THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 22, 2026 REPORT NO. HO-26-031

HEARING DATE: May 6, 2026

SUBJECT: 10509 VISTA SORRENTO PARKWAY, Process Three Decision

PROJECT NUMBER: PRJ-1062368

REFERENCE: Coastal Development Permit (CDP) No. F7919, issued by the California Coastal Commission on May 2, 1979.

OWNER/APPLICANT: LS VISTA SORRENTO II, LLC, a Delaware Limited Liability Company, Owner; and WARE MALCOMB, Applicant

SUMMARY

Issues: Should the Hearing Officer approve a Coastal Development Permit (CDP), a Neighborhood Development Permit (NDP), a Site Development Permit (SDP), and a Public Service Easement Vacation of a Sewer, Water, Drainage and Public Utilities Easement for the demolition of an existing four-story building and associated site improvements and the construction of a four-story, 112,400-square-foot office building, a 189,795-square-foot six-story parking garage, and associated site improvements, and the vacation of an existing four-foot-wide, 4,313.76-square-foot Sewer, Water, Drainage and Public Utilities Easement, on a 5.58-acre site located at 10509 Vista Sorrento Parkway within the Mira Mesa Community Plan area?

Staff Recommendations:

1. APPROVE Coastal Development Permit (CDP) No. PMT-3164687, Neighborhood Development Permit (NDP) No. PMT-3164688, and Site Development Permit (SDP) No. PMT-3407775; and

2. APPROVE Public Service Easement Vacation No. PMT-3351728.

Community Planning Group Recommendation: On April 17, 2023, the Mira Mesa Community Planning Group voted 11-1-1 to recommend approval with the condition that the project is consistent with the Mira Mesa Community Plan (Attachment 8).

Environmental Review: The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 10509 Vista Sorrento project. See California Code of Regulations (C.C.R.) Title 14 §15162. The proposed project is consistent with the original Mira Mesa Community Plan Update Program Environmental Impact Report / SCH No. 2022090061 (PEIR) certified by the San Diego City Council on December 14, 2022, per San Diego Resolution No. R-314479.; and would not result in new impacts.

Fiscal Impact Statement: None with this action. Project processing is funded by a deposit account maintained by the applicant.

Housing Impact Statement: The project does not propose housing; therefore, there is no housing impact.

BACKGROUND

Existing Base Zone and Overlay Zones:
The 5.58-acre site is located at 10509 Vista Sorrento Parkway within the Mira Mesa Community Plan (MMCP). The site is located in the IL-3-1 (Industrial-Light) zone and the Coastal Overlay Zone (Non-Appealable Area), the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar, Review Area 1) the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) MCAS Miramar 60 - 65 CNEL, MCAS Miramar Accident Potential Zone II (APZ-II), the Federal Aviation Administration (FAA) Part 77 Noticing Area, Complete Communities Mobility Choices Mobility Zone 2, and a Very High Fire Hazard Severity Zone (VHFSZ). The IL-3-1 zone allows Industrial Research and Development (R&D) use with some testing labs and light manufacturing.

Mira Mesa Community Plan (MMCP)
The MMCP designates the site as Technology Park (MMCP Figure 2-2, page 24). This designation allows high-technology uses related to applied sciences, including research and development, corporate headquarters, light manufacturing, and storage and distribution. This designation also allows office uses that provide functions directly related to high-technology uses. Sites with shared amenities, business incubators, and flexible innovation spaces are encouraged. The Community Plan is also the Local Coastal Program (LCP).

General Plan Designation
The General Plan Land Use and Community Planning Element designates the site as Industrial Employment (Figure LU-2, Land Use and Community Planning Element, Page 27). The project site is also identified as Prime Industrial Land in the General Plan's Economic Prosperity Element (Figure EP-1).

Existing Use and Site Conditions
The site was previously graded and developed with an 84,000-square-foot four-story office building and associated site improvements. Vista Sorrento Parkway and Interstate 805 are immediately

southwest of the project site, and an undeveloped hillside with a combination of native and non-native vegetation occurs to the northeast. The site is located on a hill sloping upward from Vista Sorrento Parkway to the northeast. Site elevation ranges from approximately 120 to 276 feet above mean sea level, with the highest elevation along the northwestern corner of the site, and the lowest elevation to the south along Vista Sorrento Parkway. A steep slope occurs along the northeastern boundary, including both a manufactured slope with landscaping and a natural slope densely vegetated with coastal sage scrub.

The project site is located within the Coastal Overlay Zone, with a 0.14-acre portion of the Multi-Habitat Planning Area (MHPA) located at the northeastern corner (See Attachment 10). The portion of MHPA that overlaps the project boundary at the northeast corner includes an area that is deed-restricted for conservation in accordance with Coastal Development Permit No. 6-84-399, executed October 10, 1984, prior to the establishment of the MHPA. This segment of the MHPA extends from the project vicinity northwest to Lopez Canyon.

DISCUSSION

The project proposes a new commercial office building and a six-story parking garage with parking as a primary use and associated site improvements, which include landscaping, hardscape, site furnishings, and site lighting.

Project Description:

The project would be constructed in two phases. Phase 1 consists of demolishing a portion of the existing surface parking lot and accessory structures to construct a 6-story, 189,475-square-foot parking garage. Phase 2 consists of demolishing an existing four-story office building, completing demolition of the existing parking lot and the constructing a new four-story, 112,400 square-foot commercial office building for uses allowed within the IL-3-1 zone, including research and development (R&D) use, laboratory use, corporate headquarters and other office uses and associated site improvements to include landscaping, hardscape, site furnishings, and site lighting.

On-Site Environmentally Sensitive Lands (ESL):

As previously described the project site includes on-site MHPA which is located outside the development impact area. The MHPA is the City's habitat preserve, established by the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan, and was designed to protect and preserve native habitats for native animals and plants, sustaining the unique biodiversity of the San Diego region. No sensitive plant species were observed within the project area at the time of the field survey for the site-specific Biology Report prepared by Recon Environmental, Inc., dated July 1, 2025; therefore, no direct impacts to sensitive plant species are anticipated to result from the project.

The Biology Report identified that the project has the potential to have direct impacts on sensitive wildlife species. Those species are described in the biology survey, with identified potential impacts to Coastal California gnatcatcher, Southern California rufous-crowned sparrow, Cooper's hawk and

Crotch's bumblebee. The identified species have the potential to occur on-site and off-site adjacent to the project, but are not expected to occur within the proposed development area. Therefore, no direct impacts to sensitive species would occur. Permit conditions such as the requirement for an impact avoidance area, avoidance of construction activities during breeding seasons for sensitive wildlife species, noise monitoring and construction monitoring by a qualified biologist would address requirements for protecting sensitive resources associated with the proposed development.

The MSCP establishes specific guidelines that limit activities that occur within the MHPA. In general, activities occurring within the MHPA must conform to these guidelines and, wherever feasible, should be located in the least sensitive areas. The project was designed to avoid and limit impacts to environmentally sensitive lands, including the MHPA, and sensitive biological resources. Permit conditions will ensure compliance with the MHPA Land Use Adjacency Guidelines (LUAG) in Section 1.4.3 of the MSCP Subarea Plan to avoid indirect impacts on potential sensitive species and habitats within the adjacent MHPA, including the Coastal California gnatcatcher, specifically in the following areas:

- Grading/Land Development/MHPA Boundaries
- Drainage
- Toxics/Project Staging Areas/Equipment Storage
- Lighting
- Barriers
- Invasives
- Brush management
- Noise

The project would not substantially change the existing drainage. It is located downslope of the MHPA, and no runoff would enter the MHPA from the site. Therefore, the proposed project would not increase the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements into the MHPA. The project would also incorporate best management practices, such as monitoring, flagging, staking, or biological fencing around sensitive areas, to ensure toxins from construction and project implementation do not cause indirect impacts to sensitive biological resources outside the project footprint, including those within the MHPA.

The existing parking structure and project lighting are separated from the adjacent MHPA by a manufactured slope that shields the MHPA, which occurs on natural and manufactured slopes above the grade of elevations associated with any proposed structures. This slope currently serves as a physical barrier to access to the MHPA. In addition, all new outdoor lighting adjacent to the MHPA shall be directed downward and adjusted to fall on the same premises where such lights are located, in accordance with the San Diego Municipal Code (SDMC) Section 142.0740. No light spill from outdoor lighting will occur within the MHPA.

Uses in or adjacent to the MHPA would be designed to minimize noise impacts. The project will be conditioned to monitor and mitigate noise impacts that exceed the maximum levels allowed, which shall be avoided during the breeding season for the coastal California gnatcatcher (March 1–August 15).

New landscaping would be required to follow standard landscape guidelines and would not include any invasive plant species. Brush Management Zone 1 is within the on-site urban/developed portion and outside the MHPA. A total of 0.05 acres of Brush Management Zone 2 occurs inside the MHPA. Zone 2 impacts would occur within urban/developed land, which consists of a manufactured slope with irrigated landscape vegetation that was developed in accordance with the 1984 site plan prior to the establishment of the MHPA. In accordance with SDMC Section 142.0412, non-native plants will be thinned preferentially over native plants.

The project is designed to avoid grading into the MHPA. Project grading occurs within the development footprint and does not encroach into the MHPA. Staff reviewed and accepted a preliminary geotechnical report that concluded that the project adequately addresses soil and geologic conditions and drainage. Construction would involve a variety of heavy equipment associated with intensive earthwork, structural, and paving phases. Grading activities would be required to comply with the City's Grading Ordinance and Stormwater Standards, which would ensure soil erosion and topsoil loss are minimized to levels below significance. Furthermore, permanent post-construction stormwater Best Management Practices (BMPs) would also be required, consistent with the City's regulations. Based on regional mapping and site-specific analysis evaluated in the Geotechnical Investigation, the potential for landslides, slope instability, and liquefaction are not a significant concern. Finally, the project would be required to comply with seismic requirements of the California Building Code (CBC) and use proper engineering design and standard construction practices, to be verified at the building permit stage.

The proposed project will not impact ESL located on the site. All proposed landscaping within the development area proposes native and non-native, non-invasive, and/or drought-tolerant plants. The project will be developed in accordance with current regulations of the Land Development Code, including brush management regulations and current drainage regulations and standards.

Required Approvals:

Due to process consolidation, all actions are consolidated and processed as a Process Three per SDMC Section 112.0103, with the Hearing Officer as the decision-maker.

The project requires:

1. Process Two Neighborhood Development Permit (NDP) for Non-residential development where an alternative method of calculation is requested to demonstrate compliance with the maximum intensity (people per acre) in accordance with SDMC Section 126.0402(l)(1) and SDMC Section 132.1515(d) within the APZ-II for MCAS Miramar;

2. Process Two Coastal Development Permit (CDP) for development in the non-appealable area of the Coastal Overlay Zone per SDMC Section 126.0707(a);

3. Process Three Site Development Permit (SDP) for development on a premise that contains ESL in accordance with SDMC Section 126.0502(a)(3).

4. Process Two Easement Vacation in accordance with SDMC Section 125.1030(b) for a public service easement vacation.

The Project would comply with the development regulations of the San Diego Municipal Code, including required setbacks, floor area ratio (FAR), building height, refuse and recycling areas, outdoor amenities, parking requirements, and circulation.

Project Related Issues:

1. Airport Land Use Compatibility:

   The site is located within Accident Potential Zone (APZ) II as depicted in the MCAS Miramar ALUCP. Per SDMC Table 132-15G, R&D use is a "limited use" within APZ II and is conditionally compatible if development is limited to a FAR of 0.34 (Research and Development Land Use type in accordance with Table MIR-2 Safety Compatibility Criteria for MCAS Miramar) or has a maximum intensity of more than 50 people per acre. The intent of this regulation is to limit the intensity (people per acre) in APZ II, and the SDMC acknowledges that FAR may not accurately predict the intensity for certain land uses. To accommodate this, the SDMC allows for alternative methods of calculation to demonstrate compliance with the maximum intensity (people per acre) through an NDP in accordance with, SDMC 132.1515(d). The project site is 5.44 acres; therefore, 272 people (50 x 5.44) are allowed.

   The Vehicle Occupancy designation shown in Appendix D of the MCAS Miramar ALUCP identifies that R&D and light industry facilities require a range of 300 to 500 square feet per occupant (employee). The project proposes to divide the upper bound limit (500) by 1.05 (Vehicle Occupancy for Work purpose ranges from 1.05 to 1.2 as shown in Appendix D), which equals 476 square feet per person (500/1.05). This works out to a maximum allowable gross floor area of 129,472 square feet (272 people x 476 square feet per person) per SDMC Section 132.1515(c)(2)(E)(ii). Non-Residential Accessory Uses permitted in accordance with SDMC Section 131.0125 may exempt up to 10 percent of the total floor area from the people per acre calculation where the accessory use is neither an assembly room designed to accommodate more than 650 people, nor an institutional use identified as "Not Permitted" in the designated Safety Zone. The project proposes 112,400 square feet of floor area, which is below the allowed floor area of 129,472 square feet.

2. Public Service Easement Vacation:

   The site has an encumbrance in the form of a four-foot-wide, 4,313.76-square-foot (0.09-acre), Sewer, Water, Drainage and Public Utilities Easement located along the northern and eastern property lines, fully within the property. The original purpose for establishing the easement no longer exists because all necessary public utilities are now provided through alternate easements or public rights-of-way that will remain in service.

Community Plan Analysis:

The site is designated Technology Park in the MMCP and for Industrial Employment land uses as described within the General Plan. The applicable zoning regulations and land use designation allow high technology uses related to applied sciences which include R&D uses consistent with the proposed Project. A goal of the MMCP is the preservation of an adequate supply of industrial land, including Prime Industrial Lands, to accommodate existing, new and the relocation of industrial uses for the City's Economic base (Page 81). The Project supports this goal by redeveloping the site for R&D uses.

The site is included in the General Plan's Economic Prosperity Element as Prime Industrial land on Figure EP-1 which identifies areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. The General Plan provides several policies which are intended to protect base sector industrial uses and those areas identified as prime industrial lands. Policies EP-A.1 through EP-A.5 and EP-A.11 aim to encourage growth and 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 project would support these policies by redeveloping the site for Industrial R&D use and for a parking structure for shared use.

The MHPA lands at the northeast corner of the project site are partially within the deed-restricted area on the eastern hillside portion of the site to be conserved in favor of the California Coastal Commission in accordance with Coastal Development Permit No. 6-84-399, executed October 10, 1984. The deed-restricted portion of the site and the MHPA lands located on site shall support the MMCP and Local Coastal Program (LCP) goal of conserving environmentally sensitive lands and minimizing the disturbance of hillsides by developing within previously disturbed lands and manufactured slopes. Additionally, the Project will conform with brush management regulations and landscaping will consist of low water use plant materials suitable for the climate zone including native shrubs and grasses as well as low maintenance materials such as decomposed granite in accordance with the applicable landscape standards and regulations. In accordance with the MMCP the Project will incorporate Stormwater construction and post-construction BMPs including the utilization of Low-Impact Development (LID) practices which will include bio-retention areas for the treatment and management of urban stormwater runoff.

The property is located approximately two miles east of the Pacific Ocean, east of Interstate 805 (I-805) and is not located between the first public roadway and the ocean or shoreline for any body of water within the Coastal Overlay Zone. Therefore, the proposed development will not encroach upon any existing physical accessway that is legally used by the public to access the coast, or any proposed public accessway as identified in the Community Plan.

Environmental Analysis:

The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 10509 Vista Sorrento project (Project).

This evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed 10509 Vista Sorrento Project. As outlined in the evaluation, DSD has determined that the proposed Project is consistent with the original Mira Mesa Community Plan Update Program Environmental Impact Report / SCH No. 2022090061 (PEIR) certified by the San Diego City Council on December 14, 2022, per Resolution No. R-314479.; and would not result in new impacts.

To address transportation-related impacts, the project proposes the implementation of Vehicle Miles Traveled (VMT) Reduction Measures in accordance with the Mobility Choices Regulations, SDMC Section 143.113(b)(1).

The proposed VMT reduction measures would include the following:

1. Provide long-term bicycle parking spaces at least 10% beyond the minimum requirements.
    - Long-term bicycle parking required = 14 spaces
    - Long-term bicycle parking provided = 34 spaces

By providing 34 long-term spaces approximately 143% above the minimum requirement, resulting in 29 points under this measure (2 points per 10% increment above the minimum). Based on the VMT reduction measure described above, the Project exceeds the minimum 5-point requirement and is therefore conforms with the Mobility Choices Regulations, SDMC Chapter 14, Article 3, Division 11.

CONCLUSION:

Staff has reviewed the project plans, technical studies and reports; and all the necessary findings can be made to approve the project as discussed in depth above and demonstrated in the resolutions of approval (Attachments 4 and 6). Staff recommend that the Hearing Officer APPROVE Coastal Development Permit (CDP) No. PMT-3164687, Neighborhood Development Permit (NDP) No. PMT-3164688, and Site Development Permit (SDP) No. PMT-3407775, and Public Service Easement Vacation No. PMT-3351728.

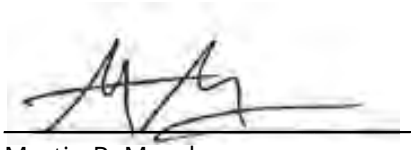
ALTERNATIVES

1. APPROVE Coastal Development Permit (CDP) No. PMT-3164687, Neighborhood Development Permit (NDP) No. PMT-3164688, and Site Development Permit (SDP) No. PMT-3407775, and Public Service Easement Vacation No. PMT-3351728, with modifications.

