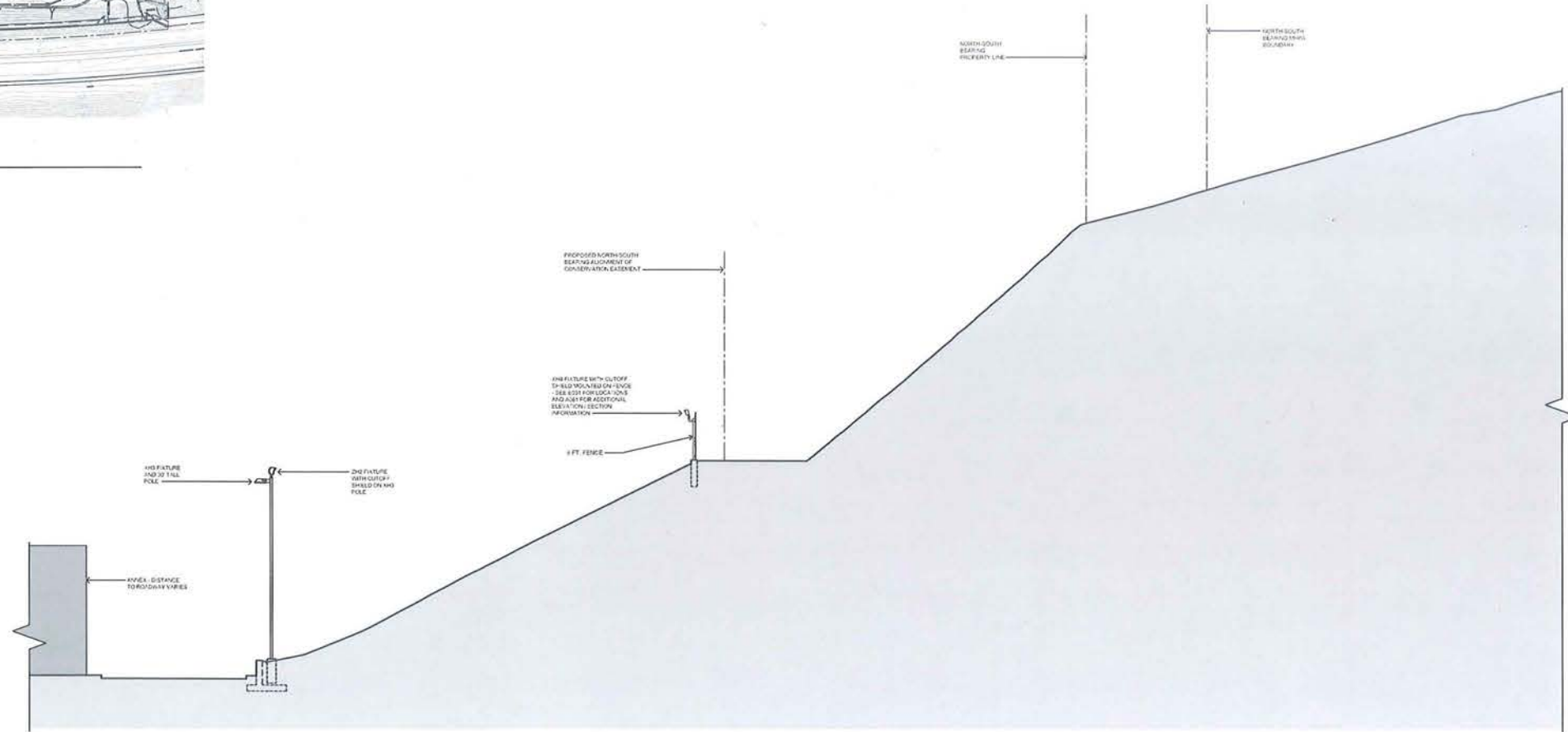
NO.	DATE	REVISION

PERMIT AMENDMENT SUBMITTAL	
CONTRACT NO.	3157-002-00
SCALE	AS NOTED
DATE	AUGUST 21, 2012
DRAWN BY	GRAMSETH

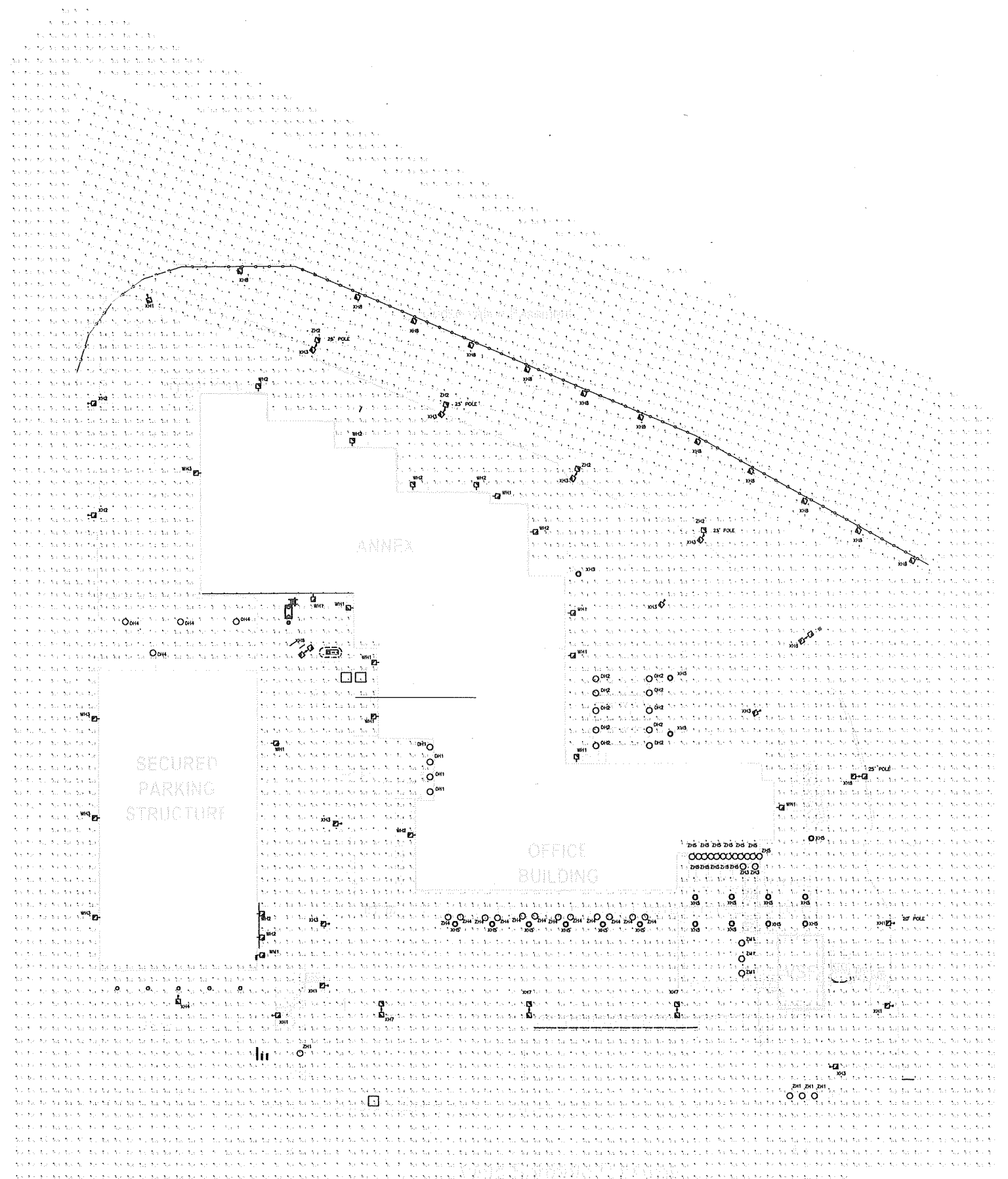




2 SITE REFERENCE PLAN
1/8" = 1'-0"



1 SITE SECTION
1/8" = 1'-0"



SD JSS-09B-02541 CORE & SHELL		LUMINAIRE SCHEDULE			HGA #3157-002-00		
TYPE	DESCRIPTION	MOUNTING	LENSE/REFLECTOR	LAMP	VOLTS	NOTES	
D11	EXTERIOR RECESSED DOWNLIGHT	RECESSED CANOPY	6" MAX DEPTH PRISMATIC LENS	1-70W HPS	277	92	GOODHAM LAM 705 119W 173 277 DRSD PEACHTREE PSP OR APPROVED EQUAL
D12	WALL MOUNTED DOWNLIGHT	STRUCTURE AT 7'-0" AFF	FLOOD OPTICS 4" MAXIMUM DEPTH SPREAD LENS	1-35 W MH PAR 20	277	50	BK CK PAR3035 50WAP 10 RM-HISE-VT LUMIAN
WH1	EXTERIOR FULL CUTOFF WALLMOUNT QUARTZ RESTRIKE AND TIME DELAY	SURFACE	FORWARD THROW FLAT GLASS LENS SILVER FINISH	1-70W HPS	277	92	GARCOO T01TF 70WPS NP 01924 WDELIGHT AWS1 LUMARK IP OR APPROVED EQUAL
WH2	SINGLE HEAD WALL MOUNT	SURFACE AT 20" AFF	FORWARD THROW QUARTZ RESTRIKE SILVER FINISH	1-150W HPS	277	173	GARCOO T07 FT 150WPS NP 05T LITHONIA ACRIS WALL INVUE VISION WALL COOPER TALON MED
WH3	SINGLE HEAD WALL MOUNT	SURFACE AT 20" AFF	WIDE THROW QUARTZ RESTRIKE SILVER FINISH	1-150W HPS	277	173	LITHONIA ACRIS WALL INVUE VISION WALL COOPER TALON MED
X11	SINGLE HEAD FULLCUTOFF AREA LUMINAIRE	30" STEEL ROUND POLE	TYPE II DISTRIBUTION QUARTZ RESTRIKE WITH HOUSE SIDE SHIELD LIGHT GREY FINISH	1-250W HPS	277	272	GARCOO G18 1 3XL 250HPS 277 NP 01924 LITHONIA ACRIS INVUE VISION COOPER TALON MED
X12	SINGLE HEAD FULLCUTOFF AREA LUMINAIRE	30" STEEL ROUND POLE	TYPE IV DISTRIBUTION QUARTZ RESTRIKE WITH HOUSE SIDE SHIELD LIGHT GREY FINISH	1-250W HPS	277	272	LITHONIA ACRIS INVUE VISION COOPER TALON MED
X13	SINGLE HEAD FULLCUTOFF AREA LUMINAIRE	30" STEEL ROUND POLE	TYPE II DISTRIBUTION QUARTZ RESTRIKE LIGHT GREY FINISH	1-250W HPS	277	272	GARCOO G18 2 3XL 250HPS 277 NP 01924 LITHONIA ACRIS INVUE VISION COOPER TALON MED
X14	SINGLE HEAD FULLCUTOFF AREA LUMINAIRE	30" STEEL ROUND POLE	TYPE IV DISTRIBUTION QUARTZ RESTRIKE LIGHT GREY FINISH	1-250W HPS	277	272	LITHONIA ACRIS INVUE VISION COOPER TALON MED
X15	PEDESTRIAN AREA POLE TOP LUMINAIRE	18" ALUM ROUND POLE	TYPE 5 DISTRIBUTION QUARTZ RESTRIKE SILVER FINISH	1-150W HPS	277	173	LUMIAN 30835-2-C RAL 9006 SILUX RISE LUMINIS ECLIPSE RAL INP
