ATTACHMENT 1

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 2, 2025 REPORT NO. HO-25-013

HEARING DATE: April 9, 2025

SUBJECT: 11011 Torreyana Road, Process Three Decision

PROJECT NUMBER: PRJ-1058759

OWNER/APPLICANT: *Alliance Diversified Holdings LLC / Bridgewest Group*

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing 76,694-square-foot research and development building and construct a new 152,080-square-foot research and development building and a four-level subterranean parking garage with approximately 440 parking spaces and 44 surface parking spaces located at 11011 Torreyana Road within the University Community Planning Area.

Proposed Actions:

1. ADOPT the Resolution adopting the Subsequent Mitigated Negative Declaration PRJ-1058759 / SCH No. 2019060003 and the Mitigation Monitoring and Reporting Program;

2. APPROVE Coastal Development Permit No. PMT-3158584 and

3. APPROVE Site Development Permit No. PMT-3158586.

Fiscal Considerations: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

Code Enforcement Impact: There are no open code enforcement actions on this site.

Housing Impact Statement: The Coastal Development Permit and Site Development Permit do not propose housing.

Community Planning Group Recommendation: On May 9, 2023, the University Community Planning Group voted 5-4 to recommend approval of the proposed project with a non-binding recommendation to consider comments from Biologist Isabelle Kay and Friends of Rose Canyon

Executive Director Deborah Knight regarding landscape revisions, to consider bird-safety in the design, to include minimal exterior nighttime lighting with proper shields, and to evaluate the ability to add landscaping between parking spaces and the canyon if possible. (Attachment 9).

Environmental Impact: Subsequent Mitigated Negative Declaration (MND) No. PRJ-1058759 / State Clearing House (SCH) No. 2019060003, was prepared in accordance with the California Environmental Quality Act Statute and Guidelines. A Mitigation Monitoring and Reporting Program (MMRP) for Biological Resources, Historical/Archaeological/Tribal Resources and Transportation/Circulation would be implemented upon adoption of the MMRP and project approval (Attachment 7).

BACKGROUND

Location
The proposed development project is on a 10.2-acre site located at 11011 Torreyana Road within the University Community Plan area (Attachment 1 and 2).

Existing Zoning
Base Zone: The project site is within the IP-1-1 (Industrial-Park) base zone which allows for research and development uses with some limited manufacturing. The IP-1-1 base zone is intended to create a campus-like environment characterized by comprehensive site design, substantial landscaping, and amenities that serve the surrounding development in a manner that preserves the industrial nature of the zone.

Overlay Zones
The development project site lies within the following: Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone – Appealable Area , the Community Plan Implementation Overlay Zone - Type B, and Parking Impact Overlay Zone, and the Very High Fire Hazard Severity Zone.

Community Plan and General Plan Designation
The General Plan designates the western portion of the project site (approximately 3.4 acres) as Industrial Employment and Prime Industrial and the eastern portion (approximately 6.8 acres) as Open Space. The University Community Plan designates the western portion of the project site as Scientific Research and the eastern portion Open Space (Attachment 3). The project site is also within the Coastal Zone.

Existing Use
The project site is currently occupied by research and development uses and does not include public viewing areas. The existing 76,694 square foot research and development building has subterranean parking with two full access driveways to Torreyana Road.

Adjacent Uses
The project site is surrounded by existing research and development buildings, along Callan Road to the west, Science Park Road to the south and open space to the east. The area surrounding the project site is developed for scientific research uses. The project site is 1.5 miles north of the University of California San Diego (UCSD) campus.

Multi-Habitat Planning Area:

A portion of the project site is mapped within the Multi-Habitat Planning Area (MHPA), the site contains sensitive biological resources; therefore, the project is subject to the Environmentally Sensitive Lands (ESL) regulations as well as MHPA Land Use Adjacency Guidelines which address potential indirect impacts to the MHPA which include incorporating measures addressing 1) drainage, 2) toxics, 3) lighting, 4) noise, 5) barriers, 6) invasive species, 7) brush management and 8) grading/land development.

Transit

The development project site is within a Transit Priority Area (TPA). The Blue Line trolley line operated by the San Diego Metropolitan Transit Service (MTS) runs generally north-south in North University City along Genesee Avenue. The MTS bus stop for Route 985, which provides service to the UCSD Central Trolley Station, is a 0.1-mile walking distance to the west from the project site. The North County Transit District (NCTD) bus stop for Route 478, which provides service to the Sorrento Valley Coaster Station, is a 0.1-mile walking distance to the west from the project site.

DISCUSSION

Project Description

The 10.2-acre site contains an existing 76,694-square-foot research and development building and parking garage space, which would be demolished to allow for the construction of a new 152,080-square-foot, three-story research and development building. The building height would not exceed 30 feet above grade, consistent with the Coastal Height Limitation Overlay regulations. The project proposes to develop on approximately 3.4 acres with 6.8 acres remaining as open space (Figure 3).

Parking

The project proposes two stories above grade, one basement level, and four levels of subgrade parking. The parking would include 44 at-grade parking spaces and 440 parking spaces within the subterranean parking garage for a total of 484 parking spaces, which meets the minimum 484 parking spaces required. Of the 484 parking spaces, 98 stalls would be electric vehicle (EV) charging (87 inside the parking garage and 11 outside) and 44 parking spaces would be clean air/low emitting (38 inside the parking structure and six (6) outside). The project would also provide nine (9) motorcycle parking spaces and 24 long-term bicycle parking spaces. A portion (0.11 acre) of the surface parking area would be located within the existing open space easement. The open space easement is discussed in more detail below.

Access

The project proposes to reconstruct the northernmost driveway along Torreyana Road per current City standards for site access, remove the southern driveway and replace it with new driveway with curb, gutter, and sidewalk per current City standards. Additionally, the second driveway (fourth leg of the intersection of Callan Road and Torreyana Road) is on the southwest corner of the site solely for deliveries and fire access.

Open Space

The eastern portion of the project site contains a 6.8-acre open space easement that is inside and outside the MHPA. The easement was recorded in 1976 against a portion of the property with the

subdivision of the Torrey Pines Science Park Unit 2 (City 1976). Based on a review of a Quitclaim Deed recorded in 1984, the open space easement was previously recorded over the hillside in the eastern portion of the property but was quitclaimed to the State of California in 1984. The current topography and vegetation within the open space easement appear to have remained mostly undisturbed throughout the site's original commercial development, with the exception of the western portion of the easement. This area was disturbed during the development of the property in the early 1980s and is currently characterized by ornamental landscaping. The easement, while intended to preserve open space, does allow the area to be used for, among other things, "open parking areas" and "sidewalks, paths, and steps" as indicated on Sheet 1 of Map No. 8434 filed in the Office of the County Recorder of San Diego County on December 10, 1976 (Attachment 4). A portion (0.11 acre) of the surface parking area would be located within the existing open space easement which is an allowable use within this easement. Pursuant to the City's Land Development Code Environmentally Sensitive Lands (ESL) regulations and the Multiple Species Conservation Plan (MSCP) implementing agreement, a new covenant of easement will be placed over 6.3 acres of the existing 6.8-acre open space easement. The easement shall include only the remaining biological resources and natural steep hillsides. The easement does not currently provide public access or views, and the project would not block views or remove scenic vistas at the site.

Permits Required
Due to process consolidation, all actions are processed concurrently as a Process Three per SDMC Section 112.0103. Development of the proposed project requires:

- A Coastal Development Permit per SDMC Section 126. 0704(a)(5) is required for development within the Coastal Overlay Zone for the demolition of an existing structure; and

- A Site Development Permit per SDMC Section 126.0502(c)(1) is required for new development in the Community Plan Implementation Overlay Zone – Type B and per SDMC Section 126.0505(b) for Environmentally Sensitive Lands for sensitive biological resources and steep hillsides.

General Plan Analysis:

The project site is designated as Industrial Employment and Open Space in the General Plan. The Industrial Employment designation allows for scientific research, product development and testing, engineering, and any other basic research functions leading to new product development, with limited light manufacturing. Allowed office uses are limited to corporate headquarters, unless the office use is an accessory to the primary use or provides direct support for scientific research uses. The project proposes a development with scientific research as the primary use which is consistent with the General Plan land use designation.

Economic Prosperity
The development project site is within the University/Sorrento Mesa Subregional Employment Area identified in the Economic Prosperity Element of the General Plan. Subregional employment areas are major employment and/or commercial areas within the region containing corporate or multiple-use offices, industrial and retail uses, and some adjacent multifamily residential uses. The Economic Prosperity Element identifies the project site as Prime Industrial Lands, which are areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing,

and research and development uses. The proposed project would allow the expansion of business activities at a location close to the UCSD campus, Salk Institute, and other related research facilities that contribute significantly to the City's overall economy as export-oriented business activities.

The project is consistent with General Plan policies EP-A.1 through EP-A.5 and EP-A.12 which aim to protect base sector uses that provide quality job opportunities, encourage expansion of existing industrial uses to facilitate retention in the area in which they are located, mitigate any environmental impacts to adjacent land and be adequately served by existing and planned infrastructure. The development project is also consistent with General Plan policies EP-A.8 through EP-A.10 and EP-A.12 which encourage the development of employment use within a subregional employment area.

Mobility
The University Sub-Regional Employment Center comprises a well-developed local and regional transit network that includes the recently completed Blue Line Trolley extension to the University Community and bus route connection to the Sorrento Valley Coaster Station. The completion of the Blue Line Trolley extension is a key link between Downtown, the I-5, east county communities, and the University Community, providing the transit connectivity envisioned in the City of Villages strategy. The proposed development is within walking distance of bus routes that connect to the Trolley and the Coaster. The development project is consistent with General Plan policies ME-G.3 and ME-G.4 due to the project's location and proximity to transit.

Conservation
The proposed development would protect and conserve undeveloped open space which is consistent with Conservation Element policies CE-B.1 through CE-B.3.

Community Plan Analysis
The project application was deemed complete prior to the 2024 adoption of the University Community Plan update, and therefore, it is subject to the policies in the University Community Plan (Community Plan) that were in place prior to the 2024 plan update. The community plan contains goals and policies that are consistent with the North City Local Coastal Program.

Land Use
The University Community Plan designates the western portion of the site as Scientific Research within the Torrey Pines Subarea. The uses contemplated by the Community Plan within areas designated for Scientific Research are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. The Community Plan has employment-related goals that promote job opportunities and encourage the development of life sciences-research facilities. The project proposes a development with scientific research as the primary use which is consistent with the Community Plan land use designation and employment goals.

Open Space
The University Community Plan designates the eastern portion of the site as Open Space. The Community Plan has open space related goals to preserve canyons and open space areas. The Torrey Pines Subarea contains policies to ensure development does not intrude into designated open space to maintain the open character of the subarea. The project proposes to protect and

conserve approximately 6.8 acres of undeveloped open space of the 10.2-acre site which is consistent with the Community Plan open space goals and subarea policies.

Design
The Community Plan has urban design related goals to ensure that developments provide for the needs of pedestrians and contribute to the public realm by providing visual amenities and a sense of place. The Torrey Pines Subarea contains policies to encourage placing parking under buildings and minimizing disturbance of topography with surface parking and ensure that the massing of structures and design detail of new buildings contribute to a visually coherent streetscape.

The project includes an architectural style that is consistent across proposed buildings and includes articulation and various design elements that provide visual diversity and interest with below grade parking. The project includes a palette of various drought-tolerant canopy and accent trees, accent and ornamental shrubs, groundcovers, and turf to provide a unified theme throughout the site. The configuration and types of proposed landscape screening along Torreyana Drive roadway frontage are compatible with existing streetscape landscape in the community. The project also includes a driveway that doubles as a pedestrian walkway to provide visual access and recreation opportunities within proximity to the natural canyon scenery along the western portion of the site. The overall architectural style, landscape palette, and site design are consistent with the goal of enhancing the community's sense of identity and place consistent with the urban design goals and subarea policies.

Community Plan Implementation Overlay Zone
The University Community Plan includes a Community Plan Implementation Overlay Zone (CPIOZ) Type – B which applies to this project property. The purpose of the CPIOZ-Type B is to ensure that development is consistent with the goals and policies of the Community Plan. As discussed in more detail above and below, the proposed development is consistent with the goals and policies of the Community Plan.

Development Intensity
The University Community Plan includes a Development Intensity Element that allocates residential density and non-residential intensity throughout the community which is implemented by the Community Plan Implementation Overlay Zone Type-B (CPIOZ-B). The project is located within Subarea 9 of the Development Intensity Element. Community Plan Table 2, the Land Use and Development Intensity Table, identifies the allowed development intensity within each subarea. The existing non-residential built development capacity for Subarea 9 is 5,758,170 square feet, the Land Use and Development Intensity Table Buildout is 6,670,042 square feet, and the remaining non-residential unbuilt development capacity is 911,873 square feet. The project proposes to demolish an existing 76,694 square-foot building and construct a new 152,080 square-foot research facility which would result in a net increase of 75,386 square feet of new development, and 836,487 square feet of remaining non-residential unbuilt development capacity.

<u>Environmental Analysis</u>
A Subsequent Mitigated Negative Declaration (MND) No. 0697307/SCH No. 2019060003 was prepared for the project in accordance with CEQA Guidelines sections 15152 and 15168, which allow a lead agency to prepare a tiered environmental document to a broad Environmental Impact Report or Negative Declaration and concentrate the later tiered environmental document solely on the

issues specific to the later project. The City determined the proposed project is within the scope of the previous analysis for Program Environmental Impact Report (PEIR) for Complete Communities: Housing Solutions and Mobility Choices SCH No. 2019060003 certified November 17, 2020 via Resolution Number R-313279 . As identified in the Subsequent MND, the proposed project would result in potentially significant impacts to Biological Resources, Historical (Archaeological and Tribal Resources), and Transportation/Circulation. A Mitigation Monitoring and Reporting Program (MMRP) would be implemented. The project would mitigate its significant Transportation/Circulation (VMT) impact to the extent feasible by opting to comply with the City's Complete Communities Mobility Choices program and rely upon the Findings and SOCs from the Complete Communities: Housing Solutions and Mobility Choices Final PEIR. The project would implement a biological monitoring program during grading and construction to avoid impacts to sensitive biological resources. The project would also implement an archaeological monitoring program during grading to avoid impacts to sensitive archaeological resources. Implementation of the measures below would reduce impacts to Biological Resources and Historical/Archaeological/Tribal Resources to below a level of significance, and would minimize Transportation/Circulation (VMT) impacts to the extent feasible consistent with the Complete Communities EIR.

Project-Related Issues:

The University Community Planning Group's recommendations are provided below along with City staff's response:

Recommendation 1: *"The project shall consider bird-safety in the design, to include minimal exterior nighttime lighting with proper shields, and to evaluate the ability to add landscaping between parking spaces and the canyon if possible."*

City Staff Response: In accordance with SDMC Section 142.0730 of the Land Development Code, a maximum of 50 percent of the exterior of a building may be comprised of reflective material that has a light reflectivity factor greater than 30 percent. Those areas that would provide glass material would be tempered where required and would not result in the reflection of natural or artificial light off of the glass such that a bird strike or safety impact to motorists on surrounding roadways would occur. Additionally, a Biological Technical Report prepared by Helix Environmental Planning Inc. dated July 2024 includes an analysis of the City's MHPA Land Use Adjacency Guidelines and concludes proposed Project lighting will be shielded and directed away from the MHPA to protect resources in the MHPA from artificial night lighting. Due to the distance of the proposed development footprint to the MHPA and implementation of shielding, no adverse lighting impacts would result to the MHPA. The project contains 752 square feet of building perimeter planting between parking lots and the canyon (See Landscape Sheet L-5). The project also contains 2,303 square feet of screen planting between the parking lot and the canyon. Per the Biology report and the landscape plans, several existing Torrey Pine trees (measuring 30-40 feet tall) and existing Nuttall's Scrub Oaks (measuring 10 feet tall) will be protected in place. In addition, the adjacent Southern Maritime Chaparral and Diegan Coastal Sage Scrub communities will provide adequate screening of the proposed parking lot.

Conclusion:

City staff has determined that the project is consistent with the Community Plan and regulations of the Land Development Code, as described above. Staff has provided draft findings and conditions to support approval of the project (Attachments 5 and 6) and recommends that the Hearing Officer adopt the Subsequent MND and MMRP and approve the Coastal Development Permit and Site Development Permit as proposed.

ALTERNATIVES

1. Adopt Subsequent Mitigated Negative Declaration No. 1058759 /SCH No. 2019060003 and the Mitigation, Monitoring and Reporting Program, and Approve Coastal Development Permit No. PMT-3158584 and Site Development Permit No. PMT-3158586 with modifications.

2. Do not adopt Subsequent Mitigated Negative Declaration No. 1058759 /SCH No. 2019060003 and the Mitigation, Monitoring and Reporting Program, and Deny Coastal Development Permit No. PMT-3158584 and Site Development Permit No. PMT-3158586 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Hector Rios

Hector Rios
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use Map
4. Sheet 1 of Map No. 8434
5. Draft Permit with Conditions
6. Draft Permit Resolution with Findings
7. Draft Environmental Resolution with MMRP (Subsequent MND).
8. Project Plans
9. Covenant of Easement Exhibit
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement



Aerial Photograph

11011 Torreyana Road
Project No. PRJ-1058759

North

ATTACHMENT 1

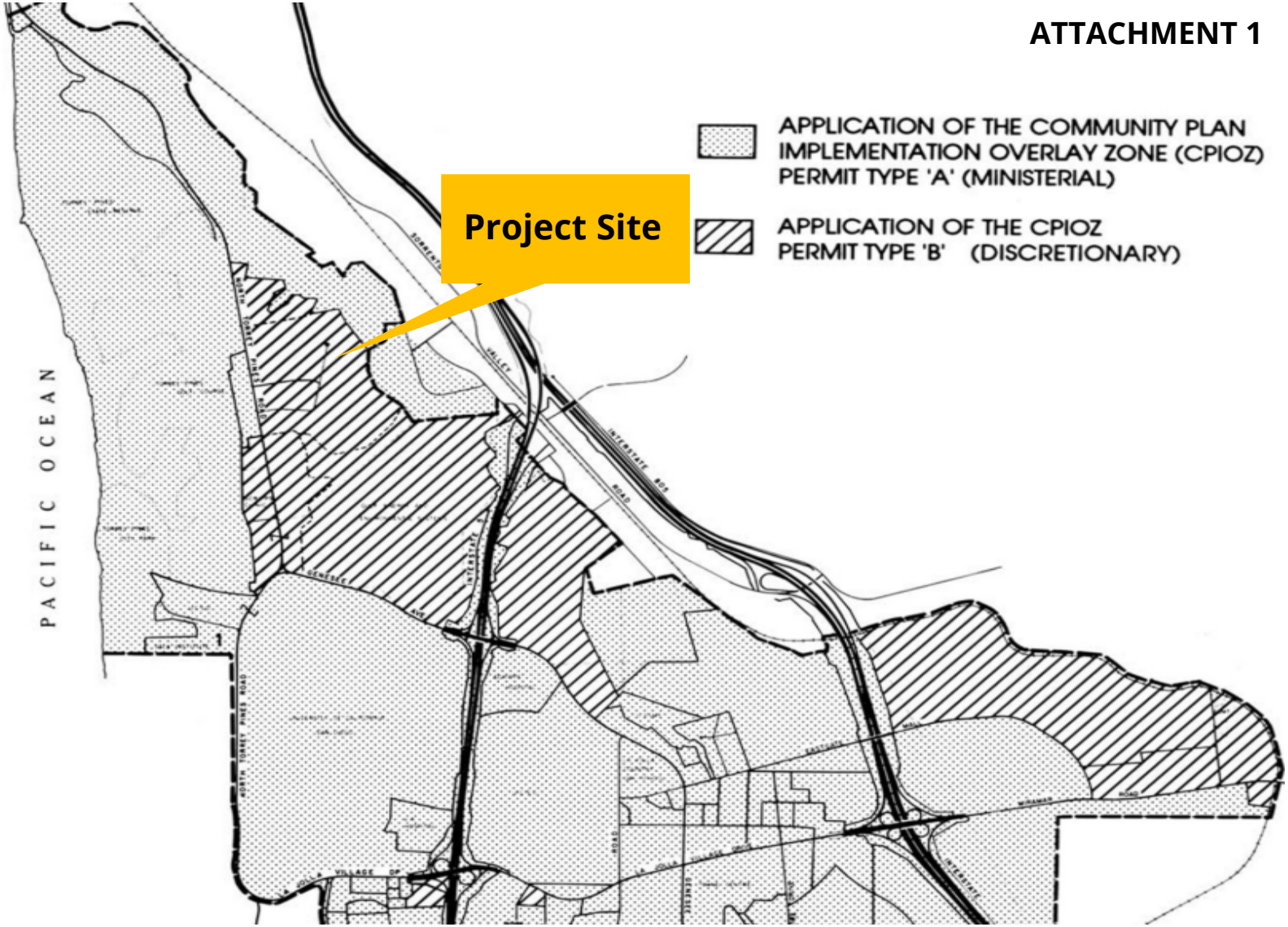


Project Location Map

11011 Torreyana Road
Project No. PRJ-1058759

North

ATTACHMENT 1



Land Use Map

11011 Torreyana Road
Project No. PRJ-1058759

North

ATTACHMENT 1

MAP No. 8434

SHEET 1 OF 7 SHEETS.

TORREY PINES SCIENCE PARK UNIT 2

BEING A SUBDIVISION OF PORTIONS OF PUEBLO LOTS 1326, 1327, 1329, 1330 AND 1334 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO.36.

THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER IN FEE SIMPLE OF THE AREA WITHIN THIS SUBDIVISION TO BE KNOWN AS TORREY PINES SCIENCE PARK UNIT 2 AND HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE SCIENCE PARK ROAD, TORREYANA ROAD, CALLAN ROAD, NORTH TORREY PINES PLACE, A PORTION OF NORTH TORREY PINES ROAD AND A PATH, TOGETHER WITH THOSE PORTIONS OF LOTS 8,9,10 AND 11 MARKED "RESERVED FOR FUTURE STREET", ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION, TOGETHER WITH ANY AND ALL ABUTTERS' RIGHTS OF ACCESS IN AND TO THAT PORTION OF NORTH TORREY PINES ROAD DEDICATED HEREINABOVE, ADJACENT AND CONTIGUOUS TO THE SOUTHERLY AND SOUTHWESTERLY LINE OF LOT 11; TOGETHER WITH THE EASEMENTS WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER AND DRAINAGE FACILITIES ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND IDENTIFIED AS DRAINAGE AND SEWER EASEMENT "DEDICATED HEREON", RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING ANY EASEMENT HEREIN DEDICATED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY; AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES; OR THE PLANTING OR GROWING OF TREES OR SHRUBS; OR CHANGING THE SURFACE GRADE; OR THE INSTALLATION OF PRIVATELY OWNED PIPELINES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, TOGETHER WITH OPEN SPACE EASEMENTS OVER, UNDER, UPON AND ACROSS PORTIONS OF LOTS 5,6,7 AND 8 AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION. CONDITIONS SHALL BE THAT NO PART OF SAID OPEN SPACE EASEMENTS SHALL BE USED EXCEPT FOR THE PURPOSE OF INSTALLING, ERECTING, CONSTRUCTING, MAINTAINING, PLANTING AND GROWING THEREON THE FOLLOWING: (1) GRASS, FLOWERS, SHRUBS, TREES AND IRRIGATION AND OTHER LANDSCAPING APPURTENANCES; (2) FENCES AND RETAINING WALLS; (3) RECREATION FACILITIES PROVIDED THE SAME SHALL NOT INCLUDE ANY BUILDING; (4) UTILITY DISTRIBUTION FACILITIES PROVIDED THEY ARE INSTALLED UNDERGROUND, EXCEPT THAT TRANSFORMER BOXES AND SIMILAR EQUIPMENT MAY BE INSTALLED ABOVE GROUND BUT NOT ON POLES, DERRICKS OR SIMILAR SUPPORTS; (5) OPEN PARKING AREAS; (6) SIDEWALKS, PATHS AND STEPS; (7) DIRECTIONAL SIGNS; (8) OUTDOOR LIGHTING FACILITIES AND COMMUNITY TELEVISION ANTENNA FACILITIES, PROVIDED, HOWEVER, THAT EACH AND EVERY FACILITY AND APPURTENANCE INSTALLED, ERECTED, CONSTRUCTED OR MAINTAINED PURSUANT TO ANY OF CLAUSES (1) THROUGH (8) MUST BE HERETOFOR AND HEREAFTER APPROVED BY THE CITY OF SAN DIEGO.

THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION.

BY: Pete Wilson MAYOR ATTEST: Edwin A. Wilson CITY CLERK.

I, CITY ENGINEER OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND HAVE FOUND THAT THE DESIGN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AS AMENDED, AND OF ANY LOCAL ORDINANCE OF SAID CITY APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. I HEREBY APPROVE THIS MAP.

J.P. FOWLER
CITY ENGINEER

BY: A Southland DEPUTY

DATED: 12-1-76

APPROVED THIS 6th DAY OF December, 1976, AFTER EXAMINATION OF MAP AND CERTIFICATES THEREON.

JOHN W. WITT
CITY ATTORNEY

BY: Frederick Conrad DEPUTY

SUBDIVISION GUARANTEE PREPARED BY TITLE INSURANCE AND TRUST COMPANY. ORDER NUMBER 976948.

I, EDWARD NIELSEN, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT, BY RESOLUTION NO. 217254, THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP OF TORREY PINES SCIENCE PARK UNIT 2 CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF; AND HAS ACCEPTED THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN, EXCEPT THAT SAID COUNCIL HAS REJECTED ON BEHALF OF THE PUBLIC, PORTIONS OF LOTS 8,9, 10 AND 11 MARKED "RESERVED FOR FUTURE STREET" SHOWN ON THIS MAP WITHIN THIS SUBDIVISION, NOTING THAT SECTION 66477.2 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA PROVIDES THAT AN OFFER OF DEDICATION SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE CITY.

IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS 8th DAY OF December, 1976.

EDWARD NIELSEN
CITY CLERK

BY: Louise Bleu DEPUTY

APPROVED AND RECOMMENDED THIS 2ND DAY OF December 1976, AFTER EXAMINATION OF THIS MAP BY THE PLANNING DIRECTOR.

JAMES L. GOFF
PLANNING DIRECTOR

ATTEST: CHARLOTTE L. HUNTER
SECRETARY

I, DON NASLAND, A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN NOVEMBER 10, 1976 AND NOVEMBER 29, 1976, AND THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL STAKES, MONUMENTS, AND MARKS FOUND TOGETHER WITH THOSE SET ARE OF CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. I WILL SET ALL OTHER MONUMENTS OF CHARACTER, AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF SAN DIEGO, AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. SEE LEGEND ON SHEET NO. 2.

BY: D. Nasland DON NASLAND
LAND SURVEYOR NO.2976

DATE: 11-22-76

WE, COUNTY TREASURER, COUNTY ENGINEER AND COUNTY DIRECTOR OF THE DEPARTMENT OF SANITATION AND FLOOD CONTROL OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL SHOWN BY THE BOOKS OF OUR OFFICES AGAINST THE TRACT OR SUBDIVISION, OR ANY PART THEREOF, SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

D.J.DICKSON
COUNTY TREASURER

Edna M. Sieling DEPUTY 11-22-76 DATED

R.J. MASSMAN
COUNTY ENGINEER

A. H. Kris DEPUTY 11-22-76 DATED

C.J. HOUSON
COUNTY DIRECTOR OF DEPARTMENT OF SANITATION & FLOOD CONTROL

W U Roell DEPUTY 11-22-76 DATED

WE, EUNICE E. WINSTON, CITY TREASURER, AND J.F. MC LAUGHLIN, STREET SUPERINTENDENT, BOTH OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THE TRACT, OR SUBDIVISION, OR ANY PART THEREOF, AS SHOWN ON THE ANNEXED MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

EUNICE E.WINSTON
CITY TREASURER

BY: Wanda Baker DEPUTY DATED: 11-22-76

J.F. MC LAUGHLIN
STREET SUPERINTENDENT

J.F. McLaughlin DATED: Dec. 1, 1976

I, PORTER D. CREMANS, CLERK OF THE BOARD OF SUPERVISOR OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE PROVISIONS OF DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AS AMENDED, HAVE BEEN COMPLIED WITH REGARDING DEPOSITS FOR TAXES ON THE PROPERTY WITHIN THIS SUBDIVISION.

PORTER D. CREMANS
CLERK OF THE BOARD OF SUPERVISORS

BY: Stella Wonderland DEPUTY

DATED: 12-13-76

WE, THE UNDERSIGNED, THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, HEREBY CERTIFY THAT WE ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS TORREY PINES SCIENCE PARK UNIT 2 BY VIRTUE OF AN EASEMENT RECORDED AT FILE/PAGE NO. 78267, SERIES 7, BOOK 1966 OF OFFICIAL RECORDS ON THE 10TH DAY OF MAY, 1966 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF, SUBJECT TO SAID EASEMENT AND ALL RIGHTS ENJOYED THEREUNDER, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO REPAIR, RECONSTRUCT, REPLACE, OPERATE AND MAINTAIN WITHOUT DISTURBANCE, THIS COMPANY'S FACILITIES AT THEIR PRESENT LOCATIONS AND ELEVATIONS WITHIN SAID EASEMENT AND WE HEREBY DEDICATE TO PUBLIC USE NORTH TORREY PINES ROAD AND CALLAN ROAD SHOWN HEREON AND NO OTHERS.

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION

BY: R.W. Grigg R. W. GRIGG DEPARTMENT MANAGER.

PRECISION

DEC 23 1976

MICROFILMED

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

ON THIS 10th DAY OF December 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Pete Wilson, KNOWN TO ME TO BE THE MAYOR AND Edward Nielsen, KNOWN TO ME TO BE THE CITY CLERK OF THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE MUNICIPAL CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME ON BEHALF OF SAID MUNICIPAL CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Ruth E. Flauer
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES May 23 1977

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

ON THIS 23 DAY OF NOVEMBER 1976, BEFORE ME, DIANNA J. HARPER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED R.W. GRIGG KNOWN TO ME TO BE THE DEPARTMENT MANAGER OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE SAME ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN SAID COUNTY AND STATE, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Dianna J. Harper
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES 6-30-78

I, HARLEY F. BLOOM, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY APPROVE THE NAME TORREY PINES SCIENCE PARK UNIT 2 FOR THE SUBDIVISION SHOWN ON THE ANNEXED MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

HARLEY F. BLOOM
COUNTY RECORDER

G.H. Rousseau DEPUTY 11-22-76 DATED

FILE NO. 76-415027

I, HARLEY F. BLOOM, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF THE CITY OF SAN DIEGO THIS 10 DAY OF DEC, 1976 AT 3:37 O'CLOCK P M.

FEES: NONE

HARLEY F. BLOOM
COUNTY RECORDER

G.H. Rousseau DEPUTY DATED

N.E. JOB No. 76-1061.

SHT 1 OF 7

T.M. 76-137 REV.
W.O. 117237
L.C. 266-1697.

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009237 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3158584
SITE DEVELOPMENT PERMIT NO. PMT-3158586
11011 TORREYANA-PROJECT NO. PRJ-1058759 [MMRP]
HEARING OFFICER

This Coastal Development Permit No. PMT-3158584 and Site Development Permit No. PMT-3158586 are granted by the Hearing Officer of the City of San Diego to ALLIANCE DIVERSIFIED HOLDINGS LLC, a DELAWARE LIMITED LIABILITY COMPANY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0505. The 10.2-acre site is located at 11011 Torreyana Road in the IP-1-1 zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area (MCAS Miramar-Review Area 1), the Airport Safety Zone MCAS Miramar (Accident Potential Zone 2), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Community Plan Implementation Overlay Zone – Type B (CPIOZ-B), Transit Priority Area (TPA), the Multiple Habitat Planning Area (MHPA), the Very High Fire Hazard Severity Zone, the Parking Impact Overlay Zone (Coastal), Prime Industrial, and designated Industrial-Scientific Research within the University Community Plan area. The project site is legally described as: Lot 7 of Torrey Pines Science Park Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8434, filed in the Office of the County Recorder of San Diego County, December 10, 1976. Excepting all oil, gas and other hydrocarbons, geothermal resources, as defined in Section 6903 of the California Public Resources Code, and all other minerals, whether similar to those herein specified or not, within or that may be produced from said property, as contained in Deed recorded January 12, 1989, as Instrument No. 89-017959 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to demolish an existing 76,694-square-foot building and construct a 152,080-square-foot building and a four-level subterranean parking garage described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 9, 2025, on file in the Development Services Department.

The project shall include:

a. Demolition of a 76,694-square-foot building;

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b. Construction of a new 152,080-square-foot research and development building and a four-level subterranean parking garage;

c. Landscaping (planting, irrigation and landscape-related improvements);

d. Off-street parking including a four-level subterranean parking garage with approximately 440 parking spaces and 44 surface parking spaces;

e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by April 24, 2028.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

4. 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.

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

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

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

8. 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 Wildlife [CDFW] pursuant to California Fish and Wildlife 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 CDFW, 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.

9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. 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.

11. 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

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discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

12. 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.

13. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] No. 1058759, SCH 2019060003 shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

15. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, Project No. 1058759, SCH 2019060003 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

16. The Owner/Permittee shall comply with the MMRP as specified in the Mitigated Negative Declaration, Project No. 1058759, SCH 2019060003, 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:

Biological Resources
Historical/Archaeological/Tribal Cultural Resources
Transportation/Circulation

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MULTI-HABITAT PLANNING AREA (MHPA) LAND USE ADJACENCY REQUIREMENTS

17. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site under the heading "Environmental Requirements"

- **Grading/Land Development/MHPA Boundaries -**Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- **Drainage -** All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- **Toxics/Project Staging Areas/Equipment Storage -** Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."

- **Lighting -**All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.

- **Barriers** –Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.

- **Brush Management -**Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall

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avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.

- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:,-

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

18. Prior to the issuance of any grading permit, 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

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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 GNATCATCHERS 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.III 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.

CLIMATE ACTION PLAN REQUIREMENTS:

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19. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading “Climate Action Plan Requirements” and shall be enforced and implemented to the satisfaction of the Development Services Department.

GEOLOGY REQUIREMENTS:

20. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City’s “Guidelines for Geotechnical Reports” that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

ENGINEERING REQUIREMENTS:

21. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, the construction of two new 25 feet driveways per current City Standards, adjacent to the site on Torreyana Road.

22. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, to replace existing sidewalk with current City Standard maintaining the existing sidewalk scoring pattern adjacent to the site on Torreyana Road.

23. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond, to reconstruct both existing curb ramps, with current City Standard curb ramp adjacent to the site on Torreyana Road, satisfactory to the City Engineer.

24. Prior to the issuance of any building permit the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

25. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

26. 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 SDMC, into the construction plans or specifications.

27. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

28. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the

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Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPPJ shall be implemented concurrently with the commencement of grading activities.

29. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WD/0#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section 11.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

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

LANDSCAPE REQUIREMENTS:

31. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, 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 Development Services Department.

32. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension 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.

33. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

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

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35. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscapes shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

37. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' on file in the Development Services Department.

38. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC §142.0412. Zone One shall range from 35-ft. to 100-ft. in width with a corresponding Zone Two of 65-ft. to 0-ft. in width, exercising Zone Two reduction options under SDMC §142.0412(f).

39. Prior to issuance of any Engineering Permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

40. Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

41. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

42. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

WATER AND SEWER REQUIREMENTS:

43. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-

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of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

44. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private backflow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

45. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

47. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer lateral encroaching into the Public Right-of-Way.

48. The Owner/Permittee shall grant sewer easements as shown on the approved Exhibit “A” satisfactory to the Public Utilities Department and the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

49. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 authorized by the appropriate City decision maker in accordance with the SDMC.

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

51. 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 and Steep Hillsides, 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."

52. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit “A” or City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS

54. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 appropriate City decision maker in accordance with the SDMC.

55. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of an existing northerly driveway as a 25 ft wide driveway along Torreyana Road, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

56. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 25 ft wide southerly driveway opposite Callan Road (as the fourth leg to the intersection of Torreyana Road/Callan Road) along Torreyana Road, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

57. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of an existing southerly driveway and replacement with full height curb, gutter, and sidewalk along Torreyana Road, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer.

58. Prior to first occupancy, the Owner/Permittee shall provide and maintain the following Transportation Demand Management Program, satisfactory to the City Engineer:

- The Owner/Permittee will implement a parking cash out program for all employees to incentivize employees to carpool, vanpool, bike to work, or use public transit. The parking cash out program will include discounts or subsidies to be used at on-site amenities at least $30 per month.

- The Owner/Permittee shall maintain an employer network in the SANDAG iCommute program and promote its RideMatcher service to tenants/employees.

- The Owner/Permittee will provide on-site bike sharing that will be located directly adjacent to the main entry of the building.

- The Owner/Permitee will provide an on-site gym available only to employees which will reduce the need to drive.

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59. Prior to first occupancy, the Owner/Permittee shall provide and maintain the following Vehicle Miles Traveled (VMT) reduction measures totaling at least 8 points as shown on Exhibit 'A' satisfactory to the City Engineer. All VMT Reduction Measures shall be provided prior to first occupancy.

- An on-site bicycle repair station (1.5 points)
- A minimum of five (5) electric bicycle charging stations/micro mobility stations that are available to the public (2 points)
- Short-term bicycle parking spaces available to the public, at least 10% beyond minimum requirements. The minimum required per the SDMC is zero (O) spaces and three (3) spaces will be provided. (Each multiple of 10% beyond the minimum is = 1.5 points) (4.5 points)
- Long-term bicycle parking spaces at least 10% beyond minimum requirements. The minimum required per the SDMC is twenty-one (21) spaces and twenty-four (24) spaces will be provided. (Each multiple of 10% beyond the minimum = 2 points) (2 points)
- On-site multi-modal information kiosks (2 points)

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 Hearing Officer of the City of San Diego on April 9, 2025 and [Approved Resolution Number].