2. DENY Coastal Development Permit (CDP) No. PMT-3164687, Neighborhood Development Permit (NDP) No. PMT-3164688, and Site Development Permit (SDP) No. PMT-3407775, and

Public Service Easement Vacation No. PMT-3351728, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Martin R. Mendez
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Project Location Map
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Easement Vacation Resolution with Findings
7. Project Plans
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (DSD Form DS-318)
10. Multi-Habitat Planning Area Map
11. California Environmental Quality Act – Section 15162 Evaluation Memorandum

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ATTACHMENT 1



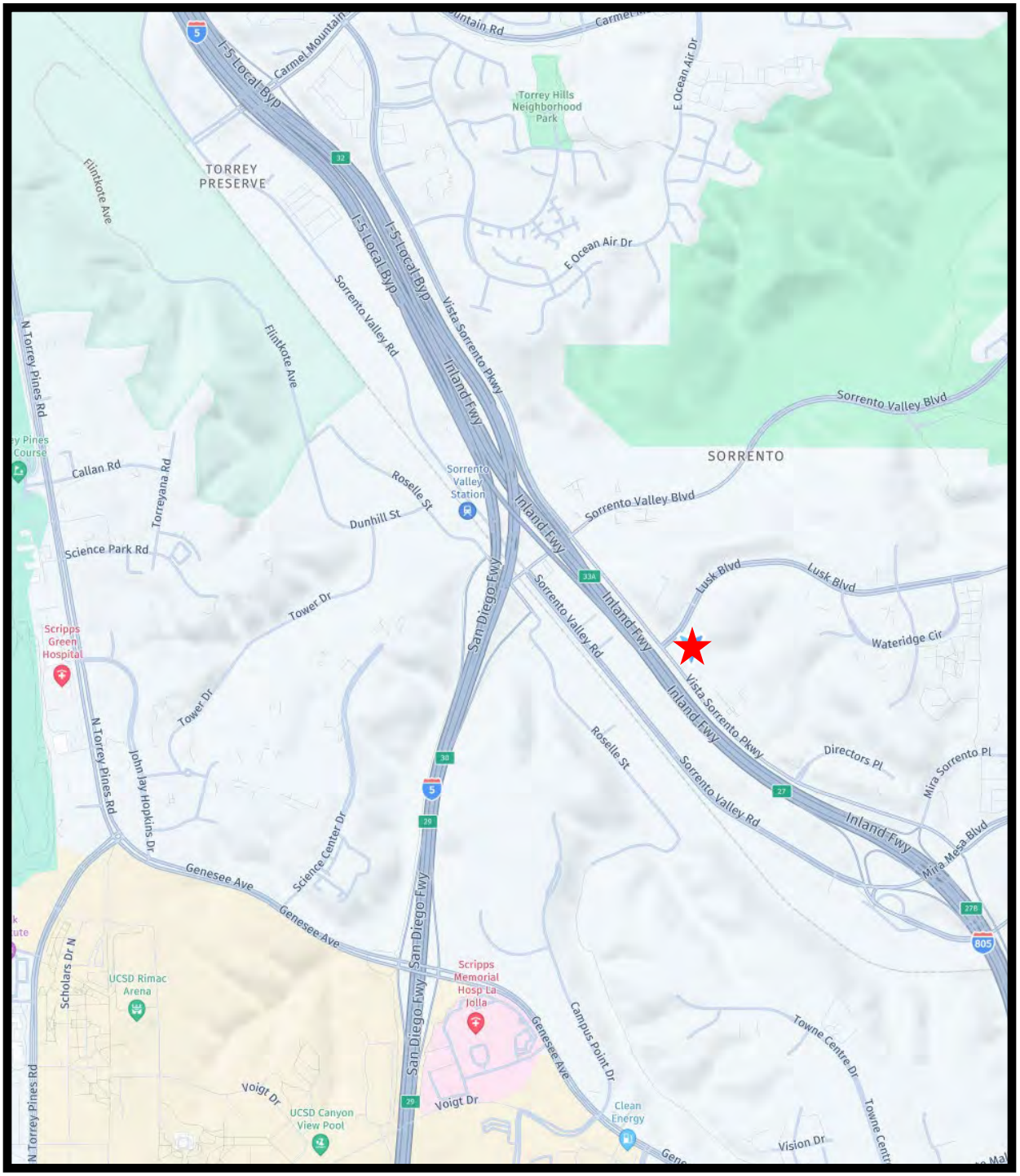
The City of SAN DIEGO

Aerial Photo

10509 Vista Sorrento Pkwy
Project No. PRJ-1062368

North

ATTACHMENT 2

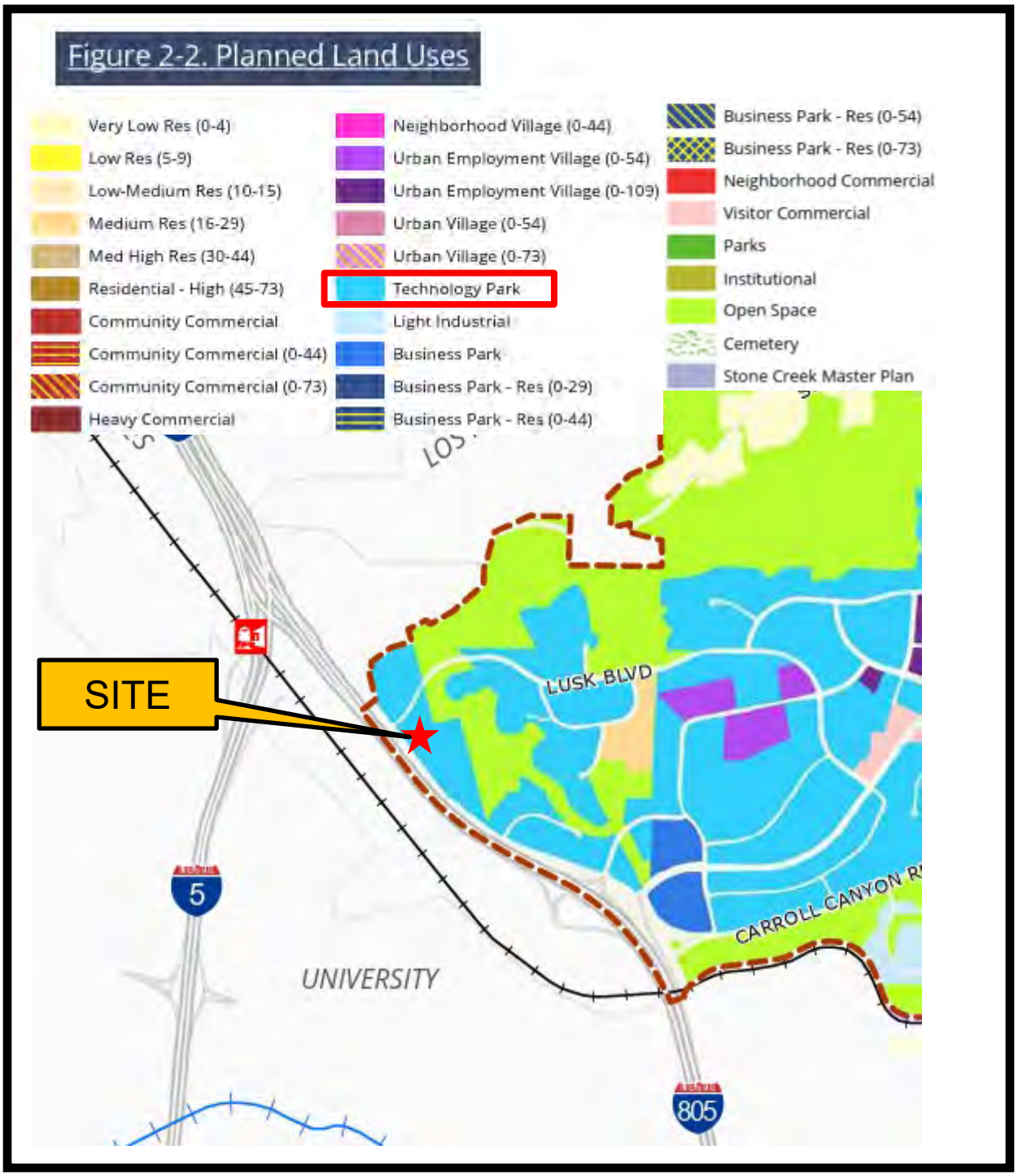


The City of SAN DIEGO

Project Location

10509 Vista Sorrento Pkwy
Project No. PRJ-1062368

North



The City of SAN DIEGO

Land Use Plan

10509 Vista Sorrento Pkwy
Project No. PRJ-1062368

North

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HEARING OFFICER RESOLUTION NO. _____

COASTAL DEVELOPMENT PERMIT NO. PMT-3164687
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3164688
SITE DEVELOPMENT PERMIT NO. PMT-3407775
10509 VISTA SORRENTO PARKWAY - PROJECT NO. PRJ-1062368

RECITALS

The Hearing Officer the City of San Diego adopts this Resolution based on the following:

A. LS VISTA SORRENTO II, LLC, a Delaware limited liability company, Owner/Permittee, submitted an application to the City of San Diego for a Coastal Development Permit, a Neighborhood Development Permit, a Site Development Permit and a Public Service Utility Easement Vacation for the demolition of an existing four-story building, trash enclosure and mechanical equipment enclosure for the construction of a four-story building totaling 112,400 square feet, an on-grade six-story parking garage totaling 189,795-square-feet, and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 10509 Vista Sorrento Parkway project (Project).

B. The 5.58-acre site is located at 10509 Vista Sorrento Parkway within the Mira Mesa Community Plan. The site is located in the IL-3-1 (Industrial-Light) zone and the Coastal Overlay Zone (Non-Appealable Area), the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar, Review Area 1) the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) MCAS Miramar 60 - 65 CNEL, MCAS Miramar Accident Potential Zone II (APZ-II), the Federal Aviation Administration (FAA) Part 77 Noticing Area, Complete Communities Mobility Choices Mobility Zone 2, and a Very High Fire Hazard Severity Zone (VHFSZ). The project site is legally described as THAT PORTION OF ACRE LOT 8 OF THE TOWN OF SORRENTO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY,

FEBRUARY 9, 1888, WHICH LIES NORTHWESTERLY OF THE LOCATION AND NORTHEASTERLY PROLONGATION OF A LINE, WHICH IS PARALLEL WITH AND 700.00 FEET NORTHWESTERLY, AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF SAID LOT 8.

C. On May 6, 2026, the Hearing Officer considered Coastal Development Permit No. PMT-3164687, Neighborhood Development Permit No. PMT-3164688, and Site Development Permit No. PMT-3407775 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Coastal Development Permit No. PMT-3164687, Neighborhood Development Permit No. PMT-3164688, and Site Development Permit No. PMT-3407775:

A. COASTAL DEVELOPMENT PERMIT [SDMC SECTION 126.0708]

I. 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 property is located approximately two miles east of the Pacific Ocean, east of Interstate 805 (I-805) and is not located between the first public roadway and the ocean or shoreline for any body of water within the Coastal Overlay Zone. There is no public view or coastal access from the project site, as identified in the Mira Mesa Community Plan (MMCP). The project proposes a new commercial office building and a six-story parking garage with parking as a primary use and associated site improvements, which include landscaping, hardscape, site furnishings, and site lighting.

Westerly views towards the Pacific Ocean are obstructed by the North Torrey Pines and Campus Point areas of the University Community Plan; as such, the proposed development will not obstruct any views to and along the ocean and other scenic coastal areas from any public vantage points within the Mira Mesa Community Plan.

Placement of the proposed buildings and the overall associated site improvements have been designed to respect the local topography to the greatest extent possible. Therefore, 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 the Local Coastal Program; and the proposed coastal development due to its location and lack of coastal views is not subject to enhancing or protecting public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program.

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

The site was previously graded and developed with an 84,000-square-foot four-story office building and associated site improvements. Vista Sorrento Parkway and Interstate 805 are immediately southwest of the project site, and an undeveloped hillside with a combination of native and non-native vegetation occurs to the northeast. The site is located on a hill sloping upward from Vista Sorrento Parkway to the northeast. Site elevation ranges from approximately 120 to 276 feet above mean sea level, with the highest elevation along the northwestern corner of the site, and the lowest elevation to the south along Vista Sorrento Parkway. A steep slope occurs along the northeastern boundary, including both a manufactured slope with landscaping and a natural slope densely vegetated with coastal sage scrub.

The project would be constructed in two phases. Phase 1 consists of demolishing a portion of the existing surface parking lot and accessory structures to construct a 6-story, 189,475-square-foot parking garage. Phase 2 consists of demolishing an existing four-story office building, completing demolition of the existing parking lot and the constructing a new four-story, 112,400¬square-foot commercial office building for uses allowed within the IL-3-1 zone, including research and development (R&D) use, laboratory use, corporate headquarters and other office uses and associated site improvements to include landscaping, hardscape, site furnishings, and site lighting.

A 0.14-acre portion of the Multi-Habitat Planning Area (MHPA) occurs on the northeast corner of the Project site (see Attachment 10) and is located outside of the proposed impact area. The MHPA is the City's habitat preserve, established by the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan, and was designed to protect and preserve native habitats for native animals and plants, sustaining the unique biodiversity of the San Diego region. The portion of MHPA that overlaps the project boundary at the northeast corner of the site includes an area that was previously developed in accordance with the 1984 site plan prior to the establishment of the MHPA. This segment of the MHPA extends from the project vicinity northwest to Lopez Canyon. No sensitive plant species were observed within the project area at the time of the field survey for the site-specific Biology Report prepared by Recon Environmental, Inc., dated July 1, 2025; therefore, no direct impacts to sensitive plant species are anticipated to result from the project.

The project has the potential to have direct impacts on sensitive wildlife species. Those species are described in the biology survey, with identified potential impacts to Coastal California gnatcatcher, Southern California rufous-crowned sparrow, Cooper's hawk and Crotch's bumblebee. The identified species have the potential to occur on-site and off-site adjacent to the project, but are not expected to occur within the proposed

development area. Therefore, no direct impacts to sensitive species would occur. Permit conditions would address requirements for protecting sensitive resources associated with the proposed development.

The MSCP establishes specific guidelines that limit activities that occur within the MHPA. In general, activities occurring within the MHPA must conform to these guidelines and, wherever feasible, should be located in the least sensitive areas. The project was designed to avoid and limit impacts to environmentally sensitive lands, including the MHPA, and sensitive biological resources. Permit conditions will ensure compliance with the MHPA Land Use Adjacency Guidelines (LUAG) in Section 1.4.3 of the MSCP Subarea Plan to avoid indirect impacts on potential sensitive species and habitats within the adjacent MHPA, including the Coastal California gnatcatcher, specifically in the following areas:

- Grading/Land Development/MHPA Boundaries
- Drainage
- Toxics/Project Staging Areas/Equipment Storage
- Lighting
- Barriers
- Invasives
- Brush management
- Noise

The project would not substantially change the existing drainage. It is located downslope of the MHPA, and no runoff would enter the MHPA from the site. Therefore, the proposed project would not increase the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements into the MHPA. The project would also incorporate best management practices, such as monitoring, flagging, staking, or biological fencing around sensitive areas, to ensure toxins from construction and project implementation do not cause indirect impacts to sensitive biological resources outside the project footprint, including those within the MHPA.

The existing parking structure and project lighting are separated from the adjacent MHPA by a manufactured slope that shields the MHPA, which occurs on natural and manufactured slopes above the grade of elevations associated with any proposed structures. This slope currently serves as a physical barrier to access to the MHPA. In addition, all new outdoor lighting adjacent to the MHPA shall be directed downward and adjusted to fall on the same premises where such lights are located, in accordance with the San Diego Municipal Code (SDMC) Section 142.0740. No light spill from outdoor lighting will occur within the MHPA.

Uses in or adjacent to the MHPA would be designed to minimize noise impacts. The project will be conditioned to monitor and mitigate noise impacts that exceed the maximum levels allowed, which shall be avoided during the breeding season for the coastal California gnatcatcher (March 1–August 15).

New landscaping would be required to follow standard landscape guidelines and would not include any invasive plant species. Brush Management Zone 1 is within the

on-site urban/developed portion and outside the MHPA. A total of 0.05 acres of Brush Management Zone 2 occurs inside the MHPA. Zone 2 impacts would occur within urban/developed land, which consists of a manufactured slope with irrigated landscape vegetation that was developed in accordance with the 1984 site plan prior to the establishment of the MHPA. In accordance with SDMC Section 142.0412, non-native plants will be thinned preferentially over native plants.

The project is designed to avoid grading into the MHPA. Project grading occurs within the development footprint and does not encroach into the MHPA. Staff has reviewed and accepted a preliminary geotechnical report that concluded that the project adequately addresses soil and geologic conditions and drainage. Construction would involve a variety of heavy equipment associated with intensive earthwork, structural, and paving phases. Grading activities would be required to comply with the City's Grading Ordinance and Stormwater Standards, which would ensure soil erosion and topsoil loss are minimized to levels below significance. Furthermore, permanent post-construction stormwater Best Management Practices (BMPs) would also be required, consistent with the City's regulations. Based on regional mapping and site-specific analysis evaluated in the Geotechnical Investigation, the potential for landslides, slope instability, and liquefaction are not a significant concern. Finally, the project would be required to comply with seismic requirements of the California Building Code (CBC) and use proper engineering design and standard construction practices, to be verified at the building permit stage.

The proposed project will not impact ESL located on the site. All proposed landscaping within the development area proposes native and non-native, non-invasive, and/or drought-tolerant plants. The project will be developed in accordance with current regulations of the Land Development Code, including brush management regulations and current drainage regulations and standards.

Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

III. 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 5.58-acre site is located at 10509 Vista Sorrento Parkway within the Mira Mesa Community Plan. The site is located in the IL-3-1 (Industrial-Light) zone and the Coastal Overlay Zone (Non-Appealable Area), the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar, Review Area 1) the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) MCAS Miramar 60 - 65 CNEL, MCAS Miramar Accident Potential Zone II (APZ-II), the Federal Aviation Administration (FAA) Part 77 Noticing Area, Complete Communities Mobility Choices Mobility Zone 2, and a Very High Fire Hazard Severity Zone (VHFSZ).

The project is requesting an alternative calculation method for the maximum allowed intensity (people per acre) for the applicable MCAS Miramar Airport Land Use

Compatibility Plan safety zone in accordance with SDMC 132.1515(d). No other deviations or variances from the applicable regulations are being requested for the proposed project.

The project site is designated for Technology Park uses within the MMCP and for Industrial Employment uses within the General Plan. The applicable zoning regulations and land use designation allow high technology uses related to applied sciences which include R&D uses consistent with the proposed project. A goal of the MMCP is the preservation of an adequate supply of industrial land to accommodate existing, new and the relocation of industrial uses for the City's Economic base, and the project supports this goal by redeveloping the site for R&D uses.

As previously described, the project site includes MHPA lands at the northeast corner of the project site which are partially within the deed-restricted area on the eastern hillside portion of the site to be conserved in favor of the California Coastal Commission in accordance with Coastal Development Permit No. 6-84-399, executed October 10, 1984. The deed-restricted portion of the site and the MHPA lands located on site shall support the MMCP and Local Coastal Program (LCP) goal of conserving environmentally sensitive lands and minimizing the disturbance of hillsides by developing within previously disturbed lands and manufactured slopes. Additionally, the project will conform with brush management regulations and landscaping will consist of low water use plant materials suitable for the climate zone including native shrubs and grasses as well as low maintenance materials such as decomposed granite in accordance with the applicable landscape standards and regulations. In accordance with the MMCP the project will incorporate Stormwater construction and post-construction BMPs including the utilization of Low-Impact Development (LID) practices which will include bio-retention areas for the treatment and management of urban stormwater runoff.

The project conforms with the relevant regulations of the Land Development Code (LDC), parking, grading, landscaping, floor area ratio (FAR), and intensity with the proposed alternative compliance methodology being requested. Conditions of approval for the proposed project require compliance with all applicable regulations including the allowed alternative calculation method for allowed intensity. As previously stated, the project site is located within the MCAS Miramar Airport Protection Zone II (APZ-II) and Scientific R&D uses are a compatible use within the APZ-II overlay zone.

The project site is located over two miles east of the Pacific Ocean and not within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. Therefore, the development conformity confirms with the certified LCP land use plan and complies with all regulations of the certified Implementation Program.

IV. 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 over two miles east of the Pacific Ocean and is not within the First Public Roadway. Therefore, this finding is not applicable to the proposed project.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC SECTION 126.0404(a)]

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

The project is described in Finding A.III above, incorporated herein by reference. As previously described, the proposed land use for the project site is consistent with the MMCP and General Plan land use designations. Additionally, the project supports the goals and policies of the MMCP as descirbed above. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project is described in Finding A.III above, incorporated herein by reference. As previously described the proposed land use for the project site is consistent with the MMCP and General Plan land use designations. A preliminary geotechnical report was prepared for the site which provided recommendations for the proposed project that would adequately addresses the site's soil and geologic conditions.

The project is located within the APZ-II safety zone as depicted in the MCAS Miramar ALUCP. Per SDMC Table 132-15G, R&D use is a “limited use” within APZ II and is conditionally compatible if development is limited to a floor area ratio (FAR) of 0.34 (R&D Land Use type in accordance with Table MIR-2 Safety Compatibility Criteria for MCAS Miramar) or have a maximum intensity of more than 50 people per acre. The intent of this regulation is to limit the intensity (people per acre) in the APZ II and the SDMC acknowledges that FAR may not accurately predict the intensity for certain land uses. To accommodate this, the SDMC allows alternative methods of calculation to demonstrate compliance with the maximum intensity (people per acre) through an NDP in accordance with, SDMC 132.1515(d). The project site is 5.44-acres therefore 272 people (50 x 5.44) are allowed.