X18	DUAL HEAD FULLCUTOFF AREA LUMINAIRE	30" STEEL ROUND POLE	TYPE II DISTRIBUTION QUARTZ RESTRIKE LIGHT GREY FINISH	1-250W HPS	277	272	LITHONIA ACRIS INVUE VISION COOPER TALON MED
X17	DUAL HEAD FULLCUTOFF AREA LUMINAIRE	30" STEEL ROUND POLE	TYPE IV DISTRIBUTION QUARTZ RESTRIKE LIGHT GREY FINISH	1-250W HPS	277	272	GARCOO G18 1 4XL 250HPS 277 NP 01924 LITHONIA ACRIS INVUE VISION COOPER TALON MED
X18	SINGLE HEAD FULLCUTOFF AREA LUMINAIRE	30" STEEL ROUND POLE	TYPE IV DISTRIBUTION QUARTZ RESTRIKE WITH HOUSE SIDE SHIELD LIGHT GREY FINISH	1-250W HPS	277	272	WDELITE AL35-250 4HQV SR CSR HSS-H-ALS TOR LITHONIA KSE ENCO ISA COOPER ESM
ZH1	LOW PROFILE FLOODLIGHT	SURFACE ON GRADE FOR SIGNAGE	SILVER FINISH 30 DEG TILT WHITE HOUSING	1-70W MH T8 3500 K	277	50	BEGA 88759AH SLV WDELITE DECCAFLOOD
ZH3	INGROUND ADJUSTABLE COLLUM UPLIGHT	INGROUND FINISH	INTEGRAL BALLAST NARROW FLOOD SILVER FINISH	1-39W MH T8 3500 K	277	50	BEGA 8807AH HYDREL M9420 WINDRA THAMES HADCO IS
ZH4	TREE UPLIGHT	ON GRADE	REGRESSED LENS	1-70W PAR 30 MH SPOT	277	100	BK LIGHTING - SE-62- X-9-11-B-HP70 WINDRA OR APPROVED EQUAL
ZH5	COLLUM ACCENT LIGHT	SURFACE LOBBY ROOF	REGRESSED LENS	1-70W PAR 30 MH SPOT	277	100	BK LIGHTING - SE-62- X-9-11-B-HP70 HADCO WINDRA OR APPROVED EQUAL
ZH11	FLAGPOLE LIGHT BEACON	TOP OF POLE	NET LOCATION 350 DEGREE ROTATION SILVER FINISH	3W LED	120	12	THE FLAG COMPANY INC. FLAGPOLE BEACON

(REFER TO SPECIFICATION SECTIONS 28100 AND 28500 FOR ADDITIONAL INFORMATION BEFORE ORDERING)

GENERAL NOTES
 A. ALL EXTERIOR LUMINAIRES SHALL BE UL LISTED FOR WET LOCATION.
 B. PROVIDE BALLASTS AS SPECIFIED IN SECTION 28100 AND 28500. GENERIC BALLASTS ARE NOT ACCEPTABLE.
 C. ALL LUMINAIRES WITH 3 OR MORE LAMPS SHALL HAVE MULTIPLE BALLASTS FOR INBOARD/OUTBOARD SWITCHING UNLESS OTHERWISE NOTED.

NOTES
 1. PROVIDE CONTINUOUS WALL TO WALL INSTALLATION. PROVIDE SLIDING SLEEVE AT ENDS OF INSTALLATION. FIELD VERIFY LENGTH PRIOR TO ORDERING.
 2. PROVIDE CONTINUOUS ILLUMINATION USING 4" AND 6" LAMPS ONLY.
 3. COORDINATE MOUNTING AND LOCATION WITH EQUIPMENT IN THE ROOM.
 4. FIXTURE DEPTH MUST NOT EXCEED A 6" MAXIMUM.
 5. MOUNT EXIT SIGNS UNDER THE STRUCTURAL BEAMS OR AT LOCATIONS WHERE THEY ARE FULLY VISIBLE. VP
 6. PROVIDE HANDHOLE AND COVER AT 20"-0" FOR FUTURE CAMERA MOUNTING. SEE SITE PLAN FOR CAMERA LOCATIONS.