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ATTACHMENT 1

COASTAL DEVELOPMENT PERMIT NO. PMT-3158584
SITE DEVELOPMENT PERMIT NO. PMT-3158586
April 9, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Hector Rios
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.

ALLIANCE DIVERSIFIED HOLDINGS LLC, a DELAWARE LIMITED LIABILITY COMPANY
Owner/Permittee

By _____
NAME
TITLE

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

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HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. PMT-3158584
SITE DEVELOPMENT PERMIT NO. PMT-3158586
11011 TORREYANA-PROJECT NO. PRJ-1058759 [MMRP]

WHEREAS, ALLIANCE DIVERSIFIED HOLDINGS LLC, a DELAWARE LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 76,694-square-foot research and development building and construct a new 152,080-square-foot research and development building and a four-level subterranean parking garage with approximately 440 parking spaces and 44 surface parking spaces (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 3158584 and Site Development Permit No. 3158586), on portions of a 10.2-acre site;

WHEREAS, the project site is located at 11011 Torreyana Road in the IP-1-1 zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area (MCAS Miramar-Review Area 1), the Airport Safety Zone MCAS Miramar (Accident Potential Zone 2), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Community Plan Implementation Overlay Zone – Type B (CPIOZ-B), Transit Priority Area (TPA), the Multiple Habitat Planning Area (MHPA), the Very High Fire Hazard Severity Zone, the Parking Impact Overlay Zone (Coastal), Prime Industrial, and designated Industrial-Scientific Research within the University Community Plan.

WHEREAS, the project site is legally described as Lot 7 of Torrey Pines Science Park Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8434, filed in the Office of the County Recorder of San Diego County, December 10, 1976. Excepting all oil, gas and other hydrocarbons, geothermal resources, as defined in Section 6903 of the California Public Resources Code, and all other minerals, whether similar to those herein specified or

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not, within or that may be produced from said property, as contained in Deed recorded January 12, 1989, as Instrument No. 89-017959 of Official Records;

WHEREAS, on March 12, 2025, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 3158584 and Site Development Permit No. 3158586 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 3158584 and Site Development Permit No. 3158586:

A. Coastal Development Permit [San Diego Municipal Code (SDMC) Section 126.0708]

1. Findings for all Coastal Development Permits:

a. 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 project site is located at 11011 Torreyana Road. The 10.2-acre site is zoned IP-1-1 (Industrial-Park) base zone which allows for Industrial-scientific research in the University Community Plan (UCP) Generalized Land Use figure 4 and Scientific Research and Resources Based Park in the Torrey Pines Subarea #1 figure 13. The project proposes to demolish a 76,694-square-foot research and development building and construct a new 152,080-square-foot research and development building and a four-level subterranean parking garage and would adhere to the 30-foot height limit associated with the Coastal Height Limit Overlay Zone. The site is approximately 0.5 miles east of North Torrey Pines Road and approximately 1 mile from the Pacific Ocean.

The project site is currently occupied by research and development uses, and Torreyana Road does not include protected public views along the ocean and other scenic coastal areas. In addition, there are no physical accessways on or adjacent to the site that are used for coastal access. The eastern portion of the project site contains a 6.8-acre open space easement. The easement was quitclaimed by the City to the State of California according to a Quitclaim Deed recorded in 1984. The easement does not currently provide public access or provide public views. The project would not block views or remove scenic vistas at the site. Therefore, the

project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway or impact any public views identified in the University Community Plan and Local Coastal Program Land Use Plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The development footprint is within 3.4 acres of the 10.2-acre site. The eastern portion of the project site contains a 6.8-acre open space easement that is inside and outside the MHPA. The easement was recorded in 1976 against a portion of the property with the subdivision of the Torrey Pines Science Park Unit 2 (City 1976). Based on a review of a Quitclaim Deed recorded in 1984, the open space easement was previously recorded over the hillside in the eastern portion of the property but was quitclaimed to the State of California in 1984. The current topography and vegetation within the open space easement appear to have remained mostly undisturbed throughout the site's original commercial development, with the exception of the western portion of the easement. This area was disturbed during the development of the property in the early 1980s and is currently characterized by ornamental landscaping. The easement, while intended to preserve open space, does allow the area to be used for, among other things, "open parking areas" and "sidewalks, paths, and steps." A portion (0.11 acre) of the surface parking area would be located within the existing open space easement which is an allowable use within this easement.

A portion of the property toward the rear is within the City's Multiple Habitat Planning Area (MHPA). The MHPA areas contain Environmental Sensitive Lands (ESL), as defined in SDMC Section 113.0103 and will not be impacted by the project. The project proposes no deviations or variances from the applicable environmental regulations and development standards in effect for this site. The project would be required to comply with the MHPA Land Use Adjacency Guidelines (LUAG), which address potential indirect impacts on the MHPA and include incorporating measures addressing 1) drainage, 2) toxics, 3) lighting, 4) noise, 5) barriers, 6) invasive species, 7) brush management and 8) grading/land development.

Additionally, Environmentally Sensitive Lands (ESL) are present on the property both inside and outside the MHPA in the form of sensitive biological resources and steep hillsides, The project proposes no additional impacts to steep hillsides within the project site; however, the proposed project would result in direct impacts to less than 0.1 acres (0.07 acre) of Tier I southern maritime chaparral, a sensitive habitat. Pursuant to the City's Significance Determination Thresholds (City 2022), impacts to Tier I through IIIB habitats totaling less than an acre are not considered significant and do not require mitigation. As such, impacts to 0.07 acres of southern maritime chaparral are not considered significant, and mitigation is not required. As stated above, the project would result in a direct impact on 0.07 acres of sensitive habitat, and while mitigation is not required, the project is preserving 6.3 acres of sensitive

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habitat through a Covenant of Easement to assure the continued preservation of the remaining portion of the site in its natural state. This COE will protect the ESL that is within the existing 6.8 acre open space easement which permits "open parking areas" and "sidewalks, paths, and steps". The proposed Covenant of Easement is a condition of the SDP and will be recorded prior to Grading Permit issuance.

Construction activities would occur adjacent to the canyon and appropriate best management practices and the MHPA LUAG would be implemented to reduce indirect impacts to the adjacent ESL. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. 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 Community Plan Land Use Designation for the project site is Industrial and Open Space use in the University Community Plan (UCP) Generalized Land Use Figure 4 and Scientific Research and Resources Based Park in the Torrey Pines Subarea #1 Figure 13 within the University Community Plan and zoned IP-1-1. The UCP Industrial Goals encourage the location of scientific research uses in the North University City area because of its proximity to the University of California San Diego (UCSD) and provision of support services to the University and community.

The site is within the Community Planning Implementation Overlay Zone, Type-B (CPIOZ-B) Chevron Area and is further subject to development guidelines. The CPIOZ includes a recommendation that emphasis should be placed on expanding the support of the UCSD campus, Salk Institute, Scripps Clinic and Research Foundation. As UCSD and the community build out, additional institutions and research facilities may be attracted to this location because of the direct connection between scientific research uses and UCSD campuses. According to the UCP the area's importance as a major center for scientific research will continue to grow, distinguishing the University community from the other major urban centers in the region: downtown and Mission Valley.

The CPIOZ-B architectural recommendations include the use of balconies, terraces, atriums, landscaped courtyards, light colors and earthy materials. Sun and view enjoyment will continue to be a prime design consideration. The proposed project incorporates several of these recommendations in its design, including maintaining the open space of the canyon, a plaza-level courtyard on the canyon side of the property, a center lobby with lots of natural light, and multiple exterior balcony areas for a meeting or eating space. In addition, the project is located in the Torrey Pines subarea of the UCP and this designation requires that the project take advantage of the site's topography and unique natural vegetation. The project is consistent with this objective by maintaining the existing disturbed footprint and protecting the canyon landscape. A second objective of the Torrey Pines Subarea is to minimize the total amount of impervious surfaces such as parking, driveways, terraces, patios, tennis courts and other similar facilities. The project is consistent with this objective

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by staying within the previously disturbed area as much as possible, keeping 90 percent of the parking below grade and outside of the view from the street, as well as using a Grass-create paving system for the required fire lane. Pursuant to the City Land Development Code ESL regulations and the MSCP implementing agreement, a new covenant of easement shall be placed over 6.3 acres of the existing 6.8-acre open space easement to protect the ESL that is within the more permissible existing 6.8 acre open space easement.

The project promotes the goals, recommendations and objectives of the UCP by ensuring that redevelopment protects natural features and preserves existing streetscape themes. The staff has determined that the project fits into the established theme of the surrounding area and is consistent with the UCP goals, policies, and land use designation. Therefore, 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.

d. 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 project site is located approximately one mile east of the Pacific Ocean and within the First Public Roadway, Sorrento Valley Road. Although the project is located within the First Public Roadway, the proposed development will be contained within the private property and there is no existing physical access used by the public or any public access identified in the Local Coastal Program on or through the site. As such, the project will not encroach upon any existing or proposed physical accessway legally utilized by the public. Therefore, the Coastal Development Permit for this project would be in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project is in conformity with Article 2, Public Access, within Chapter 3 of the Coastal Act. As stated in Finding A(1)(a) herein incorporated by reference, the project meets the Community Plan guidelines for public access. In addition, the project meets the following sections of the Coastal Act Article 2 applicable to the site:

Public Resources Code Section 30211 Development not to interfere with access.

- *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

The proposed development will not interfere with the public's right of access. The project site does not have direct access to the sea and does not encroach on the access points to the north of the project site.

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Public Resources Code Section 30212 New development projects provides in pertinent part:

- *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:*
- *It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources.*
- *Adequate access exists nearby.*
- *Agriculture would be adversely affected.*

As previously stated, the project does not have direct access to the sea, access to the sea from the project site would be unsafe and inadequate to meet the needs of the public, there is an existing public access point to the sea just northwest of the project site, and the project will not encroach into this access. Public access to the water, public recreation facilities, or public parking facilities would not be adversely affected by the approval of this development.

The project will not adversely affect agricultural uses as there is no agricultural land nearby. The project is a new development on an existing developed site which does not interfere with public access and protects coastal resources of environmentally sensitive lands.

Public Resources Code Section 30222 Private lands; priority of development purposes.

- *The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

The project site is designated for Industrial-Scientific Research use and does not contain private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation. The project is redeveloping an existing industrial land use and is surrounded by existing industrial development.

As demonstrated above, the proposed project is within the first public roadway and meets all the criteria of Coastal Act Chapter 3, Article 2 and Article 3, and therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. Site Development Permit [SDMC Section 126.0505(a)]

1. Findings for all Site Development Permits

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

Refer to Finding A(1)(c) above incorporated here by reference. The UCP Industrial Goals are to encourage the location of scientific research in the North University City

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area because of its proximity to UCSD and to provide support services to the University and community. A goal in the Industrial Element is to ensure industrial land needs, as required for a balanced economy and balanced land use, are met consistent with environmental considerations. The proposed project would implement this goal by increasing the size of the building and providing additional space for research and development while keeping within the existing building footprint to the extent possible and protecting environmentally sensitive lands on site through a 6.3 acre conservation easement.

The University Community Plan includes a Development Intensity Element that allocates residential density and non-residential intensity throughout the community which is implemented by the Community Plan Implementation Overlay Zone Type-B (CPIOZ-B). The project is located within Subarea 9 of the Development Intensity Element. Community Plan Table 2, the Land Use and Development Intensity Table, identifies the allowed development intensity within each subarea. The existing non-residential built development capacity for Subarea 9 is 5,758,170 square feet, the Land Use and Development Intensity Table Buildout is 6,670,042 square feet, and the remaining non-residential unbuilt development capacity is of 911,873 square feet. The project proposes to demolish an existing 76,694 square-foot building and construct a new 152,080 square-foot research facility which would result in a net increase of 75,386 square feet of new development, and 836,487 square feet of remaining non-residential unbuilt development capacity. Furthermore, the Community Plan Implementation Overlay Zone Type- B has been applied to the site to ensure that the development intensity element of the community plan is not exceeded.

An Industrial Element goal encourages the development of industrial land uses that are compatible with adjacent non-industrial uses and match the skill of the local labor force. The proposed project supports this goal by providing additional research and development space within the area that supports UCSD and surrounding medical facilities. The project proposes a new 152,080-square-foot Research and Development building replacing the existing 76,694-square-foot research building and limiting the increase in impervious area to approximately 4 percent. The project is consistent with the UCP, IP1-1 zone and development regulations. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC. Such conditions include the reconstruction of an existing northerly driveway as a 25-foot-wide driveway; the removal of the existing southerly driveway and replacement with a city standard curb, gutter and sidewalk; a new loading dock and fire lane driveway which will run east to west connecting from Callan Road which will also include new curb, gutters, sidewalks, and curb ramps along the project

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frontage; and compliance with storm water standards. Additionally, the proposed project will conform with the Airport Land Use Compatibility Plan (ALUCP) of Marine Corps Air Station (MCAS) Miramar. The project is conditioned to implement a Brush Management Program, and a Mitigation, Monitoring and Reporting Program has been prepared as part of the final environmental document, which will reduce the potential impacts. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared as part of the final environmental document, which will includes measures to mitigate the project impacts to Biological Resources, Historical/Archaeological/Tribal Cultural Resources, and Transportation/Circulation. Additionally, the project shall be required to comply with applicable mitigation measures outlined within the MMRP throughout the following phases: pre-construction, during construction, and post-construction. The mitigation measures include requirements to mitigate potential impacts on Biological Resources, Historical/Archaeological/Tribal Cultural Resources, Transportation/Circulation
The project construction activities will potentially impact nesting Cooper's hawk and coastal California gnatcatcher. To mitigate potential impacts on coastal California gnatcatchers to below a level of significance, the project will be required to implement mitigation. As a condition of project approval, pre-construction surveys for California gnatcatcher will be required to determine species presence/absence if construction were to occur during the gnatcatcher breeding season. If surveys are not conducted, the presence of the species would be assumed, and the implementation of noise attenuation and biological monitoring would be required during the gnatcatcher breeding season if construction would generate noise levels higher than 60 dBA or ambient (whichever is higher). Therefore, required mitigation is reasonably related to, and calculated to alleviate. potential indirect impacts to coastal California gnatcatcher will be alleviated.

To mitigate potential impacts to Cooper's hawk to below a level of significance, the project will be required to implement mitigation. As a condition of project approval, pre-construction surveys for Cooper's hawk will be required prior to the removal of habitat with the potential to support active nests during the breeding season (generally February 1 to September 15). As such, potential direct impacts on nesting Cooper's hawk would be avoided. Potential indirect impacts to nesting Cooper's hawk would be avoided through the implementation of conditions of coverage for this species, which require a 300-foot avoidance setback to nesting Cooper's hawk. Therefore, required mitigation is reasonably related to, and calculated to alleviate. potential indirect impacts on Cooper's hawk will be alleviated.

The proposed project grading activities have the potential to result in inadvertent impacts to tribal cultural resources. To mitigate for this impact, the project will be required to implement an archaeological monitoring program with a Native American monitor during grading. The inclusion of an archaeological monitoring program is reasonably related to, and calculated to will alleviate, the negative project impacts to tribal cultural resources.

Due to the location of the project in an area where the average vehicle miles traveled (VMT) per employee exceeds 85% of the regional mean, the project would result in a

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potentially significant VMT impact. The project will be consistent with the findings in the Complete Communities Program Environmental Impact Report (SCH No. 2019060003; Resolution No. R-313279) and would implement VMT reduction measures in accordance with the Mobility Choices Regulations (San Diego Municipal Code Chapter 14, Article 3, Division 11), Appendix T Mobility Choices Regulations: Implementation Guidelines. This mitigation is reasonably related to, and calculated to will alleviate the negative project impacts to VMT.

The mitigation required as a condition of the permit is reasonably related to and calculated to alleviate any negative impacts created by the proposed development.

The project is required to obtain construction permits and a public improvement permit prior to the start of construction of the development. The construction plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations.

These conditions and measures have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

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

The proposed project was reviewed for compliance with the implementing Industrial-Park (IP-1-1) Zone implementing regulations, which include but are not limited to height, setbacks, landscape, parking, and floor area ratio. The Industrial-Park zone has an unlimited height allowance; however, the site is within the Coastal Height Limitation Overlay Zone with a maximum height limit of 30 feet above the finished grade. The proposed project height is 30-feet in conformance with Coastal Height Limitation Overlay Zone. No deviations have been requested and the project shall observe the setbacks, landscape requirements, parking ratio and allowable Floor Area Ratio of the zone. The project also complies with the CPIOZ-B of the UCP requirements to improve accessibility by emphasizing pedestrian access and public street orientation. Secondly, the project will provide a friendlier pedestrian approach retrofitted to be more comfortable and inviting for pedestrians. Thirdly, the building provides a strong visual identity of balconies, terraces, landscaped courtyards, light colors and earthy materials.

The University Community Plan includes a Development Intensity Element that allocates residential density and non-residential intensity throughout the community which is implemented by the Community Plan Implementation Overlay Zone Type-B (CPIOZ-B). The project is located within Subarea 9 of the Development Intensity Element. Community Plan Table 2, the Land Use and Development Intensity Table, identifies the allowed development intensity within each subarea. The existing non-

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residential built development capacity for Subarea 9 is 5,758,170 square feet, the Land Use and Development Intensity Table Buildout is 6,670,042 square feet, and the remaining non-residential unbuilt development capacity is of 911,873 square feet. The project proposes to demolish an existing 76,694 square-foot building and construct a new 152,080 square-foot research facility which would result in a net increase of 75,386 square feet of new development, and 836,487 square feet of remaining non-residential unbuilt development capacity.

The proposed project complies with the relevant regulations of the Land Development Code, including intensity, grading, landscaping and other regulations. The project has also been designed to address height, bulk and scale, materials, colors, sustainable features and signs as required through application of CPIOZ-B regulations. The project does not require any deviations or variances and therefore, the project will comply with the applicable regulations of the Land Development Code.

2. Supplemental Findings [SDMC Section 126.0505(b)–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 new construction would primarily be limited to 3.4 acres of the site, which is already a disturbed area (existing building and associated hardscape and landscape). The remaining 6.8 acres of the 10.2-acre site would be within an existing open space easement. In addition, pursuant to the City Land Development Code ESL regulations and the MSCP implementing agreement, a new covenant of easement shall be placed over 6.3 acres of the open space, further protecting the steep hillsides and sensitive biological resources. By concentrating development on the area of the site that is already disturbed, the development will minimize disturbance to ESL on site. In addition, the site is developed; therefore, the site is suitable for the proposed redevelopment, with new structures that will comply with all applicable building regulations and are consistent with the surrounding development.

The project would provide protection of sensitive habitats within and outside of the MHPA and would not conflict with the community plan and local coastal program. Pursuant to the City Land Development Code, ESL regulations and MSCP implementing agreement, a new covenant of easement shall be placed over 6.3 acres of the existing easement to further protect the remaining open space, ESL, and MHPA. The easement shall include the remaining biological resources and natural steep hillsides.

The project site contains southern maritime chaparral, which is a sensitive biological resource. The southern maritime chaparral is entirely within the existing open space easement. One sensitive species, Nuttall's scrub oak, occurs within this community. Southern maritime chaparral is considered rare habitat, and this community is easily disturbed/degraded by human activities. The project would result in direct impacts

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to 0.07 acre in the form of southern maritime chaparral. As stated in the City's Biology Guidelines, impacts to less than 0.1 acres of sensitive upland habitats would not be significant and do not require mitigation.

The 6.8 acres would remain as an existing open space easement and 6.3 acres of the open space would be protected in a new Covenant of Easement as a condition of approval. Therefore, 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.

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 Project proposes development within previously developed areas adjacent to open space. The proposed site design takes advantage of the existing site contours and landforms. The project proposes no additional impacts to steep hillsides within the project site. The existing site is already developed within the maximum of 25 percent of steep hillsides and the project proposes to stay within the developed footprint; therefore, the project would not conflict with the Steep Hillsides regulations in the SDMC. Furthermore, any increase in runoff resulting from the site's development shall be directed away from any steep hillside areas and either into an existing or newly improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage runoff.

The Geotechnical Investigation prepared for the project, reviewed, and accepted by staff, did not observe evidence of previous or recent slope instability at the project site or on the descending slopes adjacent to the project site. Implementation of the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides. The project would be required to comply with the seismic requirements of the California Building Code (CBC), utilize proper engineering design and standard construction practices, to be verified at the building permit stage in order to ensure that it would reduce impacts to people or structures to an acceptable level of risk. The project site and the majority of the surrounding area are located within a Local Responsibility Area (Very High Fire Hazard Severity Zone CAL FIRE 2009) for fire. However, implementation of the project would not increase wildland fire risk at the site over existing conditions. The project would replace the existing building with a new research and development building that is consistent with the site's zoning of IP-1-1 and land use designation of Industrial-Scientific Research. The project would comply with the City's Brush Management Program regulations, install standard fire safety features, and construct buildings in compliance with the fire regulations in the CBC. Therefore, the project would not

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expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Therefore, the proposed development minimizes 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.**

The project would provide protection to the sensitive habitat and steep hillsides within the MHPA and open space area through a new covenant of easement and would not conflict with the City's Land Development Code ESL regulations (City 2018) and MSCP implementing agreement (City 1997). Additionally, the new covenant of easement shall be placed over the existing easement to further protect the remaining open space, ESL, and MHPA. The easement shall include only the remaining biological resources and natural steep hillsides. Please see Coastal Development Permit Finding (A)(1)(b) and SDP Findings (B)(1)(b) and (B)(2)(a) as well incorporated here by reference.

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

The Multiple Species Conservation Program (MSCP) was designed to mitigate the cumulative loss of biological resources throughout the San Diego region. The Vernal Pool Habitat Conservation Plan (VPHCP) was designed to compensate for the analogous losses of vernal pools. A small section of the rear of the property is located in the MHPA, however there are no impacts to ESL within the MHPA. The project footprint will not encroach within the MHPA and only minimally encroach into ESL. As established by the MND, impacts to ESL are outside of the MHPA, and the amount impacted is below the significance level. The site contains no vernal pools.

The proposed project will be consistent with the ESL regulations and the MSCP implementing agreement. To further protect ESL, a new covenant of easement shall be placed over 6.3 acres of the existing 6.8-acre open space easement.

Two special status plant species were observed in the project site during the general biological survey: Nuttall's scrub oak and Torrey pine. Neither of these species are federally listed, state listed, or City narrow endemic plant species. Nuttall's scrub oak is listed as California Rare Plant Rank
(CRPR) 1B.1. Torrey pine is listed as CRPR 1B.2 and is covered under the Multiple Species Conservation Plan (MSCP). Generally, impacts to plant species with a CRPR of 1 or 2 are considered potentially significant, whereas CRPR 3 and 4 species are relatively widespread, and impacts to such

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species would not substantially reduce their populations in the region and are not typically significant. The proposed project is primarily limited to existing developed and disturbed areas and impacts to native habitats with the potential to support these species would be minimal (0.07 acre of southern maritime chaparral). No special status plant species were documented within the impact footprint, and direct impacts are unlikely to occur based on the small amount of habitat to be impacted. Therefore, no significant impact on Nuttall's scrub oak or other special status plant species would occur. Cultivated, i.e., not naturally occurring, Torrey pine trees that would be removed by the project would be replaced on-site with a minimum 15-gallon size replacement Torrey pine trees in accordance with the project's landscape plans. The project would not have an impact on naturally occurring Torrey pine.

Construction activities would occur adjacent to the canyon and appropriate best management practices and the MHPA LUAG would be implemented to reduce indirect impacts to the adjacent ESL. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

The project has been specifically designed to minimize impacts to biological resources addressed in the City's MSCP Subarea Plan (1997) and Land Development Code (2018). The project would be consistent with the MSCP and impacts to 0.07 acre of southern maritime chaparral are not considered significant in accordance with Land Development Code requirements, as detailed in Sections 6.3 of the MSCP. The project would not conflict with the local, regional, or state conservation plans; therefore, the project is consistent with the MSCP and the VPHCP.

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

   The project is located within one mile of the ocean. Thus, soil exposed to construction activities, such as grading, could be subject to erosion if exposed to heavy rain, winds, or other storm events. Construction of the proposed project would involve a variety of heavy equipment associated with intensive earthwork, structural, and paving phases. The project would be required to comply with the City's Storm Water Standards, which require the implementation of appropriate best management practices (BMPs). Grading activities would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards and the project's Stormwater Pollution Prevention Plan (SWPPP) and Stormwater Quality Management Plan (SWQMP), which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent stormwater BMPs are conditions of the permit which would also be required post-construction, consistent with the City's regulations. Therefore, the project would not result in substantial soil erosion or loss of topsoil; therefore, impacts would be less than significant.

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.**

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Conditions of approval as part of the CDP and SDP permit, as well as environmental mitigation measures alleviate the negative impacts created by the proposed development. The Mitigated Negative Declaration PRJ-1058759, SCH 2019060003, has been prepared for the project in accordance with CEQA and the CEQA Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared as part of the final environmental document, which l includes measures to mitigate project impacts to Biological Resources, Historical/Archaeological/Tribal Cultural Resources, and Transportation/Circulation. Additionally, the project shall be required to comply with applicable mitigation measures outlined within the MMRP throughout the following phases: pre-construction, during construction, and post-construction.

The project construction activities will potentially impact nesting Cooper's hawk and coastal California gnatcatcher. To mitigate potential impacts on coastal California gnatcatchers to below a level of significance, the project will be required to implement mitigation. As a condition of project approval, pre-construction surveys for California gnatcatcher will be required to determine species presence/absence if construction were to occur during the gnatcatcher breeding season. If surveys are not conducted, the presence of the species would be assumed, and the implementation of noise attenuation and biological monitoring would be required during the gnatcatcher breeding season if construction would generate noise levels higher than 60 dBA or ambient (whichever is higher). Therefore, required mitigation is reasonably related to, and calculated to alleviate. potential indirect impacts to coastal California gnatcatcher.

To mitigate potential impacts to Cooper's hawk to below a level of significance, the project will be required to implement mitigation. As a condition of project approval, pre-construction surveys for Cooper's hawk will be required prior to the removal of habitat with the potential to support active nests during the breeding season (generally February 1 to September 15). As such, potential direct impacts on nesting Cooper's hawk would be avoided. Potential indirect impacts to nesting Cooper's hawk would be avoided through the implementation of conditions of coverage for this species, which require a 300-foot avoidance setback to nesting Cooper's hawk. Therefore, required mitigation is reasonably related to, and calculated to alleviate. potential impacts on Cooper's hawk.

The proposed project grading activities have the potential to result in inadvertent impacts to tribal cultural resources. To mitigate for this impact, the project will be required to implement an archaeological monitoring program with a Native American monitor during grading. The inclusion of an archaeological monitoring program is reasonably related to, and calculated to alleviate, the negative project impacts to tribal cultural resources.

Due to the location of the project in an area where the average vehicle miles traveled (VMT) per employee exceeds 85% of the regional mean, the project would result in a

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potentially significant VMT impact. The project will be consistent with the findings in the Complete Communities Program Environmental Impact Report (SCH No. 2019060003; Resolution No. R-313279) and would implement VMT reduction measures in accordance with the Mobility Choices Regulations (San Diego Municipal Code Chapter 14, Article 3, Division 11), Appendix T Mobility Choices Regulations: Implementation Guidelines. This mitigation is reasonably related to, and calculated to alleviate the negative project impacts to VMT.

The mitigation required as a condition of the permit is reasonably related to and calculated to alleviate any negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. 3158584 and Site Development Permit No. 3158586 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3158584 and PMT-3158586, a copy of which is attached hereto and made a part hereof.

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Hector Rios
Development Project Manager
Development Services

Adopted on: April 9, 2025

IO#: 24009237

RESOLUTION NUMBER R-_____

ADOPTED ON _____

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO ADOPTING TIERED MITIGATED NEGATIVE DECLARATION NO. 1058759/SCH. NO. 2019060003 TO PROGRAM ENVIRONMENTAL IMPACT REPORT SCH NO. 2019060003, AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 11011 TORREYANA ROAD PROJECT – PROJECT NO. 1058759.

WHEREAS, the Council of the City of San Diego (Council) considered amendments to the San Diego Municipal Code and Land Development Manual and on December 9, 2020, adopted new ordinances and associated discretionary actions, collectively referred to as Complete Communities: Housing Solutions and Mobility Choices (Complete Communities) which included a new California Environmental Quality Act of (CEQA), (California Public Resources Code Section 21000 et seq.) significance threshold for transportation impacts implementing Senate Bill 743 and a program to mitigate vehicle miles traveled (VMT) impacts from new development; and

WHEREAS, on November 17, 2020, the Council of the City of San Diego adopted San Diego Resolution R-313279, certifying the Complete Communities Program Environmental Impact Report State Clearinghouse (SCH) No. 2019060003, and adopting the Findings and Statement of Overriding Considerations, copies of which are on file in the Office of the City Clerk in accordance with CEQA and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on April 26, 2022, Alliance Diversified Holdings, LLC submitted an application to the Development Services Department for approval of a Coastal Development Permit and Site Development Permit for the 11011 Torreyana Road project, Project No. 1058759 (Project), ; and

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WHEREAS, State CEQA Guidelines Section 15152 allows for a lead agency to prepare a tiered environmental document to a broader Environmental Impact Report and concentrate the later tiered environmental document solely on the issues specific to the later project; and

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

WHEREAS, the issue was heard by the Hearing Officer of the City of San Diego on April 9, 2025; and

WHEREAS, the Hearing Officer considered the issues discussed in Tiered Mitigated Negative Declaration No. 1058759/SCH No. 2019060003 prepared for this Project; NOW THEREFORE, BE IT RESOLVED, by the Hearing Officer of the City of San Diego as follows:

1. It is certified that the Tiered Mitigated Negative Declaration has been completed pursuant to State CEQA Guidelines Section 15168(d), in compliance with CEQA and the State CEQA Guidelines, that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency, and that the information contained in the final Program Environmental Impact Report SCH No. 2019060003 along with the Tiered Mitigated Negative Declaration thereto, including any comments received during the public review process, has been reviewed and considered by the Hearing Officer of the City of San Diego in connection with the approval for the Project.

2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the final Program Environmental Impact Report SCH No. 2019060003 for the Project.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the

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final Program Environmental Impact Report SCH No. 2019060003 or that any significant effects previously examined will be substantially more severe than shown in the final Program Environmental Impact Report SCH No. 2019060003.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That the Hearing Officer 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, the Hearing Officer of the City of San Diego adopts Tiered Mitigated Negative Declaration No. 1058759/SCH. No. 2019060003. to the final Program Environmental Impact Report SCH No. 2019060003, a copy of which is on file in the office of the City Clerk. Pursuant to Public Resources Code section 21081.6, the Hearing Officer of the City of San Diego adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer of the City of San Diego in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

6. The Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Planning and Research regarding the Project.

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ATTACHMENT 1

APPROVED: DEVELOPMENT SERVICES

By: _____
HECTOR RIOS, DEVELOPMENT PROJECT MANAGER

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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT

11011 TORREYANA ROAD - PROJECT NO. 1058759

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 Tiered Mitigated Negative Declaration No. 1058759 SCH No. 2019060003 shall be made conditions of the Coastal Development Permit and Site Development Permit as may be further described below.

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

1. Prior to the issuance of 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/information/standtemp

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)

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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 consultant:

   Qualified Archaeological Monitor, Qualified Biologist, Acoustician

   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, applicant is also required to call RE and MMC at 858-627-3360

2. MMRP COMPLIANCE: This Project, PRJ-1058759, 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.

   - National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit Compliance;

   - NPDES General Construction Activity Permit for Storm Water Discharges Compliance;

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

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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 would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

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

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

Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Historic (Archaeology)	Archaeological Reports	Archeological Monitoring
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

A. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resources

BIO-1 The following avoidance and minimization project requirements shall be implemented and included as conditions of project approval to ensure compliance with the City's Biology Guidelines (City 2018) and MSCP Subarea Plan (City 1997), and to prevent inadvertent impacts to sensitive biological resources adjacent to the project footprint.

Prior to the issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Environmental Designee shall verify that the following project requirements are shown on the construction plans:

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I. Prior to Construction

A. Biologist Verification – The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

B. Pre-construction Meeting – The Qualified Biologist shall attend the pre-construction meeting, discuss the project's biological monitoring program, and arrange to perform any follow-up mitigation measures and reporting, including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

C. Biological Documents – The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports, including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program, Environmentally Sensitive Lands Ordinance, project permit conditions; California Environmental Quality Act; endangered species acts; and/or other local, state or federal requirements.

D. Biological Construction Mitigation/Monitoring Exhibit – The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, it will include restoration/revegetation plans, wart-stemmed ceanothus salvage, TPZ avoidance areas, avian or other wildlife surveys/survey schedules (including general avian nesting), timing of surveys, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, a written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

E. **Avian Protection Requirements** - To avoid any direct impacts to Cooper's hawk and coastal California gnatcatcher, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of Cooper's hawk and coastal California gnatcatcher on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any

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construction activities. If Cooper's hawk and coastal California gnatcatcher are detected, a letter report in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction.

F. **Special Status Plant Avoidance –** Prior to the removal of vegetation, a Qualified Biologist shall conduct a pre-construction survey for special status plant species within a 20-foot buffer of all anticipated project impacts to identify the location and number of any individuals present. Construction activities shall avoid impacts to special status plant species found within the impact area to the extent feasible. If impacts to newly identified sensitive status plant species cannot be completely avoided, then efforts shall be made to trim any individual shrubs and limit root disturbance, which will allow for individuals to resprout from the base. If construction activities can avoid root disturbance, no additional mitigation would be required.

G. **Resource Delineation –** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats, the tree protection zone, and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora and fauna species) during construction. Appropriate steps/care should be taken to minimize the attraction of nest predators to the site.

H. **Education –** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, keep equipment and materials clean and free of debris and mud, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

A. **Monitoring –** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities, as needed, to ensure that construction activities do not encroach into biologically sensitive areas, the tree protection zone, or

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cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. Subsequent Resource Identification – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna on-site (e.g., flag plant specimens for avoidance during access, etc.). If active nests for Cooper's hawk or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species-specific local, state, or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, environmentally sensitive lands (ESL) and MSCP, State CEQA, and other applicable local, state, and federal laws. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

Historical/Archaeological/Tribal Cultural Resources

CUL-1 The following avoidance and minimization project requirements shall be implemented and included as conditions of project approval to prevent inadvertent impacts to tribal cultural resources.

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines

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(HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

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

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

   a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that

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the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

1. The Archaeological Monitor shall be present full time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

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4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed or emailed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

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

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

    a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

    b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

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c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification
   1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.

   2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site
   1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.

   2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.

   3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American
   1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.

   2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

   3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in

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accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
   a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
   b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
   c. To protect these sites, the landowner shall do one or more of the following:
      (1) Record the site with the NAHC;
      (2) Record an open space or conservation easement; or
      (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

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

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.

   a. No Discoveries: In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.

   b. Discoveries: All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

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

d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

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

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

2. The RE, or BI, as appropriate, shall notify MMC immediately.

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

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.

a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

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2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.

4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

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

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

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

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

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2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Transportation/Circulation

MM-TRA-1 Transportation/Circulation (Vehicle Miles Traveled)

Prior to the issuance of first occupancy permits for any new on-site buildings, the Owner/Permittee shall provide and maintain the following Vehicle Miles Traveled (VMT) Reduction Measures totaling at least 8 points of VMT reduction measures in accordance with the Mobility Choices Regulations (San Diego Municipal Code Chapter 14, Article 3, Division 11), Appendix T Mobility Choices Regulations: Implementation Guidelines.

1. Provide an on-site bicycle repair station (1.5 points).

2. Provide a minimum of five (5) electric bicycle charging station/micro mobility stations that are available to the public (2 points).

3. Provide short-term bicycle parking spaces available to the public, at least 10% beyond minimum requirements. The minimum required per the SDMC is zero spaces and three spaces will be provided (4.5 points).

4. Provide long-term bicycle parking spaces at least 10% beyond minimum requirements. The minimum required per the SDMC is 21 spaces and 24 spaces will be provided (2 points).

5. Provide on-site multi-modal information kiosks (2 points).

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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

TORREYANA LIFE SCIENCE

11011 Torreyana
San Diego, CA

COASTAL DEVELOPMENT APPROVAL #: PMT-3158584
SITE DEVELOPMENT APPROVAL #: PMT-3158586

PRJ – 1058759 11011Torreyana Road San Diego, CA
APN No. 340-010-2900 Map No. 8434 Lot No. 7 Subdivision Torrey Pines Science Park Unit No. 2



PARKING STALL REQUIREMENTS

STANDARD STALL:	8' WIDE X 18' LONG
ACCESSIBLE STALLS:	9' WIDE X 18' LONG W/ 5' WIDE X 18' LONG ACCESS AISLE
VAN ACCESSIBLE STALLS:	9' WIDE X 18' LONG W/ 8' WIDE X 18' LONG ACCESS AISLE
STALLS WITH 3' LANDSCAPE OVERHANG PER SDMC SECTION 142.0605 (H) (5):	8' WIDE X 15' LONG W/ 3' LANDSCAPE OVERHANG

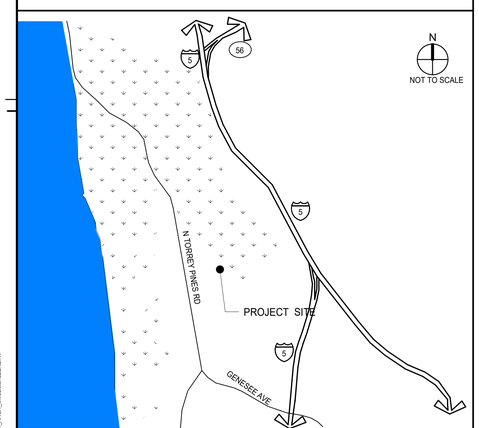
PARKING

PARKING	PARKING RATIO PER 1000	SPACES
Minimum Required	2.1 / 1000	152,080/1000 = 152.08 * 2.1 = 320
Total Maximum Allowed	4.0 / 1000	152,080/1000 = 152 * 4 = 608
Proposed Parking	3.18 / 1000	152,080/1000 = 152 * 3.18 = 484

TOTAL SQUARE FOOTAGE FOR 11011 TORREYANA ROAD - 152,080 SF.