The Vehicle Occupancy designation shown in Appendix D of the MCAS Miramar ALUCP identifies that R&D, light industrial facilities require a range of 300 to 500 square feet per occupant (employee). The project proposes dividing the upper bound limit by 1.05 which equals 476 square feet per person. This works out to a maximum building floor area of 129,472 square feet (272 x 476) of total allowed gross floor area per SDMC Section 132.1515(c)(2)(E)(II). Non-Residential Accessory Uses permitted in accordance with SDMC Section 131.0125 may exempt up to 10 percent of the total floor area from the people per acre calculation where the accessory use is neither an assembly room designed to accommodate more than 650 people, nor an institutional use identified

as "Not Permitted" in the designated Safety Zone. The project proposes 112,400 square feet of floor area which is below the allowed floor area of 129,472 square feet.

The project proposes a floor area ratio (FAR) that is below the 2.0 FAR allowed by the underlying zoning regulations for the IL-3-1 zone but exceeds the maximum floor area ratio of 0.34 allowed by the MCAS Miramar ALUCP APZ-II designation and is requesting an alternative calculation method for maximum allowed intensity thus allowing the proposed FAR of 0.47 (112,400/236,966 SF) described in detail above. The project would be conditioned to limit occupancy for the proposed commercial office building to 272 occupants.

The proposed permit conditions contain specific requirements to ensure compliance with the applicable regulations of the current Building Codes and Land Development Code (LDC), including those adopted to protect public health, safety, and welfare. Additionally, the project would be conditioned to conform to the City's current stormwater regulations for construction and post-construction Best Management Practices (BMPs), including a Stormwater Management and Discharge Control Maintenance Agreement for ongoing permanent BMP maintenance. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

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

The project is described in Finding A.III above, incorporated herein by reference. The project, in accordance with SDMC 132.1515(d), is requesting an alternative calculation method for the maximum allowed intensity (people per acre) for the applicable MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) safety zone designation.

In accordance with the IL-3-1 zone requirements, the project would comply with setback requirements by providing a front/street-side setback of 25 feet, a side setback of 10 feet, and a rear setback of 10 feet. The project is located within the Coastal Overlay Zone but is not located within the Coastal Height Limit Overlay Zone; therefore, the project is not subject to a height limit for the proposed structures in accordance with the industrial zone regulations.

The project is located within the APZ-II safety zone for MCAS Miramar as described above and is utilizing an alternative method of calculation to demonstrate compliance with the maximum intensity (people per acre) through an NDP in accordance with, SDMC 132.1515(d). The project site is 5.44-acres therefore 272 people (50 x 5.44) are allowed. The project proposes 112,400 square feet of floor area which is below the allowed floor area of 129,472 square feet (272 x 476 square feet per person).

The proposed floor area ratio (FAR) is below the 2.0 FAR allowed by the underlying zoning regulations for the IL-3-1 zone but exceeds the maximum floor area ratio of 0.34 allowed by the MCAS Miramar ALUCP APZ-II designation. By utilizing an alternative calculation method for maximum allowed intensity, the proposed FAR of

0.47 (112,400/236,966 SF) described in detail above is allowed. No other deviations or variances from the applicable regulations are being requested for the proposed project. Therefore, the proposed development project will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

C. SITE DEVELOPMENT PERMIT [SDMC SECTION 126.0505(a)]

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

See Finding B.I. above incorporated herein by reference. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

See Finding B.II. above incorporated herein by reference. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

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

See Finding B.III. above incorporated herein by reference. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

D. SITE DEVELOPMENT PERMIT – SUPPLEMENTAL FINDINGS – ENVIRONMENTALLY SENSITIVE LANDS [SDMC SECTION 126.0505(b)]

I. 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 project is described in Finding A.III above, incorporated herein by reference. The project site is located east of Interstates 5 and 805 within the Coastal Overlay Zone and contains MHPA lands at the northeastern corner of the project site. The eastern portion of the project site comprises a manufactured sloped hillside. The proposed improvements are within the previously developed portion of the project site. The proposed improvements are located outside the on-site MHPA. Additionally, the site includes a deed-restricted area on the eastern hillside portion of the site to be conserved in favor of the California Coastal Commission in accordance with Coastal Development Permit No. 6-84-399, executed October 10, 1984. The deed-restricted portion of the site and the MHPA lands located on site shall support the MMCP and Local Coastal Program (LCP) goal of conserving environmentally sensitive lands and minimizing the disturbance of hillsides by developing within previously disturbed lands and manufactured slopes.

As previously described Findings A.II. and A.III. above a preliminary geotechnical report was prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions and drainage. All grading activities within the site would be required to comply with the City of San Diego Grading Ordinance, which ensures soil erosion and topsoil loss is minimized through the issuance of a Grading Permit. Development of the Project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the 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 (SWPPP) shall be implemented concurrently with the commencement of grading activities. A Stormwater Quality Management Plan (SWQMP) that includes storm water construction BMPs, ongoing permanent BMP maintenance, on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to storm drain facilities. Any short-term erosion and sedimentation impacts associated with project development would be addressed through conformance with applicable elements of the City's storm water program and related National Pollutant Discharge Elimination System (NPDES) standards. Additionally, the Project would implement an approved SWPPP and related plans, and BMPs, including appropriate measures, to address erosion and sedimentation.

Based on regional mapping and site-specific analysis evaluated in the Geotechnical Investigation, the potential for landslides, slope instability, and liquefaction are not considered a significant concern for the project. The project would be required to comply with seismic requirements of the CBC and use proper engineering design and standard construction practices, which are verified at the ministerial construction permit stage.

All proposed landscaping within the development area proposes the utilization of native and non-native, non-invasive, and/or drought-tolerant plants. The project as proposed will be developed in accordance with current regulations of the land development code including brush management regulations and current drainage regulations and standards. The eastern portion of the site which contains existing irrigated vegetation which will be part of Brush Management Zone 2. 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.

II. 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 is described in the findings above, incorporated herein by reference. As previously described the proposed development is located within the previously developed portions of the existing site. The project proposes alterations to the existing

manufactured slopes located along the northern portion of the project site. As previously described above, a preliminary geotechnical report was prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions and drainage. The proposed grading will not result in undue risk from geologic and erosional forces with the implementation of construction and post-construction BMPs. Additionally, the project would be required to comply with the CBC's seismic requirements and to use proper engineering design and standard construction practices, which are verified at the ministerial construction permit stage.

The project site is within a Very High Fire Hazard Severity Zone per the City Very High Fire Hazard Severity Zone Map. Therefore, the natural environment of the project site would be prone to wildfires and downslope or downstream flooding as a result of runoff, post-fire instability or drainage. The project would be reviewed by the City Fire Marshal to ensure that the project would be in compliance with local, state, and federal standards for land use, zoning, and construction. Adherence to County and City regulations, and emergency and evacuation plans (including the countywide Multi-Jurisdiction Hazard Mitigation Plan that identifies risks and ways to minimize damage by natural and manmade disasters) would reduce the potential for impacts to people or structures from significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

The project site is not located within an area prone to flood hazards. All proposed landscaping within the development area proposes the utilization of native and non-native, non-invasive, and/or drought-tolerant plants. The project, as proposed, will be developed in accordance with current regulations of the land development code, including brush management regulations and current drainage regulations and standards. The eastern portion of the site, which contains existing irrigated vegetation, will be part of Brush Management Zone 2. Site-specific requirements are identified to address the potential for fire hazards including the use of non-combustible, fire-rated or fire-retardant materials to reduce the potential for fire hazards.

Overall, the project will be conditioned to adhere to all recommendations included in the Geotechnical Report and comply with all relevant SDMC and the latest version of the California Building Code, the California Fire Code, the California Wildland Urban Interface Code, and all applicable fire safety regulations. Therefore, 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.

III. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The project is described in the findings above incorporated herein by reference. The proposed structures are located within previously developed areas and will be located outside of the on-site MHPA area located at the northeast portion of the project site. The proposed improvements will direct drainage away from environmentally sensitive lands and will incorporate Stormwater construction and post-construction BMPs,

including the utilization of Low-Impact Development (LID) practices, which will include bio-retention areas for the treatment and management of urban stormwater runoff. The project also includes a landscape design that consists of plant material that is compatible with existing vegetation, and as proposed, would be in conformance with the landscape regulations, which include regulations related to invasive species and non-native vegetation for proposed landscape areas. The project-specific geotechnical study includes recommendations that will not result in undue risk from geologic and erosional forces. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

IV. 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 project is described in the findings above, incorporated herein by reference. As previously described, a 0.14-acre portion of MHPA occurs on the northeast corner of the project site and is located outside of the proposed impact area. The MHPA is the City's habitat preserve established by the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and was designed to protect and preserve native habitats for native animal and plant species to sustain the unique biodiversity of the San Diego region. The portion of MHPA that overlaps the project boundary at the northeast corner of the site includes an area that was previously developed in accordance with the 1984 site plan prior to the establishment of the MHPA. This segment of the MHPA extends from the project vicinity northwest to Lopez Canyon. No sensitive plant species were observed within the project area at the time of the field survey for the site-specific Biology Report prepared by Recon Environmental, Inc., dated July 1, 2025; therefore, no direct impacts to sensitive plant species are anticipated to result from the project. The project site has potential direct impacts to sensitive wildlife species. Those species are described in the project's biology survey and identified potential impacts to Coastal California gnatcatcher, Southern California rufous-crowned sparrow, Cooper's hawk and Crotch's bumble bee. The identified species have a potential to occur on-site and off-site adjacent to the project site but not expected to occur within the project's proposed development area. Therefore, no direct impacts to sensitive species would occur. The project's permit conditions would address requirements for the protection of sensitive resources associated with the proposed development.

The project has been conditioned to comply with the Land Use Adjacency Guidelines (LUAG) contained in Section 1.4.3 of the MSCP Subarea Plan to avoid indirect impacts to potential sensitive species and habitats within the adjacent MHPA, including the Coastal California gnatcatcher. The proposed project would not substantially change the existing drainage patterns within the project boundary. The proposed project occurs downslope of the MHPA, and no runoff would enter the MHPA from the proposed project. As such, the proposed project would not increase the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements into the MHPA. The project would incorporate best management practices, such as monitoring, flagging, staking, or biological fencing around sensitive areas, to ensure

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toxins from construction and project implementation do not cause indirect impacts to sensitive biological resources outside the project footprint, including those within the MHPA.

The MHPA occurs on natural and manufactured slopes that are above-grade of the elevations associated with any proposed structures. Thus, the existing parking structure and project lighting are separated from the adjacent MHPA by a manufactured slope that shields the MHPA. The existing slopes currently provide a physical barrier for access into the MHPA. All new outdoor lighting adjacent to the MHPA shall be directed downward and adjusted to fall on the same premises where such lights are located, in accordance with the City Municipal Code 147.0740. Thus, per the City's Municipal Code regulation, no light spill from outdoor lighting will occur within the MHPA.

Uses in or adjacent to the MHPA would be designed to minimize noise impacts. The proposed project would be conditioned to monitor and mitigate noise impacts that exceeds the maximum levels allowed shall be avoided during the breeding season for the coastal California gnatcatcher (March 1–August 15). Any new landscaping would be required to follow standard landscape guidelines and would not include any invasive plant species.

Project impacts to urban/developed land would be less than significant and would not require mitigation. The project would also not impact any jurisdictional areas or wildlife movement corridors; therefore, no mitigation would be required. Potential impacts to nesting birds, including coastal California gnatcatcher and Cooper's hawk, will be minimized and avoided through incorporating the MHPA Land Use Adjacency Guidelines and MSCP Conditions of Coverage. The project would be designed and conditioned to comply with all aspects of the Land Use Adjacency Guidelines listed in Section 1.4.3 of the MSCP (City of San Diego 1997), specifically in the following areas:

- Grading/Land Development/MHPA Boundaries
- Drainage
- Toxics/Project Staging Areas/Equipment Storage
- Lighting
- Barriers
- Invasives
- Brush management
- Noise

The site-specific Biology Study did not indicate any vernal pools on-site therefore due to the lack of vernal pools the project is not subject to the VPHCP. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan guidelines, and the project would include mitigation measures to address any significant impacts as stated above; and consistency is not required with the Vernal Pool Habitat Conservation Plan [VPHCP] as the Project site does not contain jurisdictional wetlands.

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

The project is described in the findings above incorporated herein by reference. While the Project site is located within the coastal overlay zone, it is approximately two miles inland from the Pacific Ocean, public beaches and local shoreline. The project would implement construction and post-construction BMPs in compliance with the City Storm Water Manual and Regional Water Quality Control Board (RWQCB) regulations. Typical construction BMPs are anticipated to include silt fencing, gravel bag barriers, street sweeping, solid waste management, stabilized construction entrance/exits, water conservation practices, and spill prevention and control. The project would also include operational BMPs by constructing an on-site biofiltration basin in order to remove pollutants from runoff. Additionally, the project would implement source control and site design BMPs. Implementation of these BMPs, along with regulatory compliance, would preclude any violations of applicable standards and discharge regulations. The proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

The Project would comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the 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 SWPPP shall be implemented concurrently with the commencement of grading activities. A SWQMP that includes storm water construction BMPs, ongoing permanent BMP maintenance, on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to storm drain facilities. Any short-term erosion and sedimentation impacts associated with Project development would be addressed through conformance with applicable elements of the City's storm water program and related NPDES standards. The Project would implement an approved SWPPP and related plans, and BMPs, including appropriate measures, to address erosion and sedimentation. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

VI. 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.

Impacts to urban/developed land would be less than significant and would not require mitigation. The project would also not impact any jurisdictional areas or wildlife movement corridors; therefore, no mitigation would be required. Potential impacts to nesting birds, including the coastal California gnatcatcher and Cooper's hawk, will be minimized and avoided through incorporating the MHPA Land Use Adjacency Guidelines and MSCP Conditions of Coverage, which will be implemented as permit conditions and included on the construction plans and related documents. Therefore, 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.

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

3. Based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3164687, Neighborhood Development Permit No. PMT-3164688, and Site Development Permit No. PMT-3407775 are granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3164687, Neighborhood Development Permit No. PMT-3164688, and Site Development Permit No. PMT-3407775 a copy of which is attached to and made a part of this Resolution by this reference.

Martin R. Mendez
Development Project Manager
Development Services

Adopted on: May 6, 2026

IO#: 24009283

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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24009283 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3164687
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3164688
SITE DEVELOPMENT PERMIT NO. PMT-3407775
10509 VISTA SORRENTO PARKWAY - PROJECT NO. PRJ-1062368
HEARING OFFICER

This Coastal Development Permit No. PMT-3164687, Neighborhood Development Permit No. PMT-3164688, and Site Development Permit No. PMT-3407775 is granted by the Hearing Officer of the City of San Diego to LS VISTA SORRENTO II, LLC, a Delaware limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708, 126.0404 and 126.0505. The 5.58-acre site is located at 10509 Vista Sorrento Parkway within the Mira Mesa Community Plan. The site is located in the IL-3-1 (Industrial-Light) zone and the Coastal Overlay Zone (Non-Appealable Area), the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar, Review Area 1) the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) MCAS Miramar 60 - 65 CNEL, MCAS Miramar Accident Potential Zone II (APZ-II), the Federal Aviation Administration (FAA) Part 77 Noticing Area, Complete Communities Mobility Choices Mobility Zone 2, and a Very High Fire Hazard Severity Zone (VHFSZ). . The project site is legally described as THAT PORTION OF ACRE LOT 8 OF THE TOWN OF SORRENTO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888, WHICH LIES NORTHWESTERLY OF THE LOCATION AND NORTHEASTERLY PROLONGATION OF A LINE, WHICH IS PARALLEL WITH AND 700.00 FEET NORTHWESTERLY, AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF SAID LOT 8.

Subject to the terms and conditions set forth in this Permit, permission is granted to LS VISTA SORRENTO II, LLC, a Delaware limited liability company, Owner/Permittee to demolish an existing four-story building, trash enclosure, telecommunications structure, mechanical equipment enclosure, and site improvements for the construction of a four-story building totaling 112,400 square feet, an on-grade six-story parking garage totaling 189,795-square-feet, and associated site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 6, 2026, on file in the Development Services Department.

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The project shall include:

a. The demolition of a four-story 84,000-square-foot building, an existing trash enclosure structure, an existing telecommunications structure, an existing mechanical equipment enclosure, and existing site improvements to include landscaping, paved parking areas and site lighting;

b. The construction of a four-story,112,400-square-foot commercial office building for uses allowed within the IL-3-1 zone, including research and development (R&D) use, laboratory use, corporate headquarters and other offices uses;

c. Construction of a 189,795-square-foot six-story parking garage accommodating 577 parking stalls (182 parking stalls allocated for the proposed four-story building) and surface parking area for 99 parking stalls accommodating a total of 676 parking stalls on-site;

d. The vacation of a public service easement (Public Service Easement Vacation No. PMT-3351728);

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

f. Terraced retaining walls adjacent to the parking garage, two outdoor seating areas with wood decking, an overhead shade structure for the seating area adjacent to the parking garage, an outdoor dining terrace with flagstone paving, three flagstone seating areas with concrete seat walls, an emergency generator enclosure, a mechanical equipment enclosure, a trash enclosure structure, associated site furnishings, paving and site lighting; and

g. 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 May 21, 2029.

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

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

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

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. 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."

CLIMATE ACTION PLAN REQUIREMENTS:

12. 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.

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [Development Services Department (DSD) Form DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

14. The project site is located within Accident Potential Zone II (APZ-II) of the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) shall be limited to an occupancy of 50 people per acre or 272 persons for the proposed commercial office building.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the storm drain connection, landscaping and irrigation, within the right-of-way, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and improve six feet (6'-0") of right-of-way, adjacent to the site on Vista Sorrento Parkway, per Exhibit 'A', satisfactory to the City engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall vacate the four-foot (4'-0") wide sewer, water, drainage and public utilities easement, per Exhibit 'A', satisfactory to the City engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall submit a Drainage Study detailing the pre-development and post-development 100-year peak flows from the project site, as well as peak flow attenuation calculations to ensure no peak flow increases from the project site to the satisfaction of the City Engineer. Peak flow attenuation calculations shall include 100-year, six-hour inflow and outflow hydrographs to each detention facility, account for County of San Diego Conjunctive Use guidelines, and report the 100-year pre-development peak flow, the 100-year unmitigated peak flow, and the 100-year mitigated peak flow for each facility, as well as the maximum 100-year water surface elevation in each facility.

19. Prior to the issuance of any building permit, the Owner/Permittee shall submit a Stormwater Quality Management Plan (SWQMP) to provide detailing treatment control Best Management Practices (BMPs) sizing, hydromodification management, and volume retention compliance with the City's Stormwater Standards Manual in effect at the time of permit issuance, to the satisfaction of the City Engineer.

20. 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 SDMC in a manner satisfactory to the City Engineer.

21. 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.

22. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report (SWQMP) that will be subject to final review and approval by the City Engineer, based on the City's Stormwater Standards Manual in effect at the time of the construction permit issuance.

23. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2022-0057-DWQ and a copy shall be submitted to the City.

GEOLOGY REQUIREMENTS:

24. 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.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any grading permit, 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.

26. 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.

27. Prior to issuance of any building permit (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 SDMC Section §142.0403(b)6.

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." 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 landscape 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. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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 or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

28. 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:

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- The Brush Management Program shall consist of a modified Brush Management Zone One, ranging in width from forty-five-feet-six-inches to fifty-four-feet-two-inches (45'-6" to 54'-2") from the face of the proposed parking garage to the deed restricted boundary (CDP No. 84-403698) and a Brush Management Zone Two extending out fifty-seven-feet-three-inches (57'-3") from the structure towards the native/naturalized vegetation located within the existing MHPA boundary, consistent with SDMC Section 142.0412 and Exhibit 'A'.