SITE PHOTOMETRIC SUMMARY (MAINTAINED ILLUMINANCE)

TOTAL AREA = 11.2 acres
 LIGHT LOSS FACTOR = 0.75
 DESIGN CRITERIA = 1 fc avg.

NOTE: Site data will take into account building entrance and perimeter in calculating average illuminance requirements above the uniformity ratio.

MAXIMUM SITE = 8.0 fc
 MINIMUM SITE = 0.5 fc
 SURFACE SITE = 1.8 fc
 AVG UNIFORMITY = 3 : 1
 MAXIMUM = 10 : 1

MAXIMUM CASHEMENT = 4.0 fc
 MINIMUM CASHEMENT = 0.4 fc
 SURFACE CASHEMENT = 1.6 fc
 AVG UNIFORMITY = 2.5 : 1
 MAXIMUM = 10 : 1

THIS PROJECT IS EXEMPT FROM SAN DIEGO OUTDOOR LIGHTING ORDINANCE 142.0740 DUE TO ATTENUATION COVERED BY SECTION (g) OF THE CODE.

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

**WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501**

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON AUG 25, 2006
DOCUMENT NUMBER 2006-0608234
GREGORY J. SMITH COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME 12:38 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-0605

**COASTAL DEVELOPMENT PERMIT NO. 7293
SITE DEVELOPMENT PERMIT NO. 7294
PLANNED DEVELOPMENT PERMIT NO. 62021
ALEXANDRIA TECHNOLOGY CENTER-SORRENTO VIEW [MMRP]
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 11100
PLANNING COMMISSION**

This Coastal Development Permit No. 7293, Site Development Permit No. 7294, and Planned Development Permit No. 62021, an amendment to Coastal Development Permit No. 11100, County Recorder's Office Document No. 2003-0705953 dated June 16, 2003, is granted by the Planning Commission of the City of San Diego to ALEXANDRIA REAL ESTATE-SORRENTO VIEW, LIMITED LIABILITY CORPORATION, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0701, 126.0501, and 126.0601. The undeveloped 11.2-acre site is located on the east side of Vista Sorrento Parkway, immediately southeast of 10509 Vista Sorrento Parkway in the IL-3-1, RS-1-8, Coastal Overlay (Non-appealable Area 1), Accident Potential Zone 2, and Airport Environs Overlay zones of the Mira Mesa Community Plan area. The project site is legally described as a portion of the southeasterly 700 feet of Lot 8 of Sorrento Lands and Townsite, Map No. 483.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct two multi-story office and research/development buildings with single-level basement parking garage; a four-level above-ground parking structure; a surface parking lot; a mechanical equipment enclosure; two refuse, recycling and storage enclosures; road widening along Vista Sorrento Parkway; retaining walls; and associated circulation, drainage facilities, utilities connections, and landscape/hardscape improvements, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated July 13, 2006, on file in the Development Services Department.

The project or facility shall include:

- a. Building "A," five-story over basement garage office building approximately 170,790 square-foot; Building "B," four-story over basement garage office building approximately 129,963 square-foot; a four-level parking structure approximately 195,775 square-foot; a mechanical equipment enclosure; two refuse/recycle enclosures; approximately 763 linear feet of retaining wall with a maximum height of 18.1 feet; roadway widening along Vista Sorrento Parkway;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities; and
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary construction permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

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

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable,

or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.

12. As conditions of Coastal Development Permit No. 7293, Site Development Permit No. 7294, and Planned Development Permit No. 62021 the mitigation measures specified in the MMRP, and outlined in the Environmental Impact Report No. 4466, SCH No. 2003071156 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Environmental Impact Report No. 4466, SCH No. 2003071156 satisfactory to the City Manager and City Engineer. All conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Land Use/Biology
- Paleontological Resources
- Transportation/Circulation
- Noise
- Solid Waste Disposal

14. Prior to issuance of any construction permit, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

16. The Brush Management Program shall consist of one zone area, 55-foot width, located on the rear northeast portion of Assessor Parcel No. 340-090-14 as shown on Exhibit "A" Brush Management Program/Landscape Development Plan on file in the Office of the Development Services Department.



17. Prior to issuance of any construction permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zone on the property in substantial conformance with Exhibit "A."
18. Prior to issuance of any construction permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Uniform Fire Code, M.C. 55.0889.0201, the Landscape Standards and the Land Development Code Section 142.0412 (Ordinance -18451).
19. Within Zone One, a minimum Fire Rating of one hour for additions or accessory structures (including, but not limited to decks, trellises, gazebos, etc) are permitted subject to Fire Marshall and the City Manager's approval.
20. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."
21. Prior to final inspection and issuance of any Certificate of Occupancy for any building, the approved Brush Management Program shall be implemented.
22. The Brush Management Maintenance Program as noted on Exhibit "A" shall be performed annually by the Permittee/Owner or until such time that another approved entity such as an Association or a Maintenance Assessment District (MAD) assumes annual responsibility.
23. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

ENGINEERING REQUIREMENTS:

24. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed with this project. All grading shall conform to requirements in accordance with grading sections of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
25. Prior to the issuance of any construction permits, the Owner/Permittee shall assure a minimum of 10 feet of public parkway on Vista Sorrento Parkway shall be dedicated and improved, in addition to the required curb to curb pavement widening, as noted on Exhibit "A". The 10 feet of public parkway shall be comprised of curb and gutter and 5 foot-wide sidewalk satisfactory to the City Engineer.
26. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the installation of public storm drain facilities in Vista Sorrento Parkway, both

a new storm drain inlet box at the northerly driveway configuration and the relocated storm drain inlet box just south of the south driveway, satisfactory to the City Engineer.

27. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices maintenance, satisfactory to the City Engineer.

28. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

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

30. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the installation of detention basins on-site (pursuant to City Council Ordinance 00-17068, Erosion Control Measures for Development Draining into Los Penasquitos or San Dieguito Lagoons) satisfactory to the City Engineer.

31. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS:

32. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City. All plans, specifications, and notes mentioned in the conditions below shall be consistent with the Land Development Code 142.0401 and Landscape Standards, and Exhibit "A," Landscape Development Plan on file in the Office of The Development Services Department.

33. Prior to issuance of any construction permits for grading, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department, Development and Environmental Planning Division for approval. The plans shall be in substantial conformance to Exhibit "A", on file in the office of the Development Services.

34. Installation of slope planting and erosion control including seeding of all disturbed land (slopes and pads) consistent with the approved landscape and grading plans is considered to be in the public interest. The Owner/Permittee shall initiate such measures as soon as the grading has been accomplished. Such erosion control/slope planting and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the Landscape Standards.

35. Prior to issuance of any construction permits for right-of-way improvements, complete landscape construction documents for right-of-way and median improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

36. 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."

37. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards (including planting and irrigation plans, details and specifications) shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Concept Plan, on file in the Office of the Development Services Department.

38. Prior to issuance of any construction permits for the parking garage building, construction documents shall be submitted that show canopy shade on the top level of the parking structure as shown on the Exhibit "A" Parking Structure, Mechanical Equipment and Trash Enclosure Plans (Sheet A-2.5). In the event this design is revised it shall remain in substantial conformance with the Land Development Code requirement to provide one 24-inch box tree within 30 feet of each parking space as determined by the Development Services Landscape Review Section.

39. 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.

40. The Owner/Permittee shall be responsible for the installation and maintenance of all landscape improvements consistent with the Landscape Regulation and Landscape Standards.

Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in Section 1.3 of the Landscape Standards.

41. 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. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

42. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

43. No fewer than 1,000 off-street parking spaces, including 32 accessible spaces, 95 carpool spaces, 20 motorcycles spaces, 18 bicycle spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.