	Min. Parking Ratio per 1000 as per SDMC 142.0530 (c) & Table 142-05G for Research and Development Use in Transit Priority Area	Min. Req. Spaces	Provided No. of spaces for the project
Torreyanna - At Grade Parking			
Total Parking	2.1		44
EV Charging (CALGREEN Table 5.106.5.3.3)		11	11
Accessible Parking per CBC 11B-208.2		3	4
Clean Air/ Low Emitting CALGREEN 5.106.5.2 (12% Manditory)		6	6
Bicycle Parking (Short Term) per SDMC 142.0530 (e) (1) (A)		0	3
Bicycle Parking (Long Term) per SDMC 142.0530 (e) (1) (A)		0	0
Motorcycle per SDMC 142.0530 (g)		-	-
Torreyanna - Garage Parking			
Total Parking		334	440
EV Charging (CALGREEN Table 5.106.5.3.3)		87	87
Accessible Parking per CBC 11B-208.2		10	12
Clean Air/ Low Emitting CALGREEN 5.106.5.2 (12% Manditory)		38	38
Bicycle Parking (Short Term) per SDMC 142.0530 (e) (1) (A)		-	-
Bicycle Parking (Long Term) per SDMC 142.0530 (e) (1) (A)		21	24
Motorcycle per SDMC 142.0530 (g)		9	9

VICINITY MAP



PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS TO :	• UNIVERSITY PROCESS 3 SDP AND CDP TO DEMOLISH EXISTING 76,694 SF BUILDING AND PROPOSE 152,080 SF OF SCIENTIFIC RESEARCH AND DEVELOPMENT R&D WITH 484 PARKING SPACES 44 SURFACE AND 440 SUBGRADE) LOCATED AT 11011TORREYANA ROAD. THE SITE IS LOCATED IN THE IP-1-1 ZONE, COASTAL NAPP1 OVERLAY ZONE, AND 2035 TRANSIT PRIORITY AREA TPA WITHIN THE UNIVERSITY COMMUNITY PLAN AREA. COUNCIL DISTRICT 1. • THE PROJECT INCLUDES DEMOLISHING THE EXISTING STRUCTURE WITH AN ABOVE-GRADE PARKING STRUCTURE LOCATED AT 11011 TORREYANA ROAD. THE STRUCTURE WOULD BE REPLACED WITH ONE 1 NEW STRUCTURE, TOTALING 152,080 SQFT, 34 FAR. THE SITE IS LOCATED AT 11011 TORREYANA RD APN 340-010-2900 IN THE IP-1-1 BASE ZONE WITH THE UNIVERSITY COMMUNITY PLAN AREA. THE PREMISES CONTAINS ENVIRONMENTALLY SENSITIVE LANDS ESL IN THE FORM OF MSCP VEGETATION-MARITIME SUCCULENT SCRUB, MULTIPLE HABITAT PLANNING AREA MHPA, AND STEEP HILLSIDES IN THE COASTAL OVERLAY ZONE NON-APPEALABLE 1
PROPOSED DEVIATIONS:	• THE PROJECT IS USING THE SQUARE FOOTAGE METHOD OF CALCULATION FOR DENSITY.
DISCRETIONARY PERMITS REQUIRED:	• COASTAL DEVELOPMENT • SITE DEVELOPMENT
LEGAL DESCRIPTION:	THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, CITY OF SAN DIEGO AND DESCRIBED AS FOLLOWS: LOT 7 OF TORREY PINES SCIENCE PARK UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8434, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 10, 1976. EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES, AS DEFINED IN SECTION 6903 OF THE CALIFORNIA PUBLIC RECORDS CODE, AND ALL OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID PROPERTY, AS CONTAINED IN DEED RECORDED JANUARY 12, 1989 AS INSTRUMENT NO. 89-017959, OF OFFICIAL RECORDS.
ACCESSOR'S PARCEL NO:	340-010-29-00
OCC. CLASSIFICATION:	B - BUSINESS
EXISTING USE:	RESEARCH & DEVELOPMENT
PROPOSED USE:	RESEARCH & DEVELOPMENT
CHANGE IN USE:	NO
YEAR EXISTING BUILDING WAS BUILT:	1981
NUMBER OF EXISTING DWELLING UNITS:	NONE
NUMBER OF PROPOSED DWELLING UNITS:	NONE
GEOLOGIC HAZARD CATEGORY:	52- OTHER LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN, GEOLOGIC STRUCTURE, LOW RISK
SEWER DEMAND:	45 GPM

GENERAL PROJECT SUMMARY:

BRIDGEWEST GROUP IS PLANNING TO BUILD A NEW TWO STORY ABOVE GRADE & 1 BASEMENT LEVEL 152,080 SF. SCIENTIFIC RESEARCH BUILDING OVER 4 LEVELS OF SUBGRADE PARKING AT 11011 TORREYANA ROAD (10.24 ACRE SITE). THE INTENT OF THIS PROJECT IS TO OBTAIN A COASTAL DEVELOPMENT PERMIT & SITE DEVELOPMENT PERMIT TO CONSTRUCT THE NEW BUILDING LOCATED AT TORREYANA ROAD, UNDER SEPARATE GRADING AND BUILDING PERMITS. THE SITE WHERE THE PROPOSED STRUCTURE IS TO BE LOCATED CURRENTLY HAS A 76,694 SF R&D FACILITY, BUILDING WILL BE DEMOLISHED ENTIRELY PRIOR TO CONSTRUCTION OF NEW FACILITY.

CIVIL:

GRADING AND DRAINAGE –DRAINAGE AND GRADES PATTERNS FOR THE PROJECT WERE DESIGNED TO CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND ROADWAYS AND CONVEY SURFACE RUNOFF INTO THE PROPOSED ONSITE DRAINAGE SYSTEM THAT WAS DESIGNED TO CAPTURE, CONVEY, AND TREAT STORMWATER RUNOFF AND DISCHARGE AT TWO EXISTING ONSITE STORMWATER OUTFALL POINTS OF COMPLIANCE. PROPOSED STORM DRAIN FACILITIES WERE DESIGNED TO CONVEY THE 100-YEAR STORM EVENT AND WILL RELEASE DRAINAGE AT OR BELOW EXISTING DRAINAGE FLOW RATES.

SEWER – PROPOSED SEWER SERVICE WAS DESIGNED TO CONVEY WASTEWATER FROM THE PROJECT AND WILL CONNECT TO THE EXISTING PUBLIC SEWER MAIN LOCATED IN THE EXISTING CITY OF SAN DIEGO SEWER EASEMENT ALONG THE NORTHERN PROPERTY BOUNDARY.

WATER – THE PROPOSED PROJECT WILL BE SERVED BY A DOMESTIC WATER TAP, FIRE SERVICE, AND IRRIGATION TAP CONNECTING TO PUBLIC WATER MAIN IN TORREYANA ROAD.

LANDSCAPE:

GIVEN THIS PROJECT'S LOCATION ON THE PERIMETER OF TORREY PINES SCIENCE PARK CAMPUS, THE LANDSCAPE DESIGN SEEKS TO ESTABLISH A CONNECTION BETWEEN THE SLEEK UPDATED OFFICE BUILDING ARCHITECTURE AND ITS NATIVE CONTEXT ALONG THE HILLSIDE WHILE KEEPING WATER USE, BRUSH MANAGEMENT, AND OTHER SUSTAINABLE PRACTICES ON THE FOREFRONT. THE EXTERIOR SPACES AT 11011 TORREYANA WERE DESIGNED WITH DAILY ACCESSIBILITY AND COMFORT OF USE IN MIND; TENANTS ARE WELCOMED BY AN ATTRACTIVE YET ECOLOGICALLY LOW IMPACT ENTRY GARDEN UPON ARRIVAL AT THE BUILDING'S FRONT FAÇADE AND ARE GUIDED AROUND BACK TO WHERE PRIMARY ENTRY TO THE BUILDING IS LOCATED. THE PARKING EXPERIENCE IS SOFTENED BY AMPLE VEGETATIVE BUFFERS AND A GENEROUS AMOUNT OF SHADE TREES THAT FRAME VIEWS OF BUSTLING ACTIVITY WITHIN THE ENTRY PLAZA AND THE BUILDING'S BALCONIES ABOVE. IN TERMS OF ACCESSIBILITY, THE FIRE LANE WAS DESIGNED TO DOUBLE AS A PEDESTRIAN PROMENADE ENHANCED WITH DECORATIVE PAVING ALONGSIDE PERMEABLE GRASS-CRETE TO ADD VISUAL INTEREST TO THE SPACE. WORKERS ARE ALSO PROVIDED WITH HUMAN SCALE SPACES TO PAUSE AND TAKE A PHONE CALL OR ENJOY LUNCH WHERE TASTEFUL VEGETATIVE SCREENING MINIMIZES BOTH AUDIBLE AND VISUAL COMMOTION AND TREE PLACEMENT DAPPLES THE GROUND WITH COMFORTABLE SHADE. AS MENTIONED, THE SITE BACKS UP TO THE CREST OF THE NATIVE HILLSIDE LANDSCAPE. SO BRUSH MANAGEMENT PRACTICES HAVE BEEN IMPLEMENTED TO MITIGATE THE RISK OF WILDFIRE WHILE PROTECTING THAT SENSITIVE NATIVE HABITAT. AS A WHOLE, THE DESIGN MAXIMIZES USER EXPERIENCE WHILE MAINTAINING THE PRIORITY OF PRESERVING THE SURROUNDING LANDSCAPE.

STRUCTURAL:

BUILDING CONSTRUCTED OF STRUCTURAL CONCRETE COLUMNS AND TWO WAY CONCRETE DECKS. BEARING WALLS TO BE CONSTRUCTED OF POURED-IN-PLACE CONCRETE.

MECHANICAL:

NEW MECHANICAL SYSTEMS INCLUDE AIR HANDLERS, CHILLERS, BOILERS, PUMPS, HEAT EXCHANGERS, WATER COOLED VARIABLE REFRIGERANT SYSTEMS, AND EXHAUST FANS

ELECTRICAL:

UPGRADE EXISTING ELECTRICAL SYSTEMS AND SPACE PROVISIONS FOR TENANT GENERATORS, TRANSFER SWITCHES, AND PANELS.

PLUMBING:

NEW PLUMBING PIPING INSTALLATION AND SPACE ALLOCATION FOR FUTURE. CORE FACILITIES WILL BE BUILT OUT TO INCLUDE MAIN GANG RESTROOMS. NEW BUILDING STORM DRAIN, SEWER, GREASE WASTE, WATER, NATURAL GAS, AND LAB UTILITIES WILL BE COORDINATED WITH ALL DISCIPLINES.

SCOPE AREA(S):

TOTAL LEVEL 1 FLOOR AREA :	26,314 S.F.
TOTAL LEVEL 2 FLOOR AREA :	65,508 S.F.
TOTAL LEVEL 3 FLOOR AREA :	60,258 S.F.
TOTAL LEVEL 1, 2 & 3 FLOOR AREA	152,080 S.F.

APPLICABLE PLANS:

UNIVERSITY COMMUNITY PLAN IS THE APPLICABLE PLAN FOR THE PROJECT AREA.

AIRPORT SAFETY ZONE

Use:	Parking Method
R&D at 2.1/1000 Parking Ratio and 1.05 V-Value	X=(50(1000*10.24)) / (2.1*1.05) X=512,000 / 2.205
Total Allowable Area for Site	232,200 SF

Value determined using the formula X=(50(1000Sa)) / PV where Sa=Site Acreage (Including a portion of the road; CALUPH Appendix G), P= Parking Ratio (SDMC Table 142-05G), and V= Vehicle Occupancy (MCASM ALUCP Appendix D). Site area used for Fig. 3.1=10.60ac.

	Square Feet	Acres
Area of Site	445,916	10.24

Square Footage as Determined by California Airport Land Use Planning Handbook - APPENDIX G: METHODS FOR DETERMINING CONCENTRATIONS OF PEOPLE

Maximum Square Footage of Building	232,200 SF	
Parking Ratio	.0021	2.1 SPACES/ 1000 SF
Required Parking Spaces =	232,200 / 1000 = 232.2	* 2.1 = 488 = **488 SPACES**
People Per Space	1.05	
Maximum People On Site	488 * 1.05 = 512 PEOPLE	
Acres	10.24	
People Average per Acre	512/10.24 = 50 PEOPLE	
Max Square Footage Allowed Per Max Parking	476 PER PERSON, 512 PEOPLE * 476 = 243,712 SF.	

Square Feet per Acre	232,200 SF / 10.24 ACRES	22,676

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION (602)	TYPE:	I-B
BUILDING ELEMENTS	(TABLE 601)	
STRUCTURAL FRAME	2	HR.
EXTERIOR BEARING WALLS	2	HR.
INTERIOR BEARING WALLS	2	HR.
EXTERIOR NON-BEARING WALLS	SEE BELOW	
INTERIOR NON-BEARING WALLS	0	HR.
FLOORS	2	HR.
ROOF	1	HR.
EXTERIOR WALLS BASED ON FIRE SEPARATION	(TABLE 602)	
NORTH EXTERIOR WALL (X > 30')	0	HR.
EAST EXTERIOR WALL (X > 30')	0	HR.
SOUTH EXTERIOR WALL (X > 30')	0	HR.
WEST EXTERIOR WALL (X > 30')	0	HR.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

ALLOWABLE AREA OF OPENINGS (TABLE 705.8) (FULLY SPRINKLERED THROUGHOUT)

EXTERIOR WALLS		FIRE SEPARATION DISTANCE (FT)	ALLOWABLE AREA (%)	EXTERIOR WALL AREA (SF)	ACTUAL AREA OF PROTECTED OPENINGS (Ap)	ALLOWABLE AREA OF PROTECTED OPENINGS (ap)	ACTUAL AREA OF UNPROTECTED OPENINGS (Au)	ALLWBL AREA OF UNPROTECTED OPENINGS (au)	(Ap/ap)+(Au/au)
FLOOR 1	NORTH	> 20	UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED						
	EAST								
	SOUTH								
	WEST								

CHAPTER 9 - FIRE PROTECTION SYSTEMS

(903.3.1.1) AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED WITH ACCORDANCE WITH NFPA 13.

(903.4) AUTOMATIC SPRINKLER SYSTEM MONITORING AND ALARMS WILL BE PROVIDED.

OPEN SPACE EASEMENTS

OPEN SPACE EASEMENTS OVER, UNDER, UPON ACROSS PORTIONS OF LOTS 5,6,7, AND * AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION CONDITIONS SHALL BE THAT NO PART OF SAID OPEN SPACE EASEMENTS SHALL BE USE EXCEPT FOR THE PURPOSE OF INSTALLING, ERECTING, CONSTRUCTION, MAINTAINING, PLANTING AND GROWING THEREON THE FOLLOWING: (1) GRASS, FLOWERS, SHRUBS, TREES AND IRRIGATION, AND OTHER LANDSCAPING APPURTENANCES;(2) FENCES AND RETAINING WALLS; (3) RECREATION FACILITIES PROVIDED THE SAME SHALL NOT INCLUDE ANY BUILDING; (4) UTILITY DISTRIBUTION FACILITIES PROVIDED THEY ARE INSTALLED UNDERGROUND EXCEPT THAT TRANSFORMER BOXES AND OTHER SIMILAR EQUIPMENT MAY BE INSTALLED ABOVE GROUND BUT NOT ON POLES, DERRICKS OR SIMILAR SUPPORTS; (5) OPEN PARKING AREAS; (6) SIDEWALKS, PATHS AND STEPS ; (7) DIRECTIONAL SIGNS; (8) OUTDOOR LIGHTING FACILITIES AND COMMUNITY TELEVISION ANTENNA FACILITIES, PROVIDED, HOWEVER, THAT EACH AND EVER FACILITY AND APPURTENANCE INSTALLED, ERECTED, CONSTRUCTED OR MAINTAINED, PURSUANT TO ANY OF CLAUSES (1)-(8) MUST BE HERE FOR AND HERE AFTER APPROVED BY THE CITY OF SAN DIEGO. IT MUST BE CLEARLY IDENTIFIED THE ALLOWABLE LIMITATIONS ARE NOT BEING EXCEEDED.CURRENT ENCROACHMENTS INCLUDE SURFACE PARKING, LOADING AREAS, AND TURNAROUND AREAS FOR TRUCKS.

SITE DATA

LOT (GROSS)	466,051	(10.24 ACRES)
LAND USE	INDUSTRIAL	R&D
LANDSCAPE AREA	94,904 S.F.	20%
BUILDING FOOTPRINT	70,156	15%
GROSS BUILDING SQUARE FOOTAGE	152,080	
BASEMENT PORTION OF LEVEL 1 SQUARE FOOTAGE	40,075	
PARKING 1 LEVEL BASEMENT LAB SUPPORT AREA	±5,500S.F.	
F.A.R.	.3263	2.0 MAX.
ACCESSOR'S PARCEL NO.:	340-010-29-00	
LEGAL DESCRIPTION:	LOT 7 OF MAP 8434	

ZONING INFORMATION:

ZONE	INDUSTRIAL - LIGHT	IP-1-1
OVERLAY ZONES	Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 1), Airport Safety Zone (Accidental Potential 2), Coastal Overlay Zone (Appealable), Coastal Height Limitation, Community Implementation area -University "CPIOZ B," 1st Public Roadway, Prime Industrial Lands (PIL), Multiple Habitat Planning Area (MHPA), MSCP Sensitive - Maritime Succulent Scrub, Parking Impact Overlay Zone (Coastal), Brush Management, Very High Fire Severity Zone (VHFSOZ), Transit Priority Area (TPA) within the University Community Plan	
STRUCTURE MAX. HEIGHT	30'	
SETBACK REQUIREMENTS		
FRONT YARD	25'-0"	*20' MIN.
STREET YARD	25'-0"	*20' MIN.
SIDE YARD	10'-0"	
REAR YARD	15'-0"	*10 MIN.

* UP TO 50% OF THE LENGTH OF BUILDING FACADE ALONG EACH SETBACK

BUILDING & CODE INFORMATION

BUILDING DEPARTMENT: CITY OF SAN DIEGO, CALIFORNIA

APPLICABLE BUILDING CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2022 STATE OF CALIFORNIA ENERGY CODE
2022 STATE OF CALIFORNIA GREEN BUILDING CODE
2022 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS

PROJECT DIRECTORY

OWNER

ALLIANCE DIVERSIFIED HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
-
382 WE 191ST STREET PMB 55807
MIAMI, FLORIDA
33179

PRIMARY CONTACT: EVAN WILSON
PH: (619) 618-5599
EMAIL: Ewilson@bridgewestgroup.com

CONTRACTOR/ SURVEYOR

TO BE DETERMINED

ARCHITECT

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P 858.638.7277

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EMAIL: Hmorell@waremalcomb.com

ARCHITECT'S CONSULTANTS

CIVIL ENGINEER
WARE MALCOMB
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(858) 638.7277

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PRIMARY CONTACT: BEN ARCIA
PH: (619) 501-7725
EMAIL: Ben@mcculloughla.com

SHEET INDEX

SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS ●
SHEET ISSUED ON DATE INDICATED, NO MODIFICATIONS ○

		04.25.2022	05.27.2022	11.18.2022	04.28.2023	08.04.2023	09.28.2023	10.03.2023	11.30.2023	02.27.2024	04.23.2024
ARCHITECTURAL											
TS-1.0	TITLE SHEET	●	●	●	●	●	●	●	●	●	●
A-0.1	DEMO SITE PLAN	●	○	●	●	●	●	○	○	●	○
A-1.1	OVERALL SITE PLAN	●	●	●	●	●	●	●	●	●	●
A-1.2	ENLARGED SITE PLAN	●	●	●	●	●	●	○	○	●	○
A-1.4	ENLARGED SITE PLAN - LOADING DOCK	●	○	●	●	●	●	○	○	●	○
A-1.6	CIRCULATION SITE PLAN	●	●	●	●	●	●	●	●	●	●
A-1.7	FIRE ACCESS PLAN	●	●	●	●	●	●	●	●	●	●
A-2.0	OVERALL - LEVEL P4 BASMENT FLOOR PLAN	●	○	●	●	●	●	○	○	●	○
A-2.1	OVERALL - LEVEL P3 BASMENT FLOOR PLAN	●	○	●	●	●	●	○	○	●	○
A-2.2	OVERALL - LEVEL P2 BASMENT FLOOR PLAN	●	○	●	●	●	●	●	●	●	●
A-2.3	OVERALL - LEVEL P1 BASMENT FLOOR PLAN	●	●	●	●	●	●	○	○	●	○
A-2.4	OVERALL - LEVEL 1 FLOOR PLAN	●	○	●	●	●	●	●	●	●	●
A-2.5	OVERALL - LEVEL 2 FLOOR PLAN	●	○	●	●	●	●	○	○	●	○
A-2.6	OVERALL - LEVEL 3 FLOOR PLAN	●	○	●	●	●	●	○	○	●	○
A-3.1	OVERALL - ROOF PLAN	●	○	●	●	●	●	○	○	●	○
A-4.1	BUILDING ELEVATIONS	●	●	●	●	●	●	○	○	●	○
A-4.2	BUILDING ELEVATIONS	●	●	●	●	●	●	●	●	●	●
A-4.3	BUILDING ELEVATIONS	●	●	●	●	●	●	○	○	●	○
A-5.1	BUILDING SECTIONS	●	○	●	●	●	●	○	○	●	○
A-5.2	BUILDING SECTIONS	●	○	●	●	●	●	○	○	●	○
A-6.0	RENDERINGS	●	○	●	●	●	●	○	○	●	○
A-6.1	RENDERINGS				●	●	●	○	○	●	○
ARCHITECTURAL SHEET COUNT: 22											
LANDSCAPE											
L-1.00	COVER SHEET	●	○	●	●	●	●	○	○	●	○
L-2.00	YARD CALCULATIONS	●	○	●	●	●	●	○	○	●	○
L-3.00	HARDSCAPE PLAN	●	○	●	●	●	●	○	○	●	○
L-4.00	HYDROZONE MAP	●	○	●	●	●	●	○	○	●	○
L-5.00	PLANTING PLAN	●	○	●	●	●	●	○	○	●	○
L-5.01	PLANTING PLAN (2)	●	○	●	●	●	●	○	○	●	○
L-6.00	BRUSH MANAGEMENT PLAN	●	○	●	●	●	●	○	○	●	○
LANDSCAPE SHEET COUNT: 7											
CIVIL											
C1.0	TOPOGRAPHIC MAP	●	○	●	●	●	●	○	○	●	○
C2.0	GRADING PLAN	●	○	●	●	●	●	○	○	●	○
C2.1	SITE CROSS-SECTIONS	●	○	●	●	●	●	○	○	●	○
C3.0	UTILITY PLAN	●	○	●	●	●	●	○	○	●	○
C4.0	SITE CONSTRAINT PLAN	●	○	●	●	●	●	○	○	●	○
C5.0	STEEP SLOPE ANALYSIS				●	●	●	○	○	●	○
CIVIL SHEET COUNT: 6											

CPIOZ & DEVELOPEMENT INTENSITY

THE SITE IS LOCATED WITHIN THE "CHEVRON" SUBAREA, WHICH REQUIRES DEVELOPMENT PROJECTS TO MITIGATE THEIR PEAK HOUR TRIP GENERATION RATE TO A LEVEL EQUAL TO OR LESS THAN THAT WHICH WOULD BE GENERATED BY A PROJECT OF 18,000 SF/ACRE. THE PROJECT IS CALCULATED TO GENERATE FEWER TRIPS AS COMPARED TO THE CPIOZ CHEVRON MAXIMUM, AS SHOWN IN TABLE 6-2 OF THE PROJECT'S LMA. THEREFORE. THE PROJECT COMPLIES WITH THE CPIOZ CHEVRON REQUIREMENT, AND MITIGATION OF PEAK HOUR TRIPS IS NOT REQUIRED.

CLIMATE ACTION PLAN

TO ENSURE COMPLIANCE AS A PART OF THE CITY OF SAN DIEGO CLIMATE ACTION PLAN REQUIREMENTS TO REDUCE SINGLE OCCUPANT VEHICLE (SOV) TRAVEL AND ASSOCIATED PARKING DEMAND, THE PROJECT WILL IMPLEMENT A PARKING CASH OUT PROGRAM TO INCENTIVIZE EMPLOYEES TO CARPOOL, VANPOOL, OR USE PUBLIC TRANSIT. THE PARKING CASH OUT PROGRAM WILL INCLUDE DISCOUNTS OR SUBSIDIES TO BE USED AT ON-SITE AMENITIES UP TO $30 A MONTH

COMMITMENT TO MAINTAINING AN EMPLOYER NETWORK IN THE SANDAG iCOMMUTE PROGRAM AND PROMOTING ITS RIDEMATCHER SERVICE TO TENANTS/EMPLOYEES.

ON SITE BIKE SHARING WILL BE MADE POSSIBLE AND IS LOCATED DIRECTLY ADJACENT TO THE MAIN ENTRY OF THE BUILDING AND CAN BE LOCATED ON SHEET A-1.1 KEYNOTED AS 126.

THE PROJECT WILL PROVIDE AN ON-SITE GYM AVAILABLE ONLY TO EMPLOYEES.

THE MTS BUS STOP IS LOCATED ON THE SOUTHWEST CORNER OF THE PROPERTY AND IS LOCATED ON PLAN ON SHEET A-1.1,A-1.2 & A1.6 .

TITLE SHEET

DATE	REMARKS
05/27/2022	PRE-SCREEN COMMENTS
11/18/2022	PLANNING COMMENTS
04/28/2023	PLANNING COMMENTS
08/04/2023	PLANNING COMMENTS
09/28/2023	PLANNING COMMENTS
02/27/2024	PLANNING COMMENTS
04/23/2024	PLANNING COMMENTS

PREPARED BY:	WARE MALCOMB ARCHITECTS
ADDRESS:	3911 SORRENTO VALLEY
	BLVD. SUITE # 120
	SAN DIEGO, CA 92121
PHONE NO #:	(858) 638-7277 / KARLA MIDDLETON
PROJECT ADDRESS:	11011 TORREYANA RD.
	SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA
SHEET TITLE:	

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

PA/PM:	K MIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG20-0111

SHEET
TS-1.0

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING LANDSCAPE
INTERIORS BUILDING MEASUREMENT
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San Diego, CA 92121
P 858.638.7277

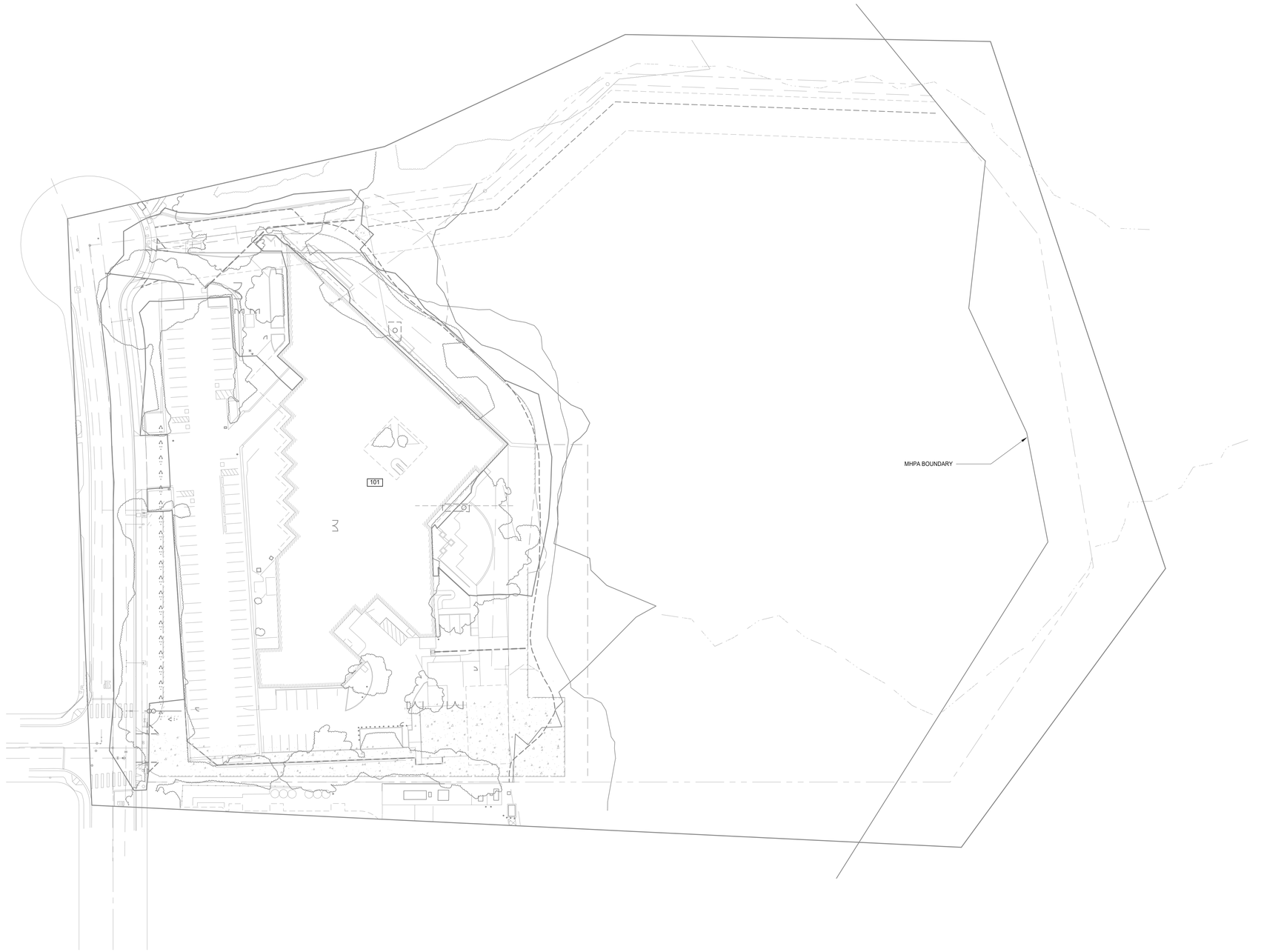
BRIDGEWEST GROUP

TORREYANA LIFE SCIENCE
11011 Torreyana
San Diego, CA

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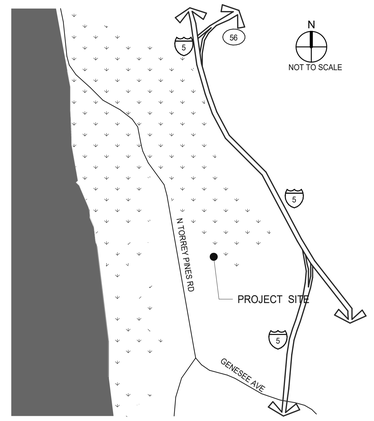
LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- (1) — PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FUTURE DOCK HIGH TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER

KEYNOTES:

101 EXISTING BUILDING & SITE IMPROVEMENTS TO BE DEMOLISHED.

KEY PLAN



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	SAN DIEGO, CA 92121
PHONE NO #:	(858) 638-7277 / KARLA MIDDLETON
PROJECT ADDRESS:	11011 TORREYANA RD.
	SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA
SHEET TITLE:	DEMO SITE PLAN

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

1"=30'

0 15 30 60 150

DEMO SITE PLAN

SCALE: 1" = 40'-0"

1

N

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
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San Diego, CA

DEMO SITE PLAN

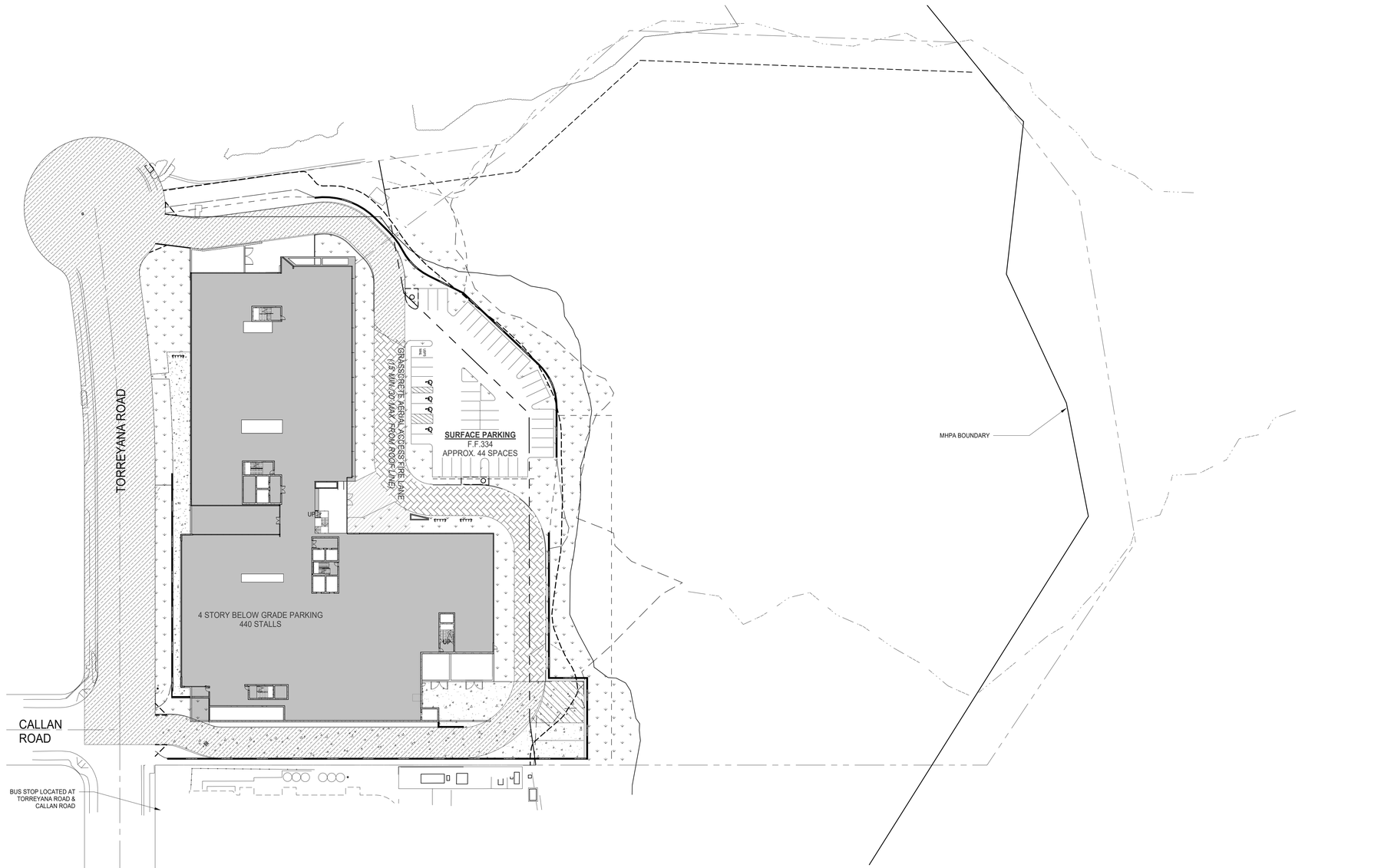
	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	09/01/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

PA/PM:	K MIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG20-0111

SHEET
A-0.1

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CAUTION: IF THIS SHEET IS NOT 30"x42" THIS A DIFFERENT PRINT



1"=40'

0 20 40 80 200

OVERALL SITE PLAN

SCALE: 1" = 40'-0"

1

N

GENERAL PROJECT NOTES

1. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR THE MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 113.0270(A)(4)(D) AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

2. A PRE-CONSTRUCTION INSPECTION IS REWUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D)

SITE NOTES

1.REFER TO LANDSCAPE DRAWINGS FOR CONCRETE WALKS, PAVING, BERMS, LANDSCAPING AND IRRIGATION.
2.REFER TO CIVIL DRAWINGS FOR SITE GRADING, DRAINAGE, CATCH BASINS, PAVING DETAILS, SITE UTILITIES, CURB AND GUTTER SWALES, FIRE HYDRANT LOCATIONS AND HORIZONTAL CONTROL DIMENSIONS.
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6.ALL PARKING STALL STRIPING SHALL BE PER LOCAL JURISDICATION STANDARDS.
7.CONCRETE WALK SHALL RECEIVE EXPANSION JOINTS AT 50'-0" O.C MAX, AND CONTROL JOINTS T 5'-0" O.C MAX, BETWEEN EXPANSION JOINTS, UNLESS NOTED OTHERWISE.
8.GENERAL CONTRACTOR SHALL COORDINATE SITE PLAN DATA SHOWN ON ARCHITECTURAL, CIVIL, ELECTRICAL, DRY UTILITY AND LANDSCAPE DRAWINGS AND NOTIFY ARCHITECT FOR CLARIFICATION OF AND DISCREPANCIES PRIOR TO ANY CONSTRUCTION.
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10. REFERENCE SOILS REPORT FOR RECOMMENDATIONS ON SOIL BEARING VALUES FOUNDATION AND SLAB REINFORCING AND PAVING SECTIONS FOR PARKING STALLS. TRAFFIC AREAS TRUCK LOADING DOCKS.
10. FRONTAGE YARDS USED FOR ALLOWABLE AREA INCREASES PER CBC SECTION 506.0 SHALL BE PERMANENTLY MAINTAINED.
11. FIRE ACCESS ROADWAY SIGNS / RED CURBS SHALL BE INSTALLED.
12. POST INDICATOR VALVES FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE (IFC1001.4)
13. SETBACK FOR P.I.V AND F.D.C SHALL BE FOUR FEET FROM CURB AND 3'X3' CONCRETE PAD POURED AROUND BOTH. SEE CIVIL DRAWINGS.
14. PROVIDE WHITE CURB AT LOADING ZONE.
15. "THE LENGTH OF A PARKING SPACE MAY OVERHANG A RAISED CURB OR WHEEL STOP AND A REQUIRED LANDS CAPE AREA BY MAXIMUM OF 3 FEET, PROVIDED THAT THE HEIGHT OF THE CURB DOES NOT EXCEED 6 INCHES AND THE AREA OF OVERHANG IS NOT PART OF A REQUIRED PEDESTRIAN PATH. "PER SDMC SECTION 142.0506 (H) (5)

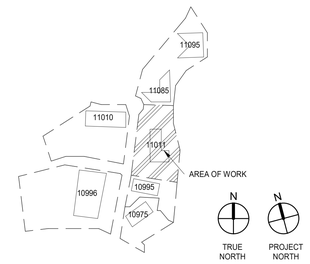
SPECIAL GEOTECHNICAL NOTES

1. THE GEOTECHNICAL CONSULTANT SHALL CONDUCT GEOLOGIC MAPPING/ LOGGING DURING PERMITTED EXCAVATIONS FAULTS, IF DISCOVERED, SHALL BE EVALUATED AND ANALYZED FOR ACTIVITY LEVEL BY THE GEOTECHNICAL CONSULTANT.
2. A DETAILED AS GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED THAT INCLUDES A DETAILED GEOLOGIC MAP AND LOGS OF THE PERMITTED EXCAVATION.IF FAULTING IS DISCOVERED, THE AS GRADED REPORT SHALL ADDRESS THE ACTIVITY OF FAULTING AND INDICATE IF STRUCTURAL SETBACKS ARE RECOMMENDED.THE PRECISE LOCATION OF FAULT(S), IF DISCOVERED, SHALL BE SHOWN ON THE FINAL AS BUILT PLANS.