- Alternative Compliance for reduced brush management zone(s):
    - Where Zone One is reduced, Type IV Heavy Timber construction, Non-Combustible construction and one-hour (1-hr) fire-rated structures are required, consistent with SDMC Section 142.0412(g) and Exhibit 'A'.

29. Prior to issuance of any grading permit, 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'.

30. Prior to issuance of any Building Permits, a complete Brush Management Plans 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 Plans shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

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 Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

32. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

33. Prior to the issuance of a construction permit, the following biological resource protection measures shall be provided on the construction documents:

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 (2012~~8~~), 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) Preconstruction Meeting - The Qualified Biologist shall attend the preconstruction 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 (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

D) BCME -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, 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 any species identified as a listed, candidate, sensitive, or special status species in the MSCP, 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 nesting birds 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 construction activities. If nesting birds are detected, a letter report in conformance with the City's Biology Guidelines (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 or mitigation plan 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) 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 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 & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

G) 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, 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, or 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.

Subsequent Resource Identification - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests 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, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

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34. 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 MSCP Land Use Adjacency Guidelines 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 / desilting 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 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 homeowner's association (HOA) 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: Coastal California Gnatcatcher and Cooper's Hawk (March 1 through August 15). If construction is proposed during the breeding season for the species the following measures are required:

  Coastal California Gnatcatcher (Federally Threatened):

  A. Prior to the issuance of any grading permit, the City Environmental designee shall verify that the MHPA boundaries and the following project requirements regarding the Coastal California Gnatcatcher are shown on the construction plans:

     1. 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 Environmental Designee:

        i. 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 these species 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 construction. If the Coastal California Gnatcatcher is present, then the following conditions must be met:

           a. Between March 1 and August 15, no clearing, grubbing, or grading of occupied Coastal California Gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and

           b. 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 Coastal California 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 Environmental Designee at least two weeks prior to the commencement of construction activities.

c. Prior to the commencement of any 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

d. 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 Environmental Designee, 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.

ii. If the Coastal California Gnatcatcher is not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Environmental Designee and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 15 and August 15 as follows:

   a. 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.(1)(i.)(d.) shall be adhered to as specified above.

   b. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Cooper's Hawk (MSCP Covered Species) Conditions of Coverage:

B. Establishment of the 300-foot impact avoidance area around active nests identified by the pre-construction survey.

PLANNING/DESIGN REQUIREMENTS:

35. 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 by the appropriate City decision maker in accordance with the SDMC.

36. 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.

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

38. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

40. Prior to the issuance of any building permit Owner/Permittee shall installed of appropriate private back flow 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. Prior to the issuance of any building permits, the Owner/Permittee shall assure construction of the proposed water meters, within public right-of-way, for all proposed water services.

41. 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.

42. 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.

TRANSPORTATION REQUIREMENTS

43. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls shall be in compliance with the 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.

44. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to reconstruct the existing driveway on Vista Sorrento Parkway per current City standards, as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to the first occupancy.

45. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a five-foot (5'-0") wide non-contiguous sidewalk on Sorrento Valley Road per current City standards as shown on Exhibit 'A', to the satisfaction of the City Engineer. All improvements shall be completed and operational prior to the first occupancy.

46. The Owner/Permittee shall provide and maintain a sight visibility area on each side of the driveway measured along the property line on Vista Sorrento Parkway per Exhibit 'A'. No obstacles higher than 36 inches shall be located in this area, e.g., shrubs, landscape, walls, columns, monument signs, etc.

47. Prior to first occupancy, the Owner/Permittee shall provide and maintain onsite the following Vehicle Miles Traveled (VMT) reduction measure totaling at least 5 points as shown in Exhibit 'A', satisfactory to the City Engineer:

- Thirty-four (34) long-term bicycle spaces are at least 10% beyond the minimum requirements of 14 long-term bicycle spaces (2 points per 10 % increment above the minimum).

WASTE MANAGEMENT REQUIREMENTS:

48. The Owner/Permittee shall comply with the Waste Management Plan prepared by RECON Environmental, Inc., dated August 20, 2024, and shall be enforced and implemented to the satisfaction of the Environmental Services Department.

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 commence 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.

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- 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 May 6, 2026, and [Approved Resolution Number].

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Coastal Development Permit No. PMT-3164687
Neighborhood Development Permit No. PMT-3164688
Site Development Permit No. PMT-3407775
Date of Approval: May 6, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Martin R. Mendez
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.

LS Vista Sorrento II, LLC a Delaware limited liability company
Owner/Permittee

By _____
Michael S. Dorris
Senior Vice President

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

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RESOLUTION NUMBER _____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER APROVING
PUBLIC SERVICE EASEMENT VACATION NO. PMT-3351728
FOR THE 10509 VISTA SORRENTO PARKWAY PROJECT – PROJECT NO.
PRJ-1062368

RECITALS

The Hearing Officer adopts this Resolution based on the following:

A. LS VISTA SORRENTO II, LLC, a Delaware Limited Liability Company, Applicant/Subdivider, and LATTITUDE 33 PLANNING AND ENGINEERING, Engineer, filed an application with the City of San Diego to vacate an existing four-foot wide, 4,313.76-square-foot (0.09-acre), Sewer, Water, Drainage and Public Utilities Easement, Public Service Easement Vacation No. PMT-3351728, in connection with Coastal Development Permit No. PMT-3164687, Neighborhood Development Permit No. PMT-3164688, and Site Development Permit No. PMT-3351728, for the 10509 Vista Sorrento Parkway Project (Project), located at 10509 Vista Sorrento Parkway, legally described as: THAT PORTION OF ACRE LOT 8 OF THE TOWN OF SORRENTO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888, WHICH LIES NORTHWESTERLY OF THE LOCATION AND NORTHEASTERLY PROLONGATION OF A LINE, WHICH IS PARALLEL WITH AND 700.00 FEET NORTHWESTERLY, AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF SAID LOT 8. The project site is located in the IL-3-1 (Industrial-Light) zone and the Coastal Overlay Zone (Non-Appealable Area), the Parking Impact Overlay Zone, the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar, Review Area 1) the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) Noise Contours (CNEL) MCAS Miramar 60 - 65 CNEL, MCAS Miramar Accident Potential Zone II (APZ-II), the Federal Aviation Administration (FAA) Part 77 Noticing Area,

Complete Communities Mobility Choices Mobility Zone 2, and a Very High Fire Hazard Severity Zone (VHFSZ) within the Mira Mesa Community Plan.

B. On May 6, 2026, the Hearing Officer considered Public Service Easement Vacation No. PMT-3351728 pursuant to Municipal Code sections 125.1040 including written evidence from all interested parties.

ACTION ITEMS

BE IT RESOLVED, by the Hearing Officer:

1. The Hearing Officer adopts the following findings with respect to Public Service Easement Vacation No. PMT-3351728:

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

The project site currently contains a Sewer, Water, Drainage and Public Utilities Easement within a portion of Lot 8, Map Numbers 483 and 362, located at 10509 Vista Sorrento Parkway. The project proposes to vacate this easement, located along the northern and eastern property lines of the subject property, fully within the private parcel. The existing easement does not contain any active public utility facilities (sewer, water, drainage or public utilities. Redevelopment of the project site is currently being proposed to include the demolition of an existing four-story office building and the construction of a new four-story building, a six-story parking structure, landscaping, hardscape, drainage facilities and associated site improvements. Removal of the existing easement will allow the construction of the proposed improvements and will maximize utilization of the project site. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated

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

The public will benefit from this action by eliminating unnecessary and unproductive encumbrances on the subject property. The proposed vacation will allow for the redevelopment of the project site that is currently being proposed to include the demolition of an existing four-story office building and

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the construction of a new four-story building, a six-story parking structure, landscaping, hardscape, drainage facilities and associated site improvements, consistent with the Technology Park Land Use designation of the Mira Mesa Community Plan. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

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

The site is zoned IL-3-1 (Industrial-Light), designated for Technology Park uses within the Mira Mesa Community Plan and designated as Industrial Employment uses within the San Diego General Plan. The easement vacation is located fully within private property and will not negatively impact the existing or future use of the property. No portion of the easement vacation is within the public right-of-way, and removing the existing encumbrance on the project site would allow for maximized utilization of the project site consistent with the adopted Mira Mesa Community Plan and the applicable zoning regulations. Therefore, the vacations would be consistent with and not adversely affect any applicable land use plans.

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

The proposed easement vacation will not negatively impact existing public utility services or facilities. The original purpose for establishing the easement no longer exists because all necessary public utilities (sewer, water, drainage) are provided through alternate easements or public rights-of-way that will remain in service. All essential public utilities for the proposed project will be accommodated within dedicated public rights-of-way adjacent to the site or in existing and newly dedicated easements on the property that have been reviewed and approved by the City Engineer and all utility providers. Redevelopment of the project site is currently being proposed to include the demolition of an existing four-story office building and the construction of a new four-story building, a six-story parking structure, landscaping, hardscape, drainage facilities and associated site improvements. Vacation of the referenced easement will remove an existing encumbrance and allow the construction of the proposed improvements, thus maximizing utilization of the project site. Therefore, the purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

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

3. Based upon these findings adopted by the Hearing Officer, Public Service Easement Vacation No. PMT-3351728, in connection with Coastal Development Permit No. PMT-3164687, Neighborhood Development Permit No. PMT-3164688, and Site Development Permit No. PMT-3351728, as more

particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. DWG-0102639, marked as Exhibit "B", incorporated by this reference, and made a part of this Resolution, is ordered vacated.

4. The Development Services Department shall record a quitclaim deed with a certified copy of this Resolution with attached exhibits, in the Office of the County Recorder.

Martin R. Mendez
Development Project Manager
Development Services

Adopted on: May 6, 2026

IO No.: 24009283

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EXHIBIT 'A'

LEGAL DESCRIPTION

SEWER, WATER, DRAINAGE AND PUBLIC UTILITIES EASEMENT VACATION

A PORTION OF THAT CERTAIN EASEMENT FOR SEWER, WATER, DRAINAGE AND PUBLIC UTILITIES GRANTED TO THE CITY OF SAN DIEGO PER RESOLUTION NO. 131222, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 200 OF OFFICIAL RECORDS, LYING WITHIN A PORTION OF ACRE LOT 8 OF SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1888. SAID PORTION OF ACRE LOT 8 IS SPECIFICALLY DESCRIBED IN DEED DOCUMENT NO. 2022-0043498, RECORDED 1/28/2022 OF OFFICIAL RECORDS IN SAID COUNTY.

CONTAINING AN AREA OF 4,313.76 SQUARE FEET (0.099 ACRE), MORE OR LESS.

ATTACHED HERETO IS DRAWING NO. 102639-B, LABELED EXHIBIT "B", AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY, OR UNDER THE DIRECTION OF:

1/26/2026

CHRISTOPHER S. D'AMBROSIO P.L.S. 9829 DATE

LICENSED LAND SURVEYOR
Christopher S. D' Ambrosio
No. 9829
STATE OF CALIFORNIA

PRJ-1062368
PMT-3351728
DWG NO. 102639-B

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EXHIBIT "B"

ASSESSOR'S PARCEL NO.

340-090-15

REFERENCE DWG.'S

MAPS 483 & 362, MAP 13604, ROS 11628
RESO. 131222 IN BOOK 5971, PAGE 200 O.R.
CDP & NDP (PRJ-1062368)

LEGEND

PORTION OF THAT CERTAIN SEWER, WATER, DRAINAGE & PUBLIC UTILITIES EASEMENT GRANTED TO CITY OF SAN DIEGO PER RESOLUTION NO. 131222, RECORDED 2-09-1956 IN BOOK 5971, PAGE 200 O.R.; VACATED HEREON.
AREA = 4,313.76 SQ. FT. (0.099 ACRE)

——— RIGHT-OF-WAY LINE

— — — EXISTING LOT/PARCEL LINE

- - - - - - EASEMENT LINE

( ) INDICATES RECORD DATA PER ROS 11628

(A) HIGHWAY SLOPE EASEMENT TO THE STATE OF CALIFORNIA RECORDED 04-03-1970 AS FILE NO. 57984 O.R.

(B) ROAD EASEMENT TO CITY OF SAN DIEGO RECORDED 03-29-1985 AS DOC. NO. 85-106726, O.R.

(C) DEED RESTRICTION RECORDED 10-25-1984 AS DOC. NO. 84-403698 O.R.

(D) 4' WIDE SEWER, WATER, DRAINAGE & PUBLIC UTILITIES EASEMENT GRANTED TO CITY OF SAN DIEGO PER RESO. NO. 131222, RECORDED 2-09-1956 IN BOOK 5971, PAGE 200 O.R.

(E) UTILITY EASEMENT TO PACIFIC BELL RECORDED 11-20-1985 AS DOC. NO. 85-439336 O.R.

(F) LANDSCAPE AND MAINTENENCE AGREEMENT RECORDED 08-31-2011 AS DOC. NO. 2011-0450462 O.R.

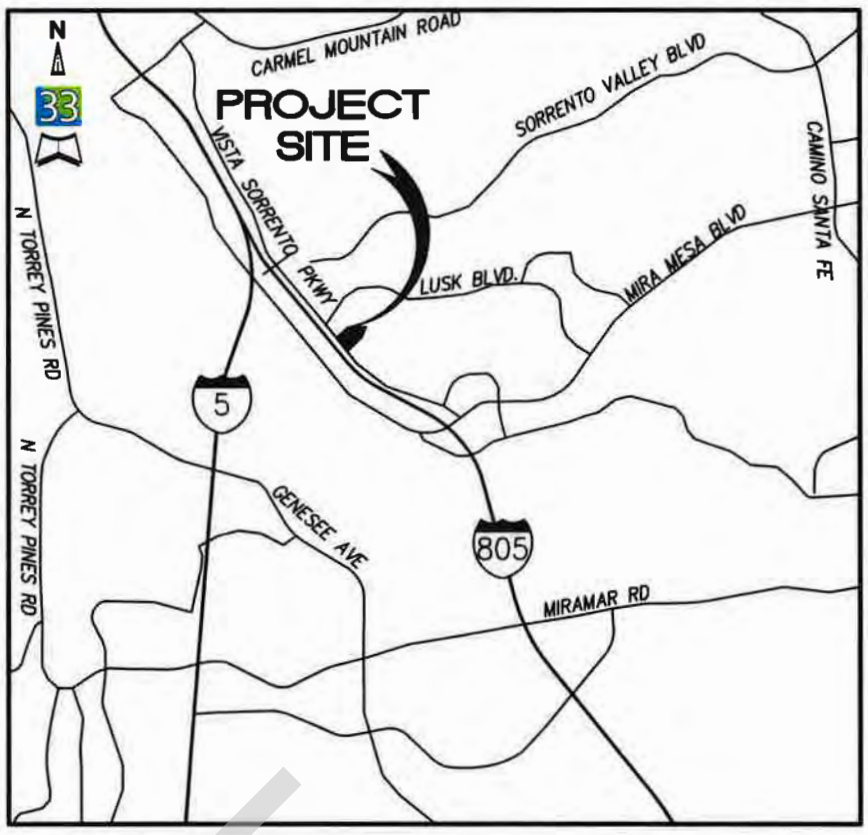
(G) DRIVEWAY ACCESS AGREEMENT RECORDED 08-31-2011 AS DOC. NO. 2011-0450461 O.R.

(H) 10' WIDE STORM DRAIN EASEMENT TO CITY OF SAN DIEGO RECORDED 1-17-1985 AS DOC. NO. 85-106726 O.R.

(I) 15' DRAINAGE EASEMENT RECORDED 03-30-1984 AS DOC. NO. 84-118636 AND RE-RECORDED ON 10-18-1984 AS DOC. NO. 85-16109 O.R.

VICINITY MAP

NOT TO SCALE



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6 (0406). THIS IS DETERMINED BY A LINE BETWEEN POINT NO. 123 AND POINT NO. 123B OF SAN DIEGO COUNTY RECORD OF SURVEY NO. 14492.

BEARING = SOUTH 46° 22' 38" EAST.

NON-PLOTTABLE EASEMENTS

1) EASEMENT FOR PUBLIC UTILITIES GRANTED TO SDG&E RECORDED 6-28-1985 AS DOC. NO. 85-233844 O.R.

2) EASEMENT FOR PUBLIC UTILITIES GRANTED TO SDG&E RECORDED 10-24-2000 AS DOC. NO. 2000-572396 O.R.

DRAFT

LATITUDE 33 PLANNING & ENGINEERING
10731 TREENA STREET
SAN DIEGO, CA 92131 (858) 751-0633

LICENSED SURVEYOR
Christopher S. D'Ambrosio
No. 9829
STATE OF CALIFORNIA

1/26/2026
CHRISTOPHER S. D'AMBROSIO DATE
P.L.S. 9829

DOCUMENT No. _____
RECORDED _____
RESOLUTION No. _____
ADOPTED _____

SEWER, WATER, DRAINAGE, AND PUBLIC UTILITIES EASEMENT VACATION

WITHIN A PORTION OF LOT 8 MAP NO'S 483 AND 362 AS DESCRIBED IN DEED DOC. NO. 2022-0043498, REC. 1/28/2022 O.R.

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	L33			

STATUS

CITY OF SAN DIEGO, CALIFORNIA
SHEET 1 OF 2 SHEETS

FOR CITY LAND SURVEYOR DATE

102639-1-B

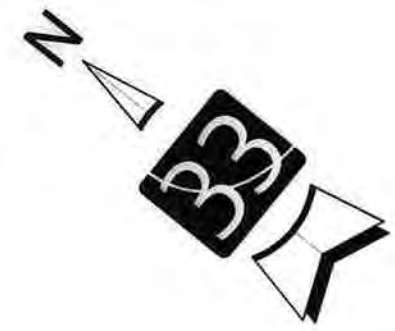
PRJ. 1062368
PMT. 3351728

1906-6263
CCS 83 COORDINATES

266-1703
NAD 27 COORDINATES

B001

EXHIBIT "B"



0 50 100 200

(IN FEET)
1 inch = 100 ft.

LOT 10
MAP NO. 13604

(N14°53'10"W
N14°53'43"W
151.70')
151.80'

396.44')
396.48'

(N75°06'13"E
N75°06'10"E

844.62'
844.61')

LOT 10
MAP NO. 13604

DEED DOC NO.
2022-0043498 REC.
1/28/2022

534.01')
534.05'

ROS 11628

POR. LOT 8
SORRENTO LANDS
AND TOWNSITE
MAP NO.'S 483 & 362

LOT 2
MAP NO. 10607

POR. LOT 8

N51°05'11"E
(N51°04'55"E

(N51°05'45"E
N51°05'23"E

PARCEL 5

PARCEL 4

93'

N36°57'57"W
(N36°57'25"W

74'

300.23'
300.24')

VISTA SORRENTO PARKWAY

DRAFT

LATITUDE 33 PLANNING & ENGINEERING
10731 TREENA STREET
SAN DIEGO, CA 92131 (858) 751-0633

LICENSED SURVEYOR
Christopher S. D'Ambrosio
No. 9829
STATE OF CALIFORNIA

1/26/2024

CHRISTOPHER S. D'AMBROSIO DATE
P.L.S. 9829

DOCUMENT No. _____

RECORDED _____

RESOLUTION No. _____

ADOPTED _____

SEWER, WATER, DRAINAGE, AND PUBLIC UTILITIES EASEMENT VACATION

WITHIN A PORTION OF LOT 8 MAP NO'S 483 AND 362 AS DESCRIBED IN DEED DOC. NO. 2022-0043498, REC. 1/28/2022 O.R.