44. Prior to issuing any construction permits for buildings, including tenant improvements, the Owner/Permittee shall disclose proposed and existing uses on a data sheet. A table shall be created to include up-to-date uses as a percentage of entire Gross Floor Area (GFA). Uses in shall be limited to those identified appropriate for industrial park designation per the Mira Mesa Community Plan and can include a mixture of research and development, office, and manufacturing uses. Pursuant to the Mira Mesa Community Plan, multi-tenant office shall be limited to 50 percent of the overall building square footage. Any office tenant not occupying over 40,000 square feet of gross floor area shall be considered as contributing to the aggregate 50 percent limitation of multi-tenant office. Common area square footage can be removed from this use calculation. Overall, the total useable square footage, to be referred to as total square footage minus common area square footage, shall be limited to 50 percent multi-tenant at any one time. This calculation shall use a combined total building useable square footage for both (all) buildings for the purpose of determining percent usage.

45. Support facilities shall not exceed 10 percent of the allowable gross floor area.

46. Retaining walls heights to be a maximum of 18.1 feet high from grade. Landscaping to the full height of all retaining walls is required. Retaining walls shall be situated mostly to the interior of the property and per the project scope most wall elevations will be screened from public vantage points by the positioning of proposed buildings.

47. The Open Space Easement of 2.1 acres shall remain in natural state and shall not be converted to useable space. No development of any kind shall occur in the easement. Should activity occur in this easement, permit holder shall be liable for all costs associated for revegetation and/or restoration for the areas disturbed.
48. Prior to issuance of any construction permit for grading, a fee of \$1,975.46 shall be given to the Development Services Department to be deposited into the Los Penasquitos Watershed Restoration and Enhancement Fund for 395,091 square feet. Should additional precise grading be requested following initial grading permit, those fees shall also be calculated and submitted.
49. Prior to issuance of any construction permit for grading, a fee of \$8,167.50 shall be given to the Development services Department to be deposited into the Los Penasquitos Watershed Restoration and Enhancement Fund for 272,250 square feet for impervious surfaces. Should additional surface be requested, those fees shall also be calculated and submitted. The Los Penasquitos enhancement fee used a rate of \$0.005 per square foot for all areas graded, with an additional rate of \$0.03 per square foot for all impervious surfaces created by the development. The Permittee/Owner shall provide verification in the form of a receipt and/or other appropriate means in order to verify this fee has been paid.
50. Prior to approval of the construction permit(s) for the two office buildings, an area of at least 2,000 square feet shall be established on the site plan for outdoor eating and/or recreational. Should eating area be established, appropriate furnishings shall be available to accommodate and establish eating areas.
51. Bicycle facilities and transit information kiosk pursuant to Land Development Code Section 142.0530(h), Rideshare Information, shall be established on site. The Owner/Permittee shall provide eighteen bike parking spaces to include nine racks, nine lockers, and shower facilities available to all tenants, satisfactory to the City Engineer.
52. The development is located in the Accident Potential Zone – Area 2 and the maximum allowable lot coverage for this lot shall be limited to less than 40 percent.
53. Prior to issuance of any construction permit for grading, the Permittee/Owner shall record an avigation easement for noise with the County Recorder. A copy shall also be filed with the Marine Corps Air Station Miramar and appropriate legal notice shall be provided to any purchasers, lessees and renters of the property.
54. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

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

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

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

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

- a. Approved project sign plan (Exhibit "A," on file in the Development Services Department); or
- b. Citywide sign regulations

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

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

60. 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.



61. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
62. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
63. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
64. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.
65. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

TRANSPORTATION REQUIREMENTS:

66. Prior to issuance of any Certificate of Occupancy for buildings, the Owner/Permittee shall provide a copy of a recorded mutual access agreement between all affected properties, satisfactory to the City Engineer.
67. The applicant shall establish and maintain a Transportation Demand Management (TDM) Plan to the satisfaction of the City Engineer, which incorporates the following:
- Coordinate with the San Diego Metropolitan Transit System (MTS) in an attempt to set up a regularly scheduled San Diego MTS Coaster Van stop on site (Route 972);
 - Onsite Bicycle racks, lockers and showers;
 - Quarterly Property management Newsletter promoting Ride Share Program, Bus Schedule, Coaster/Van Schedule;
 - Register with SANDAG's RideLink program for rideshare matching, carpooling, vanpooling and guaranteed ride home information;
 - Provide a ride share kiosk located in each building lobby; and
 - 95 preferential carpool and vanpool spaces.

68. The applicant shall provide an annual status letter to the Development Services Department of the effectiveness of the TDM Plan for the initial five years after occupancy, to the satisfaction of the City Engineer.

69. No fewer than three acceptable on-site loading spaces, pursuant to Chapter 14, Article 2, Division 10 of the City's Land Development Code (LDC), shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Loading area dimensions shall follow the City's LDC section 142.1010 and 142.1030, satisfactory to the City Engineer.

70. This Owner/Permittee shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. Satisfying Council Policy 200-18 may require, but not be limited to, the removal/modification of existing and/or the installation of new/additional street light facilities (bulbs, fixtures, poles, etc.).

71. The Owner/Permittee shall construct Vista Sorrento Parkway as a modified four lane collector with 69-foot curb to curb on an 84-foot right of way from Directors Place to the existing widened segment immediately south of Lusk Boulevard, to the satisfaction of the City Engineer.

72. The Owner/Permittee shall construct a traffic signal on Vista Sorrento Parkway at the project's northern driveway, to the satisfaction of the City Engineer.

73. The Owner/Permittee shall construct a westbound to northbound right turn lane at the intersection of Vista Sorrento Parkway and Sorrento Valley Road, to the satisfaction of the City Engineer.

74. The Owner/Permittee shall provide a contribution of \$78,000.00 for the proposed traffic signal for the Interstate 5 northbound off-ramp with Roselle Street.

WASTEWATER REQUIREMENTS:

75. The proposed lateral located in driveway shall be private and shall require an Encroachment Maintenance and Removal Agreement (EMRA), or require relocation.

76. The Permittee/Owner shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego Sewer Design Guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

77. Prior to the issuance of any building permits, the Permittee/Owner shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.



78. Prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement, no private sewer facilities shall be installed in or over any public right of way.

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

WATER REQUIREMENTS:

80. Prior to the issuance of the first construction permit for a building, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the removal of all existing unused water services within the Vista Sorrento Parkway right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

81. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall apply for plumbing permit(s) for the installation of private back flow prevention device(s) on all water services to the development, including all domestic, fire and irrigation services, in a manner satisfactory to the Water Department Director and the City Engineer. All backflow prevention devices shall be located above grade and outside of any private structures.

82. Prior to the issuance of any Certificates of Occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director and the City Engineer. Fire hydrants shall be located a minimum of five feet from any structures above, at, or below grade. Fire hydrants installed on private property shall be private.

83. Prior to the issuance of any Certificates of Occupancy, the Owner/Permittee shall design and construct new public water facilities, into acceptable alignments and right-of-way, in the event any public water facility in the vicinity of the project site loses integrity due to the construction and grading activities associated with this development, in a manner satisfactory to the Water Department Director and the City Engineer.

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

85. Prior to the issuance of any certificates of occupancy, the public water facilities, including domestic, fire and irrigation services and meters necessary to serve this development, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

86. The Owner/Permittee agrees to design and construct all proposed public water facilities and grants of easements in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices

pertaining thereto. Public water facilities and easements, as shown on approved Exhibit "A," shall be modified at final engineering to comply with standards.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on July 13, 2006, Resolution Number 4100-PC.