LEGENDS

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- EASEMENT LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- OUTDOOR EATING AND/OR RECREATIONAL FACILITY
- (1) PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER
- FIRE LANE (HATCHED)
- FACADE OF BUILDING OVER 40' IN HEIGHT

KEY PLAN



PREPARED BY:	WARE MALCOMB ARCHITECTS
ADDRESS:	3911 SORRENTO VALLEY
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	SAN DIEGO, CA 92121
PHONE NO #:	(858) 638-7277 / KARLA MIDDLETON
PROJECT ADDRESS:	11011 TORREYANA RD.
	SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA
SHEET TITLE:	OVERALL SITE PLAN

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

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San Diego, CA 92121
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ARCHITECTURE CIVIL ENGINEERING
PLANNING LANDSCAPE
INTERIORS BUILDING MEASUREMENT

BRIDGEWEST GROUP

TORREYANA LIFE SCIENCE
11011 Torreyana
San Diego, CA

OVERALL SITE PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
3	06/06/2023	PLANNING COMMENTS
4	09/28/2023	PLANNING COMMENTS
5	02/27/2024	PLANNING COMMENTS
6		

PA/PM:	K MIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG20-0111

SHEET

A-1.1

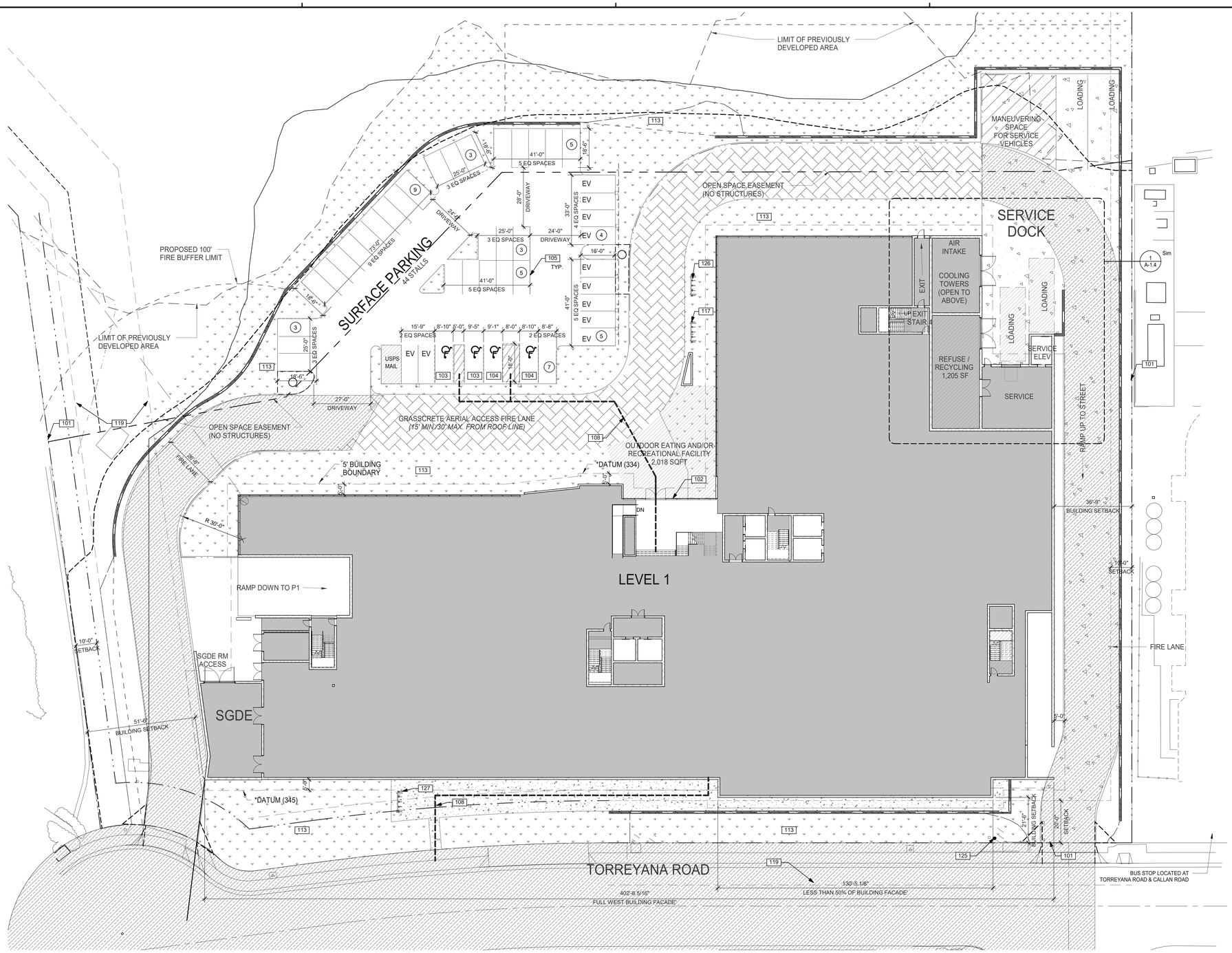
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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

C:_Revit\111_ARCH_kmiddleton@E.DRE.rvt

CAUTION: IF THIS SHEET IS NOT 30"x42" THIS A DIFFERENCE PRINT

ATTACHMENT 1



TOTAL SQUARE FOOTAGE FOR 11011 TORREYANA ROAD - 152,080 SF.

	Min. Parking Ratio per 1000 as per SDMC 142.0530 (c) & Table 142-05G for Research and Development Use in Transit Priority Area	Min. Req. Spaces	Provided No. of spaces for the project
Torreyanna - At Grade Parking			
Total Parking	2.1		44
EV Charging (CALGREEN Table 5.106.5.3.3)		11	11
Accessible Parking per CBC 11B-208.2		3	4
Clean Air/ Low Emitting CALGREEN 5.106.5.2 (12% Manditory)		6	6
Bicycle Parking (Short Term) per SDMC 142.0530 (e) (1) (A)		0	3
Bicycle Parking (Long Term) per SDMC 142.0530 (e) (1) (A)		0	0
Motorcycle per SDMC 142.0530 (g)		-	-
Torreyanna - Garage Parking			
Total Parking		334	440
EV Charging (CALGREEN Table 5.106.5.3.3)		87	87
Accessible Parking per CBC 11B-208.2		10	12
Clean Air/ Low Emitting CALGREEN 5.106.5.2 (12% Manditory)		38	38
Bicycle Parking (Short Term) per SDMC 142.0530 (e) (1) (A)		-	-
Bicycle Parking (Long Term) per SDMC 142.0530 (e) (1) (A)		21	24
Motorcycle per SDMC 142.0530 (g)		9	9

1"=20'
0 10 20 40 100

ENLARGED SITE PLAN
SCALE: 1" = 20'-0"

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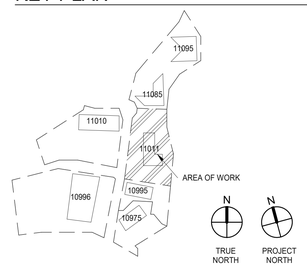
KEYNOTES:

101	PROPERTY LINE.
102	ACCESSIBLE ENTRY SIGNAGE.
103	ACCESSIBLE PARKING STALL WITH SIGNAGE.
104	VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
105	PAINTED PARKING STRIPING PER CITY STANDARDS.
106	2'-0" PARKING OVERHANG.
107	PRECAST CONCRETE WHEELSTOP.
108	ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
109	ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
110	FIRELANE ENTRY SIGNAGE.
111	FIRELANE SIGNAGE.
112	FIRELANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED.
113	LANDSCAPE AND IRRIGATION AREA.
114	CONCRETE SIDEWALK.
115	CONCRETE RAMP.
116	CONCRETE RETAINING WALL.
117	BIKE RACK FOR SHORT TERM BIKE STORAGE.
118	TRASH ENCLOSURE WITH RECYCLE BIN.
119	EASEMENT LINE.
120	ACCESSIBLE DIRECTIONAL SIGN.
121	STRIPE 5'x20' MINIMUM AREA FOR PASSENGER DROP-OFF AND LOADING ZONE.
122	TRUNCATED DOMES.
123	CLEAN AIR/VANPOOL/EV DESIGNATED PARKING STALL.
124	LONG-TERM BIKE PARKING.
125	EXISTING FIRE HYDRANT TO REMAIN
126	BIKE SHARE STORAGE.
127	ELECTRIC BIKE CHARING STATION ACCESSIBLE TO THE PUBLIC

LEGEND

- ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- EASEMENT LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- OUTDOOR EATING AND/OR RECREATIONAL FACILITY
- (1) PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER
- FIRE LANE (HATCHED)
- FACADE OF BUILDING OVER 40' IN HEIGHT

KEY PLAN



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PROJECT NAME:	TORREYANA
SHEET TITLE:	ENLARGED SITE PLAN

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

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ENLARGED SITE PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	06/30/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

PA/PM:	K MIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG20-0111

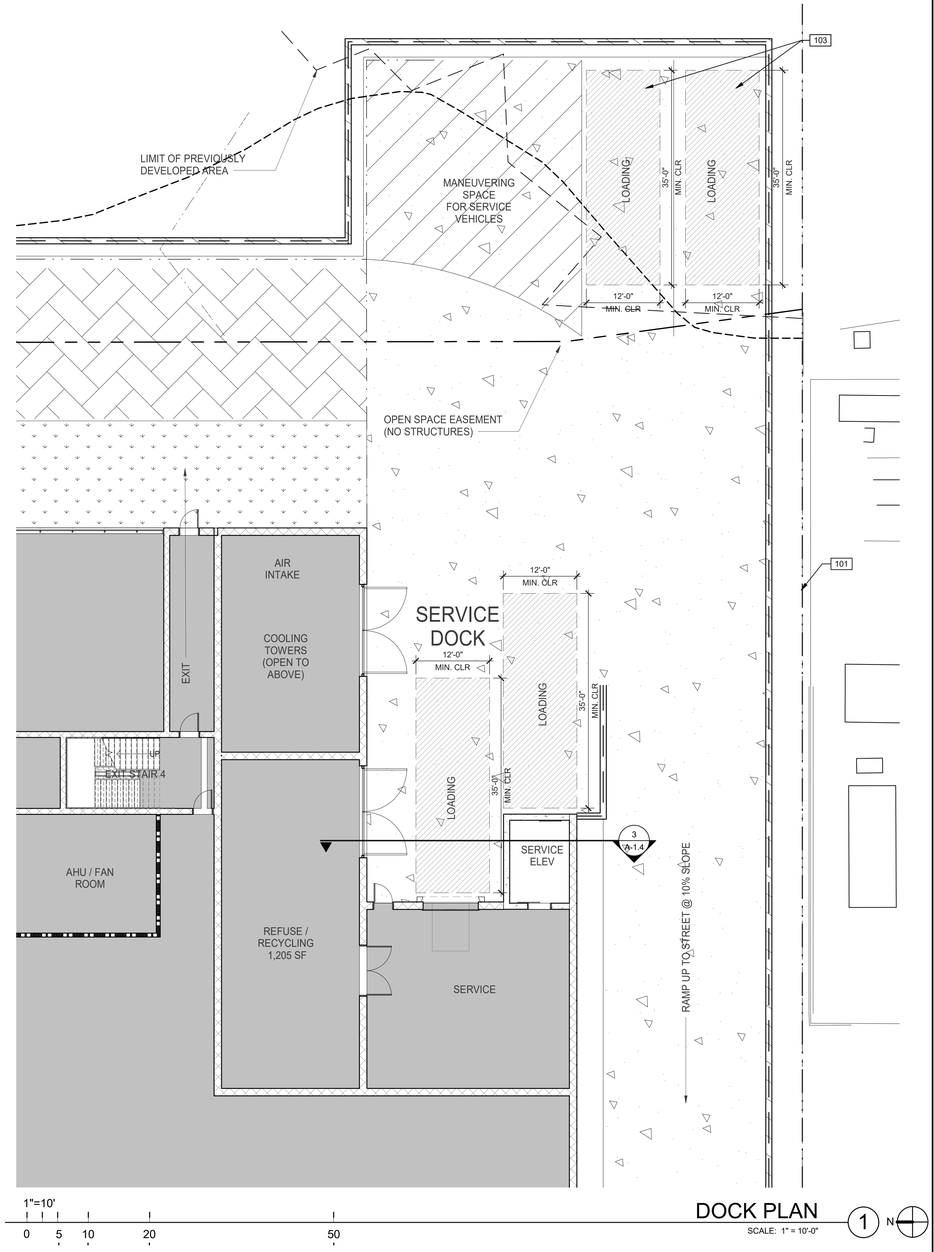
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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

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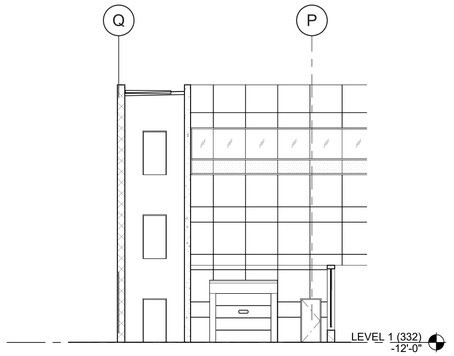
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DOCK PLAN

SCALE: 1" = 10'-0"

1



DOCK SECTION

SCALE: 1" = 10'-0"

3

GENERAL PROJECT NOTES

1. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR THE MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 113.0270(A)(4)(D) AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

2. A PRE-CONSTRUCTION INSPECTION IS REWUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D)

KEYNOTES:

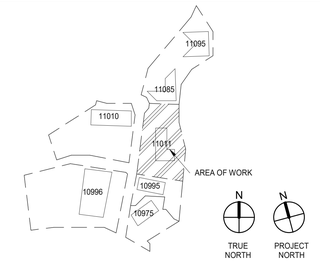
101 PROPERTY LINE.

103 35' X 12' LOADING AREA PER SDMC 140.1010. TYP OF 2 SPACES. UNLIMITED VERTICAL SPACE DIMENSION, NO OVERHEAD OBSTRUCTIONS.

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- EASEMENT LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- OUTDOOR EATING AND/OR RECREATIONAL FACILITY
- (1) PARKING STALL COUNT TOTAL
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- FIRE LANE (HATCHED)
- FACADE OF BUILDING OVER 40' IN HEIGHT

KEY PLAN



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PROJECT NAME:	TORREYANA
SHEET TITLE:	ENLARGED SITE PLAN - LOADING DOCK

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

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ENLARGED SITE PLAN - LOADING DOCK

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	09/04/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

PA/PM:	K MIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG20-0111

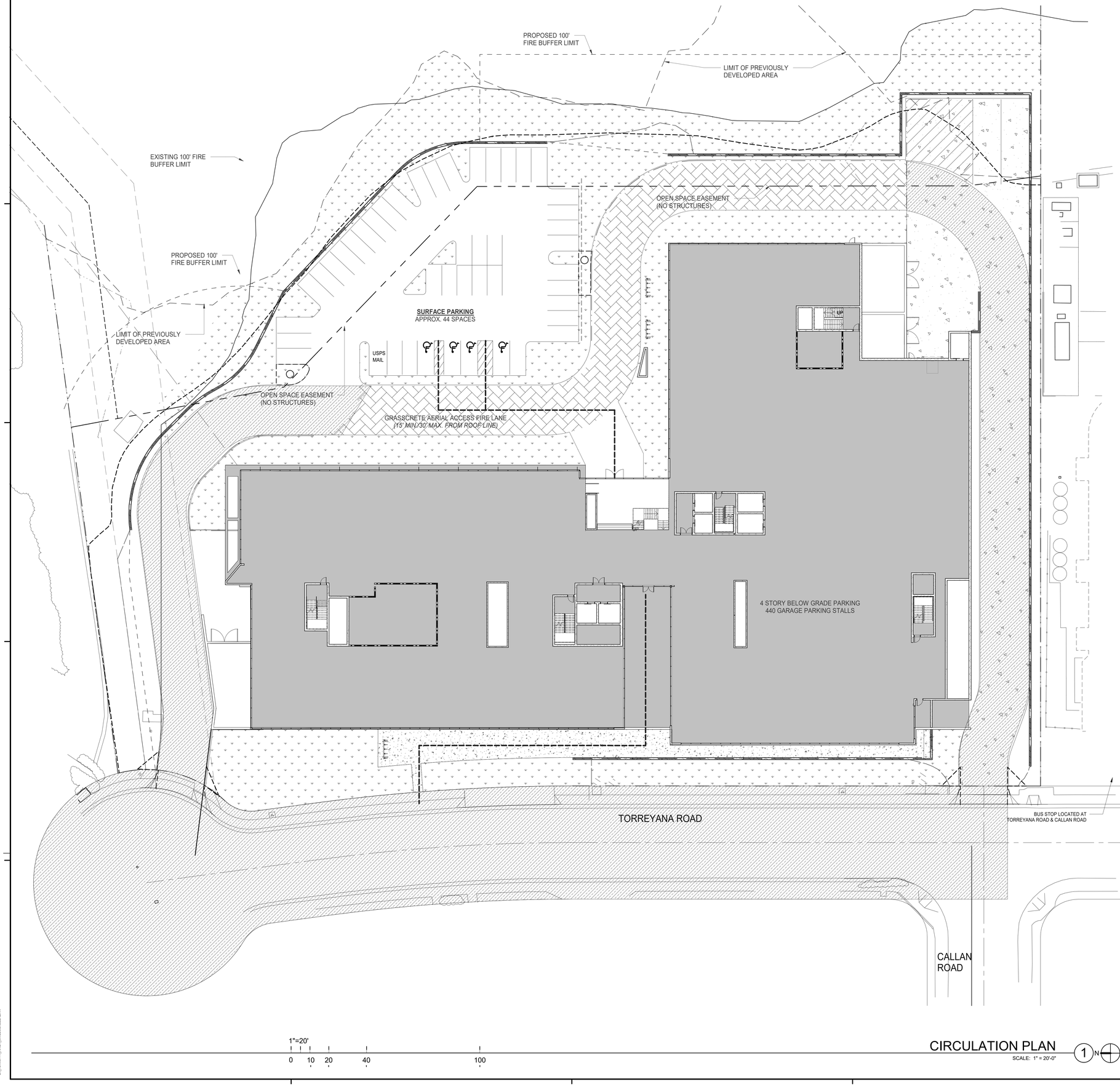
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A-1.4

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CIRCULATION PLAN

SCALE: 1" = 20'-0"

N

LEGENDS

NEW ADA COMPLIANT PATH OF TRAVEL

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PROJECT NAME:	TORREYANA
SHEET TITLE:	CIRCULATION SITE PLAN

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

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CIRCULATION SITE PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/16/2022	PLANNING COMMENTS
3	09/08/2023	PLANNING COMMENTS
4	09/29/2023	PLANNING COMMENTS
5	02/27/2024	PLANNING COMMENTS
6		

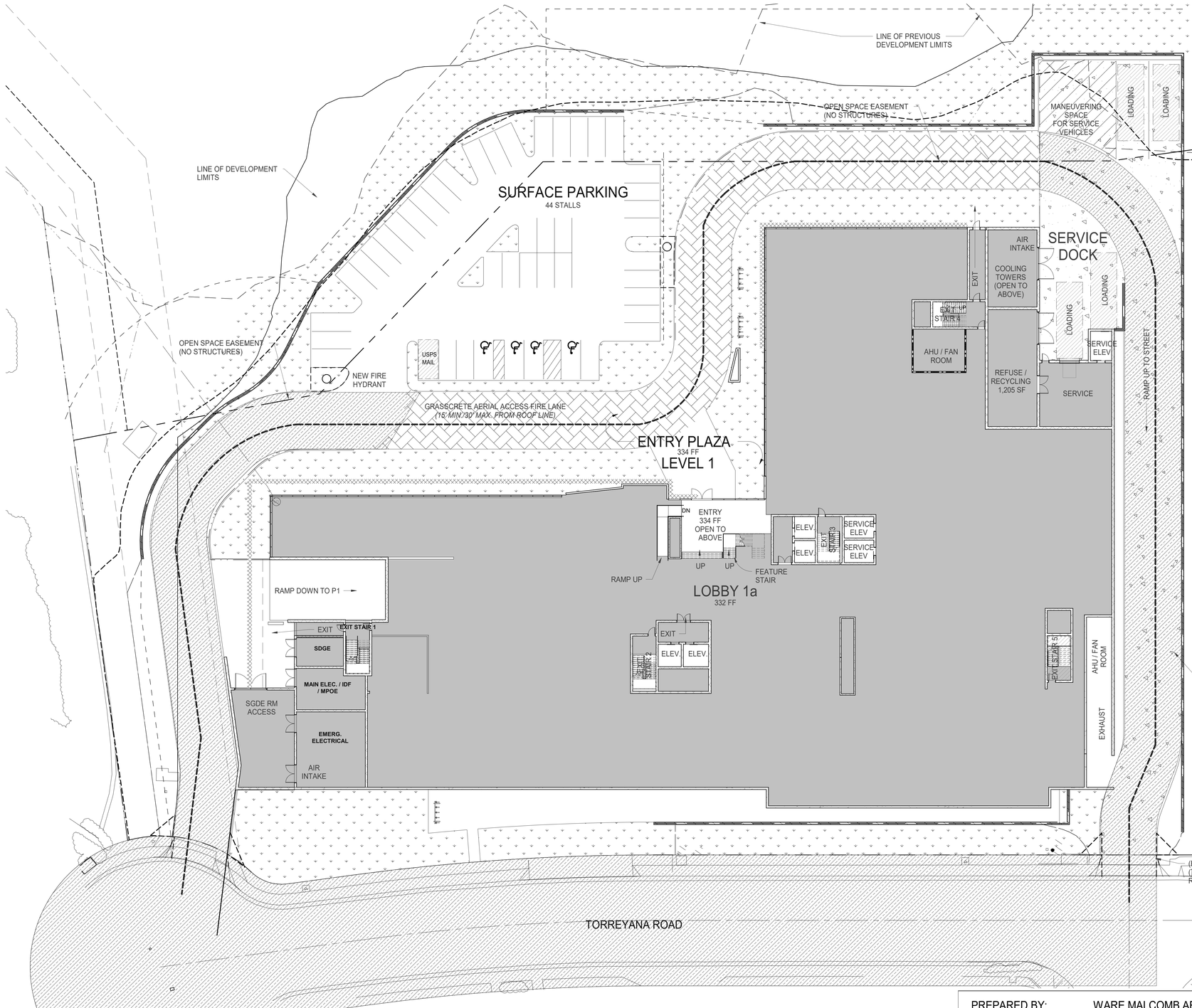
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ATTACHMENT 1



FIRE ACCESS NOTES

1. TO THE APPLICANT: OWNER(S), DEVELOPER(S) AND/OR CONTRACTOR(S): A "DISCRETIONARY" PLAN REVIEW IS "CONCEPTUAL" BY DEFINITION, AND AS SUCH DOES NOT CONSTITUTE AN APPROVAL FOR FIRE ACCESS. IT SHALL THEREFORE BE INCUMBENT OF THE APPLICANT TO ENSURE THAT A FIRE PLAN REVIEW CYCLE IS PROVIDED DURING THE "MINISTERIAL" REVIEW. ALSO, AN "EXHIBIT A" PACKAGE WITH OR WITHOUT A 'FIRE ACCESS PLAN" DOES NOT CONSTITUTE AN APPROVEDFAPFOR ISSUANCE OF CONSTRUCTION/BUILDING PERMIT.
2.CFC 105.4.4 -
CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIALAREAPPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC/CBC.
REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THESE CODES.
3. BUILDING ADDRESS NUMBER(S) LOCATION(S) SHALL BE VISIBLE AND LEGIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION §95.0209
4.FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3
5.FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.46. DEAD-
END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5. SEE APPENDIX D CFC
FIGURE D103.1 RADIUS 30' INSIDE 50' OUTSIDE.
7. ANY HAMMERHEAD/TURNAROUND/CULDESAC SHALL BE PROVIDED IN ACCORDANCE WITH APPENDIXD CFC. FIGURE D103.1. ALL DIMENSIONS HAVE BEEN SHOWN ON THE FIRE ACCESS PLAN. TURN RADIUS 30' INSIDE/50' OUTSIDE. SDFD FPB POLICY A141.
8.AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLANE, SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 1530 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVE(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S).
SHOW ALL PROPOSED LOCATIONS WHERE AERIAL ACCESS IS BEING PROVIDED. (SEE CFC APPENDIX D/FPB POLICY A141
9.POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. CFC 912.2.1
10.ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A14-
1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW
COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
11.ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927
12.CFC 507.5.5 CLEAR SPACE AROUNDHYDRANTS;
A3 FOOTRADIUS CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED
13.SAN DIEGO MUNICIPAL CODE SECTION §
55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROAD/LANE AND/OR BETWEEN CURBS. THE MARKER(S) SHALL BE AT A RIGHT ANGLE TO THE HYDRANT.
14.CFC 507.5.6 PHYSICALPROTECTION;
IFADDITIONAL HYDRANTS ARE REQUIRED AND/OR WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, VEHICLE IMPACT PROTECTION(S) OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
15.ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR
PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A141.1 (NEW ISSUE)
16.THE LOCATION(S) OF AN APPROVED "KNOX" KEY BOX ARE SHOWN ON THE FAP AND FOLLOW THE SAN DIEGO FIRE DEPARTMENT FPB POLICY K152."
SANDIEGO.GOV/FIRE, SERVICES & PROGRAMS, POLICIES, KNOX BOX REQUIREMENTS)
17.AN APPROVED VEHICLE STROBE DETECTOR SYSTEM AND/OR KNOXKEYSWITCHOVERRIDE SHALL BE PROVIDED FOR ALL VEHICLE ENTRY AND/OR EMERGENCY VEHICLE ENTRY POINTS TO THE PROJECT
SITE: LOCATIONS TO BE APPROVED BY FIRE ACCESS REVIEWER. CFC SECTION 506.
18.WHERE SECURITY GATES ARE INSTALLED; GATES SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. CFC 503.6
19.AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10-
BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THERE OF ON EACH FLOOR. CFC SEC. 906
20.STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:
1.AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
2.IN EVERY STORAGE AND CONSTRUCTION SHED.
3.ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. CFC 3315.
21.PROVIDE STAIRWAY IDENTIFICATION SIGNS PER CFC 1023.9 1023.9.1.
22.CFC 504.3 -
NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH 1011.12. SUCH STAIRWAY SHALL BE
MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF
23.EXTERIOR DOORS AND OPENINGS REQUIRED BY CFC/CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. CFC SEC. 504.
24.A CLASS I (OR I AND II OR III) STANDPIPE OUTLET CONNECTION IS REQUIRED IN OCC. OF 4 OR MORE STORIES AT EVER Y FLOOR-
LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE OR BELOW GRADE. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITHIN THE EXIT ENCLOSURE OR, IN THE CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBULE OR EXTERIOR BALCONY, GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST 1 OUTLET ABOVE THE ROOF LINE WHEN THE ROOF HAS A SLOPE OF
LESS THAN 4 /12 UNITS HORIZONTAL. INBLDGSWHERE MORE THAN 1
STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED.
CFC 905
25.EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 3313.1.
STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. CFC 3313.1.
26.VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES
27.DECORATIVE MATERIALS SHALL BE PROVIDED AND/OR MAINTAINED IN A FLAMERETARDANT CONDITION. CFC SEC. 804
28.ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC
29.D104.2 BUILDINGS OR FACILITIES HAVING A GROSS BUILDING AREA OF MORE THAN 62,000 SQ. FT. SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. EXCEPTION -
PROJECTS HAVING A GROSS BUILDING AREA OF UP TO 124,000 SQ. FT. THAT HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLERS SYSTEMS. THIS PROJECT EXCEEDS _____ SQ. FT. AND REQUIRES 2
ACCESS ROADS.
30.FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED
SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE
31.FUEL TANKS (TO INCLUDE BELLY TANKS OF GENERATOREQUIPMENT)
REQUIREPLAN CHECK AND APPROVAL FROM THE TECHNICAL SERVICES SECTION OF THE FIRE DEPARTMENT. TO OBTAIN A BUILDING PERMIT /TA NUMBER OR REQUEST A REVIEW FOR PERMIT; CALL (619) 533-4477 TO SCHEDULE AN APPOINTMENT. BUILDING FINAL WILL NOT BE APPROVED UNTIL THE TANK PERMIT HAS BEEN APPROVED.
32.ALL FEATURES OF THE FIRE ACCESS ROADS INCLUDING TURNING RADIUS AND DEAD END DESIGN WILL BE IN ACCORDANCE WITH CFC 503 AND APPENDIX D.
33. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING. OTHER OBSTRUCTIONS SHALL BE PERMITTED TO BE PLACED WITH THE APPROVAL OF THE FIRE CODE OFFICIAL. PER CFC D105.4.
34. CFC 507.5.6 -
PHYSICAL PROTECTION; IF ADDITIONAL HYDRANTS ARE REQUIRED AND/OR WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, VEHICLE IMPACT PROTECTION(S) OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
35. WHERE SECURITY GATES ARE INSTALLED; GATES SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. CFC 503.6.
36. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10-
BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THERE OF ON EACH FLOOR. CFC SEC.906.
37. WHENEVER A FIRE ACCESS LANE/ROAD CROSSES OVER ANY PORTION OF A PROPERTY AND/OR LOT LINE; IT SHALL BE THE APPLICANTS RESPONSIBILITY TO PROVIDE THE ENTIRETY OF AN EASEMENT AND/OR LOT TIE AGREEMENT DOCUMENT THAT SPECIFICALLY DEFINES THE PORTION OF PL/LL THAT IS
TO BE SECURED FOR "FIRE ACCESS". A GENERAL ACCESS DOCUMENT WILL NOT BE APPROVED. SPECIFIC PORTION(S) OF ACCESS SHALL BE DENOTED VIA LEAD LINE NOTATION WITH THE DOCUMENT TYPE AND DOCUMENT NUMBER.
38. WHENEVER FIRE ACCESS SHALL BE PROVIDED ON TOP OR OVER A PODIUM AND/OR PARKING STRUCTURE; THE APPLICANT SHALL DISCLOSE THE INTENT FOR THIS TYPE OF ACCESS. THE APPLICANT SHALL ALSO CLEARLY PROVIDE THE FOOTPRINT OUTLINE OF ANY PODIUM/PS IN RELATION TO ANY ADJACENT FIRE ACCESS LANE AND/OR ROAD. IF, BY DESIGN THE FIRE ACCESS IS INTENDED TO BE ON OR OVER A
PODIUM/PS, THERE ARE VERY SPECIFIC REQUIREMENTS THAT WILL NEED TO BE ADDRESSED FOR APPROVAL AND COMPLIANCE.