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	L33			

STATUS

CITY OF SAN DIEGO, CALIFORNIA

SHEET 2 OF 2 SHEETS

FOR CITY LAND SURVEYOR DATE

PRJ. 1062368
PMT. 3351728

1906-6263
CCS 83 COORDINATES

266-1703
NAD 27 COORDINATES

102639-2-B

B002

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

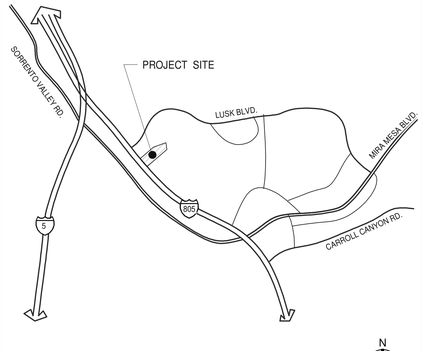
SORRENTO SUMMIT SOUTH LOT 8 PHASE 1 & 2

COASTAL DEVELOPMENT PERMIT (CDP) & NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) EASEMENT VACATION

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121



VICINITY MAP



OWNER

TrammellCrowCompany

TRAMMELL CROW COMPANY
TRAMMELL CROW SO. CAL. DEVELOPMENT, INC. C/O TRAMMELL CROW COMPANY
3501 JAMBOREE ROAD, SUITE 230
NEWPORT BEACH, CALIFORNIA 92660
MIKE HODGES
PH: (949) 477-4727
mhodges@trammellcrow.com

Healthpeak PROPERTIES

HEALTH PEAK PROPERTIES
HEALTH PEAK PROPERTIES, INC.
420 STEVENS AVENUE, SUITE 170
SOLANA BEACH, CALIFORNIA 92075
MIKE DORRIS
858.847.9936
mdorris@healthpeak.com

ARCHITECT

WARE MALCOMB
3911 SORRENTO VALLEY BLVD, SUITE 120
SAN DIEGO, CALIFORNIA 92121
P 858.638.7277
PRIMARY CONTACT: DAVID MANN
PH: (858) 638-7277 x1339
EMAIL: dmann@waremalcomb.com

CONSULTANTS

CIVIL ENGINEER
LATITUDE 33
9968 HILBERT ST.
SAN DIEGO, CALIFORNIA 92131
PEJMON MAHOBIAN
PH: (858) 751-0633
pejmon.mahobian@latitude33.com

ENVIRONMENTAL ENGINEER
RECON ENVIRONMENTAL
3111 CAMINO DEL RIO NORTH, SUITE 600
SAN DIEGO, CALIFORNIA 92108
CAILIN LYONS
PH: (619) 308-9333 x108
clyons@reconenvironmental.com

LANDSCAPE ARCHITECT
GROUND LEVEL
2605 STATE STREET, SUITE B
SAN DIEGO, CALIFORNIA 92103
JASON JONES
PH: (619) 325-1990
jjones@groundlevelsd.com

TRAFFIC ENGINEER
CR ASSOCIATES
3900 FIFTH AVENUE, SUITE 310
SAN DIEGO, CALIFORNIA 92103
PHUONG NYUGEN
PH: (619) 756-3868
pnguyen@cramobility.com

PROJECT DATA

PROJECT DESCRIPTION
SEEKING A COASTAL DEVELOPMENT PERMIT (CDP), & NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) FOR A NEW R&D BUILDING, AND AN EASEMENT VACATION OF EXISTING PUBLIC EASEMENT. SCOPE INCLUDES DEMOLITION OF AN EXISTING 4-STORY 84,000 SF OFFICE BUILDING AND MINOR SITE DEMOLITION. PROPOSED PROJECT IS A NEW 4-STORY 112,400 SF R&D BUILDING WITH A NEW ON-GRADE 6-STORY 189,795 SF PARKING GARAGE, TO PROVIDE PARKING FOR NEW R&D BUILDING AND FOR LEASABLE PARKING TO NEARBY BUSINESSES IN THE IMMEDIATE AREA CONSISTENT WITH ALL APPLICABLE CODES. SITE MODIFICATIONS (DEMOLITION, NEW CENTRAL PLANT, RESURFACING & RE-LANDSCAPING OF EXISTING PARKING, NEW TRASH ENCLOSURE, AND NEW GENERATOR). PROPOSED DEVELOPMENT TO NOT EXTEND BEYOND BOUNDARIES OF EXISTING DEVELOPED SITE.

CDP IS REQUIRED FOR PROJECTS WITHIN THE COASTAL OVERLAY ZONE.

NDP IS REQUIRED FOR DEVELOPMENT WHERE ALTERNATIVE COMPLIANCE IS REQUESTED TO DEMONSTRATE SAFETY COMPATIBILITY IN ACCORDANCE WITH SECTION 132.1515(d) USING AN EQUIVALENT CALCULATION OF PEOPLE PER ACRE.

EASEMENT VACATION IS REQUIRED FOR THE VACATION OF AN EXISTING PUBLIC SERVICE EASEMENT.

SITE LOCATION
ADDRESS: 10509 VISTA SORRENTO PARKWAY, SAN DIEGO, CA 92121
ASSESSOR'S PARCEL NUMBER (APN): 340-090-15
LEGAL DESCRIPTION: LOT 8 OF MAP NO. 483
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF ACRE LOT 8 OF THE TOWN OF SORRENTO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1886, WHICH LIES NORTHWESTERLY OF THE LOCATION AND NORTHEASTERLY PROLONGATION OF A LINE WHICH IS PARALLEL WITH AND 700.00 FEET NORTHWESTERLY, AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF SAID LOT 8 EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID ACRE LOT 8 DISTANT ALONG SAID NORTHWESTERLY LINE, NORTH 51°04'41" EAST, 435.00 FEET FROM THE MOST WESTERLY CORNER OF SAID ACRE LOT 8; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 51°04'41" EAST, 317.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 36°57'19" EAST, 298.98 FEET TO A LINE WHICH IS PARALLEL WITH AND 699.98 FEET NORTHWESTERLY, AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF SAID ACRE LOT 8.
PARCEL 2:
A DRIVEWAY ACCESS EASEMENT UPON, OVER, AND UNDER AND ACROSS THAT PORTION OF THE SOUTHEASTERLY 700.00 FEET OF ACRE LOT 8 OF SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAND DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1886. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEASTERLY 700.00 FEET OF SAID LOT 8; THENCE SOUTH 51°04'41" WEST, 731.21 FEET ALONG THE NORTHWESTERLY PROPERTY LINE OF SAID SOUTHEASTERLY 700.00 FEET OF LOT 8 TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID PROPERTY LINE SOUTH 36°53'8" EAST, 18.00 FEET; THENCE SOUTH 51°04'41" WEST, 80.00 FEET TO A POINT ON THE EASTERLY LINE OF AN EXISTING ROAD EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED MARCH 29, 1985 AS DOCUMENT NO. 85-104745, OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID EASEMENT LINE NORTH 36°53'8" WEST, 18.01 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID NORTH 51°04'41" EAST, 79.39 FEET TO THE TRUE POINT OF BEGINNING.
NOTE: THE ABOVE REFERENCED EASEMENT WAS CREATED BY AN EASEMENT GRANT DEED RECORDED AUGUST 31, 2011, AS DOCUMENT NO. 2011-0450661 OF OFFICIAL RECORDS.
PARCEL 3:
AN EASEMENT FOR LANDSCAPING AND MAINTENANCE UPON, OVER, UNDER AND ACROSS THAT PORTION OF THE SOUTHEASTERLY 700.00 FEET OF ACRE LOT 8 OF SORRENTO LANDS AND TOWNSITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 483, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 9, 1886, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEASTERLY 700.00 FEET OF SAID LOT 8 THENCE SOUTH 51°04'42" WEST, 422.62 FEET ALONG THE NORTHWESTERLY PROPERTY LINE OF THE SOUTHEASTERLY 700.00 FEET OF SAID LOT 8 TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PROPERTY LINE SOUTH 36°35'18" EAST, 4.00 FEET; THENCE SOUTH 51°04'42" WEST, 408.20 FEET TO A POINT ON THE EASTERLY LINE OF AN EXISTING ROAD EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED MARCH 29, 1985 AS DOCUMENT NO. 85-104745, OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID EASEMENT LINE NORTH 36°57'37" WEST, 4.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 700.00 FEET OF SAID LOT 8; THENCE ALONG SAID NORTHWESTERLY PROPERTY LINE NORTH 51°04'42" EAST, 408.09 FEET TO THE TRUE POINT OF BEGINNING.
NOTE: THE ABOVE REFERENCED EASEMENT WAS CREATED BY AN EASEMENT GRANT DEED RECORDED AUGUST 31, 2011, AS DOCUMENT NO. 2011-0450662 OF OFFICIAL RECORDS.

PLANNING AREA
COMMUNITY PLAN AREA (CPA): MIRA MESA

BASE ZONE
ZONE DESIGNATION: IL-3-1 (INDUSTRIAL LIGHT)

OVERLAY ZONES
MCAS MIRAMAR - ACCIDENT POTENTIAL ZONE 2
AIRPORT ENVIRONS OVERLAY (AEOZ)
MCAS MIRAMAR - AIRPORT INFLUENCE AREA (AIA)
MCAS MIRAMAR - AIRPORT LAND USE COMPATIBILITY OVERLAY (ALUCOZ)
AIRPORTS: FAA HEIGHT NOTIFICATION (PART 77)
NOICE CONTOURS: 60 - 65 (DB CNEL)
CITY COASTAL OVERLAY (COZ): N-APP-1
PARKING IMPACT OVERLAY ZONE (PIOZ): PIOX - COASTAL - IMPACT, PIOZ - CAMPUS - IMPACT
TRANSIT PRIORITY AREA (TPA)
PRIME INDUSTRIAL LANDS

GEOLOGICAL HAZARD CATEGORY
CATEGORY 25 AND 52

SITE DATA
SITE GROSS AREA: 5.44 AC (236,9665 SF)
MAXIMUM F.A.R. ALLOWED: 0.34 (MAXIMUM F.A.R. SUPERSEDED BY ALUCP)
PROPOSED F.A.R.: 0.47 (112,400 SF/ 243,065 SF)

INTENSITY
MAXIMUM PEOPLE PER ACRE FOR R&D PER ALUCP: 50
50 X 5.44 AC = 272 TOTAL PEOPLE ALLOWED

MAXIMUM AREA ALLOWED PER ALUCP
(NOTE: SQUARE FEET PER PERSON FOR R&D IS BETWEEN 300-500 SF; HOWEVER, THIS MUST ALIGN WITH PARKING INTESITY. AN EQUIVALENT LOAD FACTOR MAY BE ESTABLISED BY DIVIDING THE SQUARE FOOTAGE PER PERSON BY THE NUMBER OF PEOPLE PER CAR: 1.05-1.2.)

PROPOSED ALTERNATIVE METHOD OF INTENSITY
500 SF/PERSON/ 1.05 = 476 EQUIVALENT LOAD FACTOR
476 SF/PERSON X 272 TOTAL PEOPLE ALLOWED = 129,472 SF
10% ACCESSORY SPACE: 12,947 SF

TOTAL SF ALLOWED PER ALT. CALCULATIONS: 142,419 SF
TOTAL SF PROPOSED: 112,400 SF

(NOTE: NON-RESIDENTIAL ACCESSORY USES PERMITTED IN ACCORDANCE WITH SECTION 131.0125 MAY EXEMPT UP TO 10 PERCENT OF THE TOTAL FLOOR AREA FROM THE PEOPLE PER ACRE CALCULATION WHERE THE ACCESSORY USE IS NEITHER AN ASSEMBLY ROOM DESIGNED TO ACCOMMODATE MORE THAN 650 PEOPLE. NOR AN INSTITUTIONAL USE IDENTIFIED AS "NOT PERMITTED" IN THE DESIGNATED SAFETY ZONE.)

SETBACKS & EASEMENTS
FRONT/STREET SETBACK: 25 FT
SIDE SETBACK: 10 FT
REAR SETBACK: 10 FT
DRAINAGE EASEMENT SEE CIVIL
SLOPE EASEMENT SEE CIVIL

PARKING
REQUIRED PARKING RATIO BY USE: PER TABLE 142-05G, MIN. REQ., 2.5/1,000 SF, MAX. PERMITTED 4.0/1000 SF
EXISTING PARKING: 281 STALLS
PARKING AVAILABLE FOR LOT 8: 281 STALLS
SEE REQUIRED PARKING BREAKDOWN ON SHEETS A110A & A110B

BUILDING DATA
EXISTING OFFICE BUILDING: 84,000 SF (4-STORY), BUILT IN 1984, TO BE DEMOLISHED
PROPOSED BUILDING OCCUPANCY / USE: BUSINESS (B) RESEARCH & DEVELOPMENT (R&D)
PROPOSED CONSTRUCTION TYPE: II-A, FULLY SPRINKLERED
PROPOSED BUILDING HEIGHT: 80'-10" (FROM EXISTING GRADE), SEE SECTIONS ON SHEET A450
PROPOSED BUILDING AREA: 112,400 SF (4-STORY)

LEVEL 1	APPROX. 28,240 SF
LEVEL 2	APPROX. 29,490 SF
LEVEL 3	APPROX. 29,490 SF
LEVEL 4	APPROX. 25,180 SF
TOTAL GROSS SF	112,400 SF

OPEN PARKING GARAGE
189,795 SF
9

PROJECT SQUARE FOOTAGE VALIDATION

THE PROJECT SITE IS LOCATED AT 10509 VISTA SORRENTO PARKWAY (APN 340-090-1500), IN THE IL-3-1 ZONE IN THE MIRA MESA COMMUNITY PLAN.

OVERLAYS: MULTI-SPECIES CONSERVATION PLAN (MSCP), MULTIPLE HABITAT PLANNING AREA (MHPA), AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (MCAS MIRAMAR), AIRPORT INFLUENCE AREA (REVIEW AREA 1 – MCAS MIRAMAR), FAA PART 77 (MCAS MIRAMAR – 615' AND ABOVE), COASTAL OVERLAY ZONE (N-APP-1), PARKING IMPACT OVERLAY ZONE (COASTAL), AND THE TRANSIT PRIORITY AREA. (INFORMATIONAL)

PER TABLE 132-15G IN §132.1515(F), THE MAXIMUM NUMBER OF PEOPLE PER ACRE IS 50. THE PARCEL IS 5.44 ACRES, WHICH MEANS THAT 272 PEOPLE ARE ALLOWED (50*5.44). THE PROJECT IS LOCATED WITHIN ACCIDENT POTENTIAL ZONE II AS DEPICTED IN THE 2011 ALUCP. RESEARCH & DEVELOPMENT IS CONDITIONALLY COMPATIBLE IN APZ II PROVIDED THAT THE PROJECT DOES NOT EXCEED AN FAR OF .34 OR HAVE A MAXIMUM INTENSITY MORE THAN 50 PEOPLE/ACRE.

ACCORDING TO APPENDIX D OF THE ALUCP, R&D EMPLOYEES REQUIRE 300 - 500 SQUARE FEET PER EMPLOYEE. THE PROJECT DIVIDES THE UPPER BOUND LIMIT BY 1.05 (ON THE ASSUMPTION OF 1.05 PEOPLE PER CAR), WHICH EQUALS 476 SQUARE FEET PER PERSON. THIS WORKS OUT TO A MAXIMUM OF 129,472 SQUARE FEET OF TOTAL GFA. PER §132.1515(C)(2)(E)(II) OF THE SDMC, NON-RESIDENTIAL ACCESSORY USES PERMITTED IN ACCORDANCE WITH SECTION 131.0125 MAY EXEMPT UP TO 10 PERCENT OF THE TOTAL FLOOR AREA FROM THE PEOPLE PER ACRE CALCULATION WHERE THE ACCESSORY USE IS NEITHER AN ASSEMBLY ROOM DESIGNED TO ACCOMMODATE MORE THAN 650 PEOPLE, NOR AN INSTITUTIONAL USE IDENTIFIED AS "NOT PERMITTED" IN THE DESIGNATED SAFETY ZONE.

ORIGINALLY IT WAS STATED THAT AN ADDITIONAL 12,947 SF OF ACCESSORY CAN BE ADDED TO THE DEVELOPMENT, WHICH RESULTS IN A GFA OF 142,419 SF OF GFA, HOWEVER, WHAT THIS SECTION NOTES IS THAT THIS ACCESSORY SPACE WOULD BE EXEMPT FROM THE PEOPLE PER ACRE CALCULATION.

THE PROJECT PROPOSES 112,400 SF.

SHEET INDEX

TOTAL SHEETS: 58

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

		ISSUE 2022-05-20	2022-12-12	2024-03-22	2024-08-23	2025-03-17	2025-08-12	2025-10-31	2025-12-23	2026-04-08
ARCHITECTURAL										
A010	TITLE SHEET	●	●	●	●	●	●	●	●	●
A010a	ENVIROMENTAL REGULATIONS				●					
A011	ORIENTATION PLAN		●	●		●				
A100A	DEMOLITION PLAN - LOT 8 - PHASE 1		●	●		●				
A100B	DEMOLITION PLAN - LOT 8 - PHASE 2	●	●	●		●				
A110A	SITE PLAN - LOT 8 - PHASE 1		●	●	●	●		●	●	
A110B	SITE PLAN - LOT 8 - PHASE 2	●	●	●	●	●		●		
A120A	FIRE ACCESS & FIRE HYDRANT PLANS - LOT 8 - PHASE 1		●	●	●	●				●
A120B	FIRE ACCESS & FIRE HYDRANT PLANS - LOT 8 - PHASE 2	●	●	●		●				
A211	LEVEL 1 - FLOOR PLAN - LOT 8 - PHASE 2	●	●	●						
A212	LEVEL 2 - FLOOR PLAN - LOT 8 - PHASE 2	●	●	●						
A213	LEVEL 3 - FLOOR PLAN - LOT 8 - PHASE 2	●	●	●						
A214	LEVEL 4 - FLOOR PLAN - LOT 8 - PHASE 2	●	●	●						
A301	ROOF PLAN - LOT 8 - PHASE 2	●	●	●						
A401	SOUTH EXTERIOR ELEVATION - LOT 8 - PHASE 2	●	●	●						
A402	WEST EXTERIOR ELEVATION - LOT 8 - PHASE 2	●	●	●						
A403	NORTH EXTERIOR ELEVATION - LOT 8 - PHASE 2	●	●	●						
A404	EAST EXTERIOR ELEVATION - LOT 8 - PHASE 2	●	●	●						
A450	SITE SECTIONS - LOT 8 - PHASE 2	●	●	●						
A501	PARKING GARAGE - LEVEL 1 - FLOOR PLAN			●				●		
A502	PARKING GARAGE - TYPICAL LEVEL (2 & 3) - FLOOR PLAN			●				●		
A504	PARKING GARAGE - LEVEL 4 - FLOOR PLAN			●				●		
A505	PARKING GARAGE - LEVEL 5 - FLOOR PLAN			●				●		
A506	PARKING GARAGE - LEVEL 6 - FLOOR PLAN			●				●		
A601	PARKING GARAGE - SOUTH & EAST EXTERIOR ELEVATIONS			●						
A602	PARKING GARAGE - NORTH & WEST EXTERIOR ELEVATIONS			●						
ARCHITECTURAL SHEET COUNT: 26										
LANDSCAPE										
L100A	OVERALL SITE PLAN - LOT 8 - PHASE 1			●	●			●		
L100B	OVERALL SITE PLAN - LOT 8 - PHASE 2	●		●	●			●		
L110A	LANDSCAPE CONSTRUCTION PLANS - LOT 8 - PHASE 1			●	●			●		
L111A	LANDSCAPE CONSTRUCTION PLANS - LOT 8 - PHASE 1			●	●			●		
L110B	LANDSCAPE CONSTRUCTION PLANS - LOT 8 - PHASE 2	●		●	●			●	●	
L111B	LANDSCAPE CONSTRUCTION PLANS - LOT 8 - PHASE 2	●		●	●			●		
L210A	LANDSCAPE PLANTING PLAN - LOT 8 - PHASE 1			●	●			●		
L211A	LANDSCAPE PLANTING PLAN - LOT 8 - PHASE 1			●	●			●		
L210B	LANDSCAPE PLANTING PLAN - LOT 8 - PHASE 2	●		●	●			●	●	
L211B	LANDSCAPE PLANTING PLAN - LOT 8 - PHASE 2	●		●	●			●		
L220A	LANDSCAPE PLANTING SCHEDULE - LOT 8 - PHASE 1	●		●	●			●		
L220B	LANDSCAPE PLANTING SCHEDULE - LOT 8 - PHASE 2	●		●	●			●		
L230A	EXISTING TREE SURVEY - LOT 8 - PHASE 1			●	●			●		
L231A	EXISTING TREE SURVEY - LOT 8 - PHASE 1			●	●			●		
L230B	EXISTING TREE SURVEY - LOT 8 - PHASE 2			●	●			●		
L231B	EXISTING TREE SURVEY - LOT 8 - PHASE 2	●		●	●			●		
L240A	EXISTING TREE SURVEY - LOT 8 - PHASE 1	●		●	●			●		
L240B	EXISTING TREE SURVEY - LOT 8 - PHASE 2	●		●	●			●		
L310A	IRRIGATION PLANS - LOT 8 - PHASE 1			●	●			●	●	
L311A	IRRIGATION PLANS - LOT 8 - PHASE 1			●	●			●		
L310B	IRRIGATION PLANS - LOT 8 - PHASE 2	●		●	●			●		
L311B	IRRIGATION PLANS - LOT 8 - PHASE 2	●		●	●			●		
L410A	LANDSCAPE CALCULATIONS - LOT 8 - PHASE 1			●	●			●		
L410B	LANDSCAPE CALCULATIONS - LOT 8 - PHASE 2	●		●	●			●	●	
L510A	BRUSH MANAGEMENT PLANS - LOT 8 - PHASE 1			●	●			●		
L511A	BRUSH MANAGEMENT PLANS - LOT 8 - PHASE 1			●	●			●		
L510B	BRUSH MANAGEMENT PLANS - LOT 8 - PHASE 2	●		●	●			●		
L511B	BRUSH MANAGEMENT PLANS - LOT 8 - PHASE 2	●		●	●			●		
LANDSCAPE SHEET COUNT: 28										
CIVIL										
C100	EXISTING CONDITIONS	●	●	●	●	●				
C200A	GRADING & DRAINAGE LOT 8 - PHASE 1		●	●	●			●		
C200B	GRADING & DRAINAGE LOT 8 - PHASE 2	●	●	●				●		
C300A	UTILITY PLAN LOT 8 - PHASE 1		●	●	●			●	●	
C300B	UTILITY PLAN LOT 8 - PHASE 2	●	●	●				●	●	●
CIVIL SHEET COUNT: 5										