ALL-PURPOSE CERTIFICATE

Type/Approval No.: CDP No. 7293, SDP No. 7294, and PDP No. 62021

Date of Approval: July 19, 2006

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

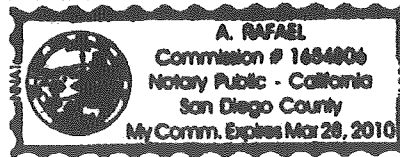
[Handwritten Signature]

Tim Daly, Development Project Manager

On Aug 2, 2006 before me, A. Rafael, (Notary Public), personally appeared **Tim Daly**, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature *[Handwritten Signature]*
A. Rafael



ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed *[Handwritten Signature]* Signed _____
Typed Name **Vincent R. Ciruzzi** Typed Name
Senior Vice President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On Aug. 18, 2006 before me, JANET GOMEZ (Notary Public) personally appeared VINCENT R. CIRUZZI, personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*



ORIGINAL

PLANNING COMMISSION RESOLUTION NO. 4100-PC
COASTAL DEVELOPMENT PERMIT NO. 7293
SITE DEVELOPMENT PERMIT NO. 7294
PLANNED DEVELOPMENT PERMIT NO. 62021
ALEXANDRIA TECHNOLOGY CENTER-SORRENTO VIEW

WHEREAS, ALEXANDRIA REAL ESTATE-SORRENTO VIEW, LIMITED LIABILITY CORPORATION, Owner/Permittee, filed an application with the City of San Diego for a permit to construct two multi-story office and research/development buildings over single-level basement parking; a four-level above-ground parking structure; a surface parking lot; a mechanical equipment enclosure; two refuse, recycling and storage enclosures; road widening along Vista Sorrento Parkway; a retaining wall; and associated circulation, drainage facilities, utilities connections, and landscape/hardscape improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 7293, 7294, and 62021), on portions of a 11.2-acre site;

WHEREAS, the project site is located on the east side of Vista Sorrento Parkway, immediately southeast of 10509 Vista Sorrento Parkway in the IL-3-1, RS-1-8, Coastal Overlay (Non-appealable Area 1), Accident Potential Zone 2, and Airport Environs Overlay zones of the Mira Mesa Community Plan area;

WHEREAS, the project site is legally described as a portion of the southeasterly 700 feet of Lot 8 of Sorrento Lands and Townsite, Map No. 483;

WHEREAS, on July 13, 2006, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 7293, Site Development Permit No. 7294, and Planned Development Permit No. 62021 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated July 13, 2006.

FINDINGS:

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan.** The proposed project is located in the Mira Mesa Community Planning area's Sorrento Mesa Subarea and the North City Local Coastal Program and is designated for industrial park land uses. The industrial use designation is intended to accommodate a mixture of research and development, office, and manufacturing uses. The proposed two multi-story office and research and development facilities will be consistent with the Community Plan's land use designation and the Development Criteria element for industrial development within the coastal zone.

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

3. The proposed development will comply with the regulations of the Land Development Code. Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Coastal Development Permit No. 7293, Site Development Permit No. 7294, and Planned Development Permit No. 62021. Development of the property shall meet all requirements of the regulations and development criteria of the IL-3-1 and RS-1-8 zones, except as specifically allowed and modified by the Planned Development Permit No. 62021 which allows specific deviations. All relevant regulations shall be complied with at all times for the life of the project, except as allowed through specific deviations.

4. The proposed development, when considered as a whole, will be beneficial to the community. The development will create high value jobs in the Mira Mesa community adding significantly to the regional economic base. The project will also utilize land designated for industrial uses to create a quality development within the Mira Mesa community. The project will comply with the development regulations in effect at the site, except as provided for by the Planned Development regulations. For these specific reasons, the proposed development, when considered as a whole, will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. Development of the property shall meet all requirements of the regulations and development criteria of the IL-3-1 and RS-1-8 zones, except as specifically allowed and modified by the Planned Development Permit No. 62021 which allows the specific deviation to the project's maximum retaining wall height. The proposed retaining wall on the eastern and southern edges of the building pad ranges from 4 feet to 18.1 feet. The maximum allowed height per Land Development Code section 142.0340(e) is 12 feet for walls not within required yards. The walls are located such that they are not readily viewed from any public right of way, provide for the efficient vehicular circulation and parking, and allow the buildings to be sited further back from Vista Sorrento Parkway.

The Planned Development Permit regulations allow for deviations to the minimum requirements of the zoning regulations affecting a site if the proposed design is demonstrated to be an imaginative and creative design solution which would not result from the strict application of the regulations. The development proposes research and development working environment which is sensitive to adjacent properties and avoids environmentally sensitive lands. The proposed layout of the project site will be such a creative and imaginative design. The deviation is therefore allowable through the Planned Development Permit regulations. Concept plans for the project identify compliance with all other development criteria in effect for the site. All relevant

regulations shall be complied with at all times for the life of the project, except as allowed through the specific deviation listed above.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. **The proposed development will not adversely affect the applicable land use plan.** The proposed project is located in the Mira Mesa Community Planning and North City Local Coastal Program Land Use Plan areas and is designated for industrial land uses. According to the Mira Mesa Community Plan, Industrial Land Use, a specific goal is for "Preservation of an adequate supply of industrial land." The project is proposing to develop for allowed industrial uses; therefore, the proposed development will not adversely affect the applicable land use plan. See Finding A.1 of the Planned Development Permit – Section 126.0604 above for further information.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The proposed project will provide for the health, safety and welfare of the residents and persons who work in the area by providing for the orderly development of the site consistent with the Mira Mesa Community Plan. In this way the proposed development will not be detrimental to the public health, safety, and welfare to persons living and working in the area. See Finding A.2 of the Planned Development Permit -- Section 126.0604 above for further information.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.** Concept plans for the project identify compliance with all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the project, except as allowed through specific deviations. See Finding A.3 of the Planned Development Permit – Section 126.0604 above for further information.

B. Supplemental Findings--Environmentally Sensitive Lands

1. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The design and layout of the proposed project has been developed to conform, to the extent possible, with the existing landforms and to avoid environmentally sensitive lands. The project site is not located within the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). However, the development would occur adjacent to the sites' existing conservation easement mapped within the City's MHPA. The project has been conditioned to comply with the Land Use Adjacency Guidelines contained in Section 1.4.3 of the MSCP Subarea Plan. Development of the proposed project is designed to encompass the relatively flat and gently sloping central portions of the site and has avoided the steep slopes around the perimeter of the site.

In order to fulfill the purpose of the project and the objectives of the adopted Mira Mesa Community Plan, the development will provide approximately 330,753 square feet of building space in two buildings on site. To accommodate the parking requirements associated with the proposed square footage of the project, both surface parking and a parking structure are proposed. Various alternative designs and configurations to minimize adverse effects to adjacent

environmentally sensitive lands have been evaluated and it is determined that the proposed design is the least damaging practical alternative with minimal disturbance to environmentally sensitive lands. As a result, the project would be consistent with the City's policy that development is directed into non-MHPA areas.

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

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. When adopted, the Mira Mesa Community Plan analyzed environmentally sensitive lands within the plan area per City Council Policy 600-40. The proposed project site is bounded to the northwest and southeast by urban land uses, southwest by Interstate 805, and northeast open space area within the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). The site's previous Coastal Development Permit (CDP) No. 11100, an extension of time for CDP No. 99-0804 for grading activities established a 2.10-acre conservation easement buffer within and along the property's eastern lot line. To minimize development impacts to the adjacent MHPA area, the project has been sited primarily within the westerly portion of the property. Specific conditions of approval require the continued compliance with the Land Use Adjacency Guidelines contained in the MSCP Subarea Plan for this site and have been written as such into Coastal Development Permit No. 7293, Site Development Permit No. 7294, and Planned Development Permit No. 62021. Therefore, the proposed development has been sited and designed to prevent adverse impacts on adjacent lands and is consistent with the requirements of the Environmentally Sensitive Lands regulations.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The proposed project site is bounded to the northeast with City-owned open space property within the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). The site's previous Coastal Development Permit (CDP) No. 11100, an extension of time for CDP No. 99-0804 for grading activities established a 2.10-acre conservation easement buffer within and along the property's eastern lot line. To minimize development impacts to the adjacent MHPA area, the project has been sited primarily within the westerly portion of the property. Specific conditions of approval require the continued compliance with the Land Use Adjacency Guidelines contained in the MSCP Subarea Plan for this site and have been written as such into Coastal Development Permit No. 7293, Site Development Permit No. 7294, and Planned Development Permit No. 62021. Therefore, the proposed development has been sited and designed to prevent adverse impacts on adjacent lands and is consistent with the requirements of the MSCP Subarea Plan.