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
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FIRE ACCESS PLAN
SCALE: 1" = 20'-0"

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TORREYANA LIFE SCIENCE
11011 Torreyana
San Diego, CA

FIRE ACCESS PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
3	05/26/2023	PLANNING COMMENTS
4	09/28/2023	PLANNING COMMENTS
5	02/27/2024	PLANNING COMMENTS
6		

PA/PM:	K MIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG20-0111

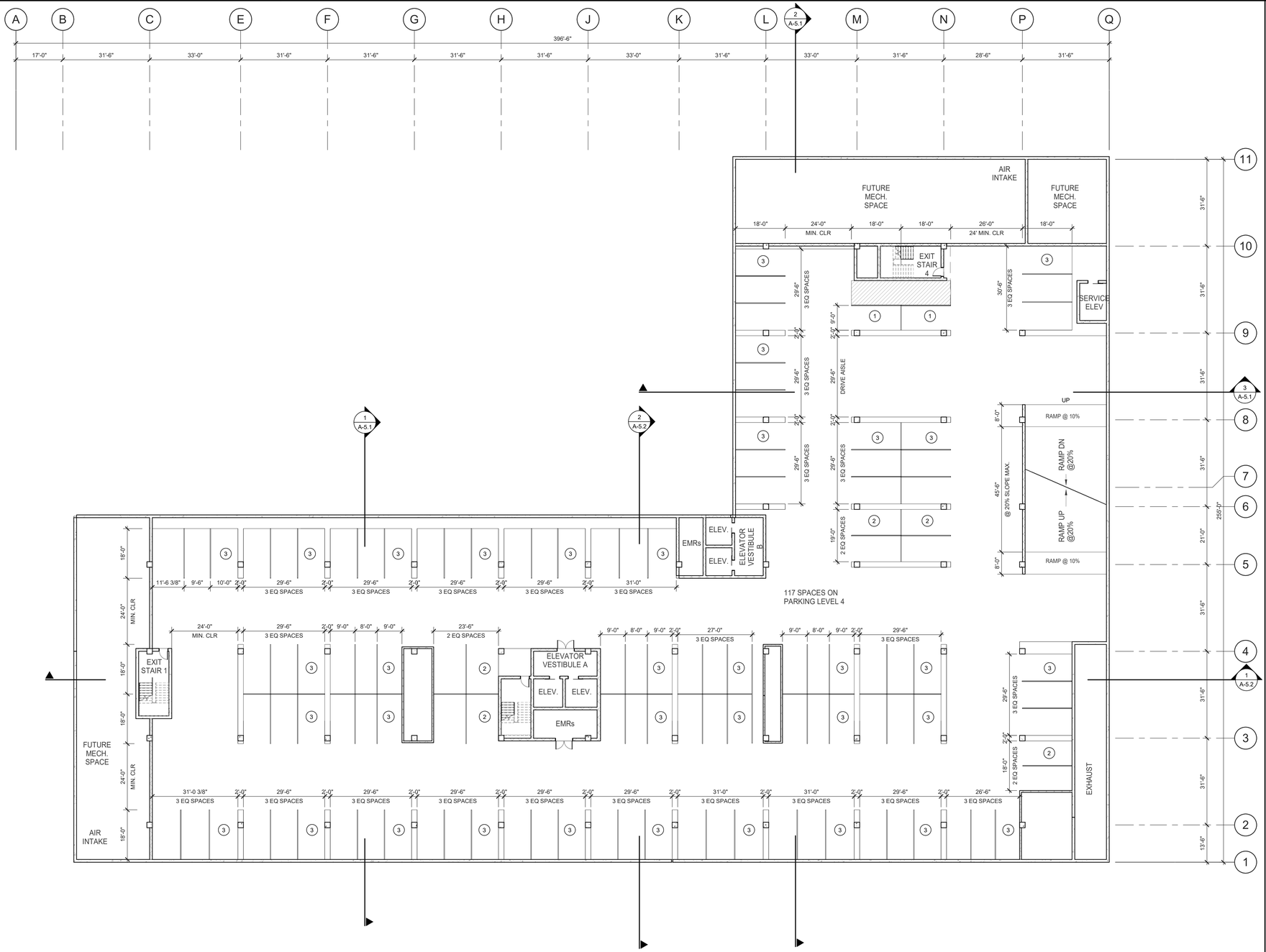
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A-1.7

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GENERAL NOTES

SEE SHEET GN02 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

KEYNOTES: -

SEE SHEET TS-1.0 FOR GENERAL NOTES

LEGEND - FLOOR PLAN

- CONCRETE WALL
- CONCRETE WALL WITH FURRING
- CONCRETE MASONRY WALL
- 1HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION
- (0) PARKING COUNT TAG

PREPARED BY:	WARE MALCOMB ARCHITECTS
ADDRESS:	3911 SORRENTO VALLEY
	BLVD. SUITE # 120
	SAN DIEGO, CA 92121
PHONE NO #:	(858) 638-7277 / KARLA MIDDLETON
PROJECT ADDRESS:	11011 TORREYANA RD.
	SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA
SHEET TITLE:	

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

1/16"=1'-0"

0 8' 16' 32' 64'

OVERALL - LEVEL P4 FLOOR PLAN

SCALE: 1/16" = 1'-0"

1 N

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San Diego, CA

OVERALL - LEVEL P4 BASMENT FLOOR PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	06/07/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

PA/PM:	K MIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG20-0111

SHEET
A-2.0

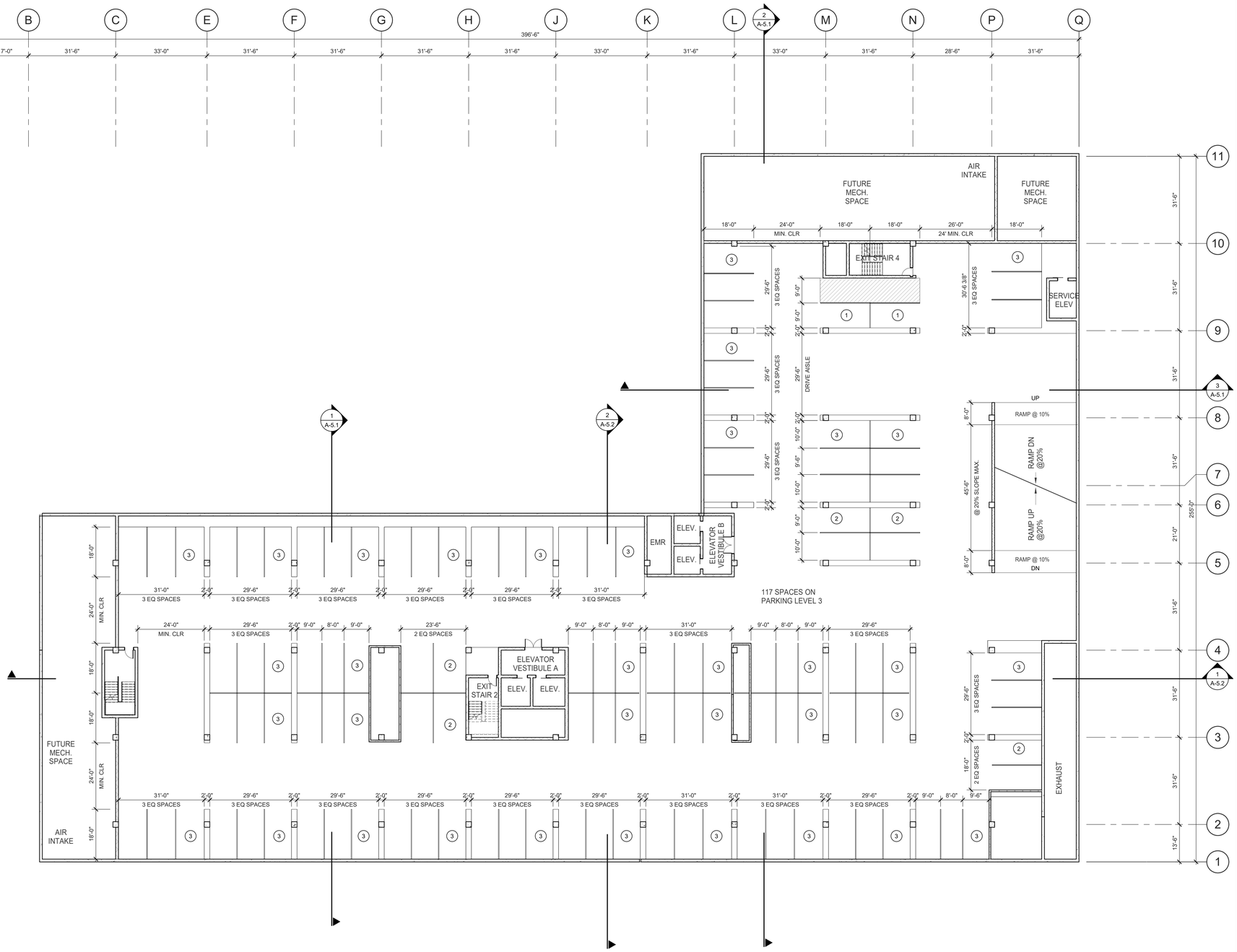
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ATTACHMENT 1



GENERAL NOTES

KEYNOTES: -

SEE SHEET TS-1.0 FOR GENERAL NOTES

LEGEND - FLOOR PLAN

- CONCRETE WALL
- CONCRETE WALL WITH FURRING
- CONCRETE MASONRY WALL
- 1HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION
- (0) PARKING COUNT TAG

1/16"=1'-0"

0 8' 16' 32 64

OVERALL - LEVEL P3 FLOOR PLAN

SCALE: 1/16" = 1'-0"

1 N

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PROJECT ADDRESS:	11011 TORREYANA RD.
	SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA
SHEET TITLE:	

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

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OVERALL - LEVEL P3 BASMENT FLOOR PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	06/07/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

PA/PM:	K MIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG20-0111

SHEET

A-2.1

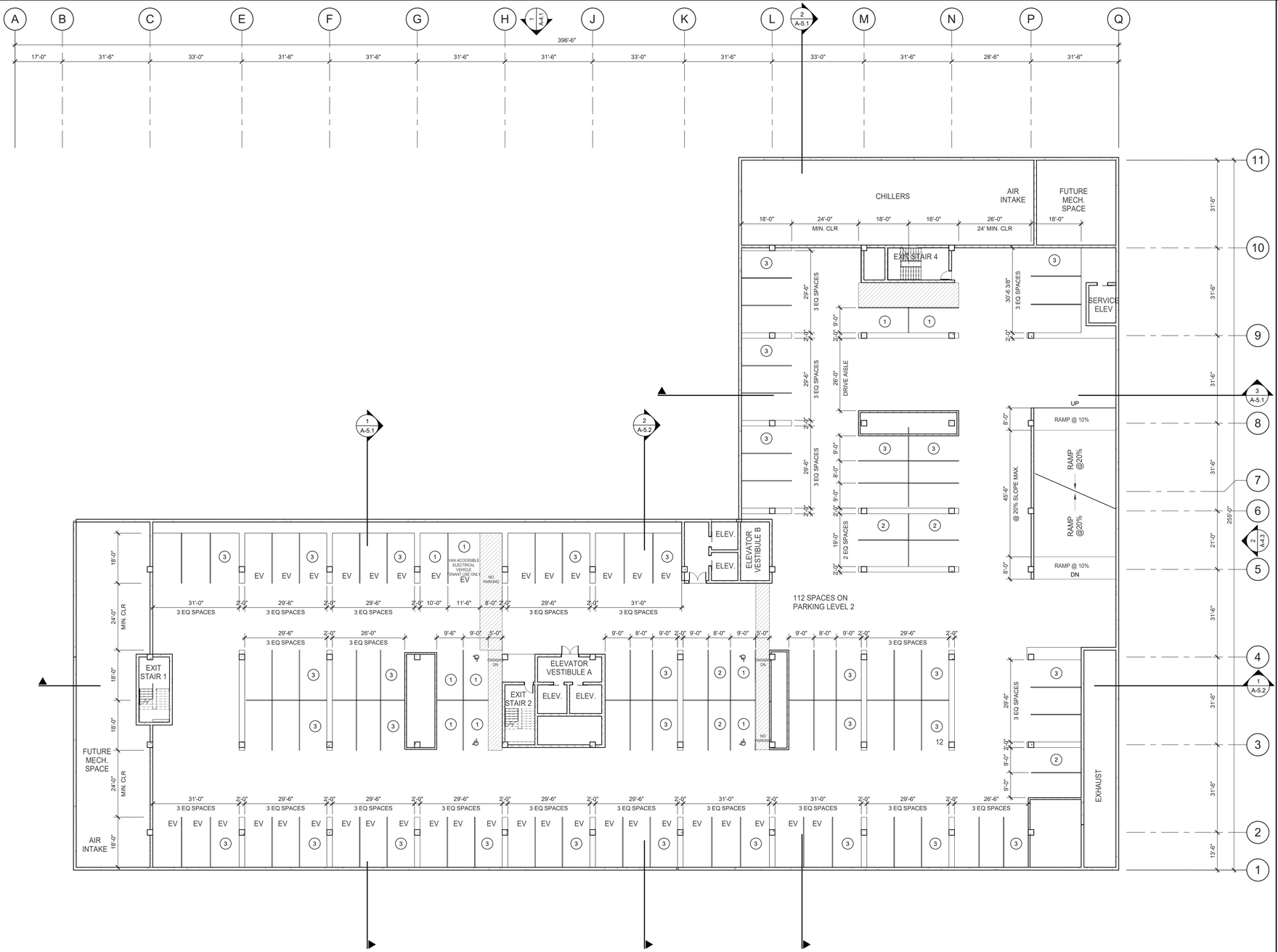
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ATTACHMENT 1



GENERAL NOTES

SEE SHEET GN02 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

KEYNOTES: -

SEE SHEET TS-1.0 FOR GENERAL NOTES

LEGEND - FLOOR PLAN

- CONCRETE WALL
- CONCRETE WALL WITH FURRING
- CONCRETE MASONRY WALL
- 1HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION
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	SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA
SHEET TITLE:	

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

1/16"=1'-0"

0 8' 16' 32 64

OVERALL - LEVEL P2 FLOOR PLAN

SCALE: 1/16" = 1'-0"

1 N

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OVERALL - LEVEL P2 BASMENT FLOOR PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
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JOB NO.:	SDG20-0111

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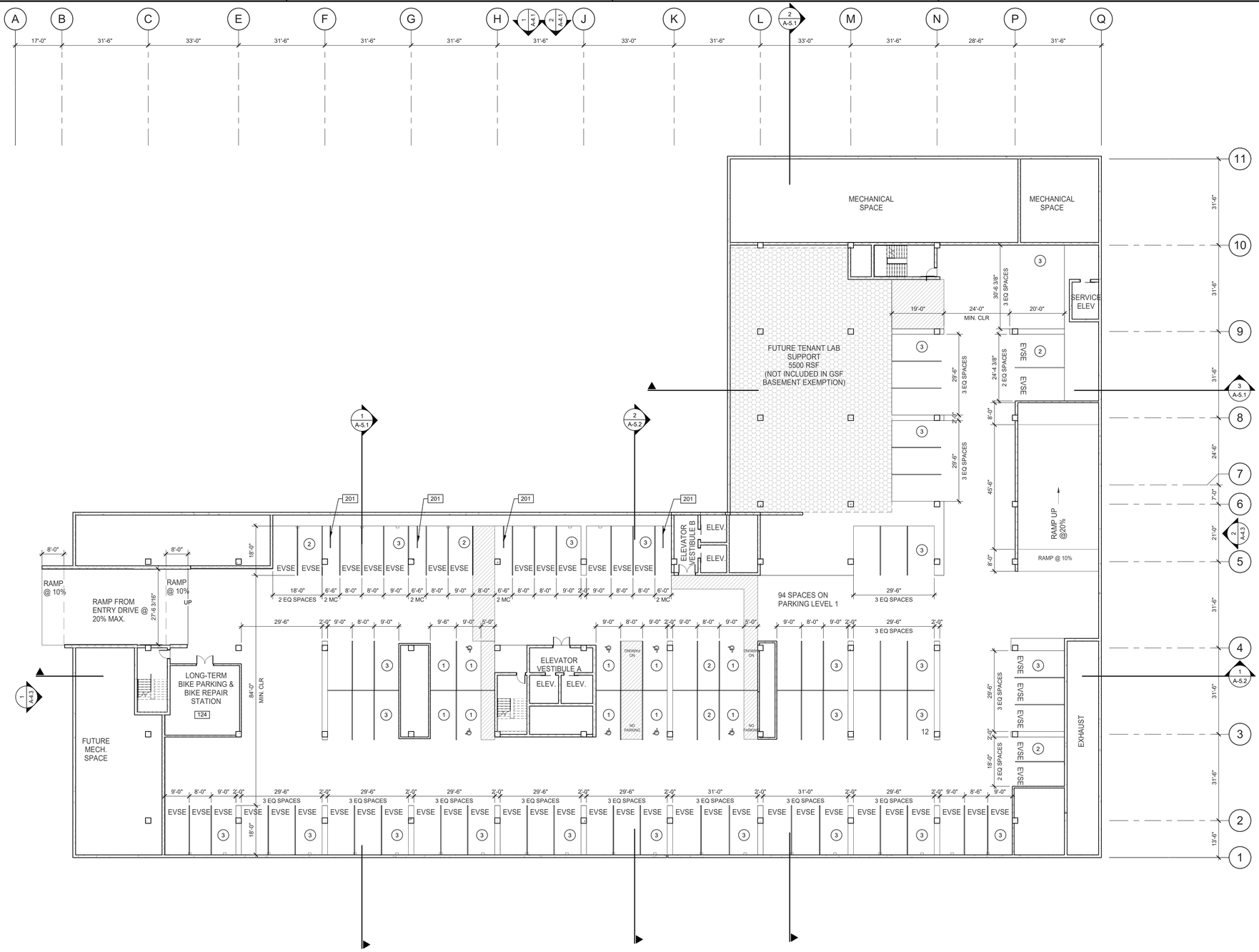
A-2.2

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GENERAL NOTES

KEYNOTES:

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201 MOTORCYCLE PARKING SPACE.

LEGEND - FLOOR PLAN

- CONCRETE WALL
- CONCRETE WALL WITH FURRING
- CONCRETE MASONRY WALL
- 1HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION
- (0) PARKING COUNT TAG

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PROJECT NAME:	TORREYANA
SHEET TITLE:	
ORIGINAL PREPARATION DATE:	
MUP PROJECT #:	
DEP:	SHEET: OF

1/16"=1'-0"

0 8' 16' 32' 64'

OVERALL - LEVEL P1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

1 N

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OVERALL - LEVEL P1 BASMENT FLOOR PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/15/2022	PLANNING COMMENTS
4	05/04/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

PA/PM:	K MIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG20-0111

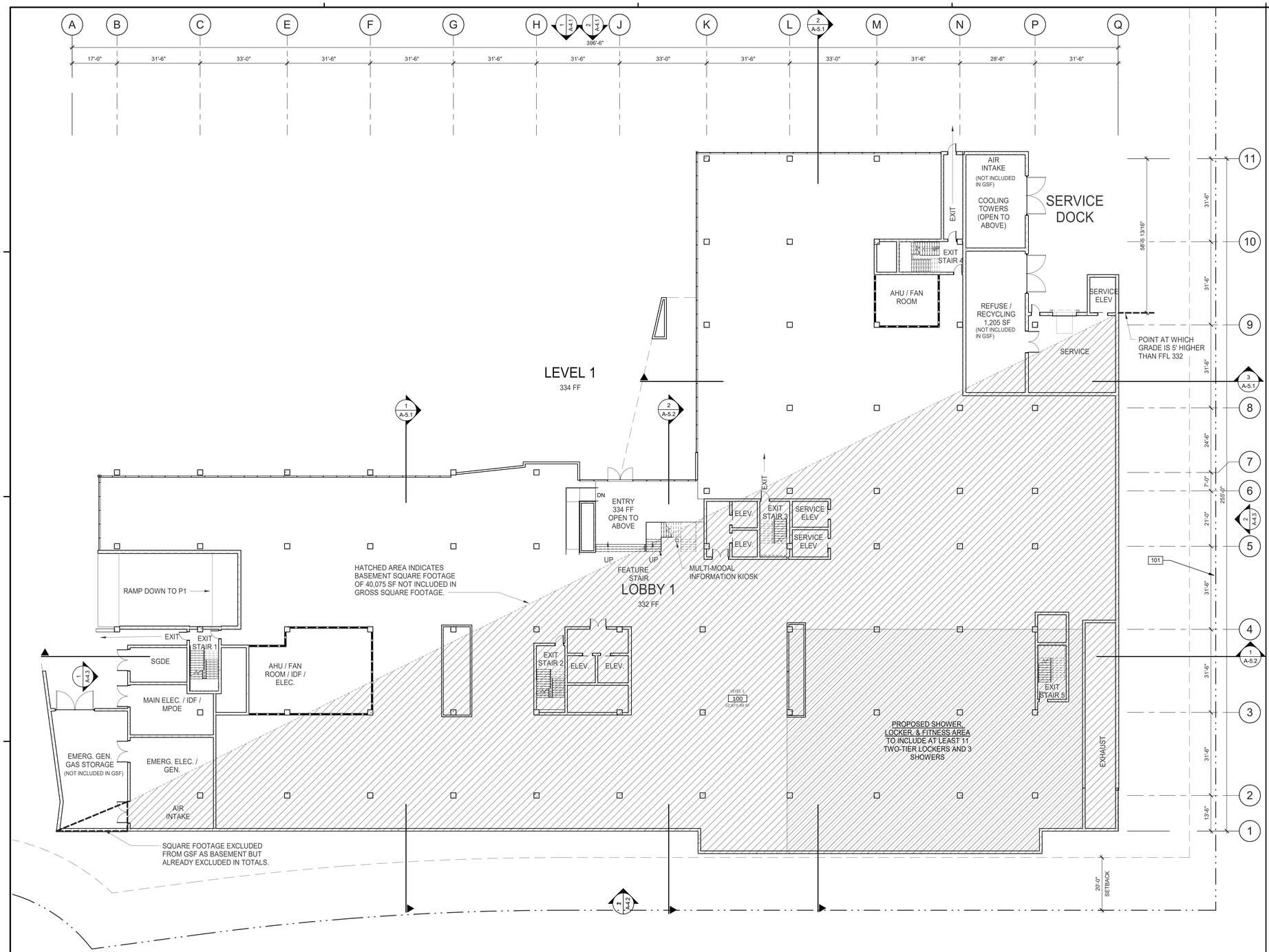
SHEET
A-2.3

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1/16"=1'-0"

0 8' 16' 32 64

OVERALL - LEVEL 1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

1 N

GENERAL NOTES

KEYNOTES:

SEE SHEET TS-1.0 FOR GENERAL NOTES

101 PROPERTY LINE.

WALL LEGEND

- CONCRETE WALL
- CONCRETE WALL WITH FURRING
- CONCRETE MASONRY WALL
- 1HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION
- (0) PARKING COUNT TAG

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PROJECT NAME:	TORREYANA
SHEET TITLE:	
ORIGINAL PREPARATION DATE:	
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OVERALL - LEVEL 1 FLOOR PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/15/2022	PLANNING COMMENTS
4	05/04/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

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JOB NO.:	SDG20-0111

SHEET

A-2.4

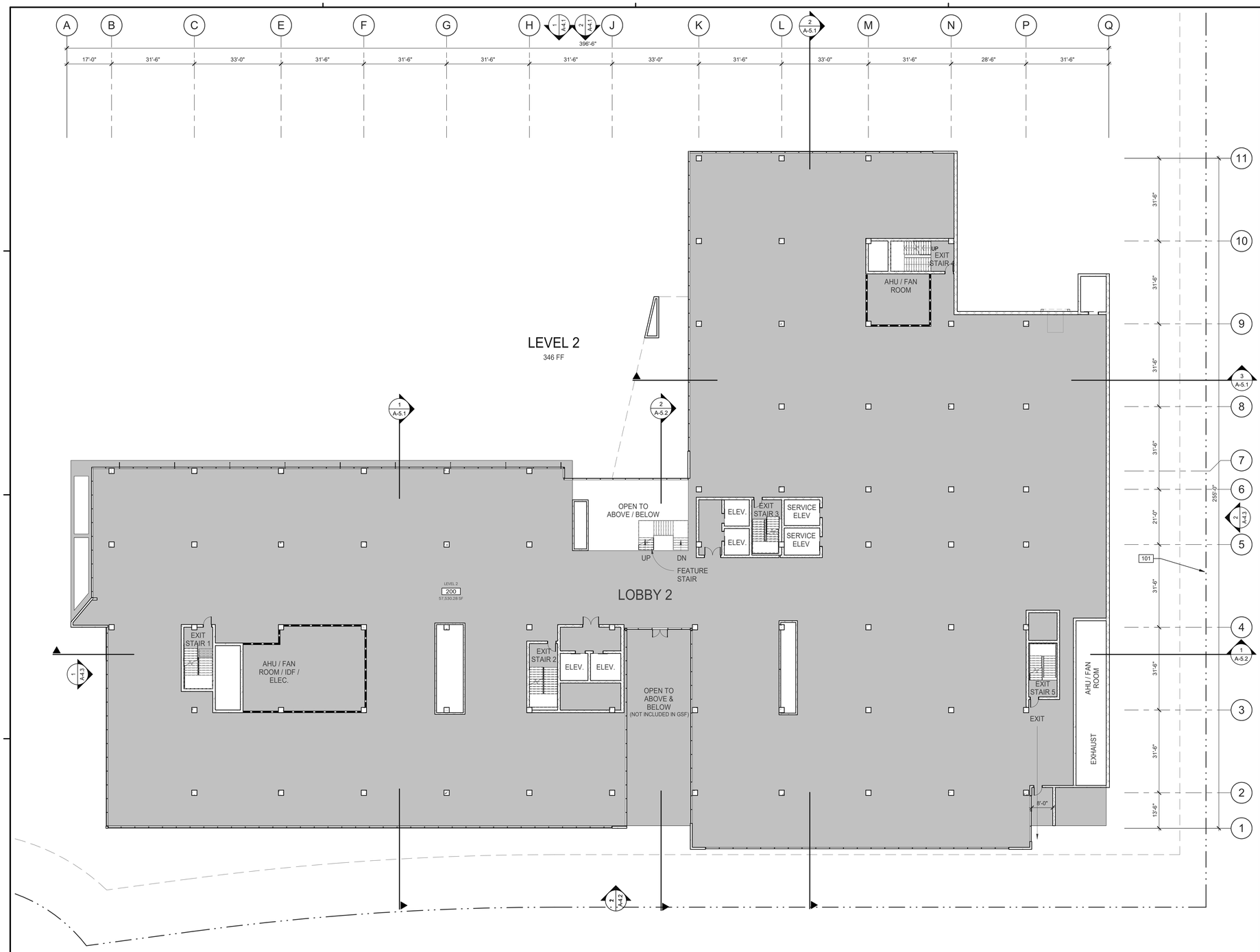
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ATTACHMENT 1



1/16"=1'-0"

0 8' 16' 32 64

OVERALL - LEVEL 2 FLOOR PLAN

SCALE: 1/16" = 1'-0"

1 N

GENERAL NOTES

SEE SHEET TS-1.0 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

KEYNOTES:

SEE SHEET TS-1.0 FOR GENERAL NOTES

WALL LEGEND

- CONCRETE WALL
- CONCRETE WALL WITH FURRING
- CONCRETE MASONRY WALL
- 1HR FIRE-RESISTANCE RATED
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- (0) PARKING COUNT TAG

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PROJECT NAME:	TORREYANA
SHEET TITLE:	

ORIGINAL PREPARATION DATE:

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OVERALL - LEVEL 2 FLOOR PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	08/01/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

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JOB NO.:	SDG20-0111

SHEET

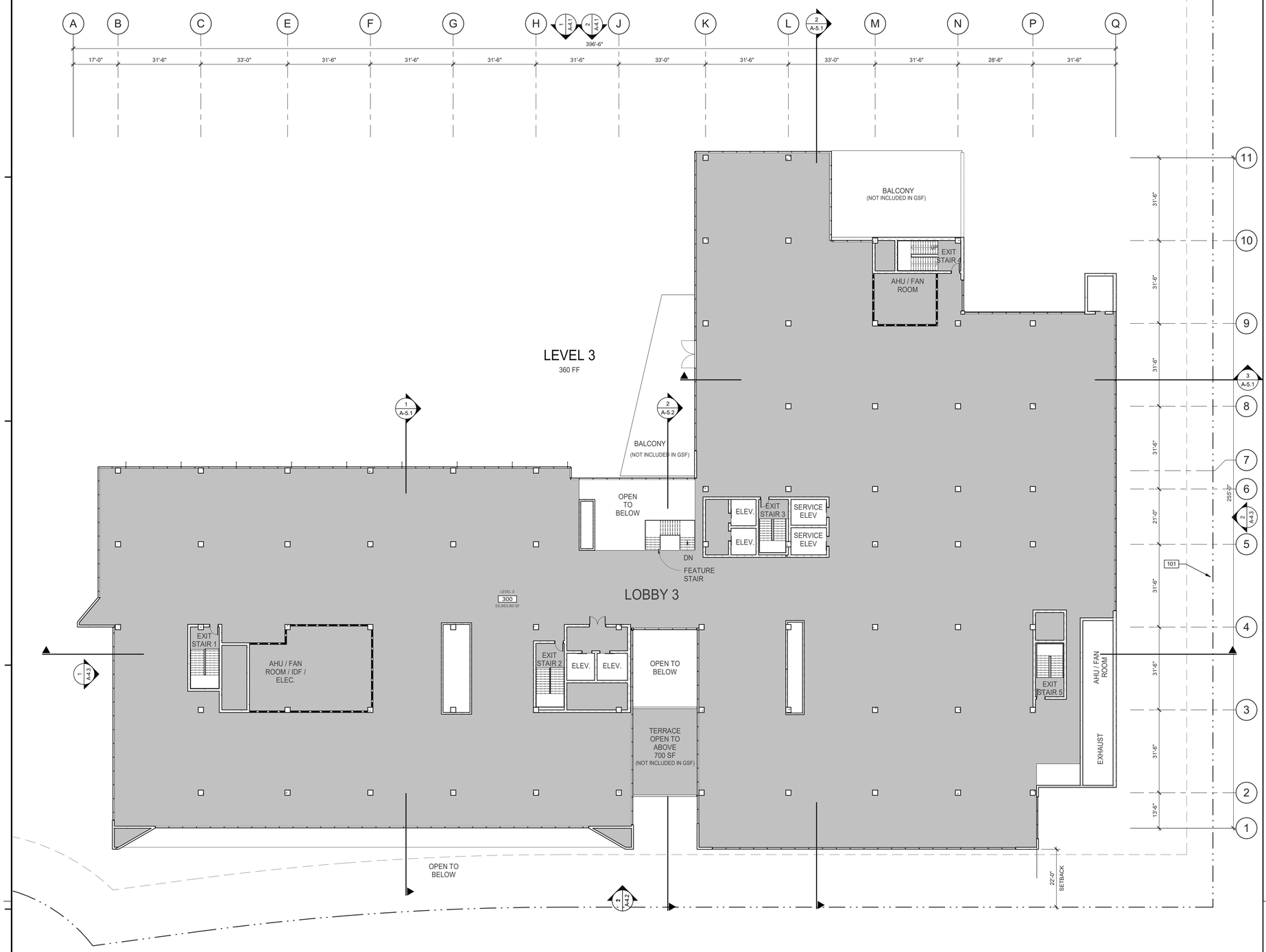
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GENERAL NOTES

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- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

KEYNOTES:

SEE SHEET TS-1.0 FOR GENERAL NOTES

WALL LEGEND

- CONCRETE WALL
- CONCRETE WALL WITH FURRING
- CONCRETE MASONRY WALL
- 1HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION
- (0) PARKING COUNT TAG

1/16"=1'-0"
0 8' 16' 32 64

OVERALL - LEVEL 3 FLOOR PLAN

SCALE: 1/16" = 1'-0"

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PROJECT ADDRESS:	11011 TORREYANA RD.
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PROJECT NAME:	TORREYANA
SHEET TITLE:	

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OVERALL - LEVEL 3 FLOOR PLAN

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
3	06/01/2023	PLANNING COMMENTS
4	09/28/2023	PLANNING COMMENTS
5	02/27/2024	PLANNING COMMENTS
6		

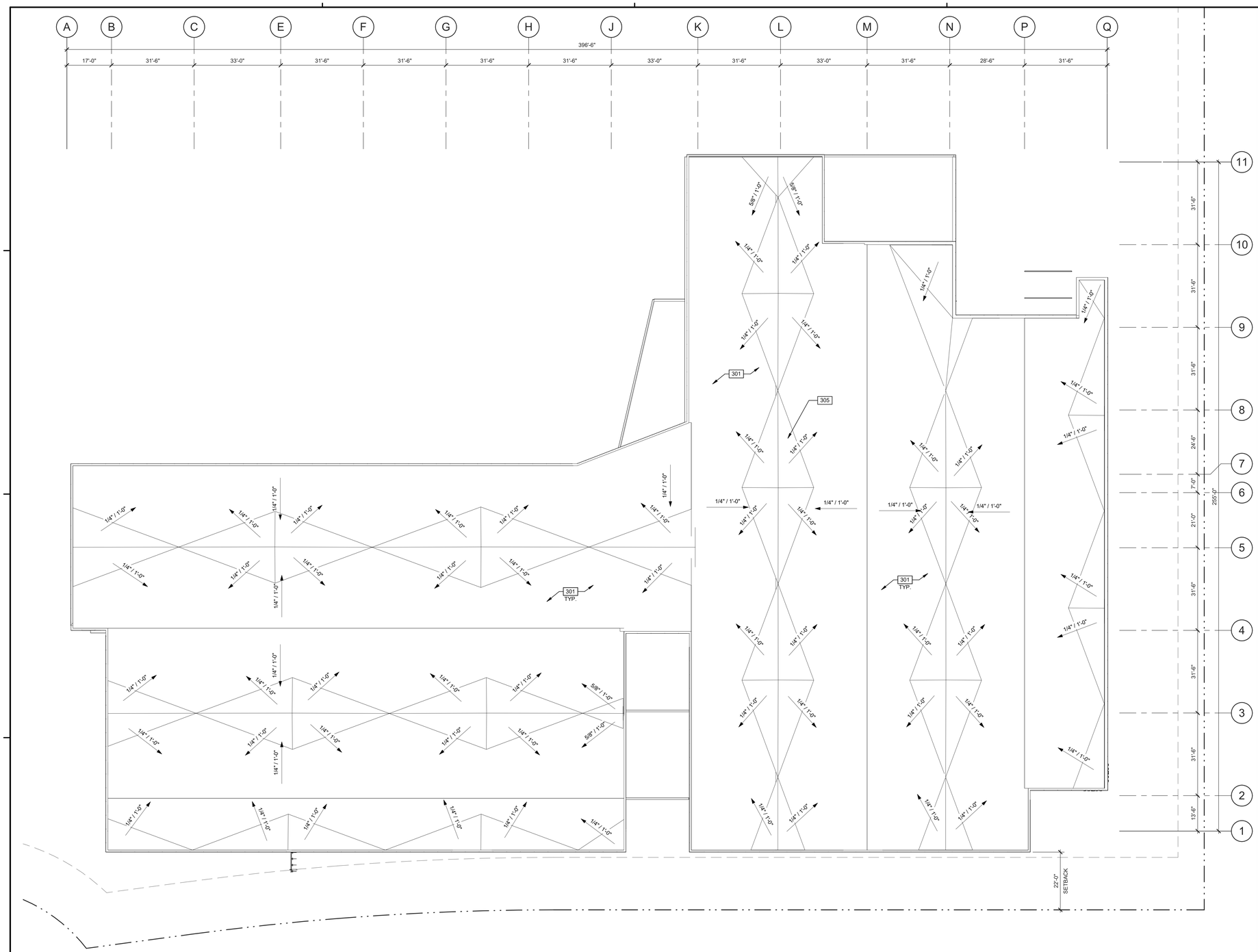
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JOB NO.:	SDG20-0111

SHEET
A-2.6

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GENERAL NOTES

SEE SHEET GN02 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

KEYNOTES:

301 SINGLE PLY REINFORCED, THERMOPLASTIC (TPO) ROOF MEMBRANE, CLASS 'A' 20 YEAR WARRANTY. ROOFING MATERIALS WITH A MINIMUM 3-YEAR AGED SOLAR REFLECTION AND THERMAL EMITTANCE OR SOLAR REFLECTION INDEX EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN THE COLUNTARY MEASURES UNDER CALIFORNIA GREEN BUILDING STANDARDS CODE.