ATTACHMENT 7

WARE MALCOMB
3911 Sorrento Valley Blvd, Suite #120
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ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

TrammellCrowCompany

SORRENTO SUMMIT SOUTH
LOT 8 PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

TITLE SHEET

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8	2025-12-23	CDP & NDP PERMIT RESUBMITTAL
9	2026-04-04	CDP & NDP PERMIT RESUB MITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

SHEET
A010

2026-04-04

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

ENVIROMENTAL REGULATIONS

Biological Resources (Resources Protection During Construction)

1. **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. **Preconstruction Meeting -** The Qualified Biologist shall attend the preconstruction 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 (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

D. **BCME -**The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, 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 raptors and/or any native/migratory birds, 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 nesting birds 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 construction activities. If nesting birds are detected, a letter report or mitigation plan 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 or mitigation plan 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 or mitigation plan are in place prior to and/or during construction.

F. **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 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 & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

G. **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, and clarify acceptable access routes/methods and staging areas, etc.).

1. 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, or 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 onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests 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.

1. Post Construction Measures

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

Land Use (MSCP/MHPA)

1. Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD/s consist of Construction Plan Sets for Private Projects and Contract Specifications for Public projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

A. **Grading/ Land Development/ MHPA Boundaries –** MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within he development footprint, specifically manufactures slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
B. **Drainage** – All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporated the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
C. **Toxics/Project Staging Areas/Equipment Storage** – Projects that use chemicals or generate by-products, such as 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 materials/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly owned property when applications for renewal occur. 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."*
D. **Lighting** – Lighting within and adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
E. **Barriers** – New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
F. **Invasive Species** – No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
G. **Brush Management** – New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA except where narrow wildlife corridors require it to be located outside the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented thinning would be consistent with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.
H. **Noise** – Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding season for the following: coastal California gnatcatcher (March 1 through August 15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.
When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:
Coastal California Gnatcatcher (Federally Threatened)
I. 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 USFWS within the breeding season prior to the commencement of any construction. If gnatcatchers are present, then the following conditions must be met:

1. 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
2. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
3. 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:

1. 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.
2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Conditions of Coverage (Cooper's Hawk)
Establishment of a 300-foot impact avoidance area around active nests as identified within the MSCP area specific management directives is required.

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ATTACHMENT 7

WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
3911 Sorrento Valley Blvd, Suite #120
San Diego, CA 92121
P 858.638.7277

Trammell Crow Company

SORRENTO SUMMIT SOUTH
LOT 8 PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

ENVIROMENTAL REGULATIONS

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	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDG21-0069-00

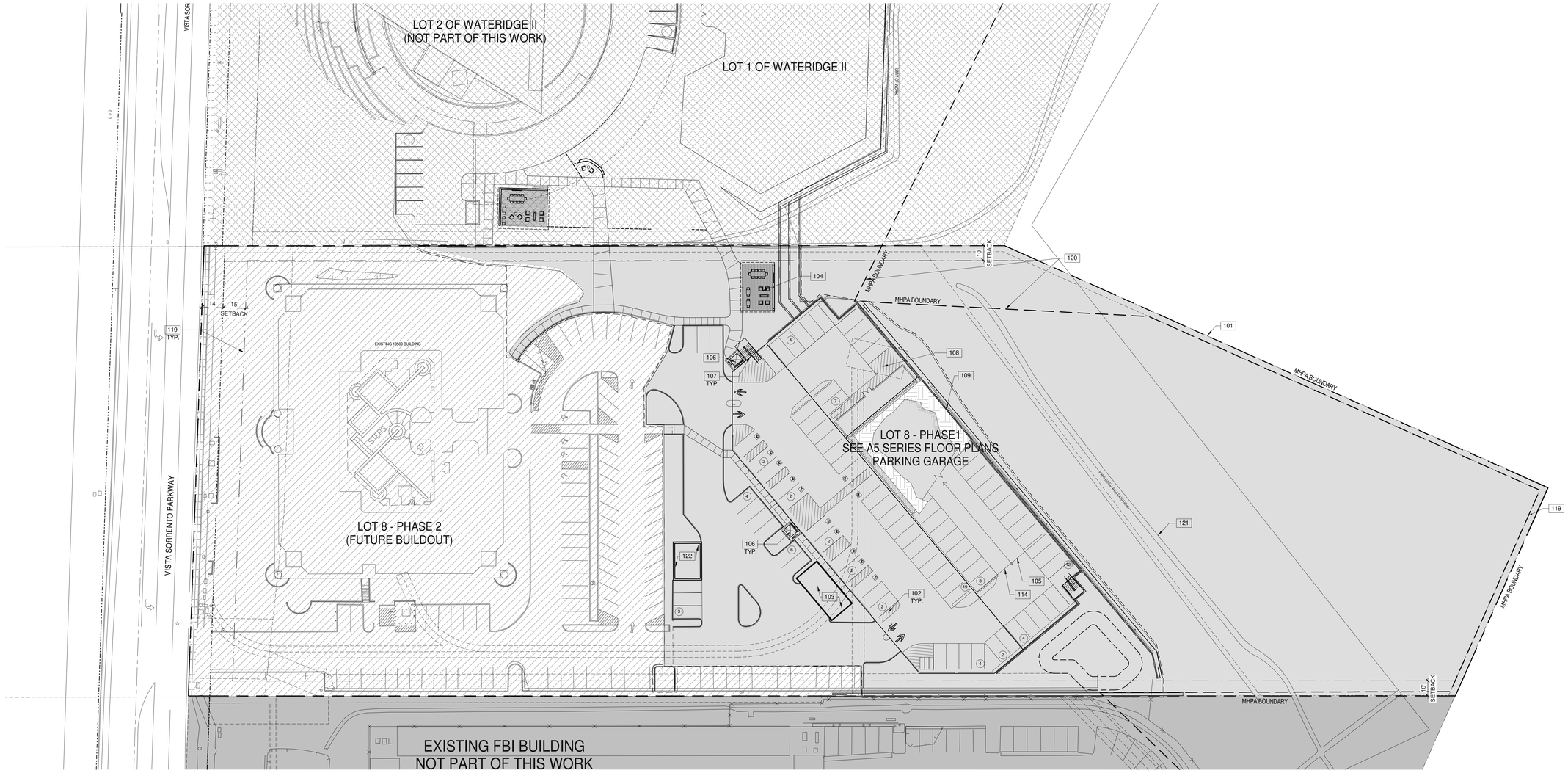
SHEET
A010a

2022.12.12_PLANNING SET

Autodesk Docs://SDG21-0069-00_10509 Vista Sorrento Parkway/0069_ARCH.rvt

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

ATTACHMENT 7



1"=30'

0 15' 30' 60' 150'

ORIENTATION PLAN

SCALE: 1" = 30'-0"

PROJECT TRUE
NORTH NORTH

LEGEND

- LOT 1 & 2 - WATERIDGE II
- LOT 8 - PHASE 1
- LOT 8 - PHASE 2 (FUTURE BUILDOUT)
- EXISTING FBI BUILDING (NOT PART OF THIS WORK)

KEYNOTES

101. LINE INDICATES EXTENT OF PROPERTY LINE.
102. ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
103. TRASH/RECYCLE/ORGANICS ENCLOSURE. 650 SF TO MEET REQUIREMENTS OF SDMC SECTION 142.0830, TABLE 142-08C AND AS LISTED IN WASTE MANAGEMENT REPORT.
104. LANDSCAPE PAVILION.
105. LINE INDICATES OVERHEAD BUILDING.
106. NEW EXTERIOR ELEVATOR.
107. NEW EXTERIOR STAIRS.
108. VEHICULAR TURN AROUND AREA.
109. NEW RETAINING WALL; SEE CIVIL DWGS.
110. NOT USED.
111. HIGHWAY SLOPE EASEMENT, SEE CIVIL
112. PRIVATE UTILITY EASEMENT TO BE ABANDONED, SEE CIVIL.
113. RW EASEMENT, SEE CIVIL.
114. DRIVE TO BASEMENT PARKING BELOW.
115. HATCHED AREA INDICATES EXTENTS OF EXISTING BUILDING TO BE DEMOLISHED.
116. LINE INDICATES LIMITS OF DEMOLITION.
117. 15' PUBLIC DRAINAGE EASEMENT, SEE CIVIL.
118. 4' WIDE SEWER WATER, DRAINAGE AND PUBLIC UTILITIES EASEMENT, SEE CIVIL.
119. SETBACK.
120. 75% MSCP BASELINE CONSERVATION ZONE.
121. COASTAL DEED RESTRICTION (COASTAL DEVELOPMENT PERMIT 84-403698).
122. MECHANICAL

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SORRENTO SUMMIT SOUTH
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PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

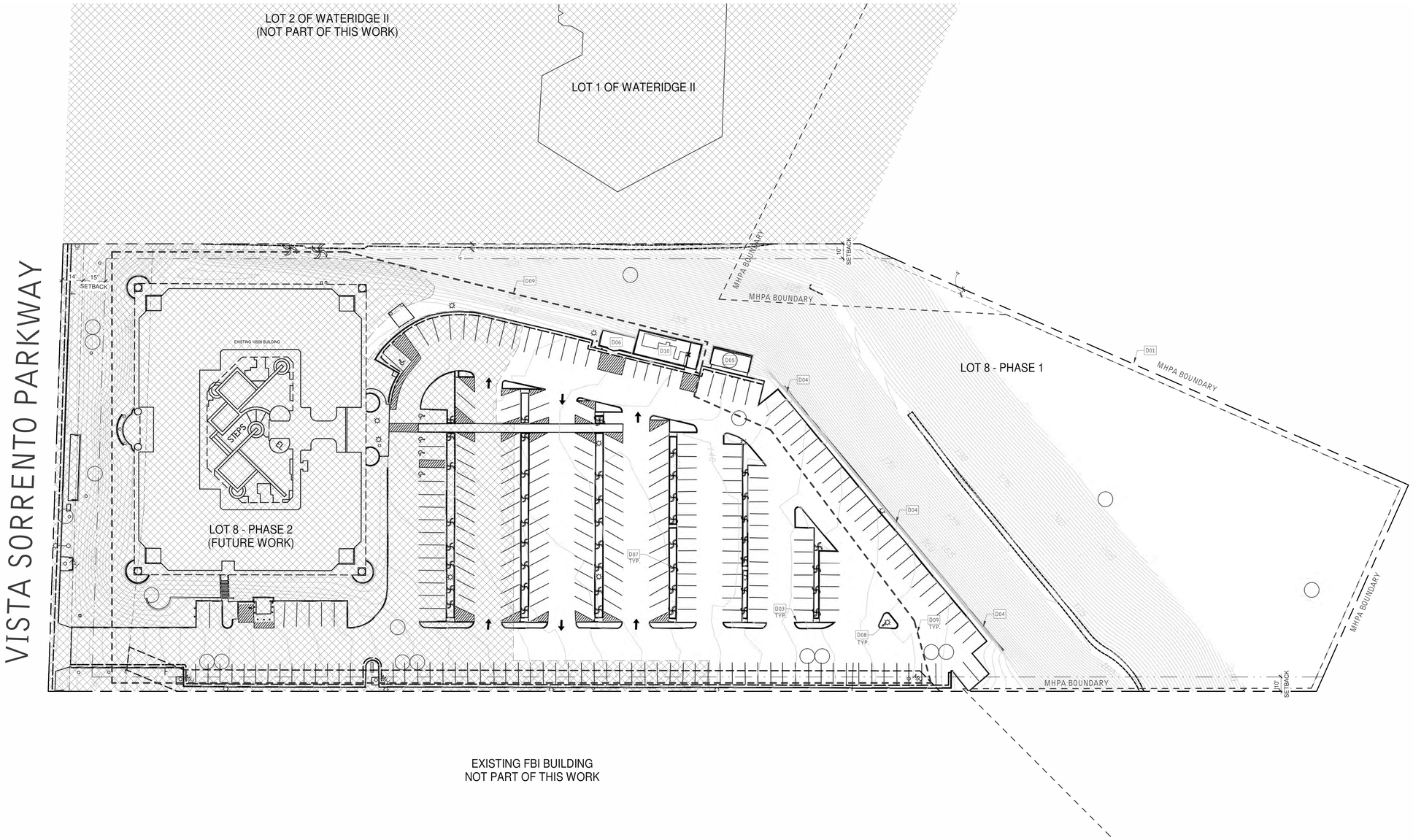
SHEET
A011

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2022-12-12_PLANNING SET

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

ATTACHMENT 7



1"=30'

0 15' 30' 60' 150'

DEMOLITION PLAN - LOT 8 - PHASE 1

SCALE: 1" = 30'-0"

PROJECT NORTH TRUE NORTH

LEGEND

AREA NOT PART OF SCOPE OF WORK

KEYNOTES:

D01 LINE INDICATES EXTENT OF PROPERTY LINE
D03 EXISTING DRIVEWAY AND CURBS TO BE RECONFIGURED; DEMO WHERE REQUIRED TO ACCOMODATE NEW CONSTRUCTION; REFER TO CIVIL DWGS
D04 EXISTING RETAINING WALL TO REMAIN
D05 EXISTING TELECOMM EQUIPMENT TO REMAIN
D06 DEMOLISH EXISTING TRASH ENCLOSURE TO BE RELOCATED
D07 REMOVE EXISTING TREES, COORDINATE WITH NEW LANDSCAPE SCOPE
D08 REMOVE EXISTING ELECTRICAL FIXTURES
D09 LINE INDICATES LIMITS OF DEMOLITION
D10 EXISTING MECHANICAL EQUIPMENT TO BE REMOVED

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Trammell Crow Company

SORRENTO SUMMIT SOUTH
LOT 8 PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

DEMOLITION PLAN - LOT 8 - PHASE 1

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-08-22	CDP & NDP PERMIT RESUBMITTAL
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6	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
7	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
8	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

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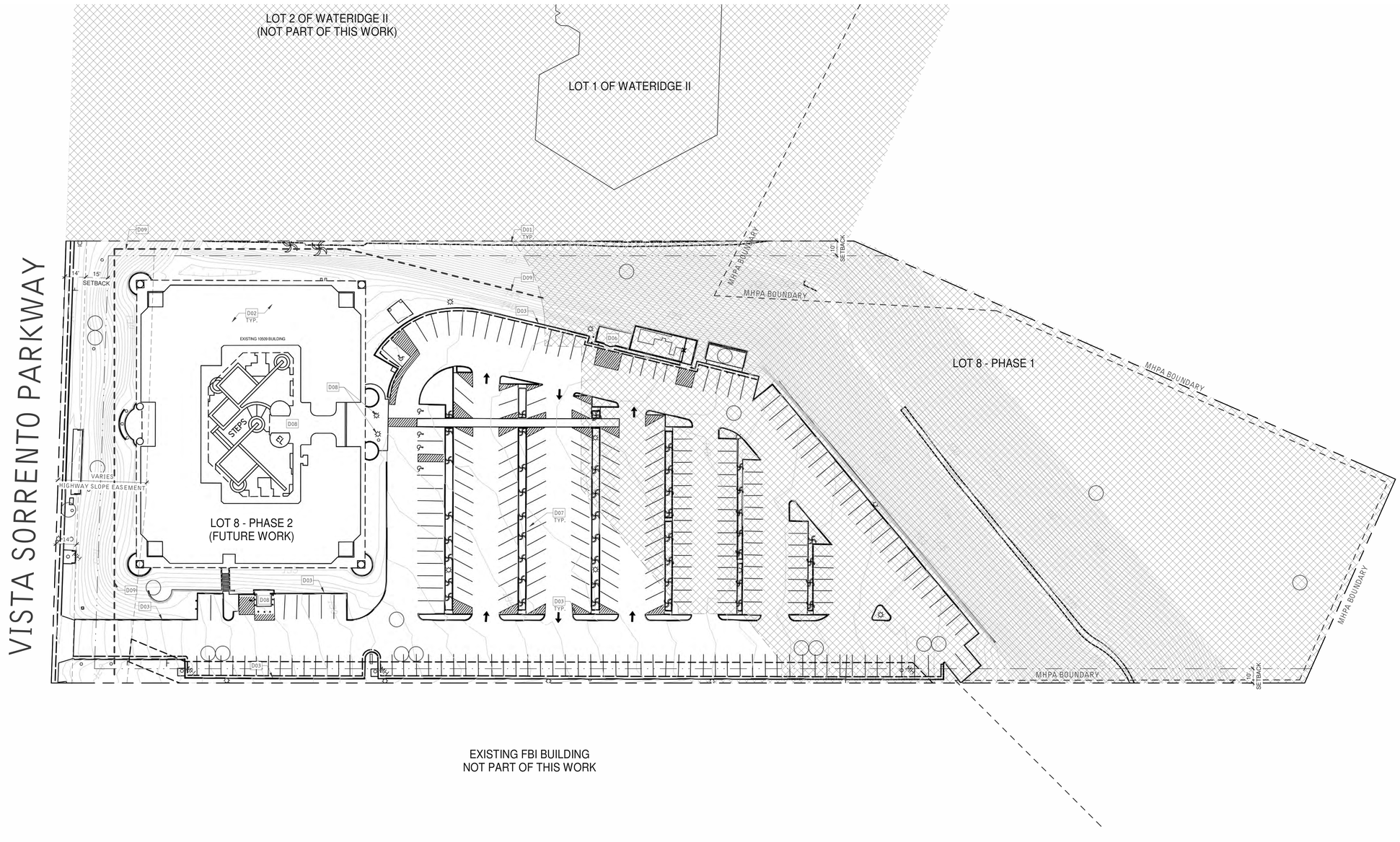
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ATTACHMENT 7