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

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The Environmental Impact Report No. 4466 prepared during the CEQA review process included a site specific impact analysis for this proposed development. An initial study has been conducted for the proposed development on this site and concluded that the Environmental Impact Report No. 4466 should include requirements to mitigate for potential impacts to Land Use/Biology for adjacency to MHPA, Transportation/Circulation, Noise, Paleontological Resources and Solid Waste and in fact the development will mitigate for these impacts with the implementation of the project. All mitigation is related to and calculated to alleviate impacts created by the proposed development and has been or will be incorporated into the conditions of the development permit.

Coastal Development Permit - Section 126.0708

A. Findings for all Coastal Development Permits

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The subject property is not identified within the North City Local Coastal Program as possessing any existing or proposed physical access ways used by the public, and therefore the proposed project will not encroach upon any public access ways. The subject project is located more than 2.0 miles east of the Pacific Ocean, is surrounded by existing industrial buildings, and is not identified within the North City Local Coastal Program as possessing public views to or along the ocean or other scenic coastal areas.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. In 1999, Wachovia Bank applied for a Coastal Development Permit (CDP) No. 99-0804 for grading activities with no associated development of the subject parcel requested. As a result of the application, a Mitigated Negative Declaration (MND), State Clearinghouse (SCH) No. 2000041027 was approved by the City of San Diego on May 31, 2000. On May 27, 2003, the City approved CDP No. 11100, an extension of time to CDP No. 99-0804. Biological mitigation measures associated with the CDP No. 99-0804 consisted of three components: 0.14 acre of off-site wetland restoration in the Torrey Pines State Reserve, 3.5 acres of off-site mitigation, and 2.1 acres of on-site preservation (0.6 acre of Diegan coastal sage scrub and 1.5 acres of non-native grassland). The purchase of a 0.14-acre wetland credit from the Torrey Pines State Park was finalized in May 2000. The conservation easement agreement for 2.1 acres of on-site preservation

was approved by the City and recorded at the San Diego County Recorder's Office in March 2003. The purchase transaction and conservation easement agreement for 3.5 acres of off-site mitigation was finalized in November 2002 in favor of the City of San Diego between The Environmental Trust and Wachovia Bank (San Diego County 2002).

The proposed development respects the limits of this existing conservation easement and no additional environmentally sensitive lands exist on the property, nor are any offsite lands affected by the proposed project. Therefore, the proposed project would not result in significant direct impacts to environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The North City Coastal Program Land Use Plan and the Mira Mesa Community Plan designate the subject property for industrial uses. The subject project is consistent with and implements the plans' regulations, including the Mira Mesa Community Plan's goal for "Preservation of an adequate supply of industrial land." The project also complies with all of the development regulations and standards of the Land Development Code, with the exception of the requested deviation for an increase in the maximum allowable retaining wall height. See Finding A.3 of the Planned Development Permit – Section 126.0604 above for further information.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The subject property proposed for development is located approximately 2.0 miles east of the Pacific Ocean, and is not located between the nearest public road and the ocean. The public access and recreation policies of Chapter 3 of the California Coastal Act promote and protect the public's right of access to the sea, shoreline, and coastal beaches, and the provision of recreational opportunities.

B. Supplemental Findings--Environmentally Sensitive Lands within the Coastal Overlay Zone

1. Based on the economic information provided by the applicant, as well as any other relevant evidence, each use provided for in the Environmentally Sensitive Lands Regulations would not provide any economically viable use of the applicant's property. The proposed project site is 11.2 acres in size with an existing 2.1-acre conservation easement agreement on the eastern portion of the site. The remaining 9.1 acres has an approved Coastal Development Permit (CDP) No. 11100, an extension of time for CDP No. 99-0804 for grading activities. The proposed 9.1-acre development area does not support wetlands, other sensitive biological resources, listed non-covered species habitat, sensitive coastal bluffs, coastal beaches or floodplains. Although the site supports steep slopes, these steep slopes are located within the existing 2.1-acre conservation easement and would not be impacted upon project implementation. Therefore, the uses provided for in the Environmentally Sensitive Lands Regulations would not provide any economically viable use of the applicant's property.

2. Application of the Environmentally Sensitive Lands Regulations would interfere with the applicant's reasonable investment-backed expectations. The proposed project site is 11.2 acres in size with an existing 2.1-acre conservation easement agreement on the eastern portion of the site. The remaining 9.1 acres has an approved Coastal Development Permit (CDP)

No. 11100, an extension of time for CDP No. 99-0804 for grading activities. The proposed 9.1-acre development area does not support wetlands, other sensitive biological resources, listed non-covered species habitat, sensitive coastal bluffs, coastal beaches or floodplains. Although the site supports steep slopes, these steep slopes are located within the existing 2.1-acre conservation easement and would not be impacted upon project implementation. Therefore, the proposed development does not impact environmentally sensitive lands and application of regulations will not interfere with the applicant's reasonable investment-backed expectations.

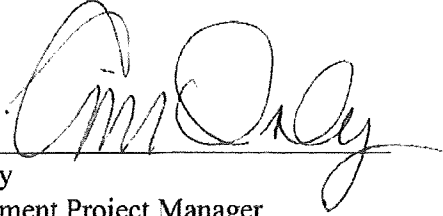
3. The use proposed by the applicant is consistent with the applicable zoning. The subject project complies with the development regulations and standards of the underlying IL-3-1 and RS-1-8 zones, as well as other applicable regulations of the City's Land Development Code, except for as allowed with requested deviation in the maximum retaining wall height. The proposed retaining wall on the eastern and southern edges of the building pad ranges in height from 4 feet to 18.1 feet. The maximum allowed height per Land Development Code section 142.0340(e) is 12 feet for walls not within required yards. See Finding A.5 of the Planned Development Permit – Section 126.0604 above for further information.

4. The use and project design, siting, and size are the minimum necessary to provide the applicant with an economically viable use of the premises. The proposed use is consistent with the land use designation of the General Plan and Community Plan. The proposed project site lot is 487,872 square feet, exceeding the minimum of 80,000 square feet required from the Municipal Code. The proposed project would meet the Development Criteria of the General Plan by providing; (1) earthen colored rooftops and walls to blend with the natural landscape; (2) shadow relief where pop-outs, offsetting planes, overhangs and recessed doorways are used to provide visual interest at the street level; and (3) a signage program that includes detailed plans illustrating the type, size, location, materials and finishes for proposed signage. In addition, the project would conform to all Community Plan, General Plan, and Municipal Code goals and policies in terms of project bulk, scale, materials, light/glare and style.

5. The project is the least environmentally damaging alternative and is consistent with all provisions of the certified Local Coastal Program with the exception of the provision for which the deviation is requested. The proposed project site is 11.2 acres in size with an existing 2.1-acre conservation easement agreement on the eastern portion of the site. The remaining 9.1 acres has an approved Coastal Development Permit (CDP) No. 11100, an extension of time for CDP No. 99-0804 for grading activities. The proposed 9.1-acre reduced density alternative development area does not support wetlands, other sensitive biological resources, listed non-covered species habitat, sensitive coastal bluffs, coastal beaches or floodplains. Although the site supports steep slopes, these steep slopes are located within the existing 2.1-acre conservation easement and would not be impacted upon project implementation. The proposed project would not have any additional impacts to environmentally sensitive lands, and is therefore consistent with the Local Coastal Program, with the exception of the allowable retaining wall height deviation. See Finding A.3 of the Planned Development Permit – Section 126.0604 above for further information. The proposed use is consistent with the goals and policies of the Mira Mesa Community Plan and Local Coastal Program Land Use Plan

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 7293, Site Development Permit No. 7294, and Planned

Development Permit No. 62021 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.s 7293, 7294, and 62021, a copy of which is attached hereto and made a part hereof.