305 CRICKET: 1/4":12" SLOPE MIN.

ABBREVIATIONS

T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
M.P. = TOP OF ROOFING - MID POINT
L.P. = TOP OF ROOFING - LOW POINT

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	SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA
SHEET TITLE:	

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

1/16"=1'-0"
0 8' 16' 32 64

OVERALL - ROOF PLAN
SCALE: 1/16" = 1'-0"

N

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OVERALL - ROOF PLAN

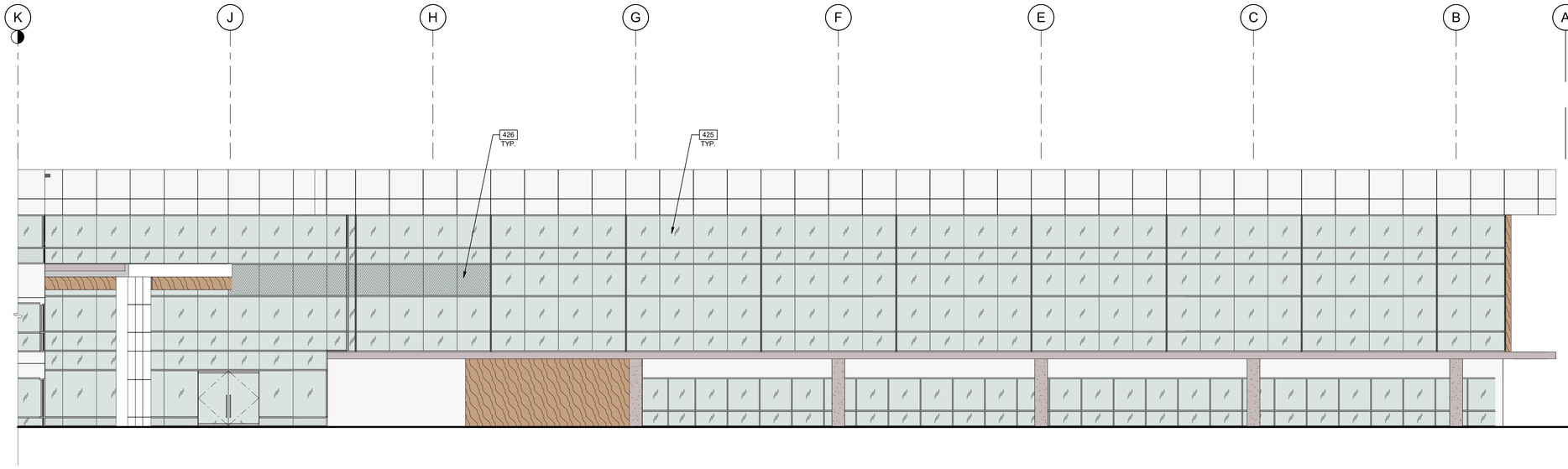
	DATE	REMARKS
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PA/PM:	K MIDDLETON
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JOB NO.:	SDG20-0111

SHEET
A-3.1

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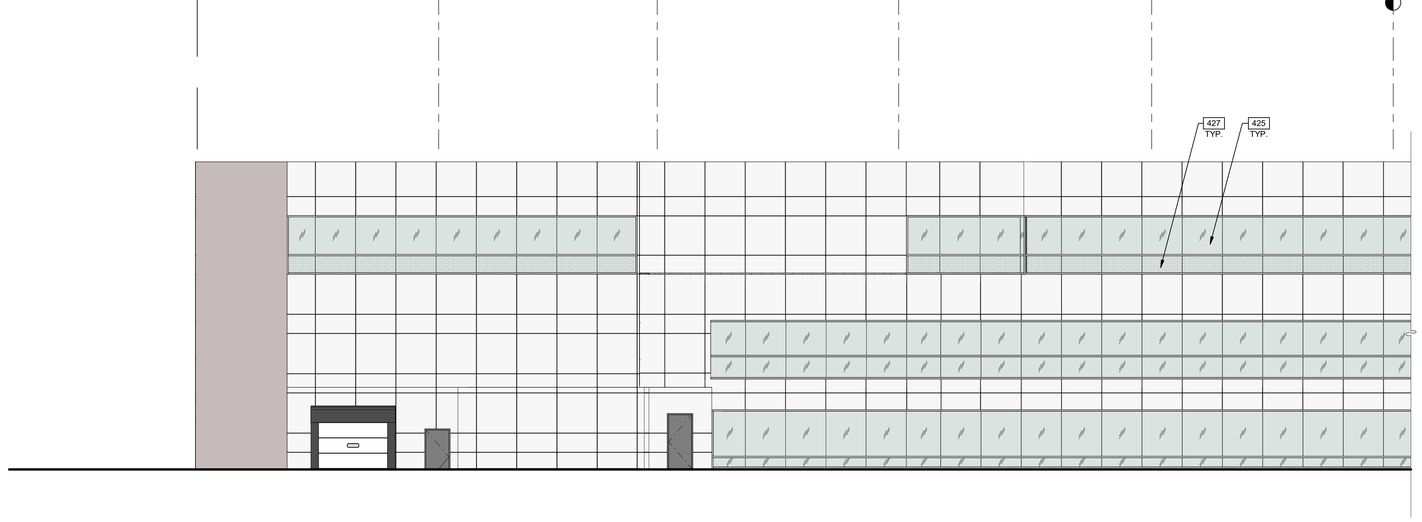
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EXTERIOR EAST ELEVATION - A

SCALE: 1/8" = 1'-0"

1



EXTERIOR EAST ELEVATION - B

SCALE: 1/8" = 1'-0"

2

LEGEND

GLASS:

- VISION GLASS - VIRACON, OPTIGRAY DUAL PANE INSULATED
- SPANDREL GLASS - DUAL PANE WITH OPACITY COATING ON THE 4TH SURFACE, WARM GRAY. CERAMIC PREFERRED.
- TEMPERED GLASS - VIRACON, OPTIGRAY DUAL PANE INSULATED

MATERIALS:

- EQUITONE, FIBER CEMENT PANELS- TECTIVA, COLOR: TE00 OR SIMILAR TO BE APPROVED BY ARCHITECT
- KNOTWOOD, KEC150, 6" WIDE IN DRIFTWOOD OR SIMILAR TO BE APPROVED BY ARCHITECT

KEYNOTES:

425 VISION GLASS.
426 SPANDREL GLASS.
427 TEMPERED GLASS.

GENERAL NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

2. A PRECONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D)

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PROJECT ADDRESS:	11011 TORREYANA RD.
	SAN DIEGO, CA 92121
PROJECT NAME:	TORREYANA
SHEET TITLE:	

ORIGINAL PREPARATION DATE:

MUP PROJECT #:

DEP: SHEET: OF

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San Diego, CA

BUILDING ELEVATIONS

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	06/14/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

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DRAWN BY.:	HM
JOB NO.:	SDG20-0111

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A-4.1

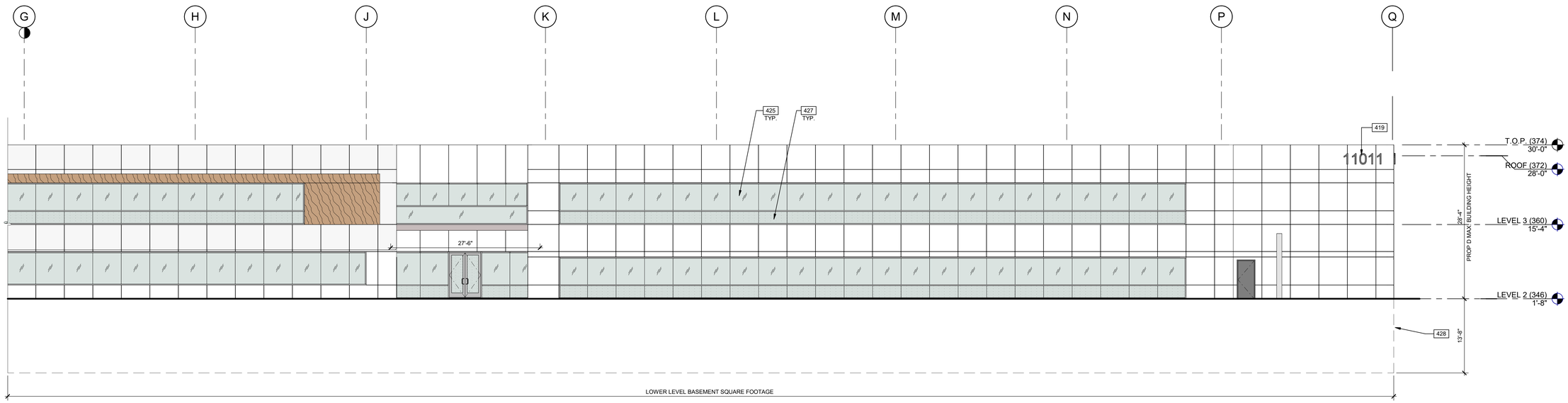
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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

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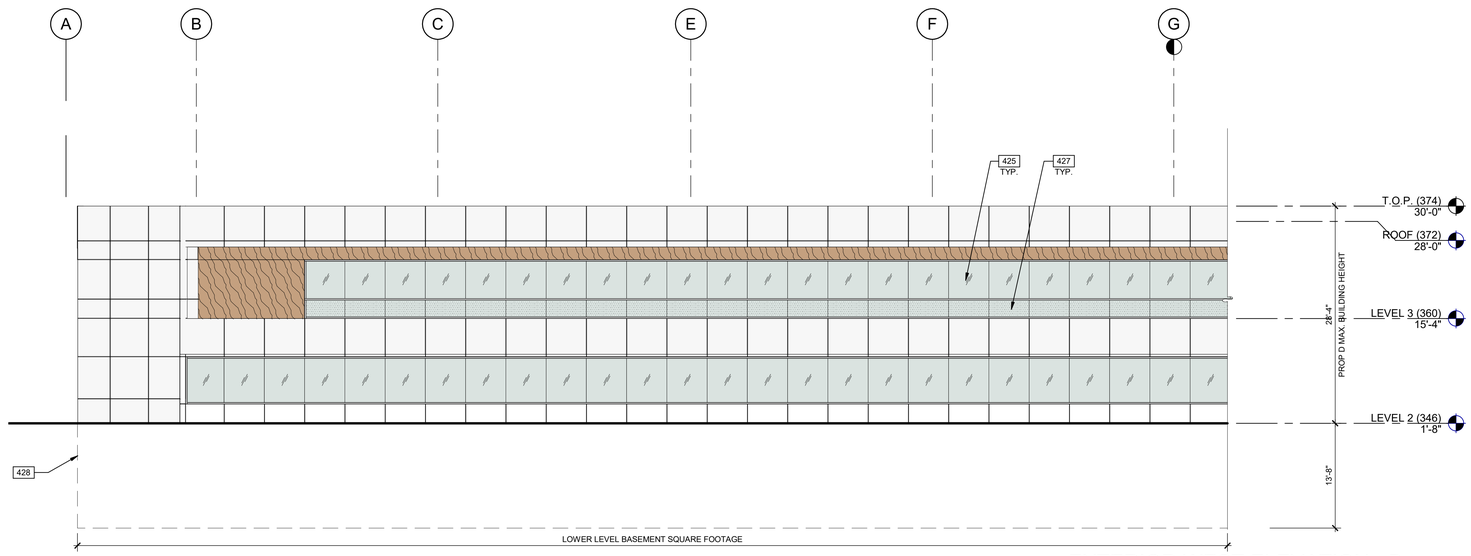
ATTACHMENT 1



EXTERIOR WEST ELEVATION - A

SCALE: 1/8" = 1'-0"

2



EXTERIOR WEST ELEVATION - B

SCALE: 1/8" = 1'-0"

1

LEGEND

GLASS:

- VISION GLASS - VIRACON, OPTIGRAY DUAL PANE INSULATED
- SPANDREL GLASS - DUAL PANE WITH OPACITY COATING ON THE 4TH SURFACE, WARM GRAY. CERAMIC PREFERRED.
- TEMPERED GLASS - VIRACON, OPTIGRAY DUAL PANE INSULATED

MATERIALS:

- EQUITONE, FIBER CEMENT PANELS- TECTIVA, COLOR: TE00 OR SIMILAR TO BE APPROVED BY ARCHITECT
- KNOTWOOD, KEC150, 6" WIDE IN DRIFTWOOD OR SIMILAR TO BE APPROVED BY ARCHITECT

KEYNOTES:

419 ADDRESS SIGNAGE. SIGNAGE NOT A PART OF THIS PERMIT.
425 VISION GLASS.
427 TEMPERED GLASS.
428 LINE OF BASEMENT.

GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

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5	02/27/2024	PLANNING COMMENTS
6		

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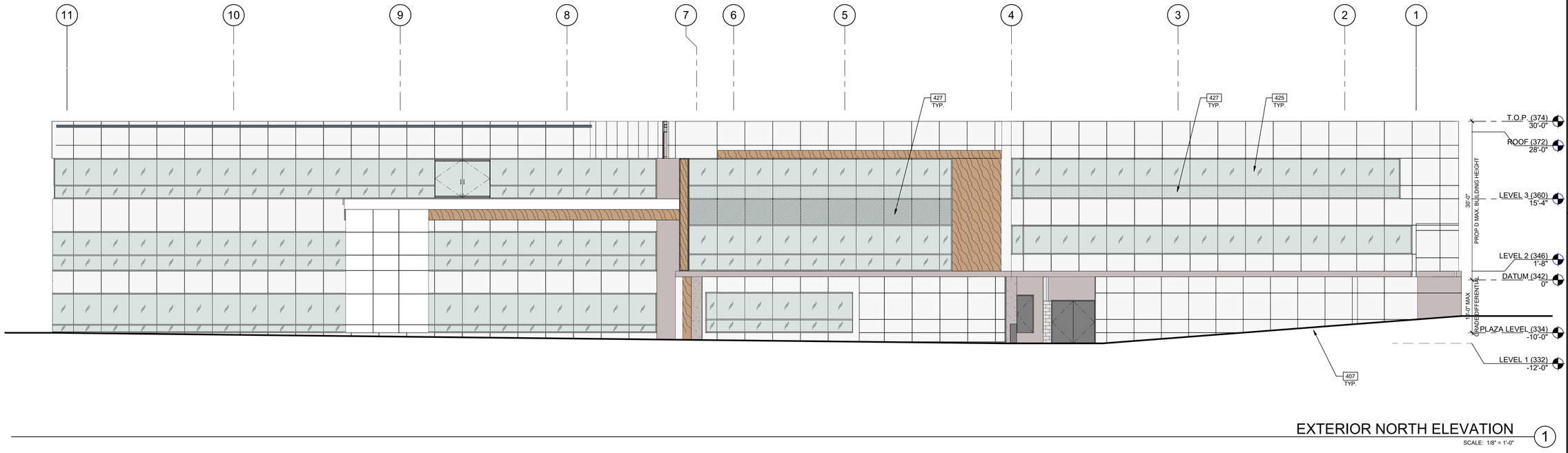
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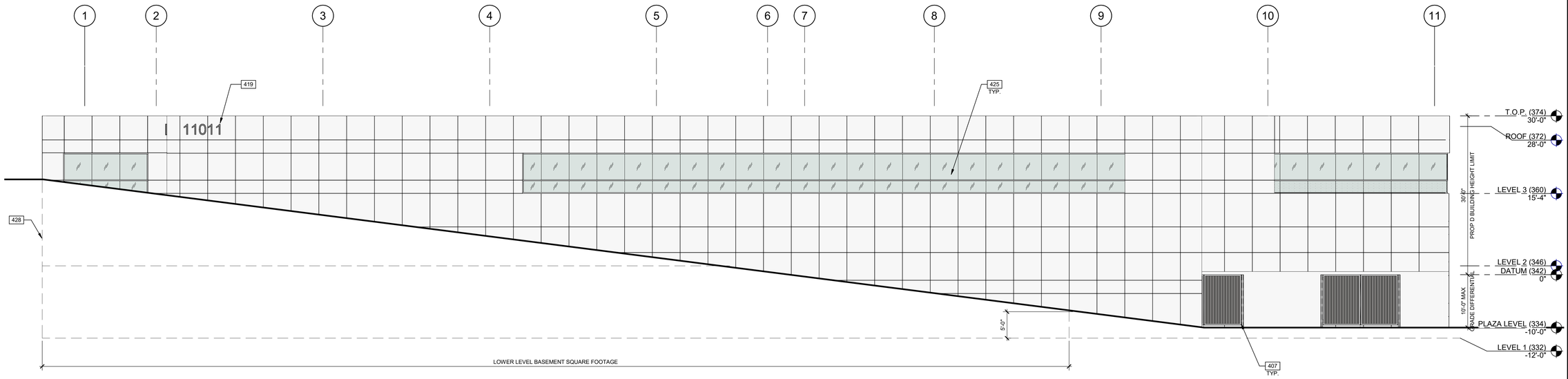
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EXTERIOR NORTH ELEVATION (1)

SCALE: 1/8" = 1'-0"



EXTERIOR SOUTH ELEVATION (2)

SCALE: 1/8" = 1'-0"

LEGEND

GLASS:

- VISION GLASS - VIRACON, OPTIGRAY DUAL PANE INSULATED
- SPANDREL GLASS - DUAL PANE WITH OPACITY COATING ON THE 4TH SURFACE, WARM GRAY. CERAMIC PREFERRED.
- TEMPERED GLASS - VIRACON, OPTIGRAY DUAL PANE INSULATED

MATERIALS:

- EQUITONE, FIBER CEMENT PANELS- TECTIVA, COLOR: TE00 OR SIMILAR TO BE APPROVED BY ARCHITECT
- KNOTWOOD, KEC150, 6" WIDE IN DRIFTWOOD OR SIMILAR TO BE APPROVED BY ARCHITECT

KEYNOTES:

407	CONCRETE MODULAR UNIT WALL.
419	ADDRESS SIGNAGE. SIGNAGE NOT A PART OF THIS PERMIT.
425	VISION GLASS.
427	TEMPERED GLASS.
428	LINE OF BASEMENT.

GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

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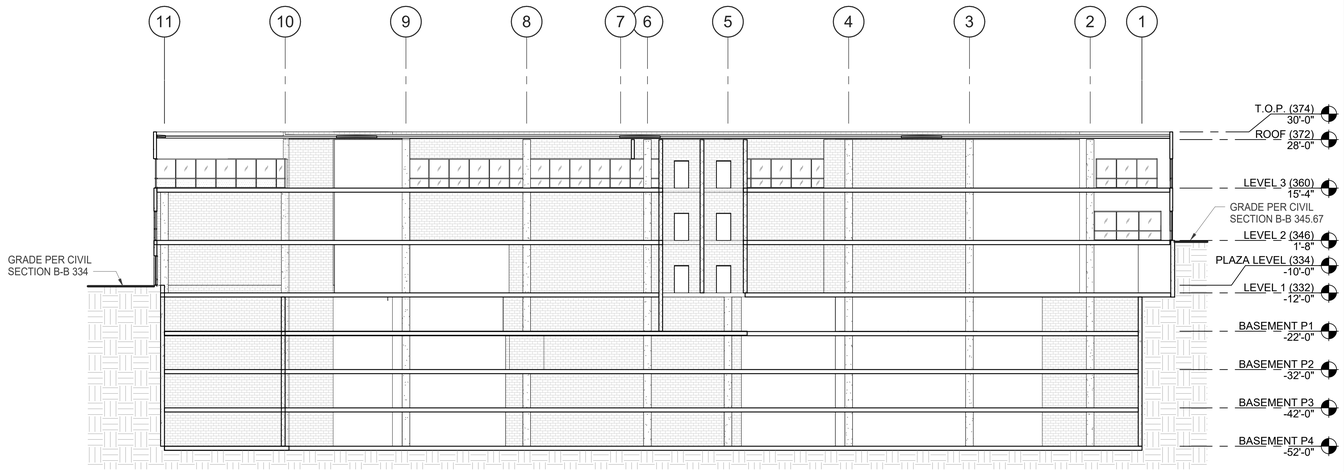
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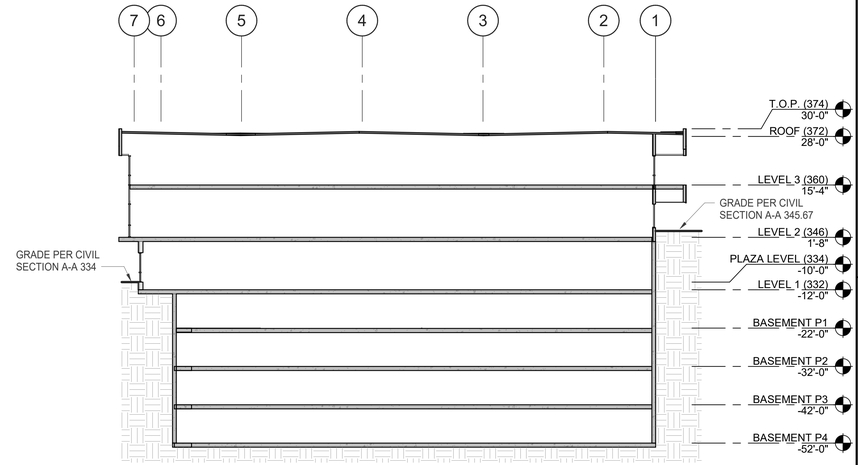
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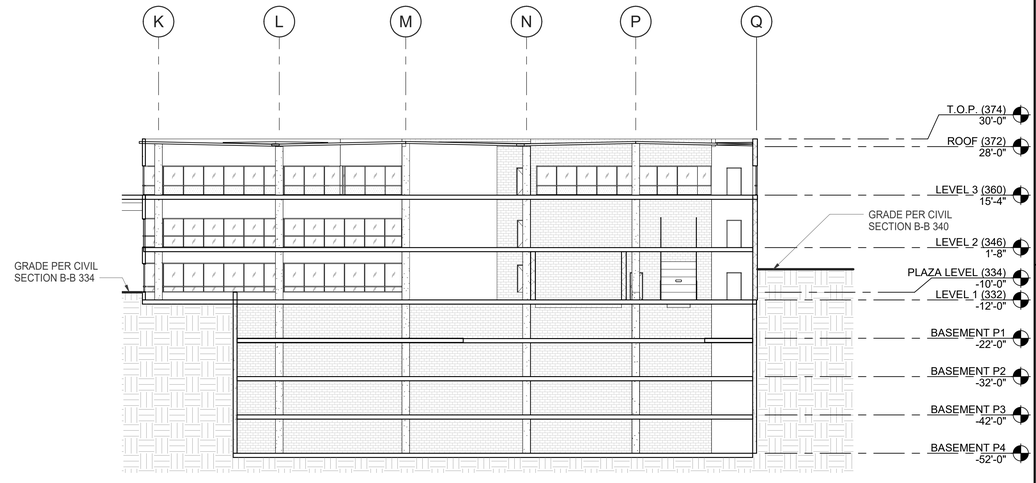
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BUILDING SECTION 2 (2)
SCALE: 1/16" = 1'-0"



BUILDING SECTION 1 (1)
SCALE: 1/16" = 1'-0"



BUILDING SECTION 3 (3)
SCALE: 1/16" = 1'-0"

LEGEND

KEYNOTES:

SEE SHEET TS-1.0 FOR GENERAL NOTES

GENERAL NOTES

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

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BUILDING SECTIONS

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	06/09/2023	PLANNING COMMENTS
5	09/29/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

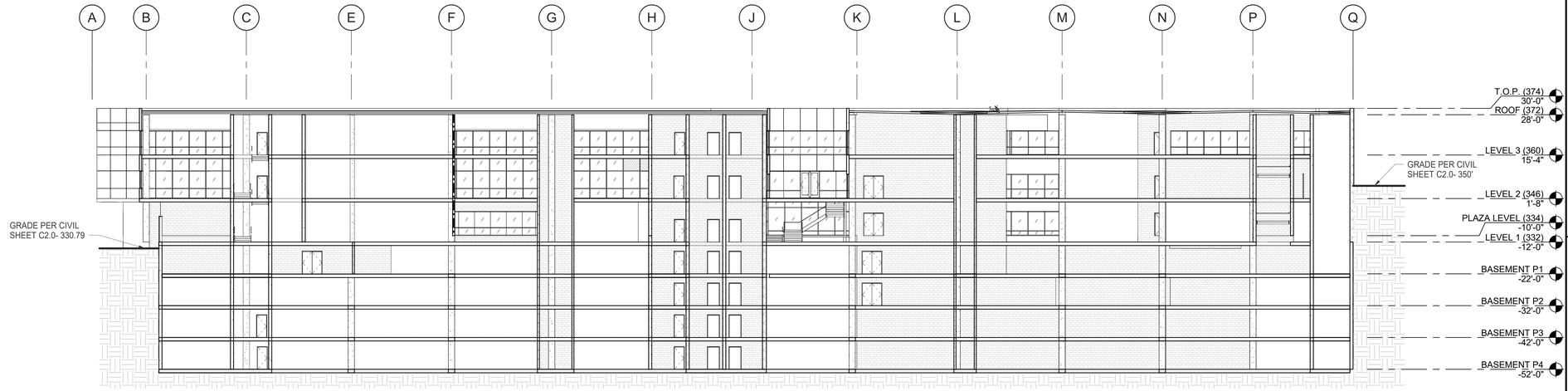
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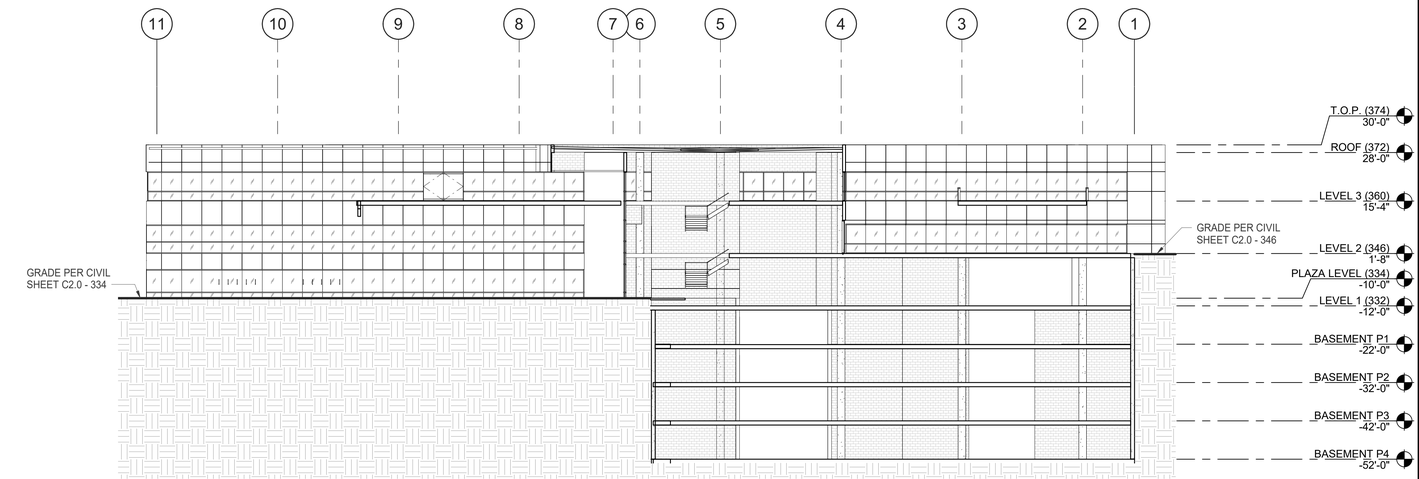
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BUILDING SECTION 4

SCALE: 1/16" = 1'-0" (1)



BUILDING SECTION 5

SCALE: 1/16" = 1'-0" (2)

GENERAL NOTES

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SHEET TITLE:	

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BUILDING SECTIONS

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	06/30/2023	PLANNING COMMENTS
5	09/28/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

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ATTACHMENT 1

VIEW OF SURFACE PARKING LOT & MAIN ENTRY FROM EAST



VIEW OF MAIN ENTRYPLAZA



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RENDERINGS

	DATE	REMARKS
1	05/27/2022	PRE-SCREEN COMMENTS
2	11/18/2022	PLANNING COMMENTS
4	06/16/2023	PLANNING COMMENTS
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VIEW FROM TORREYANA ROAD



BIRDSEYE VIEW OF BUILDING



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RENDERINGS

	DATE	REMARKS
4	08/04/2023	PLANNING COMMENTS
5	09/26/2023	PLANNING COMMENTS
6	02/27/2024	PLANNING COMMENTS

PA/PM:	Approver
DRAWN BY.:	Author
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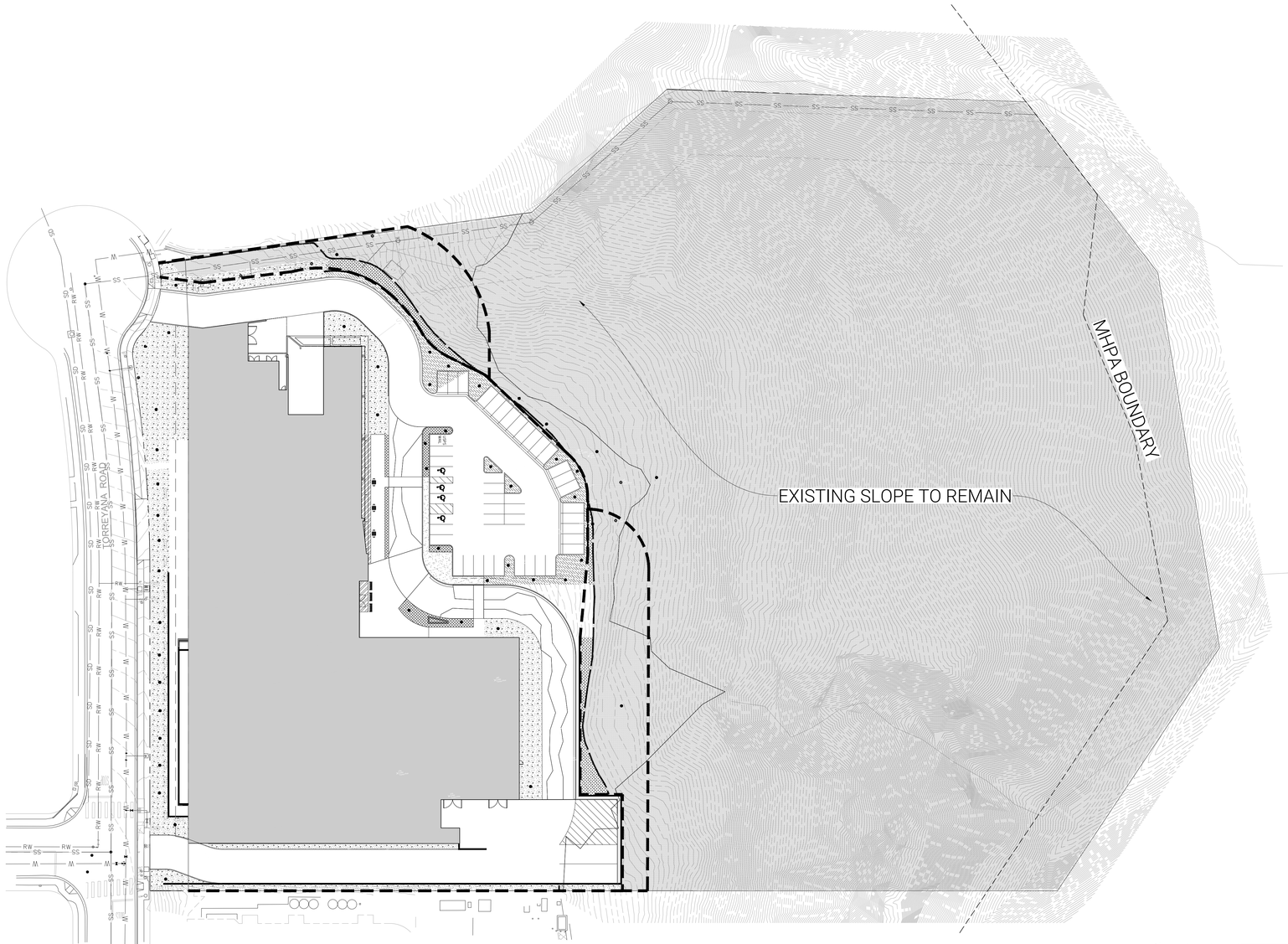
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ATTACHMENT 1

TORREYANA LIFE SCIENCE

LANDSCAPE ENTITLEMENT SET

11011 TORREYANA ROAD, SAN DIEGO, CA, 92121



Sheet List Table	
Sheet Number	Sheet Title
L-1.00	COVER SHEET
L-2.00	YARD CALCULATIONS
L-3.00	HARDSCAPE PLAN
L-4.00	HYDROZONE MAP
L-5.00	PLANTING PLAN
L-5.01	PLANTING PLAN (2)
L-6.00	BRUSH MANAGEMENT PLAN

DESIGN STATEMENT:

THE GOAL OF THIS PROPOSED LANDSCAPE IS TO COMPLEMENT THE BOLD STATEMENT THAT THE NEW ARCHITECTURE WILL MAKE BY SOFTENING AND NESTLING IT SEAMLESSLY INTO THE SURROUNDING ENVIRONMENT. WE PRIORITIZED HARNESSING VIEWS OVER THE VALLEY, PROMOTING NATIVE VEGETATION AND HABITAT WHILE KEEPING THE EVER-PRESENT RISK OF FIRE IN MIND. THE OVERARCHING GOAL OF ALL DESIGN DECISIONS WAS TO ENHANCE THE EXPERIENCE OF THE DAILY USER OF TORREYANA LIFE SCIENCE; WE ACHIEVE THIS BY DESIGNING THE SPACE TO ENSURE A SMOOTH FLOW FOR USERS WITH POCKETS OF COMFORTABLE SPACES FOR PAUSE, REST, AND REFLECTION.

MORE SPECIFICALLY, A KEY FEATURE OF THIS PROJECT IS THE HYBRIDIZATION OF THE IDEA OF A FIRE ACCESS ROAD WITH THAT OF A PLEASANT PEDESTRIAN PROMENADE LINED WITH SHADE TREES AND GREEN SPACE. THIS PROJECT IS BUILT ON THE IDEAL OF ENCOURAGING DAILY USERS TO GATHER AND LINGER OUTSIDE TO IMPROVE THEIR WELL BEING DURING OTHERWISE LONG WORK DAYS WITHOUT COMPROMISING THE THE IDEAL OF BEING SAFE AND ACCESSIBLE. IN THE EVENT OF NATURAL DISASTER, A KNOWN RISK IN THE SURROUNDING FOOTHILLS OF THE AREA.

McCulloughLA.com
703 10th Street Suite 5on
Diego, California 92101 100
619.296.3150

landscape architecture
environmental planning
urban design

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COVER SHEET

REMARKS

DATE

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DRAWN BY.:	MLA
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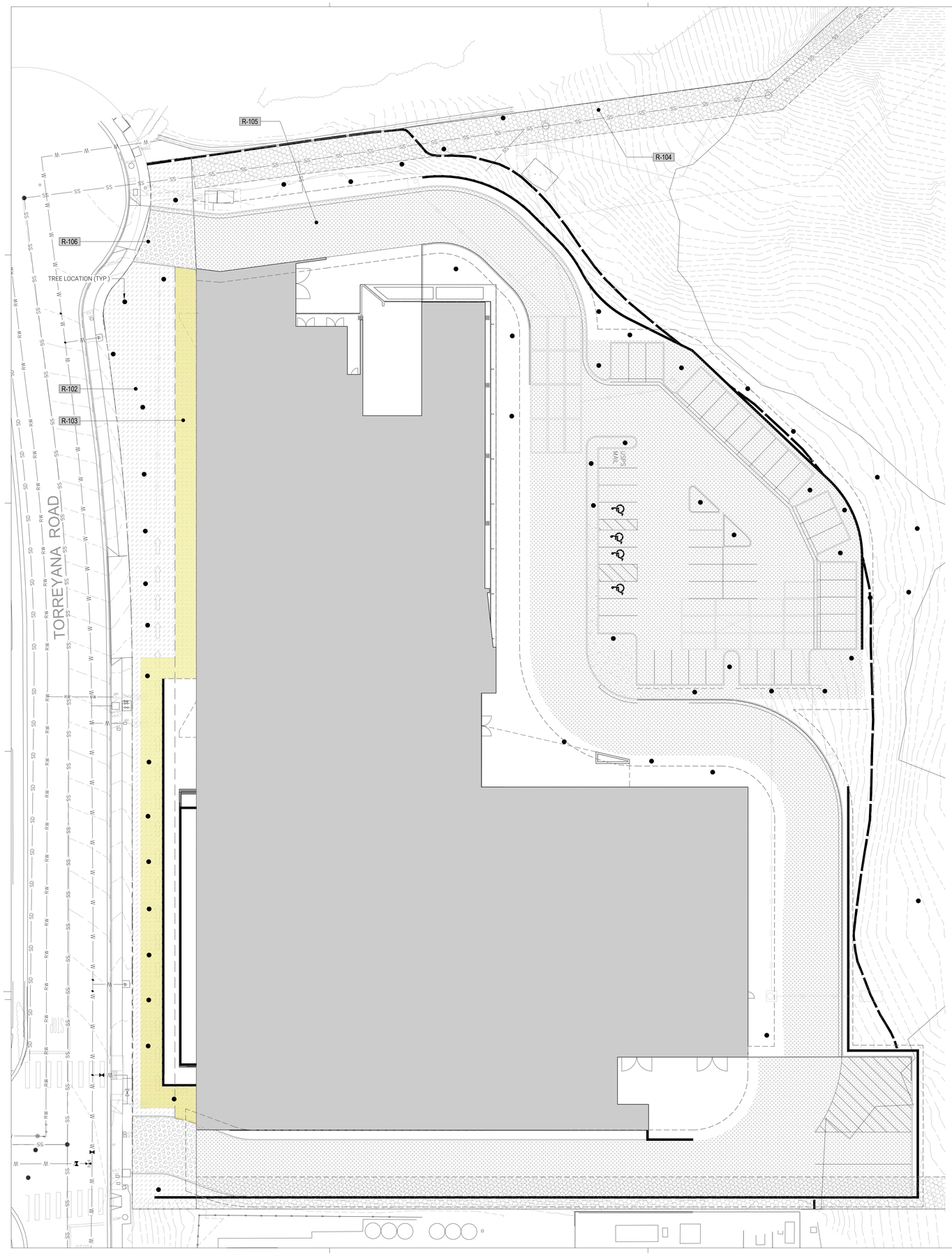
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Landscape Calculations Worksheet

Vehicular Use Area (VUA)

VEHICULAR USE AREA (>6,000 sf) [§142.0406 - §142.0407]

Planting Area Required				Planting Area Provided	Excess Area Provided
VUA inside Street Yard	1447 Sq. Ft. x 0.05 =	72.35 Sq. Ft.		582 Sq. Ft.	509.65 Sq. Ft.
VUA outside Street Yard	46,366 Sq. Ft. x 0.03 =	1390.98 Sq. Ft.		2830 Sq. Ft.	1439.02 Sq. Ft.

Planting Points Required				Planting Points Provided	Excess Points Provided
VUA inside Street Yard	1447 Sq. Ft. x 0.03 =	72.35	Points	58 Points	57.65 Points

At least one-half of the required planting points shall be achieved with trees

Points Achieved with Trees (50% min.)
150 Points

Planting Points Required				Planting Points Provided	Excess Points Provided
VUA outside Street Yard	46,366 Sq. Ft. x 0.03 =	1390.98	Points	3138 Points	747.02 Points

At least one-half of the required planting points shall be achieved with trees

Points Achieved with Trees (50% min.)
710 Points

Street Tree Requirement

1 Tree per 30 LF of street frontage, excluding Curb Cuts and designated Bus Stops

Name of Street:		Required trees		Proposed Trees	
Length of Street	530 Lineal Feet =	18	24" box min.	18	24" box min.

YARD SCHEDULE

REFERENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY	MATERIAL
R-102	STREET YARD	12,240 SF	AREA BETWEEN THE FRONT PROPERTY LINE AND THE STREET WALL
R-103	FACADE AREA	4,303 SF	PORTION OF THE STREET YARD WITHIN A 10 FOOT OFFSET FROM THE LENGTH OF THE STREET WALL
R-104	REMAINING YARD / COMMON OPEN SPACE	30,548 SF	PORTION OF THE YARD NOT WITHIN THE STREET YARD. FROM SETBACK TO PROPERTY LINE
R-105	VEHICULAR USE AREA OUTSIDE STREET YARD	46,366 SF	AREA OF A PREMISES USED FOR PARKING AND VEHICULAR TRAFFIC, EXCLUDING COVERED OR UNDERGROUND STRUCTURES OUTSIDE STREET YARD
R-106	VEHICULAR USE AREA WITHIN STREET YARD	1,447 SF	AREA OF A PREMISES USED FOR PARKING AND VEHICULAR TRAFFIC, EXCLUDING COVERED OR UNDERGROUND STRUCTURES WITHIN STREET YARD

Landscape Calculations Worksheet: Industrial

Industrial Development in All Zones except IBT, IS, IL

IBT (Industrial Intelligent and Technology) Zones

STREET YARD [§142.0406 - §142.0405]

Planting Area Required [§142.0406 - §142.0405]				
TOTAL STREET YARD AREA:	1,705	Sq. Ft. x 35% =	597	Sq. Ft.

Planting Points Required [§142.0405]				Planting Points Provided	Excess Points Provided
TOTAL STREET YARD AREA	1,705	Sq. Ft. x 0.05* =	86	Points	1076 Points	990 Points

*Areas not subject to VUA calculations such as paved walkways may be counted with this calculation

Planting Points Required With Trees [§142.0405]				Tree Points Provided	Excess Points Provided
REQUIRED PLANTING POINTS	86	Points x 50%* =	50	Points	484 Points	98 Points

*At least one-half of the required planting points shall be achieved with trees. [§142.0405(d)]

Planting Area Reduction (Using excess points, if applicable)

Planting Area Reduction [§142.0405(d)(3)]					Maximum Reduced Planting Area		Excess Points Required for Allowed Reduction	
PLANTING AREA REQUIRED	597	Sq. Ft. x 25% =	149	Sq. Ft.	2387	Sq. Ft.	1076	Points

At least one-half of the required planting points shall be achieved with trees. The remaining planting area may be reduced by the ratio of 75 square feet of area reduction for each excess point provided. The maximum planting area reduction allowed by this ratio is 75 percent of the total planting area required. [§142.0405(d)]

Final Planting Area Required with All Applicable Reductions	
Planting Area Required	597
Excess Plant Point Reduction	149
Final Planting Area Required	7867

Final Planting Area Provided	
Planting Area Provided	Excess Area Provided
1149 Sq. Ft.	6718 Sq. Ft.

FACADE PLANTING AREA [§142.0406 - §142.0405]

Planting Area Required [§142.0406 - §142.0405]				
LENGTH OF STREET WALL:	431	Ft. x 10' =	4309	Sq. Ft.