1"=30'

0 15' 30' 60' 150'

DEMOLITION PLAN - LOT 8 - PHASE 2

SCALE: 1" = 30'-0"

PROJECT TRUE NORTH NORTH

LEGEND

AREA NOT PART OF SCOPE OF WORK

KEYNOTES:

D01 LINE INDICATES EXTENT OF PROPERTY LINE
D02 DEMOLISH EXISTING BUILDING & REMOVE ALL FIXTURES
D03 EXISTING DRIVEWAY AND CURBS TO BE RECONFIGURED; DEMO WHERE REQUIRED TO ACCOMODATE NEW CONSTRUCTION; REFER TO CIVIL DWGS
D04 NOT USED
D05 NOT USED
D06 DEMOLISH EXISTING TRASH ENCLOSURE TO BE RELOCATED
D07 REMOVE EXISTING TREES, COORDINATE WITH NEW LANDSCAPE SCOPE
D08 REMOVE EXISTING ELECTRICAL FIXTURES
D09 LINE INDICATES LIMITS OF DEMOLITION
D10 NOT USED

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LOT 8 PHASE 1 & 2
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SAN DIEGO, CALIFORNIA 92121

DEMOLITION PLAN - LOT 8 - PHASE 2

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-08-22	CDP & NDP PERMIT RESUBMITTAL
	2024-09-23	CDP & NDP PERMIT RESUBMITTAL
	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
5	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
6	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
7	2025-12-23	CDP & NDP PERMIT RESUBMITTAL
8		

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
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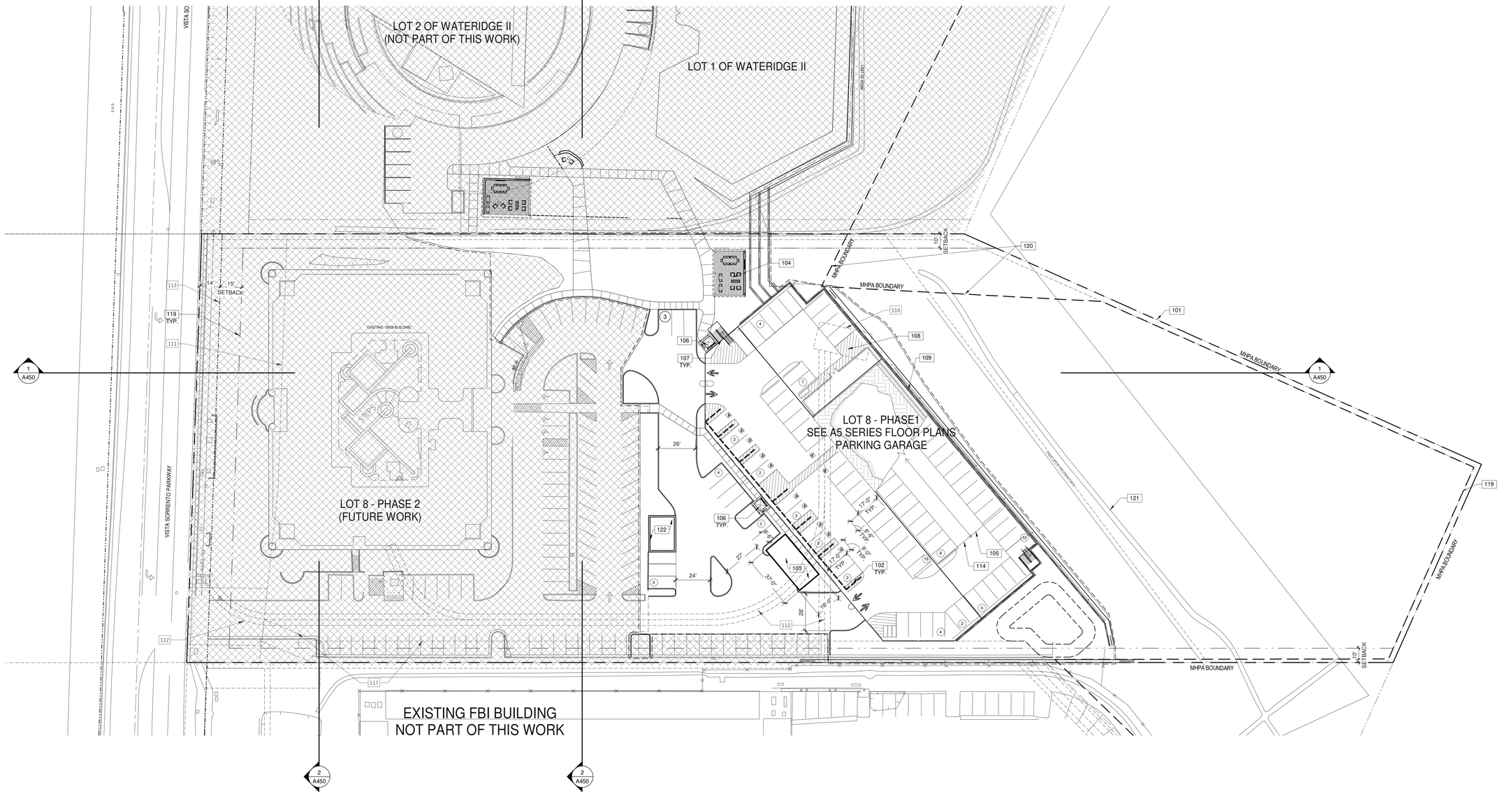
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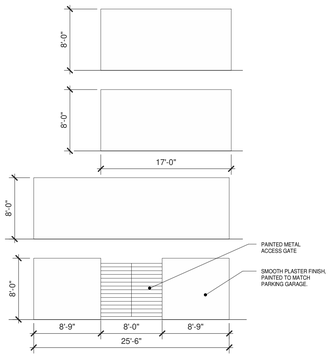
ATTACHMENT 7

NOTE: THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES.

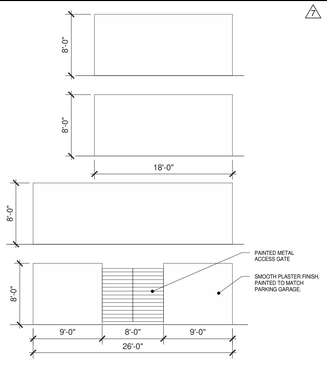


1"=30'
0 15' 30' 60' 150'

SITE PLAN - LOT 8 - PHASE 1
SCALE: 1" = 30'-0"



MECHANICAL
SCALE: 1/8" = 1'-0" 4



TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0" 3

PARKING PROVIDED FOR PROJECT

PARKING CONSTRUCTED	TOTAL SPACES PROVIDED	EV SPACES	EVC SPACES	FUTURE EV	CLEAN AIR	ACCESSIBLE	SHORT TERM BICYCLE	LONG TERM BICYCLE	MOTORCYCLE
LEVEL 1		19	10	9	0	12		34	5
LEVEL 2		33	17	16	11	0			3
LEVEL 3		33	17	16	11	0			2
LEVEL 4		30	13	17	11	0			2
LEVEL 5		0	0	0	11	0			2
LEVEL 6		0	0	0	0	0			0
LOT 8 TOTAL GARAGE	577	115	57	58	44	12	0	34	14
LOT 8 SURFACE STALLS	99	21	11	10	11	4	14	0	0
TOTALS PROVIDED AT COMPLETION	676	136	68	68	55	16	14	34	14

PARKING INFORMATION:

BUILDING PARKING REQUIRED:

PER TABLE 142-05G
MIN. REQ., 2.5/1,000 SF _____ 281 STALLS
MAX. PERMITTED 4.0/1,000 SF _____ 449 STALLS

PARKING PROVIDED:

TOTAL PARKING PROVIDED _____ **281 STALLS**
(TOTAL PARKING COUNT OF PREVIOUS CONSTRUCTION) (281 STALLS)

PARKING COUNTS: AVAILABLE FOR USE BY LOT 8 BUILDING (112,400 SF)

TOTAL SURFACE PARKING _____ 99 STALLS
TOTAL STRUCTURED PARKING _____ 182 STALLS

TOTAL STANDARD PARKING STALLS (8'-1/2"X18') _____ **281 STALLS**

TOTAL ACCESSIBLE VAN STALLS _____ **2 STALLS**
TOTAL ACCESSIBLE VAN STALLS REQUIRED *2 STALLS*

TOTAL STANDARD ACCESSIBLE STALLS _____ **5 STALLS**
TOTAL STANDARD ACCESSIBLE STALLS REQUIRED *5 STALLS*

MAXIMUM PARKING AVAILABLE FOR USE BY LOT 8 (10509) 281 STALLS
PARKING AVAILABLE FOR USE BY NEARBY BUSINESSES IN THE IMMEDIATE AREA 395 STALLS
676 STALLS

GENERAL NOTES:

PROJECT IS NOT ADJACENT TO TRANSIT

KEYNOTES:

101. LINE INDICATES EXTENT OF PROPERTY LINE.
102. ACCESSIBLE PATH OF TRAVEL ~~2.2%MAX. SLOPE~~ 2% MAX. CROSS SLOPE.
103. TRASH/RECYCLE ORGANICS ENCLOSURE: 650 SF WITH 8' WALLS
104. LANDSCAPE PAVILION.
105. LINE INDICATES OVERHEAD BUILDING.
106. NEW EXTERIOR ELEVATOR.
107. NEW EXTERIOR STAIRS.
108. VEHICULAR TURN AROUND AREA.
109. NEW RETAINING WALL; SEE CIVIL DWGS.
110. NOT USED.
111. HIGHWAY SLOPE EASEMENT, SEE CIVIL DWGS.
112. PRIVATE UTILITY EASEMENT TO BE ABANDONED, SEE CIVIL.
113. RW EASEMENT, SEE CIVIL.
114. DRIVE TO BASEMENT PARKING BELOW.
115. HATCHED AREA INDICATES EXTENTS OF EXISTING BUILDING TO BE DEMOLISHED.
116. LINE INDICATES LIMITS OF DEMOLITION.
117. 15' PUBLIC DRAINAGE EASEMENT, SEE CIVIL
118. 4' WIDE SEWER WATER, DRAINAGE AND PUBLIC UTILITY EASEMENT, SEE CIVIL.
119. SETBACK.
120. 75% MSCP BASELINE CONSERVATION ZONE.
121. COASTAL DEED RESTRICTION (COASTAL DEVELOPMENT PERMIT 84-403698).
122. MECHANICAL.

LEGEND

AREA NOT PART OF SCOPE OF WORK

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SORRENTO SUMMIT SOUTH
LOT 8 PHASE 1 & 2

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SAN DIEGO, CALIFORNIA 92121

SITE PLAN - LOT 8 - PHASE 1

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7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

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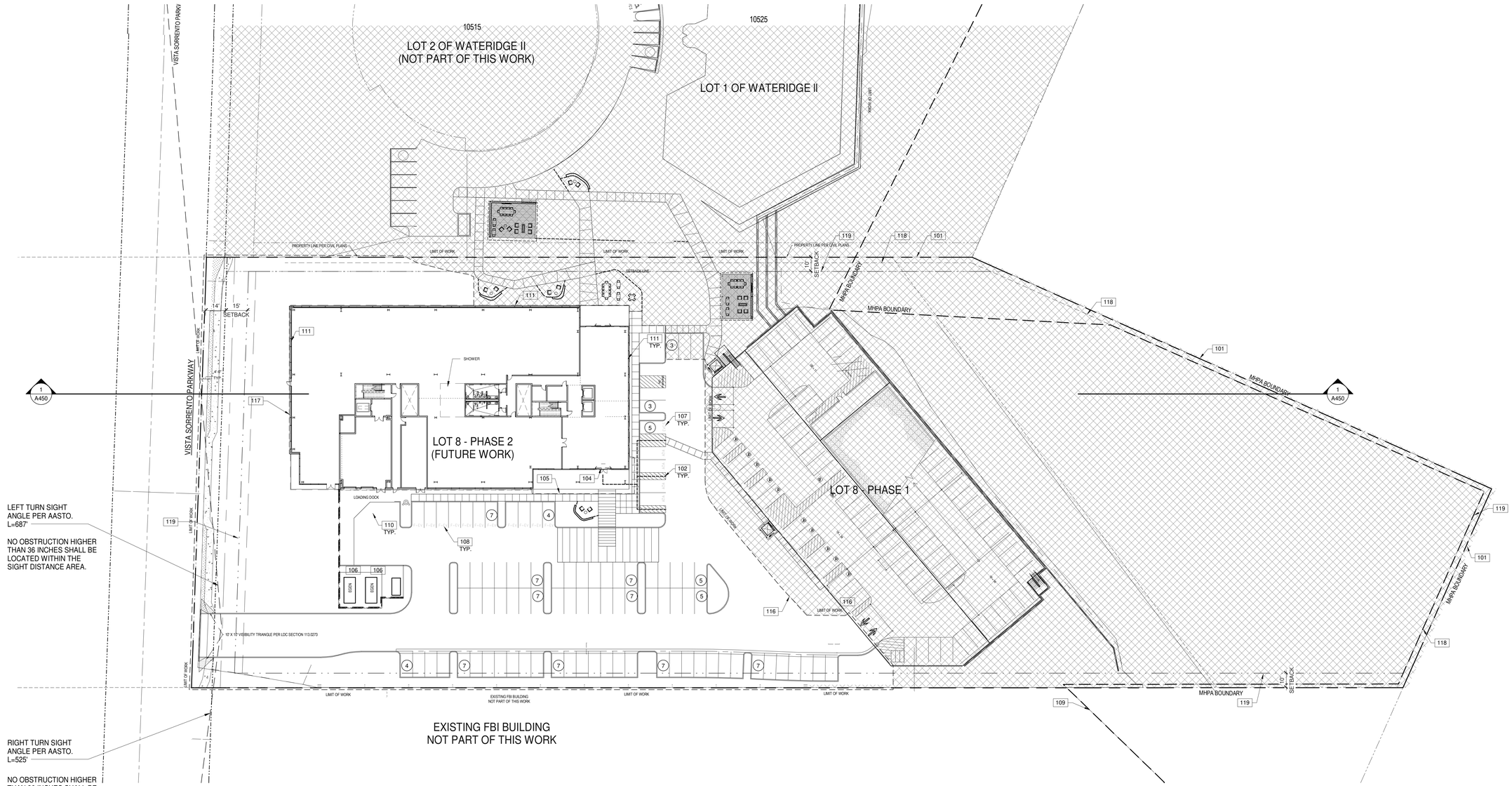
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SITE PLAN - LOT 8 - PHASE 2

SCALE: 1" = 30'-0"

PROJECT NORTH TRUE NORTH

PARKING PROVIDED FOR PROJECT

PARKING CONSTRUCTED	TOTAL SPACES PROVIDED	EV SPACES	EVC SPACES	FUTURE EV	CLEAN AIR	ACCESSIBLE	SHORT TERM BICYCLE	LONG TERM BICYCLE	MOTORCYCLE
LEVEL 1		19	10	9	0	12		34	5
LEVEL 2		33	17	16	11	0			3
LEVEL 3		33	17	16	11	0			2
LEVEL 4		30	13	17	11	0			2
LEVEL 5		0	0	0	11	0			2
LEVEL 6		0	0	0	0	0			0
LOT 8 TOTAL GARAGE	577	115	57	58	44	12	0	34	14
LOT 8 SURFACE STALLS	99	21	11	10	11	4	14	0	0
TOTALS PROVIDED AT COMPLETION	676	136	68	68	55	16	14	34	14

PARKING INFORMATION:

BUILDING PARKING REQUIRED:

PER TABLE 142-05G
MIN. REQ., 2.5/1,000 SF _____ 281 STALLS
MAX. PERMITTED 4.0/1,000 SF _____ 449 STALLS

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TOTAL ACCESSIBLE VAN STALLS _____ **2 STALLS**
TOTAL ACCESSIBLE VAN STALLS REQUIRED *2 STALLS*

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MAXIMUM PARKING AVAILABLE FOR USE BY LOT 8 (10509) 281 STALLS
PARKING AVAILABLE FOR USE BY NEARBY BUSINESSES IN THE IMMEDIATE AREA 395 STALLS
676 STALLS

GENERAL NOTES:

PROJECT IS NOT ADJACENT TO TRANSIT

KEYNOTES

101. LINE INDICATES EXTENT OF PROPERTY LINE.
102. ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
103. NOT USED.
104. FULLY ACCESSIBLE BUILDING ENTRY.
105. LINE INDICATES OVERHEAD CANOPY.
106. LOCATION OF NEW GENERATOR & ENCLOSURE.
107. NEW ELECTRIC VEHICLE CHARGING STATIONS.
108. FUTURE ELECTRIC VEHICLE CHARGING STATION.
109. 15' PUBLIC DRAINAGE EASEMENT, SEE CIVIL.
110. (2) 12' W X 35' L X 14' H OFF-SITE LOADING SPACES.
111. LINE INDICATES EXTENTS OF BUILDING FOOTPRINT.
112. NOT USED.
113. NOT USED.
114. NOT USED.
115. HATCHED AREA INDICATES EXTENTS OF EXISTING BUILDING TO BE DEMOLISHED.
116. LINE INDICATES LIMITS OF DEMOLITION.
117. BUILDING ADDRESS LOCATION, BUILDING ADDRESS NUMBER TO BE VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY.
118. 4' WIDE SEWER WATER, DRAINAGE AND PUBLIC UTILITIES EASEMENT, SEE CIVIL.
119. SETBACK.
120. NOT USED.
121. NOT USED.