Tim Daly
Development Project Manager
Development Services

Adopted on: July 13, 2006

Job Order No. 42-0605

cc: Legislative Recorder, Development Services Department



**Mira Mesa Community Planning Group
Monthly Meeting Minutes**

7:00pm, March 21, 2011

Vulcan Materials Company | 7220 Trade Street | San Diego CA 92121

Call to Order – In attendance: Bari Vaz; Marvin Miles; Irwin Rose; Joe Frichtel; Bruce Brown; John Horst; Jori Tulkki; Pat O'Donohoe; Mark Korheisner; Mike Linton; Phil Lisotta.

1. Motion to accept agenda. Motion made/seconded by Joe Frichtel/Bruce Brown. Motion carried unanimously.
2. Minutes of the February 2011 meeting were circulated electronically to the members, reviewed prior to the meeting, and adopted by unanimous consent.
3. New Business
 - a. Molasky Group GSA 20 year lease for FBI. Paul Robinson presented project under consideration for Substantial Conformance Review. Owner is requesting endorsement from the MMCPG. This kind of review is new to the CPG as the City has changed policy requiring that CPG review be part of the Substantial Conformance Review. Motion to recommend approval made/seconded by Bruce Brown/Joe Frichtel. Brief zoning discussion ensued after which the question was called. Motion carried 11/0/1.
 - b. Election of New Board: Phil Lisotta conducted balloting. Staff reports ensued while ballots were counted.
4. Staff Reports
 - a. MCAS Miramar – Juan Lias
 - i. No information. Answered questions about the Ft. Rosecrans Annex.
 - b. Council 5 – John Ly:
 - i. Distributed invitation to discussion on Mira Mesa parks.
 - ii. Discussed plan for repaving roads in Mira Mesa.
 - iii. Discussed the development of a feedback iPhone/Android app for reporting road maintenance issues.
 - iv. Teen Center received \$100,000 to fix their roof.
 - c. Congressman Duncan Hunter: No information

6. Old Business

- a. Good Shepherd. Previously presented Conditional Use Permit amendment application for building out the church campus. Father Michael Robinson reviewed the presentation with architectural drawings and purposes of the work to be done. Motion to recommend approval made/seconded by John Horst/Bruce Brown. Discussion ensued on city recommendations on some engineering, water drainage, landscaping, etc. Question was called. Motion carried unanimously.
- b. Northbound Camino Ruiz: Motion to request traffic engineering to restripe Camino Ruiz northbound from Zapata to Aquarius to allow parking made/seconded by John Horst/Joe Frichtel. Motion carried 10/0/1.

7. Election Results

- a. Executive Committee members elected to residential seats: Ted Brengel; Tom Derr; James Ludwick; Robert Nixon; Jeff Stevens; Bruce Brown.
- b. Executive Committee members elected to business owner seats: Meridian Auto; Marvin Miles Property
- c. Executive Committee members elected to land owner seats: SENTRE Partners; Hanson Aggregates.

8. Reports

- a. Report of the Chair: See Appendix 1. The CPG expressed its thanks and appreciation for Linda Geldner's service on the Board and as Chair.
- b. Miramar College Transportation Center Subcommittee: Joe Frichtel reported that he gets no response from Miramar College administration.
- c. Stone Creek: Jeff Stevens reported on the meeting this evening prior to the CPG meeting. Future meetings will be held immediately prior to the CPG meeting at the same location as the CPG meeting.
- d. City Planning Commission: Pat O'Donohoe. Reviewed the issues that will be coming up at the City Planning Commission meetings. Reviewed the discussion on the upcoming merger between Planning Department and Development Services Department.



U. S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road, Suite 101
Carlsbad, California 92011
(760) 431-9440
FAX (760) 431-5902



California Department of Fish and Game
South Coast Region
3883 Ruffin Road
San Diego, California 92123
(858) 467-4201
FAX (858) 467-4299

In Reply Refer To:
FWS/CDFG-SDG-12B0112-12TA0184

MAR 27 2012

Mr. Craig Hooker
City of San Diego
Multiple Species Conservation Program
1222 First Avenue, MS 413
San Diego, California 92101-3865

Subject: Conservation Easement Vacation Request for Security Fencing at the San Diego Professional Office Building Project, City of San Diego (City of San Diego Project No. 233109)

Dear Mr. Hooker:

This letter is in response to the City of San Diego's (City's) request at the December 16, 2011, Boundary Line Adjustment meeting for concurrence by the California Department of Fish and Game (Department) and the U.S. Fish and Wildlife Service (Service), hereafter collectively referred to as the Wildlife Agencies, on the proposed vacation of a portion of a conservation easement for the San Diego Professional Office Building Project (Project). Our comments herein are based on a letter from Rocks Biological Consulting (RBC) dated January 30, 2012; other materials and information supplied by RBC and the Molasky Group (Applicant); a site visit on January 25, 2012, attended by staff from the Wildlife Agencies, City, RBC, Applicant, and Federal Bureau of Investigation (FBI); and the City's Multiple Species Conservation Program (MSCP) Subarea Plan (SAP).

The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Federal Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*), including habitat conservation plans (HCP) developed under section 10(a)(1) of the Act.

The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; §§15386 and 15381, respectively) and is responsible for ensuring appropriate conservation of the State's biological resources; including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA), and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) Program. The City is participating in the

Mr. Craig Hooker (FWS-SDG-12B0112-12TA0184)

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Department's NCCP and the Service's HCP programs through implementation of its MSCP SAP.

The 11.2-acre project site is located in the northwestern portion of the City adjacent to the east side of Vista Sorrento Parkway, south of Lusk Boulevard, and east of Interstate 805. Development of the project site was previously permitted under the City-approved Wachovia Bank Project (SCH No.2000041027; City Project No. 99-0804). Most of the site was graded in 2000; however, no structures were constructed. As part of this project, a conservation easement was placed over 2.1 acres on the eastern boundary of the project site as partial mitigation for impacts to coastal sage scrub and non-native grassland. Subsequently, the project was permitted under the Alexandria Tech Center – Sorrento View Project (SCH No. 2003071156; City Project No. 4466); however, this project was also not completed. Construction of the current Project is underway but coordination with the Wildlife Agencies occurred late in the review and approval process due to confusion regarding the completion of permitting requirements.

The Project includes the construction of an office building, annex building, parking structure and security fencing on 9.89 acres of the 11.2-acre site (Figure 1). The Project is proposed for use as a field office for the FBI and due to security concerns, requires a security fence 100 feet from occupied buildings. In order to accommodate the required security fence, the Applicant proposes to vacate 0.8 acre on the western edge of the onsite conservation easement.

The project site is not located within the Multiple Habitat Planning Area (MHPA); however, MHPA is adjacent to the conservation easement area on the eastern portion of the project site. The federally threatened coastal California gnatcatcher (*Polioptila californica californica*, "gnatcatcher") has been detected on site. A pair of gnatcatchers was observed within an area of the conservation easement that is not proposed to be vacated (Figure 1).

The majority of the site was previously graded and does not support vegetation, however the onsite conservation easement supports 0.82 acre of Diegan coastal sage scrub, 0.79 acre of ruderal, 0.48 acre of non-native grassland and 0.02 acre of ornamental. Much of the non-native grassland previously mapped for the Wachovia Bank Project has been remapped as ruderal due to the dominance of black mustard (*Brassica nigra*) in these areas. Even though black mustard may have become more dominant in the non-native grasslands due to lack of management, because the conservation easement area was used to mitigate impacts to non-native grassland, non-native grassland will be used instead of ruderal to assess the impacts from the proposed conservation easement vacation.

The 0.8-acre vacated easement area will be considered permanently impacted and mitigated based on the original vegetation mapping for the Wachovia Bank project, at double the normal mitigation ratios given in the City's MSCP SAP (Table 1). Therefore, impacts to 0.8 acre of the conservation easement will require 1.73 acres of mitigation. This will be accomplished by the addition of 0.05 acre of vegetation to the remaining onsite conservation easement and payment into the City's Habitat Acquisition Fund (HAF) for 1.68 acres of mitigation.