Planting Points Required [§142.0405]				Planting Points Provided	Excess Points Provided
PLANTING AREA REQUIRED	4309	Sq. Ft. x 0.40	1724	Points	2426 Points	1150 Points

Shrubs and trees shall be planted with a combination of trees and shrubs that achieve 40 points per 100 square feet of planting area. [§142.0405(g)]

Points Achieved with Trees
700 Points

Planting Area Reduction (Using excess points, if applicable)

Planting Area Reduction [§142.0405(d)(3)]					Maximum Reduced Planting Area		Excess Points Required for Allowed Reduction	
PLANTING AREA REQUIRED	4309	Sq. Ft. x 25% =	1077	Sq. Ft.	3231	Sq. Ft.	1150 Points	

At least one-half of the required planting points shall be achieved with trees. The remaining planting area may be reduced by the ratio of 75 square feet of area reduction for each excess point provided. The maximum planting area reduction allowed by this ratio is 75 percent of the total planting area required. [§142.0405(d)]

REMAINING YARD [§142.0404 - §142.0405]

Planting Area Required [§142.0404]				
REMAINING YARD AREA:	20823	Sq. Ft. x 35* =	10213	Sq. Ft.

*Planting area may be reduced to a minimum of 25% [§142.0405(c)]

Planting Points Required [§142.0404]				Planting Points Provided	Excess Points Provided
PLANTING AREA REQUIRED	10213	Sq. Ft. x 0.34 =	3156	Points	42021 Points	38865 Points

Shrubs and trees shall be planted with a combination of trees and shrubs that achieve 34 points per 100 square feet of planting area. [§142.0405(g)]

Points Achieved with Trees
2220 Points

Planting Area Reduction (Using excess points, if applicable)

Planting Area Reduction [§142.0405(d)(3)]					Maximum Reduced Planting Area		Excess Points Required for Allowed Reduction	
PLANTING AREA REQUIRED	10213	Sq. Ft. x 25 =	2578	Sq. Ft.	7734	Sq. Ft.	2578 (25)	Points

At least one-half of the required planting points shall be achieved with trees. The remaining planting area may be reduced by the ratio of 75 square feet of area reduction for each excess point provided. The maximum planting area reduction allowed by this ratio is 75 percent of the total planting area required. [§142.0405(d)]

Final Planting Area Required with Applicable Reduction	
Planting Area Required	2578
Excess Point Reduction	2578
Final Planting Area Required	7734

PLANT POINTS NOTE:
PLANT POINT CALCULATIONS SHOWN AT ENTITLEMENT PHASE ARE ESTIMATED ACCOUNTING FOR NATIVE VEGETATION TO BE PRESERVED, PROPOSED PLANTING AREAS PROVIDED, AVERAGE PROPOSED PLANT SPACING AND AVERAGE PROPOSED CONTAINER SIZES. FINAL PLANT POINTS ARE TO BE CALCULATED WHEN INDIVIDUAL PLANT CONTAINERS ARE SELECTED AND PLACED AT NEXT SUBMITTAL PHASE.

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SCALE: 1"=20'-0"

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YARD CALCULATIONS

REMARKS	DATE

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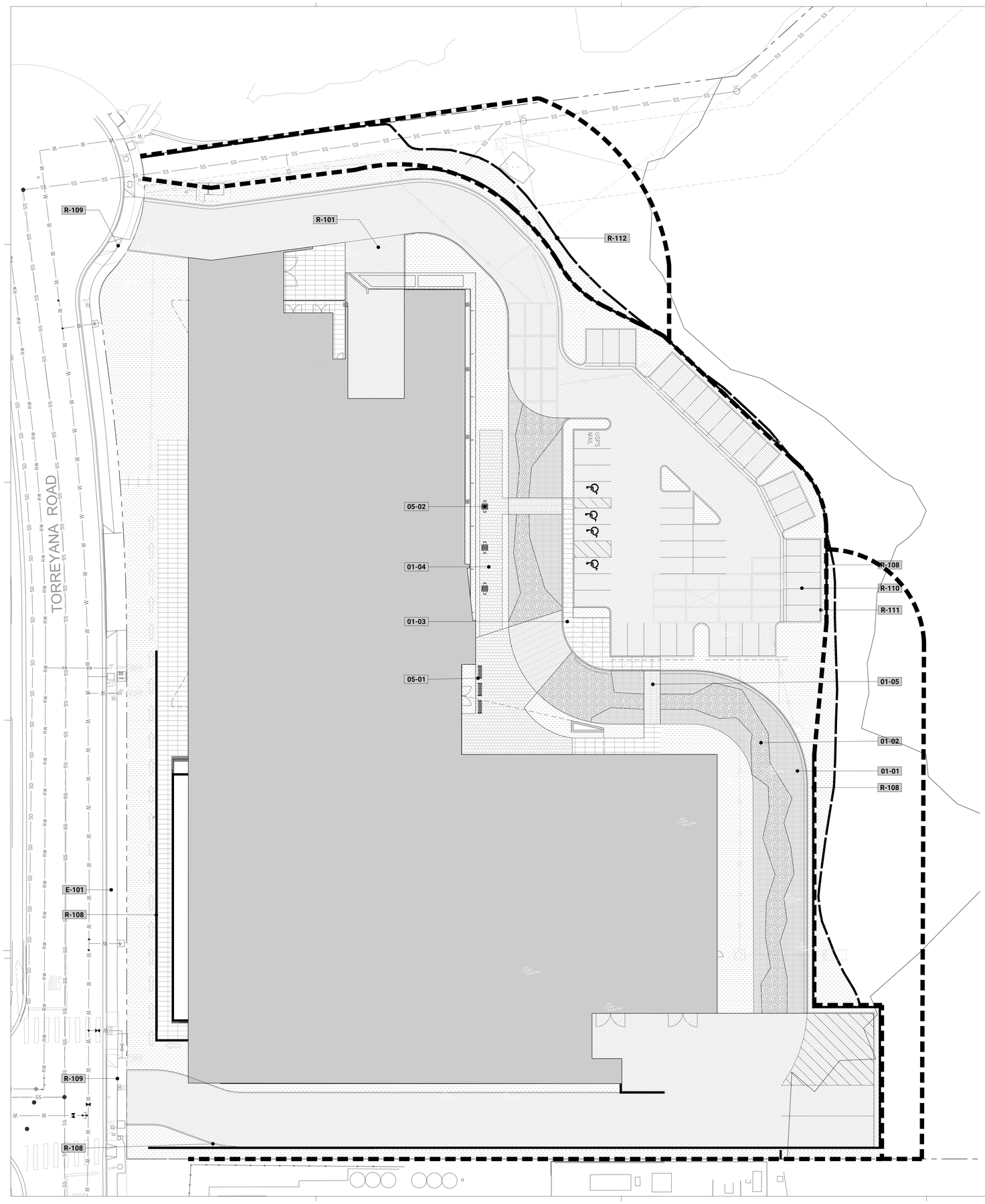
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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

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CONSTRUCTION SCHEDULE

	SYMBOL	DESCRIPTION	QTY	DETAIL	
		01 PAVEMENTS, RAMPS, CURBS			
	01-01	GRASS-CRETE	4,837 SF		
	01-02	FIRE LANE PAVER	3,931 SF		
	01-03	STANDARD CONCRETE	5,865 SF		
	01-04	PLAZA PAVER	2,906 SF		
	01-05	CROSSWALK PAVER	1,155 SF		
		05 SITE FURNISHINGS			
	SYMBOL	DESCRIPTION	QTY	DETAIL	
	05-01	BENCH	3		
	05-02	TABLE	3		
		09 PLANTING AND LANDSCAPE			
	SYMBOL	DESCRIPTION	QTY	DETAIL	
	09-01	MULCHED LANDSCAPE AREA	27,329 SF		
		EXISTING TO REMAIN			
	SYMBOL	DESCRIPTION	QTY	DETAIL	
	E-101	EXISTING STREET SIDEWALK			
		REFERENCE SCHEDULE			
	SYMBOL	DESCRIPTION	QTY	DETAIL	SPEC.
	R-101	DRIVEWAY, PER CIVIL ENGINEER	14,915 SF		PER CIVIL
	R-108	SITE RETAINING WALL PER ARCH.			
	R-109	DRIVEWAY APRON PER CIVIL ENG.,			
	R-110	PARKING STRIPING PER CIVIL ENG.			
	R-111	6" HT. CONCRETE CURB AT ALL PARKING LOT PLANTER TRANSITIONS			
	R-112	LIMIT OF GRADING			

DESIGN STATEMENT:

DESIGN STATEMENT...

ADDITIONAL NOTES:

ALL LANDSCAPE AND IRRIGATION PLANS SHALL CONFORM WITH THE CIVIC SAN DIEGO'S DESIGN CODE, LANDSCAPE REGULATIONS, THE STREETSCAPE MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CIVIC SAN DIEGO AND REGIONAL STANDARDS.

1. ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH) MEASURED FROM THE INSIDE FACE OF PAVEMENT.
2. EACH TREE SHALL BE PLANTED IN AN AIR AND WATER-PERMEABLE PLANTING AREA OF AT LEAST 40 SQUARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 5 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING AREA SHALL BE UNENCUMBERED BY UTILITIES.
3. ALL IRRIGATION DESIGN AND INSTALLATION SHALL CONFORM WITH THE LANDSCAPE STANDARDS. IT IS THE RESPONSIBILITY OF THE DESIGNER TO BE FAMILIAR WITH AND IMPLEMENT THE LANDSCAPE STANDARDS.
4. ANY CHANGES TO THE STREETSCAPE, SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CIVIC SAN DIEGO FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
5. ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIC SAN DIEGO LANDSCAPE PLANNER, THE OWNERS, AND THE DESIGNER/ ARCHITECT PRIOR TO INSTALLATION.
6. TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET WITHIN 8 YEARS OF PLANTING.
7. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY TO BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC SEWER FACILITIES OR IN THE PUBLIC EASEMENT.

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET

CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING LANDSCAPE, IRRIGATION, AND ANY EXISTING IMPROVEMENTS DISPLACED OR DAMAGED AS A RESULT OF PERFORMING THE WORK OF THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. EXISTING LANDSCAPE AND IRRIGATION SHALL BE EXTENDED IN-KIND INTO AREAS LEFT VACANT BY DEMOLITION AT NO ADDITIONAL COST TO THE OWNER.

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SCALE: 1"=20'-0"

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HARDSCAPE PLAN

DATE	REMARKS

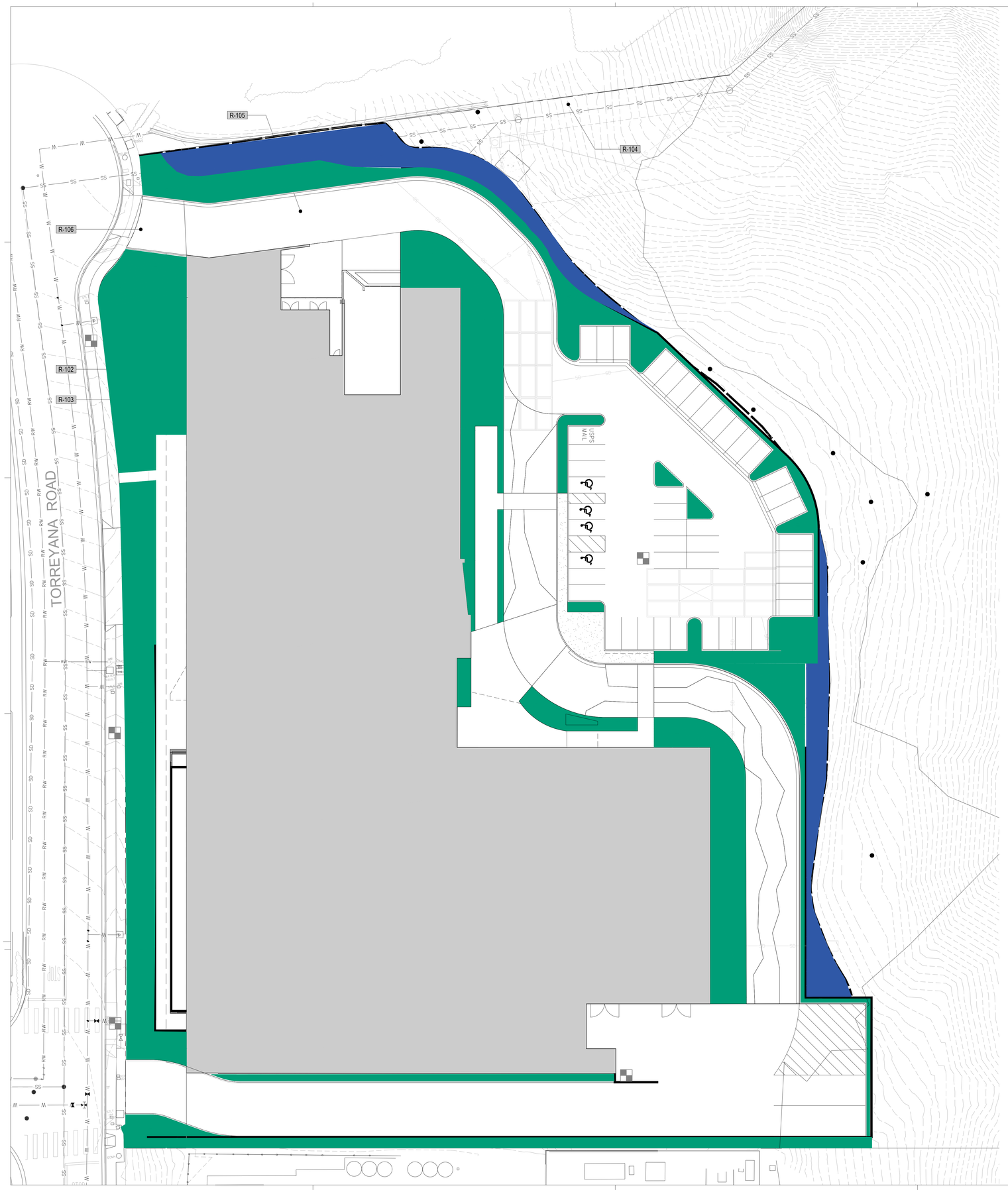
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WATER CONSERVATION STATEMENT:
IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY: THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS AND RESIDENTS. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED. THE ESTIMATED TOTAL WATER USE (ETWU) OF THE IRRIGATION SYSTEM WILL BE DESIGNED TO WORK WITHIN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE DEVELOPMENT. A FULL LANDSCAPE DOCUMENT PACKAGE, PER THE LANDSCAPE WATER CONSERVATION ORDINANCE WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

GENERAL NOTE:
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LANDSCAPE TECHNICAL MANUAL AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

RAIN SENSOR SHUTOFF DEVICE NOTE:
RAIN DEVICE AND A MOISTURE SENSING DEVICE THAT REGULATES THE IRRIGATION ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF SYSTEM FOR ALL LAWN AREAS.

STREET TREE IRRIGATION:
A PERMANENT IRRIGATION SYSTEM FOR STREET TREES SHALL BE DESIGNED BY A REGISTERED LANDSCAPE ARCHITECT AND SHALL INCLUDE:

1. A SEPARATE IRRIGATION WATER METER USED SOLELY FOR LANDSCAPING WITHIN THE RIGHT-OF-WAY, WITH THE METER FEES PAID FOR BY THE PROPERTY OWNER.
2. A BACKFLOW PREVENTION DEVICE INSTALLED IMMEDIATELY DOWNSTREAM OF THE WATER METER. ALL PRIVATE BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED OUTSIDE OF THE RIGHT-OF-WAY, AND WITHIN A LOCKABLE, STEEL ENCLOSURE OR LOCKED UTILITY ROOM.
3. AN AUTOMATIC CONTROLLER WITHIN A LOCKABLE STAINLESS STEEL ENCLOSURE. ALL PRIVATE AUTOMATIC IRRIGATION CONTROLLERS SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY WITHIN THE BUILDING IN A LOCKABLE, STEEL ENCLOSURE OR LOCKED UTILITY ROOM. IF A SOLAR CONTROLLER IS SPECIFIED, IT MAY BE LOCATED IN THE RIGHT-OF-WAY IN A LOCATION THAT DOES NOT INTERFERE WITH PEDESTRIAN CIRCULATION OR VEHICULAR VISIBILITY.
4. PIPE SHALL BE IN PLACE PRIOR TO INSTALLING THE SIDEWALK PAVING. IRRIGATION PIPE UNDER PAVING SHALL BE SLEEVED WITH SCHEDULE 40 PVC THAT IS TWICE THE DIAMETER OF THE PIPE IT SERVES AND SHALL ONLY HAVE ONE PIPE PER SLEEVE. IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY'S LAND DEVELOPMENT CODE.
5. A MINIMUM OF TWO (2) BUBBLER-TYPE HEADS OR APPROVED EQUAL PER STREET TREE.
6. POP-UP SPRAY IRRIGATION HEADS OR A DRIP IRRIGATION SYSTEM FOR SHRUB AND GROUNDCOVER PLANTING AREAS.
7. REMOTE CONTROL VALVES WITH A BRASS BODY AND LOCATED IN INDIVIDUAL CONCRETE VALVE BOXES. IF THE WATER FLOW IS BELOW FIVE (5) GALLONS PER MINUTE, A PLASTIC BODY VALVE MAY BE USED.
8. GLOBE VALVES TO DIVIDE THE SYSTEM INTO CONTROLLABLE UNITS, WITH A BRASS BODY AND INSTALLED IN A CONCRETE VALVE BOX.
9. QUICK COUPLING VALVES LOCATED AT ONE HUNDRED (100) FOOT INTERVALS OR AS NEEDED TO SERVICE THE AREA AND BE INSTALLED IN A CONCRETE VALVE BOX.
10. A RAIN SENSING DEVICE LOCATED OUTSIDE OF THE RIGHT-OF-WAY, WITH THE DEVICE UNOBSTRUCTED TO THE SKY.
11. CONCRETE VALVE BOXES WITH CAST-IRON LIDS. THE CLEVIS PIN AND SHEET METAL CLIP SHALL BE REPLACED WITH A MARINE TYPE, STAINLESS STEEL MACHINE BOLT AND SELF-LOCKING NUT.

McCullough Landscape Architecture

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET₀): 47 Project Type: NON-RESIDENTIAL 0.55

Hydrozone / Planting Description	Plant Factor PF	Irrigation Method	Irrigation Efficiency IE	ET Adjustment Factor PF/IE	Landscape Area Sq. Ft.	Special Landscape Area	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas								
TURF	0.8	BUBBLER	0.85	0.94	2360		904	26329
SHRUBS	0.2	DRIP	0.9	0.28	26816		7393	215442
			0					
			0					
			0					
			0					
				Totals	29176		8297	241771
Special Landscape Areas								
						0	0	0
						0	0	0
						0	0	0
						0	0	0
				Totals	0	0	0	0
							ETWU Total	241771
							Maximum Allowed Water Allowance (MAWA)*	382583

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	8297
Total Area	29176
Average ETAF	0.28

All Landscape Areas

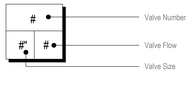
Total ETAF x Area	8297
Total Area	29176
Average ETAF	0.28

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	GPM
	LOW WATER USE IRRIGATION	24,533 S.F.	245
	POTENTIAL DISTURBED AREA EXISTING IRRIGATION TO REMAIN AS IS, UNLESS DISTURBED. REPAIR AND REPLACE AS REQUIRED OR PROVIDE TEMPORARY IRRIGATION TO ESTABLISH PLANTING.	4,647 S.F.	46
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICZ-151-XL-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 80 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2" INLET X SINGLE 2" OUTLET	5	

Valve Callout



WATER METER NOTE: DEDICATED WATER METER TO BE LOCATED AND IDENTIFIED BY CIVIL ENGINEER

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SCALE: 1"=20'-0"

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HYDROZONE MAP

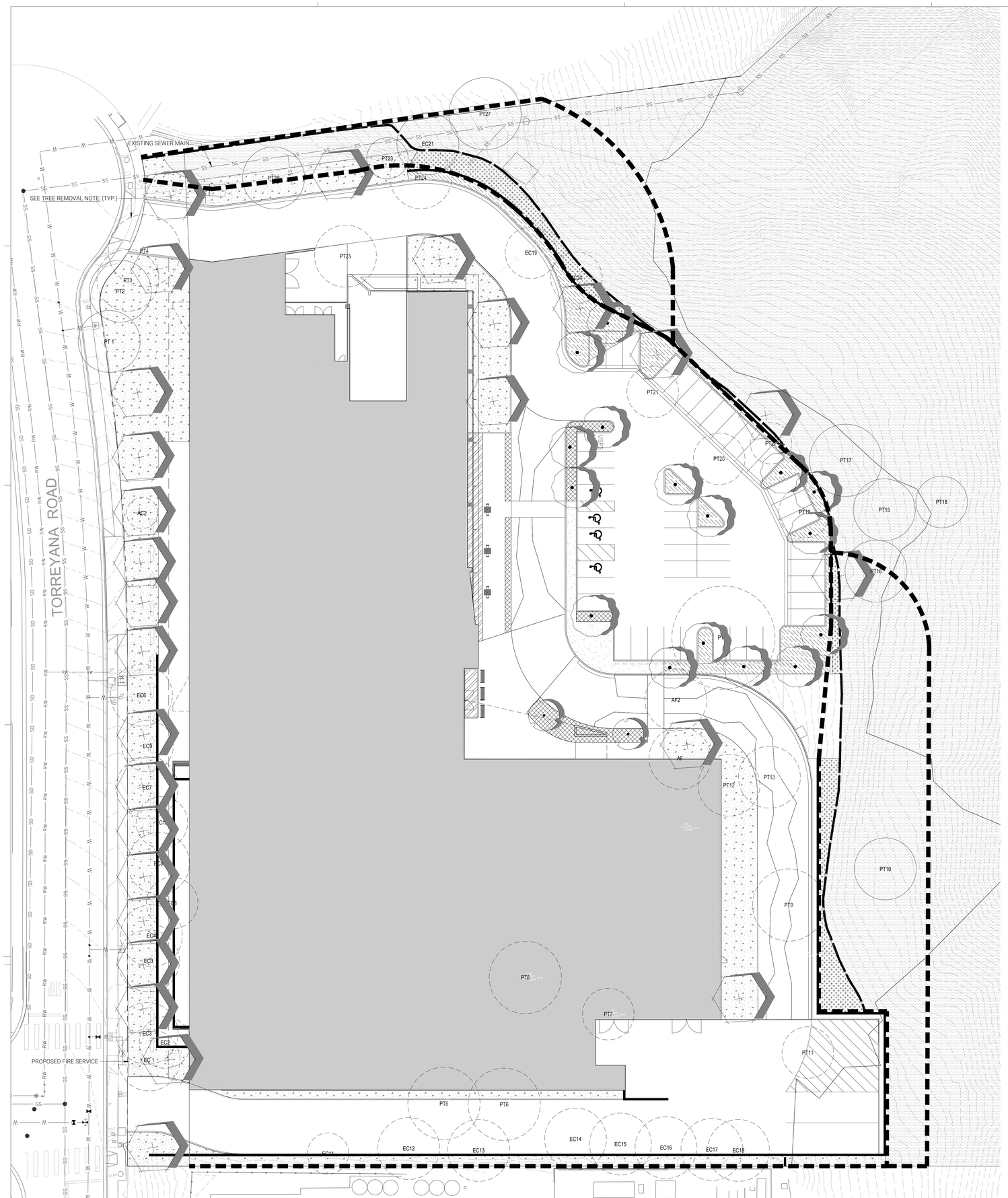
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CONCEPT PLANT SCHEDULE

PARKING LOT TREE 1 - 24" BOX MIN. JACARANDA MIMOSIFOLIA / JACARANDA SAMBUCUS MEXICANA / MEXICAN ELDERBERRY ULMUS PARVIFOLIA / LACEBARK ELM		16
PARKING LOT TREE 2 - 24" BOX MIN. ALOE BARBERAE / TREE ALOE DRACAENA DRACO / DRAGON TREE PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY		2
TORREY PINE - 24" BOX MIN PINUS TORREYANA / TORREY PINE		27
PARKING LOT PLANTING CISTUS X `GRAYSWOOD PINK` / ROCK ROSE DIANELLA CAERULEA `CASSA BLUE` / CASSA BLUE FLAX LILY GREVILLEA X `CANBERRA GEM` / CANBERRA GEM GREVILLEA HETEROMELES ARBUTIFOLIA / TOYON RIBES INDECORUM / WHITE FLOWERED CURRANT ROMNEYA COULTERI / MATILIJA POPPY ZEPHYRANTHES CANDIDA / ZEPHYRLILY DIPLACUS PUNICEUS / RED BUSH MONKEYFLOWER		3,371 SF
WALKWAY PLANTING CISTUS X `GRAYSWOOD PINK` / ROCK ROSE LEYMUS CONDENSATUS `CANYON PRINCE` / CANYON PRINCE GIANT WILD RYE LOMANDRA LONGIFOLIA `BREEZE` TM / BREEZE MAT RUSH PENSTEMON SPECTABILIS / SHOWY PENSTEMON RIBES VIBURNIFOLIUM `SPOONER`S MESA` / SAN DIEGO EVERGREEN CURRANT SALVIA LEUCANTHA `MIDNIGHT` / MEXICAN BUSH SAGE SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS DIPLACUS PUNICEUS / RED BUSH MONKEYFLOWER		1,153 SF
ROADSIDE PLANTING AGAVE ATTENUATA / AGAVE ALOE RUBROVIOLACEA / ARABIAN ALOE FESTUCA MAIREI / ATLAS FESCUE GREVILLEA X `CANBERRA GEM` / CANBERRA GEM GREVILLEA SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW BERBERIS NEVINII / NEVIN'S BARBERRY CEANOTHUS VERRUCOSUS / WHITE COAST CEANOTHUS DENDROMECON RIGIDA / BUSH POPPY HETEROMELES ARBUTIFOLIA / TOYON		19,377 SF
BUILDING PERIMETER PLANTING FESTUCA MAIREI / ATLAS FESCUE HEUCHERA MAXIMA `SANTA ANA CARDINAL` / ISLAND ALUM ROOT LOMANDRA LONGIFOLIA `BREEZE` TM / BREEZE MAT RUSH MAHONIA X `SOFT CARESS` / SOFT CARESS MAHONIA NEPHROLEPIS CORDIFOLIA / SWORD FERN PARTHENOCISSUS TRICUSPIDATA `VEITCHII` / BOSTON IVY RUSSELIA EQUISETIFORMIS / FIRECRACKER PLANT WOODWARDIA FIMBRIATA / GIANT CHAIN FERN		752 SF
EXISTING MARITIME SUCCULENT SCRUB SLOPE PLANTING SEE BIO ASSESSMENT REPORT		288,749 SF
SCREEN PLANTING AESCULUS CALIFORNICA / CALIFORNIA BUCKEYE ARCTOSTAPHYLOS X 'SUNSET' / SUNSET MANZANITA CEANOTHUS VERRUCOSUS / WHITE COAST CEANOTHUS FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY HETEROMELES ARBUTIFOLIA / TOYON MYRICA CALIFORNICA / PACIFIC WAX MYRTLE		2,303 SF

TREE REMOVAL NOTE:
EXISTING MATURE TREES WILL BE PRESERVED UNLESS THEY COME INTO CONFLICT WITH PROPOSED GRADING OR HARDSCAPE CHANGES REQUIRED FOR SITE STABILITY AND ACCESS. PLEASE REFER TO THE PLAN INDICATING WHICH TREES WILL BE REMOVED, AND WHICH WILL REMAIN PROTECTED IN PLACE

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SCALE: 0 10 20 40 1"=20'-0"

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PLANTING PLAN

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ALL LANDSCAPE AND IRRIGATION PLANS SHALL CONFORM WITH THE CIVIC SAN DIEGO'S DESIGN CODE, LANDSCAPE REGULATIONS, THE STREETSCAPE MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CIVIC SAN DIEGO AND REGIONAL STANDARDS.

1. ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH) MEASURED FROM THE INSIDE FACE OF PAVEMENT.
2. EACH TREE SHALL BE PLANTED IN AN AIR AND WATER-PERMEABLE PLANTING AREA OF AT LEAST 40 SQUARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 5 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING AREA SHALL BE UNENCUMBERED BY UTILITIES.
3. ALL IRRIGATION DESIGN AND INSTALLATION SHALL CONFORM WITH THE LANDSCAPE STANDARDS. IT IS THE RESPONSIBILITY OF THE DESIGNER TO BE FAMILIAR WITH AND IMPLEMENT THE LANDSCAPE STANDARDS.
4. ANY CHANGES TO THE STREETSCAPE, SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CIVIC SAN DIEGO FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
5. ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIC SAN DIEGO LANDSCAPE PLANNER, THE OWNERS, AND THE DESIGNER/ ARCHITECT PRIOR TO INSTALLATION.
6. TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET WITHIN 8 YEARS OF PLANTING.
7. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY TO BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC SEWER FACILITIES OR IN THE PUBLIC EASEMENT.

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET

CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING LANDSCAPE, IRRIGATION, AND ANY EXISTING IMPROVEMENTS DISPLACED OR DAMAGED AS A RESULT OF PERFORMING THE WORK OF THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. EXISTING LANDSCAPE AND IRRIGATION SHALL BE EXTENDED IN-KIND INTO AREAS LEFT VACANT BY DEMOLITION AT NO ADDITIONAL COST TO THE OWNER.

PLANT SCHEDULE

EXISTING TREES (TO BE REMOVED)	BOTANICAL / COMMON NAME	CONT	CAL	MATURE H X S	QTY
AF5	AGONIS FLEXUOSA PEPPERMINT TREE	EXISTING	2.0"	30' X 30'	1
AF	AGONIS FLEXUOSA PEPPERMINT TREE	EXISTING	2.3"	30' X 30'	1
AC2	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	EXISTING	1.2"	15' X 15'	1
EC2	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	0.7"	25' X 25'	1
EC11	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.0"	20' X 25'	1
EC10	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.0"	25' X 25'	1
EC9	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.2"	25' X 25'	1
EC17	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.2"	25' X 25'	1
EC16	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.2"	25' X 25'	1
EC8	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.2"	25' X 25'	1
EC19	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.2"	25'-40'	1
EC28	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.2"	25'-40'	1
EC12	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.3"	30' X 30'	1
EC15	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.3"	30' X 30'	1
EC26	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.3"	30' X 30'	1
EC25	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.3"	30' X 30'	1
EC24	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.4"	30'-35'	1
EC1	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.5"	30' X 25'	1
EC23	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	2.0"	30' X 30'	1
EC20	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	2.0"	30' X 30'	1
EC27	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	2.0"	30' X 30'	1
EC21	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	2.0"	30' X 30'	1
EC3	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	2.3"	30' X 30'	2
PT22	PINUS TORREYANA TORREY PINE	EXISTING	1.0"	20' X 20'	1
PT11	PINUS TORREYANA TORREY PINE	EXISTING	1.0"	25' X 25'	1
PT1	PINUS TORREYANA TORREY PINE	EXISTING	1.2"	25' X 25'	1
PT26	PINUS TORREYANA TORREY PINE	EXISTING	1.2"	25' X 25'	1
PT21	PINUS TORREYANA TORREY PINE	EXISTING	1.2"	25' X 25'	1
PT18	PINUS TORREYANA TORREY PINE	EXISTING	1.2"	25'-40'	1
PT	PINUS TORREYANA TORREY PINE	EXISTING	1.3"	35' X 35'	1
PT	PINUS TORREYANA TORREY PINE	EXISTING	1.3"	35' X 35'	1
PT	PINUS TORREYANA TORREY PINE	EXISTING	1.3"	35' X 35'	1
PT	PINUS TORREYANA TORREY PINE	EXISTING	1.3"	35' X 35'	1
PT28	PINUS TORREYANA TORREY PINE	EXISTING	1.5"	30' X 30'	1
PT25	PINUS TORREYANA TORREY PINE	EXISTING	1.5"	30' X 30'	1
PT3	PINUS TORREYANA TORREY PINE	EXISTING	1.5"	30' X 30'	1
PT12	PINUS TORREYANA TORREY PINE	EXISTING	1.8"	35' X 30'	1
PT13	PINUS TORREYANA TORREY PINE	EXISTING	1.8"	35' X 30'	1
PT	PINUS TORREYANA TORREY PINE	EXISTING	1.8"	35' X 35'	1
PT	PINUS TORREYANA TORREY PINE	EXISTING	2.3"	40' X 60'	1

EXISTING TREES (TO REMAIN)	BOTANICAL / COMMON NAME	CONT	CAL	MATURE H X S	QTY
EC27	EUCALYPTUS CAMALDULENSIS RED GUM	EXISTING	1.2"	30'-35'	1
PT23	PINUS TORREYANA TORREY PINE	EXISTING	1.0"	20' X 20'	1
PT16	PINUS TORREYANA TORREY PINE	EXISTING	1.0"	30' X 30'	1
PT15	PINUS TORREYANA TORREY PINE	EXISTING	1.2"	25'-40'	1
PT2	PINUS TORREYANA TORREY PINE	EXISTING	1.2"	30' X 30'	1
PT10	PINUS TORREYANA TORREY PINE	EXISTING	1.3"	30' X 30'	1
PT19	PINUS TORREYANA TORREY PINE	EXISTING	1.3"	30' X 30'	1
PT7	PINUS TORREYANA TORREY PINE	EXISTING	1.3"	35' X 35'	1
PT17	PINUS TORREYANA TORREY PINE	EXISTING	1.5"	30' X 30'	1
PT24	PINUS TORREYANA TORREY PINE	EXISTING	1.5"	30' X 30'	1
PT27	PINUS TORREYANA TORREY PINE	EXISTING	1.8"	35' X 30'	1

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landscape architecture
environmental planning
urban design

TORREYANA LIFE SCIENCE
11011 Torreyana Rd.
San Diego, CA

PLANTING PLAN (2)

DATE	REMARKS

PA/PM:	DM/ZM
DRAWN BY.:	MLA
JOB NO.:	SDG20-0111

SHEET

L-5.01

2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

CAUTION: IF THIS SHEET IS NOT 30"x42" THIS A SCREWED PRINT

§142.0412 Brush Management

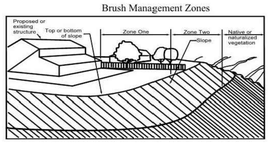
Brush management is required in all base zones on publicly or privately owned *premises* that are within 100 feet of a *structure* and contain native or naturalized vegetation.

(a) Brush management activity is permitted within *environmentally sensitive lands* (except for *wetlands*) that are located within 100 feet of an existing *structure* in accordance with Section 143.0110(c)(7). Brush management in *wetlands* may be requested with a *development permit* in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in *wetlands* is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).

(b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around *structures* by providing an effective fire break between all *structures* and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

Diagram 142-04E

Brush Management Zones



(1) 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 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.

(2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.

(c) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:

(1) The establishment of brush management Zones One and Two for new *development* shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.

(2) Where Zone Two is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. Zone Two brush management is not permitted in City-owned open space for new *development* proposals. For properties in the Coastal Overlay Zone, additional requirements for new *subdivisions* are found in Section 142.0412 (n).

Table 142-04H
Brush Management Zone Width Requirements

Criteria		
	Zone Widths	
Zone One Width	35 ft.	
Zone Two Width	65 ft.	

(d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

(e) Where Zone One width is required adjacent to the *MHPA* or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:

(1) The required front *yard setback* of the base zone may be reduced by 5 feet,

(2) A sidewalk may be eliminated from one side of the *public right-of-way* and the minimum required *public right-of-way* width may be reduced by 5 feet, or

(3) The overall minimum pavement and *public right-of-way* width may be reduced in accordance with the Street Design Standards of the Land Development Manual.

(f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

(g) Zone One Requirements

(1) The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.

(2) Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or Type IV or heavy timber construction as defined in the California Building Code.

(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4) Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5) Permanent irrigation is required for all planting areas within Zone One except as follows:

(A) When planting areas contain only species that do not grow taller than 24 inches in height, or

(B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.

(2) No *structures* shall be constructed in Zone Two.

(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.

(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

(5) The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:

(A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.

(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.

(C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

(D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

(6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.

(7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on *premises* with existing *structures*, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

(i) An *applicant* may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:

(1) The proposed alternative compliance provides sufficient defensible space between all *structures* on the *premises* and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed *development*.

(2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around *structures* and provide an effective fire break.

(3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

(j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a *development permit*, or noted in the permit file if approved as part of a *construction permit*.

(k) For existing *structures*, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.

(l) Brush management for existing *structures* shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the *structure* being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

(m) Where specifically authorized by the Fire Chief, goats may be used for brush management in accordance with the following:

(1) In order to prevent escapes, harassment from predators or humans, or over browsing, goats shall be managed and monitored 24-hours a day by a contractor with at least two years experience in raising, handling, and controlling of goats. The goat contractor shall maintain a minimum of $1 million of liability insurance subject to approval by the Office of the City Attorney.

(2) At least 10 business days prior to using goats for brush management, the property owner shall apply to the Fire Rescue Department for a permit to use goats for brush management. The *applicant* shall:

(A) Obtain and submit written permission from the owner of any property through which the goats must gain access to the area to be browsed.

(B) Provide written notice to the Fire Chief and all owners and residents of property located immediately adjacent to the area to be browsed. This notice shall identify Sections 44.0307 and 142.0412(m) as the authority for temporary use of goats.

(C) Provide photographs of the existing condition of the site, and a plan describing the methods to be employed and measures to retain existing vegetation in compliance with Section 142.0412(h).

(3) The area to be browsed shall be measured, staked, and appropriately fenced with temporary electrically charged fencing to delineate the Zone Two brush management areas. Signs must be posted at 25-foot intervals along the fence warning of the possibility of mild electric shock.

(4) The timing of brush management activities shall comply with Section 142.0412(d).

(5) While goats are browsing:

(A) No more than 75 goats are permitted on a single acre of the *premises*.