Mr. Craig Hooker (FWS-SDG-12B0112-12TA0184)

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Figure 1: Project Map



Mr. Craig Hooker (FWS-SDG-12B0112-12TA0184)

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Table 1: Existing Vegetation Communities, Impacts, and Proposed Mitigation

Vegetation Type	Easement Vacation (acres)	Mitigation Ratios	Mitigation Requirement (acres)	Mitigation Component (acres)	
				Easement Addition	HAF
Diegan Coastal Sage Scrub	0.13	3:1	0.39	0.04	0.35
Non-Native Grassland	0.67	2:1	1.34	0.01	1.33
Total	0.80	NA	1.73	0.05	1.68

In summary, the Wildlife Agencies concur with the City's request for the conservation easement vacation based on factors outlined above. While we do not normally support vacation of conservation easements that have previously been used as mitigation, we are making an exception in this case because the area to be vacated is relatively small, has limited biological value, is not in the MHPA, and will be mitigated at double the normal ratios. If you have any questions regarding this letter, please contact Kyle Dutro (Department) at (858) 467-4267 or Patrick Gower (Service) at (760) 431-9440 ext. 352.

Sincerely,



Karen A. Goebel
Assistant Field Supervisor
U.S. Fish and Wildlife Service



Stephen M. Juarez
Environmental Program Manager
California Department of Fish and Game



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 SCR

Project Title **Project No. For City Use Only**
 San Diego Private Office Building 158983


Project Address:
 10385 Vista Sorrento Parkway, 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

<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>
<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>	<p>Name of Individual (type or print):</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address:</p> <p>City/State/Zip:</p> <p>Phone No: Fax No:</p> <p>Signature : Date:</p>

Project Title: San Diego Private Office Building	Project No. (For City Use Only) 158983
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check): <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General What State? <u>NV</u> Corporate Identification No. <u>27-2541146</u> <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Corporate/Partnership Name (type or print): PH FBI SD, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 100 North City Parkway, Suite 1700 City/State/Zip: Las Vegas, Nevada 89106 Phone No: (702) 735-0155 Fax No: (702) 732-0727 Name of Corporate Officer/Partner (type or print): Suzanne Sanders Title (type or print): Vice President Signature:  Date: Dec 19, 2011	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

CHICAGO TITLE COMPANY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

PH FBI SD, LLC
100 City Parkway
Las Vegas, Nevada 89106
Attention: Mr. Bradley Sher

MAIL TAX STATEMENT TO:

PH FBI SD, LLC
100 City Parkway
Las Vegas, Nevada 89106
Attention: Mr. Bradley Sher

DOC # 2011-0450458



AUG 31, 2011 8:00 AM

5845

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 55.00
DC: AFNF TAX: N.D.

PAGES: 4



(Space Above Line for Recorder's Use Only)

GRANT DEED

APN: 340-090-14

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax that is due by a separate statement which is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, ARE - SORRENTO VIEW, LLC, a Delaware limited liability company ("Grantor"), grants to PH FBI SD, LLC, a Nevada limited liability company ("Grantee"), all that certain real property situated in the City of San Diego, County of San Diego, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

TO HAVE AND TO HOLD the Property with all the rights, privileges and appurtenances thereto belonging, or in any way appertaining, unto the said Grantee and Grantee's successors and assigns.

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record; and
- (b) A lien not yet delinquent for taxes for real property and personal property, and any general or special assessments against the Property.

Handwritten notes: To 4P ND UF AC 12/11

Handwritten number: 106743622-X49

Dated: August 31, 2011

5846

GRANTOR:

ARE - SORRENTO VIEW, LLC,
a Delaware limited liability company

By: Alexandria Real Estate Equities, L.P.,
a Delaware limited partnership,
its managing member

By: ARE-QRS Corp.,
a Maryland corporation,
its general partner

By: 
Name: GARY DEAN
Title: VP - REAL ESTATE AFFAIRS

5847

State of California

County of Los Angeles

On August 15, 2011 before me,
Charles L. Murphy, Notary Public
Date Here Insert Name and Title of Officer

personally appeared
Gary Dean
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Place Notary Seal Above

WITNESS my hand and official seal.

Signature *Charles L. Murphy*

EXHIBIT "A"

LEGAL DESCRIPTION

5848

PARCEL 1: (340-090-14)

THAT PORTION OF THE SOUTHEASTERLY 700.00 FEET OF ACRE LOT 8 OF SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888, LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID ACRE LOT 8, DISTANT ALONG SAID SOUTHEASTERLY LINE SOUTH 51° 00' 38" WEST, 528.34 FEET (RECORD 529.23 FEET PER DEED TO STATE OF CALIFORNIA RECORDED APRIL 9, 1970, AS DOCUMENT NO. 61248 OF OFFICIAL RECORDS) FROM THE MOST EASTERLY CORNER OF SAID ACRE LOT 8; THENCE FROM A TANGENT WHICH BEARS NORTH 44° 49' 27" WEST ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 2965.00 FEET; THROUGH AN ANGLE OF 07° 52' 08", A DISTANCE OF 407.21 FEET; THENCE TANGENT TO LAST SAID CURVE, NORTH 36° 57' 19" WEST, TO A LINE WHICH IS PARALLEL WITH AND 700.00 FEET NORTHWESTERLY AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE OF SAID ACRE LOT 8.

PARCEL 2:

AN EASEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A STORM DRAIN AND INCIDENTAL PURPOSES UPON, UNDER, OVER AND ACROSS A STRIP OF LAND 15 FEET IN WIDTH IN ACRE LOT 8 OF THE TOWN OF SORRENTO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT SOUTH 14° 53' 10" EAST, 248.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 50° 05' 06" WEST, 115.18 FEET; THENCE NORTH 83° 15' 32" WEST, 126.51 FEET; THENCE NORTH 83° 15' 32" WEST, 20.97 FEET; THENCE SOUTH 51° 04' 55" WEST, 469.09 FEET; THENCE SOUTH 73° 43' 47" WEST, 39.65 FEET; THENCE SOUTH 32° 44' 31" EAST, 15.64 FEET; THENCE NORTH 73° 43' 47" EAST 38.22 FEET; THENCE NORTH 51° 04' 55" EAST, 492.77 FEET; THENCE SOUTH 83° 15' 32" EAST, 147.63 FEET; NORTH 50° 05' 06" EAST, 114.64 FEET TO SAID EASTERLY LINE OF LOT 8; THENCE NORTH 14° 53' 10" WEST, 16.55 FEET TO THE TRUE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

STATEMENT OF TAX DUE AND REQUEST THAT TAX DECLARATION NOT BE MADE A PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY RECORDER PURSUANT TO THAT CERTAIN SECTION OF THE REVENUE AND TAXATION CODE.

REGISTRAR/RECORDER
COUNTY OF LOS ANGELES

The request is hereby made in accordance with the provisions of the Documentary Transfer Tax Act that the amount of tax due NOT be shown on the original document which names:

ARE-Sorrento View, LLC

(Name of Grantor)

and

PH FBI SD, LLC

(Name of Grantee)

Property described in the attached document is located in the City of:

San Diego

(Name of City or Unincorporated area)

The amount of tax due on the attached document is:

\$19,030.00 COUNTY

XXXXXXXX Computed on full value of property conveyed
OR

 Computed on full value LESS liens and encumbrances remaining at the time
of the sale.

Chicago Title:

By: *[Signature]*

NOTE: AFTER THE PERMANENT REC
AFFIXED TO THE CONVEYING DOCU

DOC 2011-0450458

#



OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
NON-DISCLOSURE
TRANSFER TAX REQUEST SLIP
TRANSFER TAX: 19030.00
RECORDING DATE: AUG 31, 2011
RECORDING TIME: 8:00 AM