(B) Goats shall be moved along periodically so that no more than 50 percent of the vegetation is thinned or reduced.

(C) The goats shall remain within a secure enclosure at all times.

(D) Goats shall be moved into a separate holding pen at night, which shall be located the maximum distance reasonably practicable from residences.

(E) Droppings in the holding pen, and to the extent reasonably possible within the brush management area, shall be removed and properly disposed of daily in accordance with Section 44.0307.

(F) The goats shall be used for brush management only and shall be immediately removed when the brush thinning has been accomplished.

(6) No later than 5 business days from the date of removal of the goats, the *applicant* shall notify the Fire Chief in writing of the removal of the goats.

(7) The Fire Rescue Department shall not approve any permit under Section 142.0412(m) that will utilize a contractor determined by the City Manager to have negligently performed brush management services within the three prior calendar years. All facts supporting such a determination shall be provided to the *applicant* in writing, and shall constitute a final determination on the City's behalf.

(n) Within the Coastal Overlay Zone, brush management for new *subdivisions* shall not be permitted to encroach into an environmentally sensitive habitat area [ESHA], except that *encroachment* may be permitted where necessary to achieve a maximum *development* area of 25 percent including Zones One and Two. For purposes of this Section, ESHA shall include southern fordunes, torrey pines forest, coastal bluff scrub, maritime succulent scrub, maritime chaparral, native grasslands, oak woodlands, coastal sage scrub and coastal sage scrub/communities, and any vegetative communities that support threatened or endangered species.

(o) Violations and Remedies

(1) The provisions of this division shall be enforced pursuant to Chapter 12, Article 1, Division 2 (Enforcement Authorities for the Land Development Code), and Chapter 12, Article 1, Division 3 (Violations of the Land Development Code and General Remedies).

(2) In accordance with Section 121.0312, the City Manager may order reasonable restoration of the *premises* and any adjacent affected site to its lawful condition or may require reasonable mitigation at the sole cost of the responsible person.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 9-19-2005 by O-19413 N.S.; effective10-19-2005.)
(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)
(Amended 1-15-2008 by O-19698 N.S.; effective 2-14-2008.)
(Amended 7-28-2009 by O-19885 N.S.; effective 8-27-2009.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
(Amended 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

[**Editors Note Section 142.0412.** Resolution R-303274 was adopted by City Council to temporarily allow goat monitoring in the coastal overlay zone for a 5 year trial period during which annual monitoring reports would be distributed to the Coastal Commission. If at the end of 5 years, monitoring reports indicate that the use of goats has adversely impacted ESHA, the use of goats in the coastal zone would be discontinued.]

(Amended 3-22-2018 by O-20917 N.S.; effective 4-21-2018.)
(Amended 1-11-2019 by O-21033 N.S.; effective 2-10-2019.)

BRUSH MANAGEMENT NOTE:

ZONE 1 SHALL EXTEND FROM THE REAR OF THE PROPOSED BUILDING TO THE EDGE OF THE PROPOSED DEVELOPMENT AND ZONE 2 WILL EXTEND FROM EDGE OF DEVELOPMENT ONTO OPEN SPACE. ZONE ONE SHALL EQUAL NO LESS THAN 35 FEET IN WIDTH AND TOGETHER, ZONE ONE AND TWO SHALL EQUAL NO LESS THAN 100 FEET IN WIDTH OF DEFENSIBLE SPACE.

ALTERNATIVE COMPLIANCE NOTE SDMC 142.0412 (i):

AN APPLICANT MAY REQUEST APPROVAL OF ALTERNATIVE COMPLIANCE FOR BRUSH MANAGEMENT IN ACCORDANCE WITH PROCESS ONE IF ALL OF THE FOLLOWING CONDITIONS EXIST: CH. ART. DIV. 14 2 4 33 SAN DIEGO MUNICIPAL CODE CHAPTER 14: GENERAL REGULATIONS (5-2021)

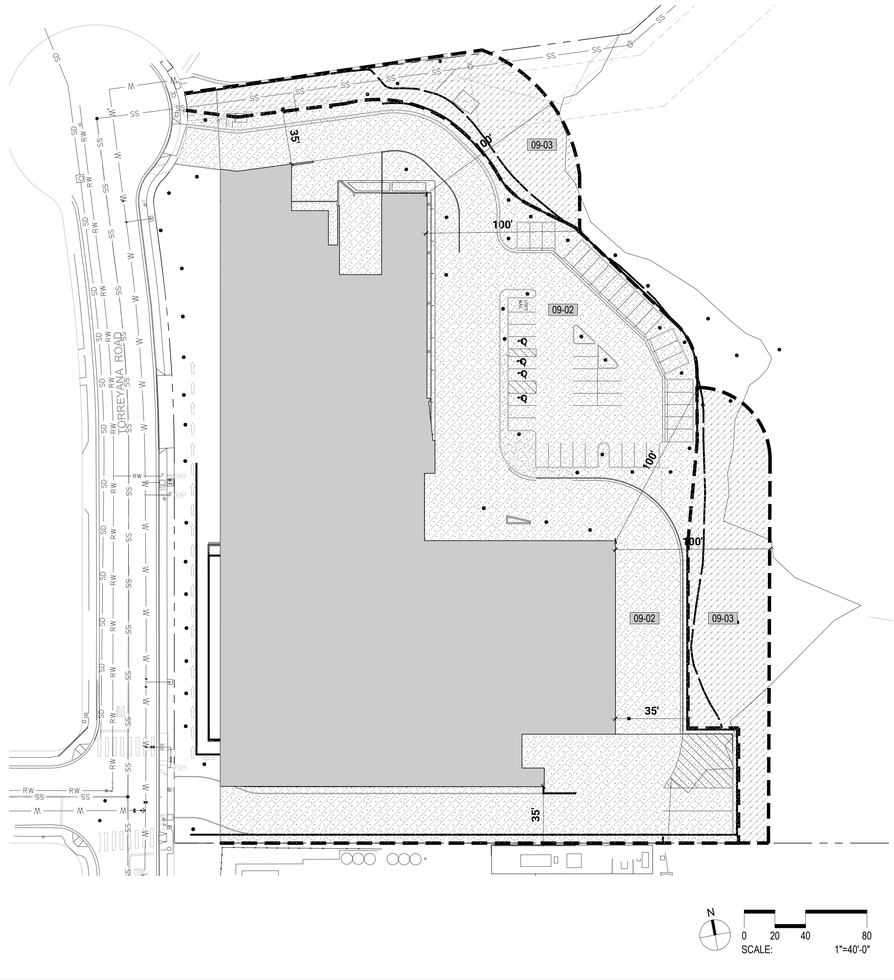
1. **THE PROPOSED ALTERNATIVE COMPLIANCE PROVIDES SUFFICIENT DEFENSIBLE SPACE BETWEEN ALL STRUCTURES ON THE PREMISES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION AS DEMONSTRATED TO THE SATISFACTION OF THE FIRE CHIEF BASED ON DOCUMENTATION THAT ADDRESSES THE TOPOGRAPHY OF THE SITE, EXISTING AND POTENTIAL FUEL LOAD, AND OTHER CHARACTERISTICS RELATED TO FIRE PROTECTION AND THE CONTEXT OF THE PROPOSED DEVELOPMENT.**
2. **THE PROPOSED ALTERNATIVE COMPLIANCE MINIMIZES IMPACTS TO UNDISTURBED NATIVE OR NATURALIZED VEGETATION WHERE POSSIBLE WHILE STILL MEETING THE PURPOSE AND INTENT OF SECTION 142.0412 TO REDUCE FIRE HAZARDS AROUND STRUCTURES AND PROVIDE AN EFFECTIVE FIRE BREAK.**
3. **THE PROPOSED ALTERNATIVE COMPLIANCE IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.**

ALTERNATIVE COMPLIANCE NOTE:
TYPICAL BRUSH MANAGEMENT ZONES CONSIST OF A 35FT ZONE 1 AND A 65 FT ZONE 2; HOWEVER, FOR THE PROJECT AT HAND NON-STANDARD ZONES APPLY. ZONE 1 SHALL EXTEND FROM THE REAR OF THE PROPOSED BUILDING TO THE EDGE OF PROPOSED DEVELOPMENT AND ZONE 2 WILL EXTEND FROM EDGE OF DEVELOPMENT INTO OPEN SPACE. TOGETHER, ZONE 1 AND ZONE 2 SHALL EQUAL 100 FT OF DEFENSIBLE SPACE.

ACCORDING TO SDMC SECTION 142.0412(i) AND THE USE OF ALTERNATIVE COMPLIANCE ZONING METHOD DESCRIBED ABOVE, A FIRE REVIEW CYCLE WILL BE ADDED. FIRE WILL REVIEW AND APPROVE ALTERNATIVE COMPLIANCE MEASURES.

REFERENCE NOTES SCHEDULE

	09 PLANTING AND LANDSCAPE	
SYMBOL	DESCRIPTION	COMMENT
09-02	BRUSH MANAGEMENT ZONE 1	PERMANENTLY IRRIGATED ORNAMENTAL PLANTING
09-03	BRUSH MANAGEMENT ZONE 2	THINNED, NATIVE OR NATURALIZED NON-IRRIGATED VEGETATION



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BRUSH MANAGEMENT PLAN

DATE	REMARKS

PA/PM:	DM/ZM
DRAWN BY.:	MLA
JOB NO.:	SDG20-0111

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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

PORTION OF OPEN SPACE EASEMENT LANGUAGE PER MAP No. 8434

TOGETHER WITH OPEN SPACE EASEMENTS OVER, UNDER, UPON AND ACROSS PORTIONS OF LOTS 5, 6, 7 AND 8 AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION. CONDITIONS SHALL BE THAT NO PART OF SAID OPEN SPACE EASEMENTS SHALL BE USED EXCEPT FOR THE PURPOSE OF INSTALLING, ERECTING, CONSTRUCTING, MAINTAINING, PLANTING AND GROWING THEREON THE FOLLOWING;

(1) GRASS, FLOWERS, SHRUBS, TREES AND IRRIGATION AND OTHER LANDSCAPING APPURTENANCES;
(2) FENCES AND RETAINING WALLS;
(3) RECREATION FACILITIES PROVIDED THE SAME SHALL NOT INCLUDE ANY BUILDING;
(4) UTILITY DISTRIBUTION FACILITIES PROVIDED THEY ARE INSTALLED UNDERGROUND, EXCEPT THAT TRANSFORMER BOXES AND SIMILAR EQUIPMENT MAY BE INSTALLED ABOVE GROUND BUT NOT ON POLES, DERRICKS OR SIMILAR SUPPORT;
(5) OPEN PARKING AREAS;
(6) SIDEWALKS, SIDEWALKS, PATHS AND STEPS;
(7) DIRECTIONAL SIGNS;
(8) OUTDOOR LIGHTING FACILITIES AND COMMUNITY TELEVISION ANTENNA FACILITIES,PROVIDED, HOWEVER,

THAT EACH AND EVERY FACILITY AND APPURTENANCE INSTALLED, ERECTED, CONSTRUCTED OR MAINTAINED PURSUANT TO ANY OF CLAUSES (1) THROUGH (8) MUST BE HERETOFOR AND HEREAFTER APPROVED BY THE CITY OF SAN DIEGO.

NOTES:

1. ALL EXISTING UTILITIES, SURFACE IMPROVEMENTS, FOOTING AND RETAINING WALLS WITHIN PROPERTY LINE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO PROPERLY DEMO/DISCONNECT ALL UTILITIES FROM THE BUILDING.

APN: 340-010-3000
LOT 6 OF MAP NO. 8434
TORREY PINES SCIENCE
PARK UNIT NO. 2
SUBDIVISION

APN: 340-010-3700
LOT 10 OF MAP NO. 8434
TORREY PINES SCIENCE
PARK UNIT NO. 2
SUBDIVISION

APN: 340-010-5300
LOT 8 OF MAP NO. 8434
TORREY PINES SCIENCE
PARK UNIT NO. 2
SUBDIVISION

APN: 340-020-2400
POR LOT 1330
PUEBLO LANDS

APN: 340-020-2400
PARCEL 2, PM
12921

TORREYANA ROAD

CALLAN ROAD

EX. 10" PVC SEWER PER DWG 17105-D

EX. 15' WIDE PATH DEDICATED ON MAP 8434

EX. EASEMENT TO PACIFIC BELL, PER DOC. NO. 1994-0263543, REC. APR. 28, 1994

S87°10'40"E 293.13'

PROPERTY LINE

EX. DRAINAGE CHANNEL

EX. STORM OUTFALL

LIMITS OF PROPOSED GRADING

EX. FIRE BUFFER

EX. OPEN SPACE EASEMENT

EX. ORNAMENTAL VEGETATION

NATIVE VEGETATION

(50.0%)

EX. BLDG
FF: 339.50
11011 TORREYANA RD.
APN: 340-010-2900
LOT 7 OF MAP NO. 8434
TORREY PINES SCIENCE PARK
UNIT NO. 2 SUBDIVISION

EX. PARKING STRUCTURE

EX. OPEN SPACE EASEMENT

LIMITS OF PROPOSED GRADING

EX. STORM OUTFALL

START OF EX. NATURAL DRAINAGE CHANNEL TO BE PROTECTED

S79°30'40"E 706.76'

PROPERTY LINE

N58°11'09"E 142.86'

S77°28'06"E 279.66'

PROPERTY LINE

EX. 50' SEWER EASEMENT TO CITY OF SAN DIEGO, SHOWN AS RESERVATION IN OPEN SPACE QUITCLAIM DEED TO STATE OF CA; DOC. NO. 85-037108, REC. FEB. 4, 1985

EX. 15' SEWER EASEMENT TO CITY OF SAN DIEGO, SHOWN ON MAP 8434

S27°09'34"E 167.98'

MHPA BOUNDARY

PROPERTY LINE

S45°08'40"E 292.56'

PROPERTY LINE

Δ=58°29'55"
R=60.00'
L=61.26'

R/W

Δ=51°19'04"
R=20.00'
L=17.91'

N02°49'20"E 30.55'

30'
30'
60'

Δ=7°40'00"
R=1030.00'
L=137.82'

EX. FIRE HYDRANT

EX. 18" RCP STORM DRAIN PER DWG 17105-D

EX. 12" ACP WATER PER DWG 17105-D

EX. 10" PVC SEWER PER DWG 17105-D

R/W

N10°29'20"E 248.00'

10'
30'
30'
10'
60'

EX. FIRE HYDRANT

EX. BACKFLOW PREVENTER

EX. STREET SIGN

EXISTING TRANSFORMER

EX. STREETLIGHT

0 15 30 60
SCALE: 1" = 30'

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PLANNING BRANDING
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San Diego, CA. 92121
P 858.638.7277

BRIDGEWEST GROUP

TORREYANA LIFE SCIENCE
11011 Torreyana
San Diego, CA

TOPOGRAPHIC MAP

DATE	REMARKS

PA/PM:	SMB
DRAWN BY.:	SAB
JOB NO.:	SDG20-0111

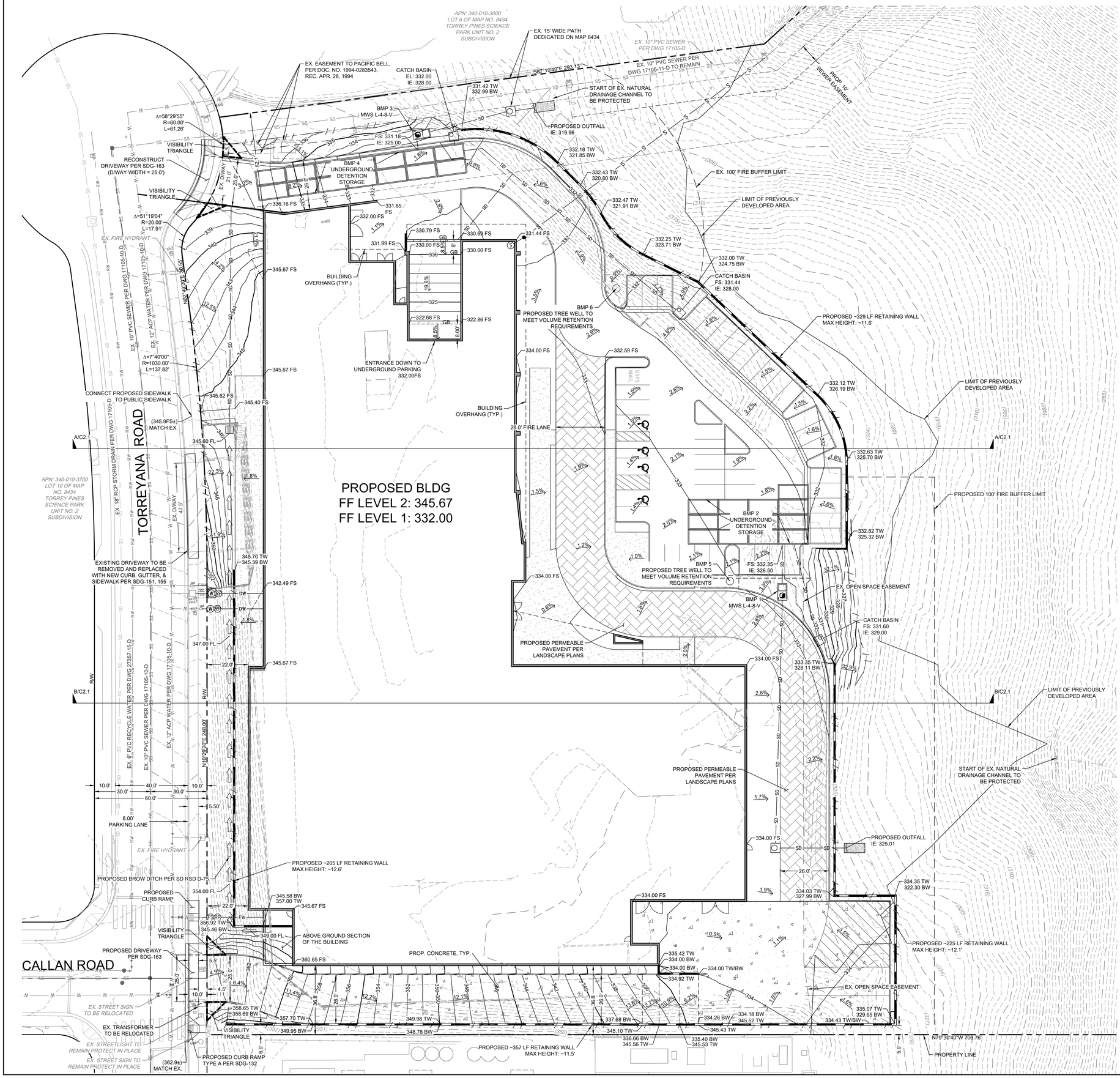
SHEET
C1.0

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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

ATTACHMENT 1

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GRADING QUANTITIES		
GRADED AREA (AC)		3.41
% OF TOTAL SITE		33%
CUT (CY.)	FILL (CY.)	EXPORT (CY.)
117,500	5,400	112,100
MAXIMUM CUT DEPTH (FT.)		55
MAXIMUM FILL DEPTH (FT.)		21
SLOPE RATIO (MAX.)		2:1
RETAINING WALLS LENGTH (FT.)		1,114
RETAINING WALLS MAX HEIGHT (FT.)		12.6

PROPOSED COVENANT OF EASEMENT AREA:
278,908 SQUARE FEET

NOTES

1. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUNOFF ONTO THE ADJACENT PROPERTIES.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTUCTION 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.
3. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
4. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

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BRIDGEWEST GROUP

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San Diego, CA

GRADING PLAN

DATE	REMARKS

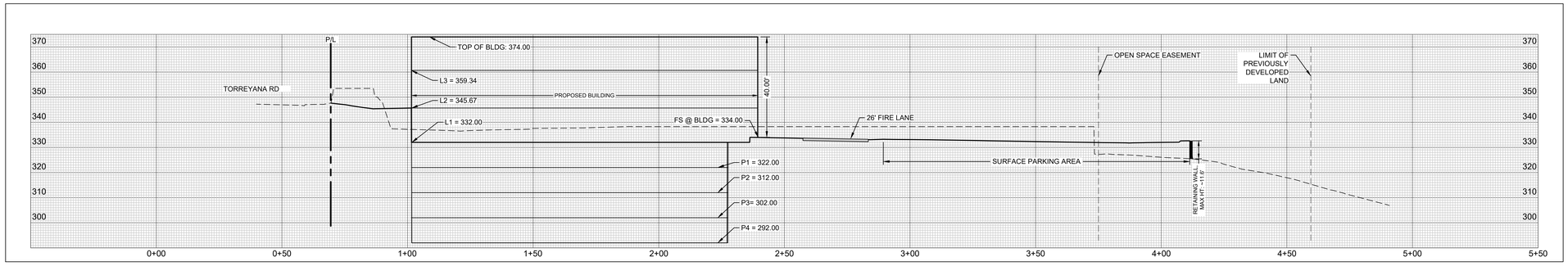
PA/PM:	SMB
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JOB NO.:	SDG20-0111

SHEET
C2.0

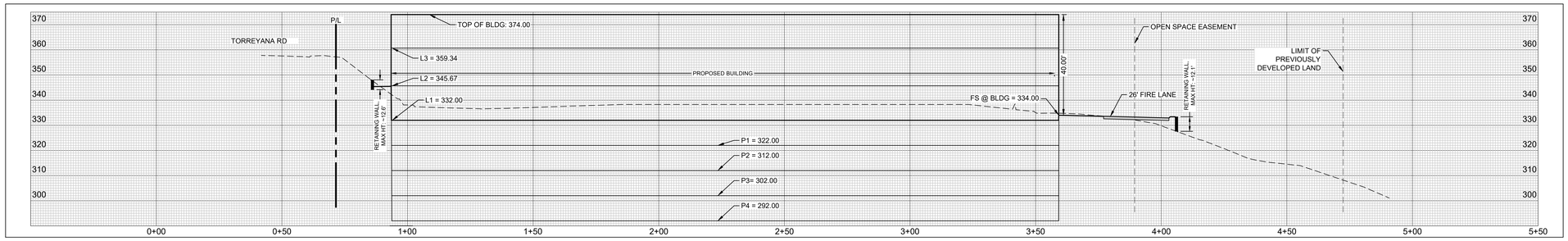
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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

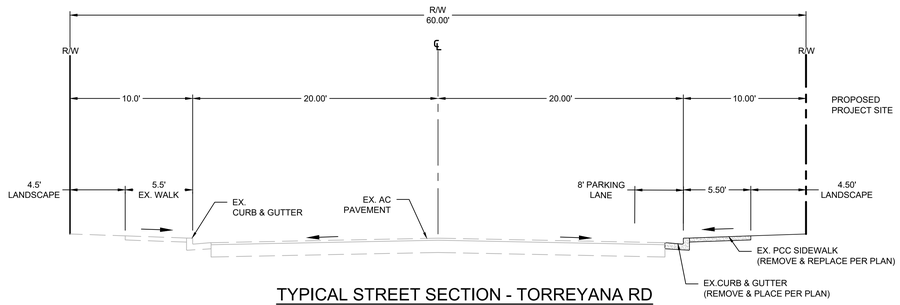
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SECTION A-A
SCALE: 1" = 20' H, 1"= 20' V



SECTION B-B
SCALE: 1" = 20' H, 1"= 20' V



TYPICAL STREET SECTION - TORREYANA RD
N.T.S

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San Diego, CA

SITE CROSS-SECTIONS

DATE	REMARKS

PA/PM:	SMB
DRAWN BY.:	SAB
JOB NO.:	SDG20-0111

SHEET
C2.1

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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

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ATTACHMENT 1

NOTE:

IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACK FLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

EX. 15' WIDE SEWER EASEMENT PER MAP 08434

S77°28'06"E 279.66'

PROP. 10' SEWER EASEMENT

S87°10'40"E 293.19'

EX. NATURAL DRAINAGE CHANNEL TO BE PROTECTED

EX. 15' WIDE SEWER EASEMENT PER MAP 08434

EX. SEWER LATERALTO BE PLUGGED AT EASEMENT

EX. SEWER LATERAL TO BE PLUGGED AT EASEMENT

EX. EASEMENT TO PACIFIC BELL, PER DOC. NO. 1994-0283543, REC. APR. 28, 1994.

EX. 2" DOMESTIC WATER SERVICE

Δ=58°29'55" R=60.00' L=61.26'

BMP-3 MWS L-4-8-V IE IN 324.90 IE OUT 324.40

EX. 10" PVC SEWER PER DWG 17105-11-D TO REMAIN

IE 320.10

CATCH BASIN EL: 331.34 IE: 328.00

CONNECT TO EX. SS MANHOLE (17105-D) IE: 280.0 (10" PVC)

PROPOSED 6" PRIVATE SANITARY SERVICE LINE - EMRA TO BE PROVIDED

BMP-4 UNDERGROUND DETENTION FS: 331.20 IE: 325.00

Δ=51°19'04" R=20.00' L=17.91'

EX. 12" FIRE WATER SERVICE TO REMAIN

PROPOSED 6" SEWER CLEANOUT IE: 285.5

LIMIT OF PREVIOUSLY DEVELOPED AREA

EX. FIRE HYDRANT TO REMAIN

330 329 328 327 326 325 324 323

BMP-6

PROPOSED TREE WELL TO MEET VOLUME RETENTION REQUIREMENTS

CATCH BASIN FS: 331.28 IE: 328.00

MHPA BOUNDARY

S87°10'40"E 90.69'

S01°28'40"W 1,057.60'

N02°48'20"E 90.56'

Δ=7°40'00" R=1030.00' L=137.82'

26.00' FIRE LANE

LIMIT OF PREVIOUSLY DEVELOPED AREA

BMP-2 UNDERGROUND DETENTION FS: 332.35 IE: 326.50

PROPOSED BLDG
FF LEVEL 2: 345.67
FF LEVEL 1: 332.00

TORREYANA ROAD

BMP-5

PROPOSED TREE WELL TO MEET VOLUME RETENTION REQUIREMENTS

EX. OPEN SPACE EASEMENT

EX. 2" RECLAIMED WATER SERVICE AND METER TO REMAIN

PROPOSED 2" WATER BACKFLOW. CONNECT TO EXISTING WATER METER

EX. 2" WATER SERVICE AND VAULT TO REMAIN

RELOCATE EX. WATER BACKFLOW PREVENTER BEHIND ROW

EX. 2" DOMESTIC WATER SERVICE AND METER TO REMAIN

PROPOSED 2" WATER BACKFLOW. CONNECT TO EXISTING WATER METER

BMP-1 MWS L-4-8-V IE IN 326.40 IE OUT 325.90

CATCH BASIN FS: 331.60 IE: 329.00

LIMIT OF PREVIOUSLY DEVELOPED AREA

N10°29'20"E 238.09'

10' 30' 40' 60' 30' 10'

EX. FIRE HYDRANT TO REMAIN

PROPOSED 10" FIRE BACKFLOW CONNECT TO EX. FIRE SERVICE

EX. 10" FIRE SERVICE TO REMAIN

RELOCATE EX. 10" FIRE BACKFLOW PREVENTER BEHIND ROW

EX. IRRIGATION METERS TO BE REMOVED. IRRIGATION SERVICES TO BE KILLED AT MAIN

START OF EX. NATURAL DRAINAGE CHANNEL TO BE PROTECTED

MODULAR WETLAND SYSTEM IE 325.20

CALLAN ROAD

EX. STREET SIGN TO BE RELOCATED

EX. OPEN SPACE EASEMENT

MHPA BOUNDARY

SLOPE TO BE 25% OR LESS

N79°30'40"W 706.76'

EXISTING TRANSFORMER TO BE RELOCATED

EX. STREET LIGHT TO REMAIN PROTECT IN PLACE

APN: 340-010-3000 LOT E OF MAP NO. 8434 TORREY PINES SCIENCE PARK UNIT NO. 2 SUBDIVISION

APN: 340-010-3200 LOT 10 OF MAP NO. 8434 TORREY PINES SCIENCE PARK UNIT NO. 2 SUBDIVISION

APN: 340-010-5300 LOT 8 OF MAP NO. 8434 TORREY PINES SCIENCE PARK UNIT NO. 2 SUBDIVISION

0 15 30 60

SCALE: 1" = 30'

SHEET 33 OF 35

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San Diego, CA

UTILITY PLAN

DATE	REMARKS

PA/PM:	SMB
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JOB NO.:	SDG20-0111

SHEET
C3.0

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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

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ATTACHMENT 1



SHEET 34 OF 35

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SITE CONSTRAINT PLAN

REMARKS	DATE

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SHEET
C4.0

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2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

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ATTACHMENT 1

LEGEND

SITE FEATURE	SYMBOL
GEOTECH FILL LIMITS	
LIMITS OF GRADING	
EXISTING LIMITS OF DISTRUBANCE	
PROPERTY LINE	
STEEP SLOPES AREA	

STEEP SLOPE TABLE

SLOPE RANGE (%)	AREA (SF)
0 - 24.99	185,871
25 - 100	260,108



EXISTING VEGETATION COMMUNITIES/LAND COVER TYPES

VEGETATION COMMUNITY/LAND COVER TYPE[1]	HABITAT TIER[2]	ACRES[3] OUTSIDE OPEN SPACE EASEMENT	ACRES[3] WITHIN OPEN SPACE EASEMENT	ACRES[3] TOTAL
UPLANDS				
SOUTHERN MARITIME CHAPARRAL (37C00)	I	0	3.0	3.0
DIEGAN COASTAL SAGE SCRUB (32500)	II	0	3.3	3.3
DEVELOPED (12000)	I	3.4	0.7	4.1
	TOTAL	3.4	7.0	10.4

[1] VEGETATION CATEGORIES AND NUMERICAL CODES ARE FROM HOLLAND (1986) AND OBERBAUER (2008)
[2] TIERS REFER TO THE CITY'S BIOLOGY GUIDELINES (2018) HABITAT CLASSIFICATION SYSTEM.
[3] ACREAGES ROUNDED TO THE NEAREST 0.1 ACRE FOR UPLANDS; TOTAL REFLECT ROUNDING

SCALE: 1" = 30'

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STEEP SLOPES ANALYSIS

DATE	REMARKS

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SHEET
C5.0

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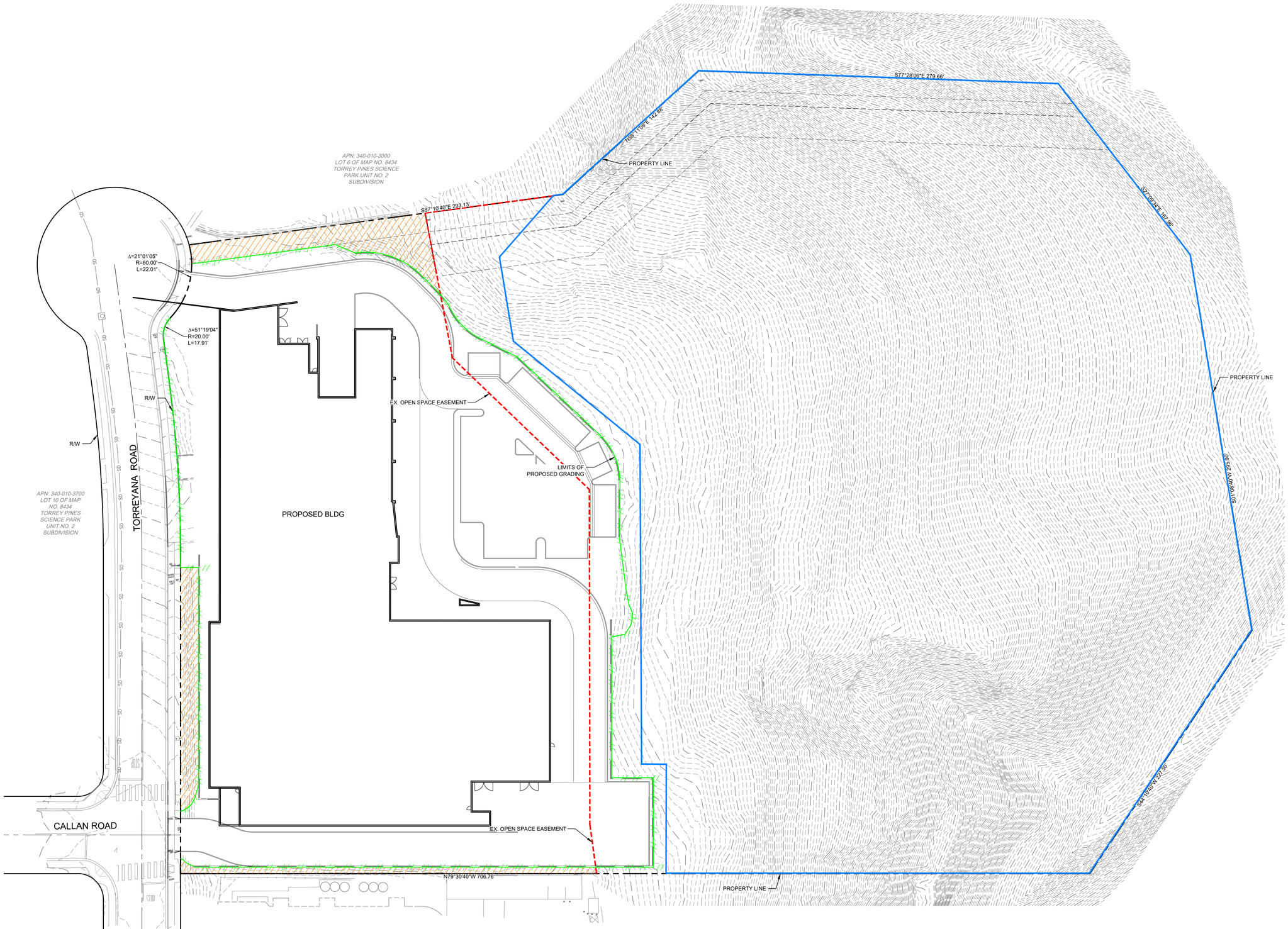
2024-10-09_TORREYANA ROAD_SITE DEVELOPMENT PLANS

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ATTACHMENT 9

LEGEND

SITE FEATURE	SYMBOL
EXISTING OPEN SPACE EASEMENT	
LIMITS OF PROPOSED DEVELOPMENT/ GRADING	
PROPOSED COVENANT OF EASEMENT	
EXISTING DEVELOPED LAND TO REMAIN	



WM

0 15 30 60

SCALE: 1" = 30'

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COVENANT OF EASEMENT EXHIBIT

DATE	REMARKS

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JOB NO.:	SDG20-0111

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4/4/2022 11:54:50 AM

Community Planning Committee Distribution Form

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

Project Name:	Project Number:
11011 Torreyana	PRJ-1058759

Community: University

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

- ❒ Vote to Approve
- ❒ Vote to Approve with Conditions Listed Below
- ● Vote to Approve with Non-Binding Recommendations Listed Below
- ❒ Vote to Deny

Date of Vote: May 09, 2023

# of Members Yes	# of Members No	# of Members Abstain
5	4	0

Conditions or Recommendations:
recommendation to consider comments from Isabelle Kay and Debby Knight regarding landscape revisions, to consider bird-safety in the design, include minimal exterior nighttime lighting with proper shields, and to evaluate the ability to add landscaping between parking spaces and the canyon if possible (see attached)

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Chris Nielsen

TITLE: Chair

DATE: June 06, 2023

Attach additional pages if necessary (maximum 3 attachments).

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

FORM
DS-318
October 2017

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** _____

Project Title: "Torreyana" **Project No. *For City Use Only*:** _____

Project Address: 11011 Torreyana Road, San Diego, CA 92121

Specify Form of Ownership/Legal Status (please check):

❑ Corporation ☒ Limited Liability -or- ❑ General – What State? Delaware Corporate Identification No. _____

❑ Partnership ❑ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: Alliance Diversified Holdings, LLC ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 382 NE 191st Street PMB 55807

City: Miami State: Florida Zip: 33179

Phone No.: 619-618-5599 Fax No.: _____ Email: ewilson@bridgewestgroup.com

Signature: _____ Date: 4/5/22

Additional pages Attached: ❑ Yes ❑ No

Applicant

Name of Individual: Alliance Diversified Holdings, LLC ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 382 NE 191st Street PMB 55807

City: Miami State: Florida Zip: 33179

Phone No.: 619-618-5599 Fax No.: _____ Email: ewilson@bridgewestgroup.com

Signature: _____ Date: 4/5/22

Additional pages Attached: ❑ Yes ❑ No

Other Financially Interested Persons

Name of Individual: _____ ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ❑ Yes ❑ No

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ATTACHMENT 1

ACTION BY WRITTEN CONSENT OF THE
SOLE MEMBER
OF

ALLIANCE DIVERSIFIED HOLDINGS, LLC
a Delaware limited liability company

The undersigned, being the Sole Member of Alliance Diversified Holdings, LLC, a Delaware limited liability company (the "Company"), acting pursuant to the authority of the Delaware Limited Liability Company Act and the Company's Operating Agreement, hereby adopts the following recitals and resolutions:

ELECTION OF AUTHORIZED AGENT

WHEREAS, it is deemed to be in the best interests of the Company that an Authorized Agent be appointed to act on behalf of the Company.

NOW, THEREFORE, BE IT RESOLVED, for a period of one year from the dates hereof, that Evan Wilson is hereby appointed to serve in the capacity of Authorized Agent of the Company. In this capacity, Evan Wilson is authorized to enter into real estate and development transactions, submit paperwork and applications and sign on behalf of the Company as its' Authorized Agent with respect to the Alliance Diversified Holdings, LLC's development at 11011 Torreyana Road, San Diego, CA 92121.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent effective as of May 2, 2022.

Alliance Business Holdings LLC

5/13/2022

Masood Tayebi, Manager