LEGEND

AREA NOT PART OF SCOPE OF WORK

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LOT 8 PHASE 1 & 2

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SAN DIEGO, CALIFORNIA 92121

SITE PLAN - LOT 8 - PHASE 2

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4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
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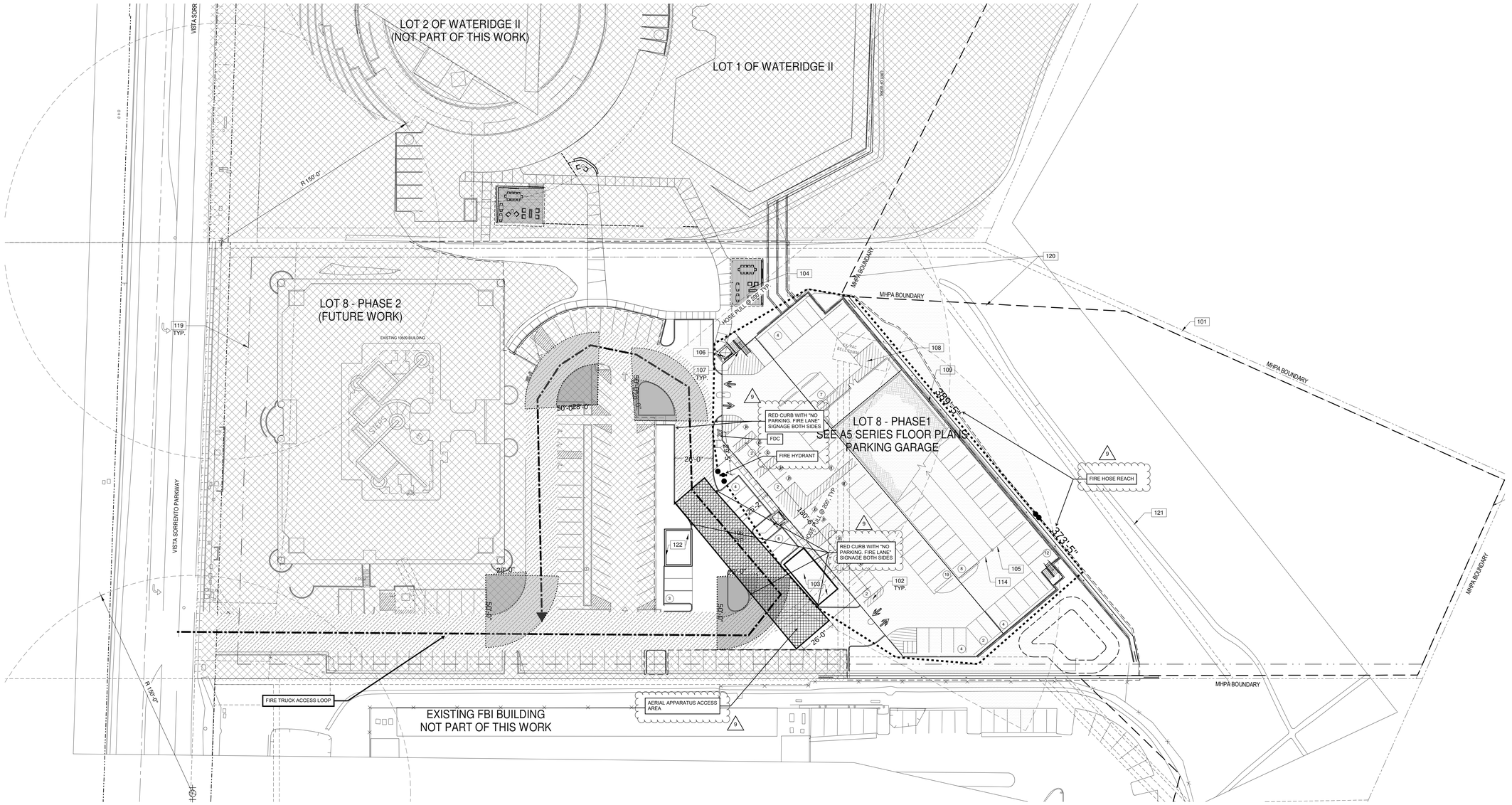
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2022.12.12_PLANNING SET

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



1"=30'

0 15' 30' 60' 150'

FIRE ACCESS & FIRE HYDRANT PLANS - LOT 8 - PHASE 1

SCALE: 1" = 30'-0"

PROJECT TRUE NORTH NORTH

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA
- PARKING STALL COUNT TOTAL
- EXISTING FIRE HYDRANT TO REMAIN
- RELOCATED FIRE HYDRANT
- NEW POLE MOUNTED LIGHT FIXTURE
- EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN
- EXISTING BOLLARD LIGHT FIXTURE TO REMAIN
- FIRE HOSE PULL @ 200' - THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE ROUTE AROUND THE EXTERIOR OF THE SPRINKLERED BUILDING
- FIRE LANE (HATCHED)
- AREA NOT IN CONTRACT
- FIRE DEPARTMENT CONNECTION

KEYNOTES

101. LINE INDICATES EXTENT OF PROPERTY LINE.
102. ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
103. TRASH/RECYCLE/ORGANICS ENCLOSURE. 650 SF TO MEET REQUIREMENTS OF SDMC SECTION 142.0830, TABLE 142-08C AND AS LISTED IN WASTE MANAGEMENT REPORT.
104. LANDSCAPE PAVILION.
105. LINE INDICATES OVERHEAD BUILDING.
106. NEW EXTERIOR ELEVATOR.
107. NEW EXTERIOR STAIRS.
108. VEHICULAR TURN AROUND AREA.
109. NEW RETAINING WALL; SEE CIVIL DWGS.
110. NOT USED.
111. HIGHWAY SLOPE EASEMENT, SEE CIVIL
112. PRIVATE UTILITY EASEMENT TO BE ABANDONED, SEE CIVIL.
113. RW EASEMENT, SEE CIVIL.
114. DRIVE TO BASEMENT PARKING BELOW.
115. HATCHED AREA INDICATES EXTENTS OF EXISTING BUILDING TO BE DEMOLISHED.
116. LINE INDICATES LIMITS OF DEMOLITION.
117. 15' PUBLIC DRAINAGE EASEMENT, SEE CIVIL.
118. 4' WIDE SEWER WATER, DRAINAGE AND PUBLIC UTILITIES EASEMENT, SEE CIVIL.
119. SETBACK.
120. 75% MSCP BASELINE CONSERVATION ZONE.
121. COASTAL DEED RESTRICTION (COASTAL DEVELOPMENT PERMIT 84-403698).
122. MECHANICAL

FIRE ACCESS PLAN NOTES

NOTES

1. 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.
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209.
4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. 912.2.1.
5. CBC SEC. 3002.4a - GENERAL STRETCHER REQUIREMENTS - ALL BUILDING AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NO LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISION OF SECTION 3002.4a.
6. 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 SHAL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
7. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
8. CFC 105.4.4 CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSABIITY OF COMPLIANCE WITH THIS CODE.
9. CFC 507.5.5 CLEAR SPACE AROUND HYDRANTS A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
10. 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.
11. 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.
12. 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 15-30 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 A-14-1)
13. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. 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.
14. THE LOCATION(S) OF AN APPROVED "KNOX" KEY BOX ARE SHOWN ON THE FAP AND FOLLOW THE SAN DIEGO FIRE DEPARTMENT FPB POLICY K-15-2. (SANDIEGO.GOV/FIRE, SERVICES & PROGRAMS, POLICIES, KNOX BOX REQUIREMENTS)

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Trammell Crow Company

SORRENTO SUMMIT SOUTH
LOT 8 PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

FIRE ACCESS & FIRE HYDRANT PLANS - LOT 8 - PHASE 1

	DATE	REMARKS
2	2022.05.27	CDP & NDP PERMIT SUBMITTAL
3	2022.12.12	CDP & NDP PERMIT RESUBMITTAL
4	2024.09.26	CDP & NDP PERMIT RESUBMITTAL
5	2025.03.17	CDP & NDP PERMIT RESUBMITTAL
6	2025.08.12	CDP & NDP PERMIT RESUBMITTAL
7	2025.10.31	CDP & NDP PERMIT RESUBMITTAL
8	2026.02.04	CDP & NDP PERMIT RESUBMITTAL
9	2026.04.04	CDP & NDP PERMIT RESUB MITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

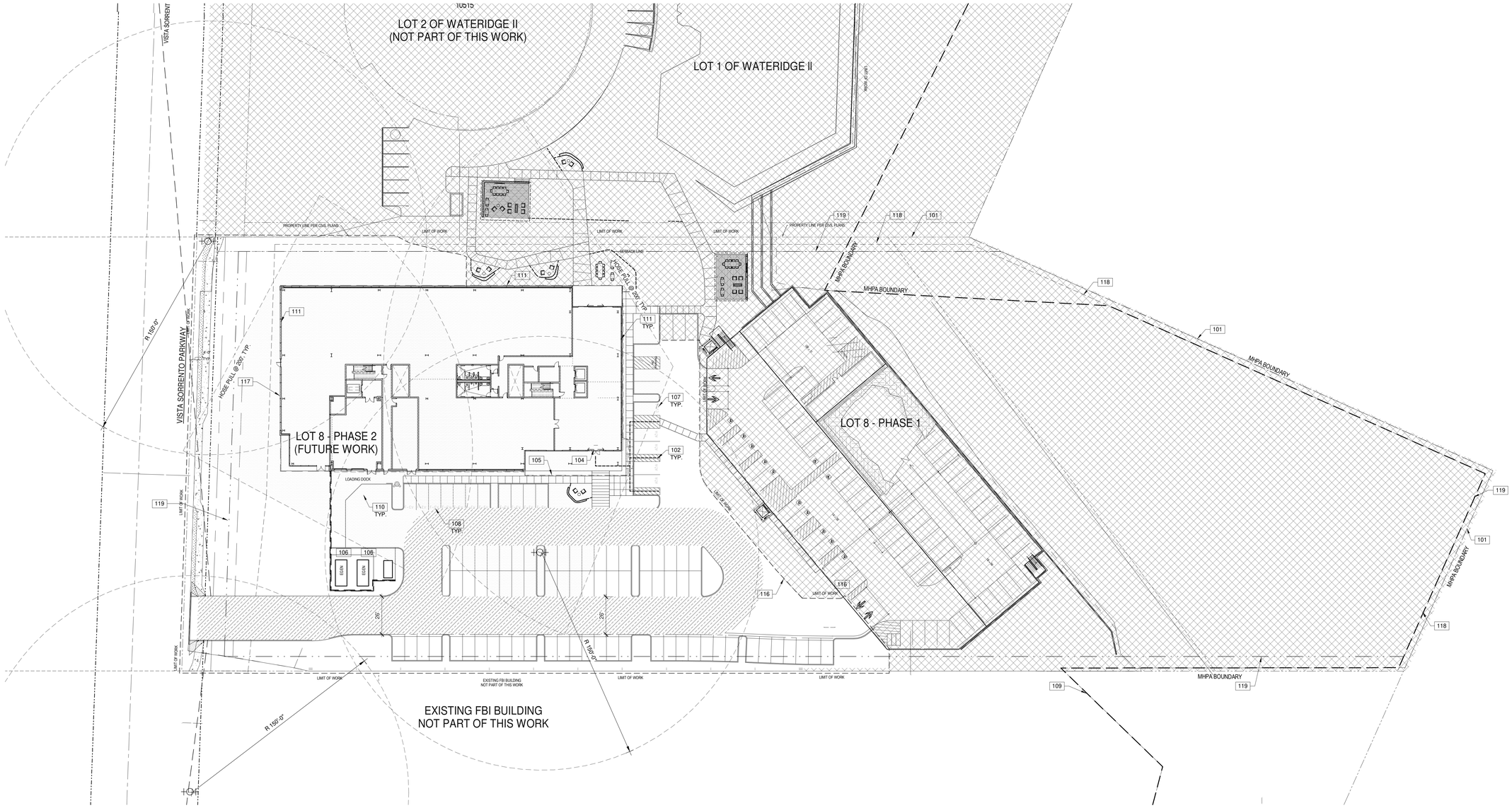
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ATTACHMENT 7



1"=30'

0 15' 30' 60' 150'

FIRE ACCESS & FIRE HYDRANT PLANS - LOT 8 - PHASE 2

SCALE: 1" = 30'-0"

PROJECT NORTH TRUE NORTH

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA
- PARKING STALL COUNT TOTAL
- EXISTING FIRE HYDRANT TO REMAIN
- RELOCATED FIRE HYDRANT
- NEW POLE MOUNTED LIGHT FIXTURE
- EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN
- EXISTING BOLLARD LIGHT FIXTURE TO REMAIN
- FIRE HOSE PULL @ 200' - THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE ROUTE AROUND THE EXTERIOR OF THE SPRINKLERED BUILDING
- FIRE LANE (HATCHED)
- AREA NOT IN CONTRACT
- FIRE DEPARTMENT CONNECTION

KEYNOTES

101. LINE INDICATES EXTENT OF PROPERTY LINE.
102. ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
103. NOT USED.
104. FULLY ACCESSIBLE BUILDING ENTRY.
105. LINE INDICATES OVERHEAD CANOPY.
106. LOCATION OF NEW GENERATOR & ENCLOSURE.
107. NEW ELECTRIC VEHICLE CHARGING STATIONS.
108. FUTURE ELECTRIC VEHICLE CHARGING STATION.
109. 15' PUBLIC DRAINAGE EASEMENT, SEE CIVIL.
110. (2) 12' W X 35' L X 14' H OFF-SITE LOADING SPACES.
111. LINE INDICATES EXTENTS OF BUILDING FOOTPRINT.
112. NOT USED.
113. NOT USED.
114. NOT USED.
115. HATCHED AREA INDICATES EXTENTS OF EXISTING BUILDING TO BE DEMOLISHED.
116. LINE INDICATES LIMITS OF DEMOLITION.
117. BUILDING ADDRESS LOCATION, BUILDING ADDRESS NUMBER TO BE VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY.
118. 4' WIDE SEWER WATER, DRAINAGE AND PUBLIC UTILITIES EASEMENT, SEE CIVIL.
119. SETBACK.
120. NOT USED.
121. NOT USED.

FIRE ACCESS PLAN NOTES

NOTES

1. 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.
2. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4.
3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209.
4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. 912.2.1.
5. CBC SEC. 3002.4a - GENERAL STRETCHER REQUIREMENTS - ALL BUILDING AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NO LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVSION OF SECTION 3002-4a.
6. 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 SHAL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
7. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
8. CFC 105.4.4 CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSABIITY OF COMPLIANCE WITH THIS CODE.
9. CFC 507.5.5 CLEAR SPACE AROUND HYDRANTS A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
10. 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.
11. 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.
12. 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 15-30 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 A-14-1)
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FIRE ACCESS & FIRE HYDRANT PLANS - LOT 8 - PHASE 2

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7	2025.10.31	CDP & NDP PERMIT RESUBMITTAL
8	2025.12.03	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

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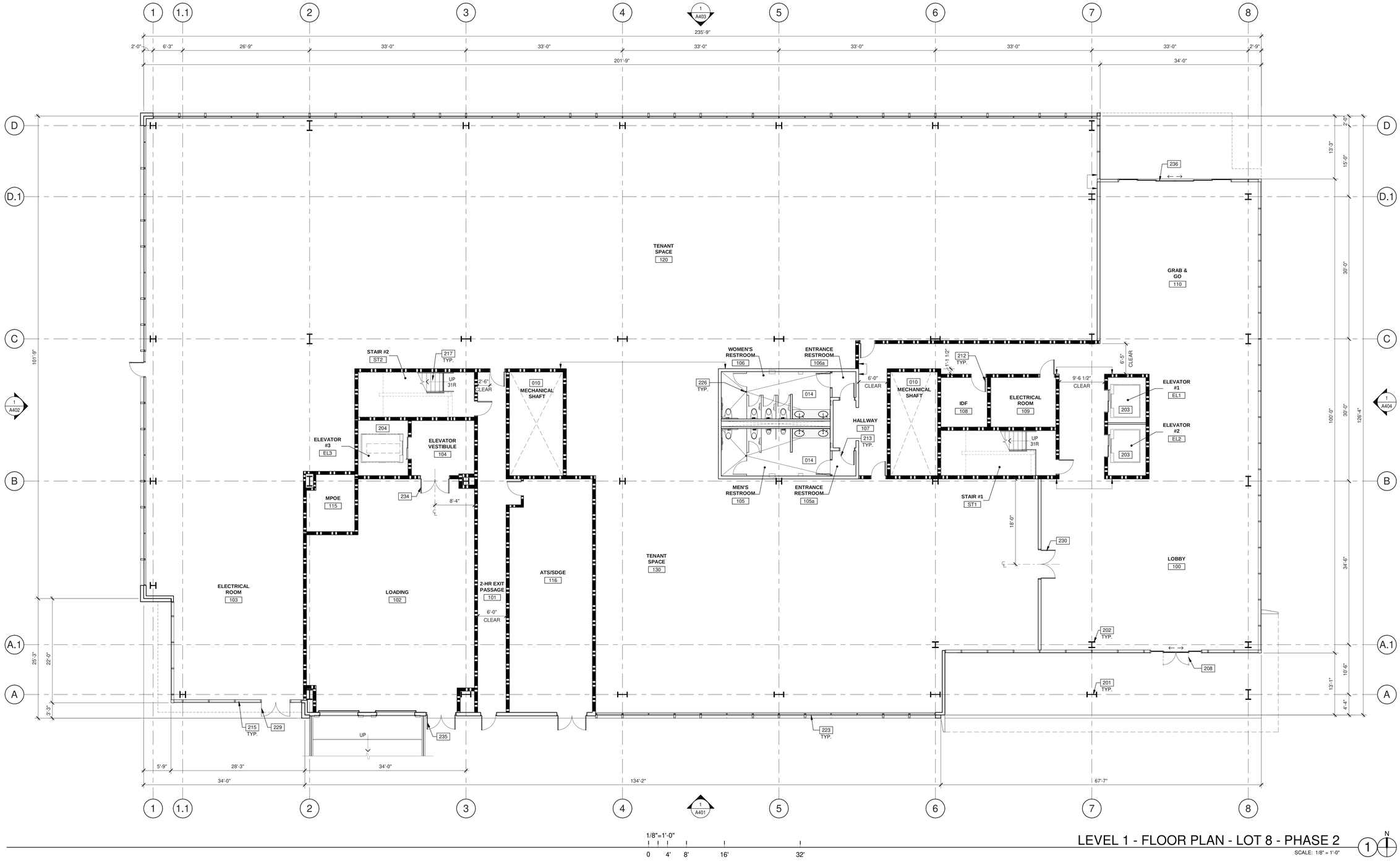
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ATTACHMENT 7



LEVEL 1 - FLOOR PLAN - LOT 8 - PHASE 2

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

WALL LEGEND

- EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL
- 2HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION

KEYNOTES:

010	2 HOUR FIRE RESISTANCE RATED MECHANICAL SHAFT ENCLOSURE.
014	FULLY ACCESSIBLE RESTROOM FACILITY.
201	EXTERIOR STRUCTURAL STEEL COLUMN, PAINTED.
202	INTERIOR STRUCTURAL STEEL COLUMN, PAINTED.
203	PASSENGER ELEVATOR, PER MANUFACTURER. TWO-HOUR RATED & INSULATED WALL CONSTRUCTION WITH SMOKE GUARD DOOR.
204	SERVICE ELEVATOR, PER MANUFACTURER. TWO-HOUR RATED & INSULATED WALL CONSTRUCTION WITH SMOKE GUARD DOOR.
208	AUTOMATIC SLIDING GLASS ENTRY DOORS WITH BREAKAWAY LEAVES FOR EMERGENCY EGRESS.
212	90 MINUTES FIRE RESISTANCE INTERIOR 3'-0" X 8'-0" SINGLE DOOR.
213	INTERIOR 3'-0" X 8'-0" SINGLE DOOR.
215	CURTAIN WALL SYSTEM.
217	CONCRETE FILLED METAL PAN STAIRS WITH C-CHANNELS STRINGERS, TUBE STEEL BALUSTERS AND HANDRAILS, LUMINOUS EGRESS PATH MARKINGS, 2" MIN. WARNING STRIPS AT TOP AND BOTTOM TREADS.
223	STOREFRONT SYSTEM.
226	FLOOR DRAIN.
229	EXTERIOR 3'-0" X 8'-0" (PAIR) STOREFRONT GLASS DOUBLE DOORS.
230	INTERIOR 3' -0" X 8' -0" (PAIR) DOUBLE DOOR.
234	90 MINUTES FIRE RESISTANCE INTERIOR 3' -0" X 8' -0" (PAIR) DOUBLE DOOR.
235	EXTERIOR 3' -0" X 6' -0" (PAIR) DOUBLE DOOR.
236	AUTOMATIC SLIDING GLASS ENTRY DOORS.

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LOT 8 PHASE 1 & 2

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SAN DIEGO, CALIFORNIA 92121

LEVEL 1 - FLOOR PLAN - LOT 8 - PHASE 2

	DATE	REMARKS
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3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-08-22	CDP & NDP PERMIT RESUBMITTAL
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6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

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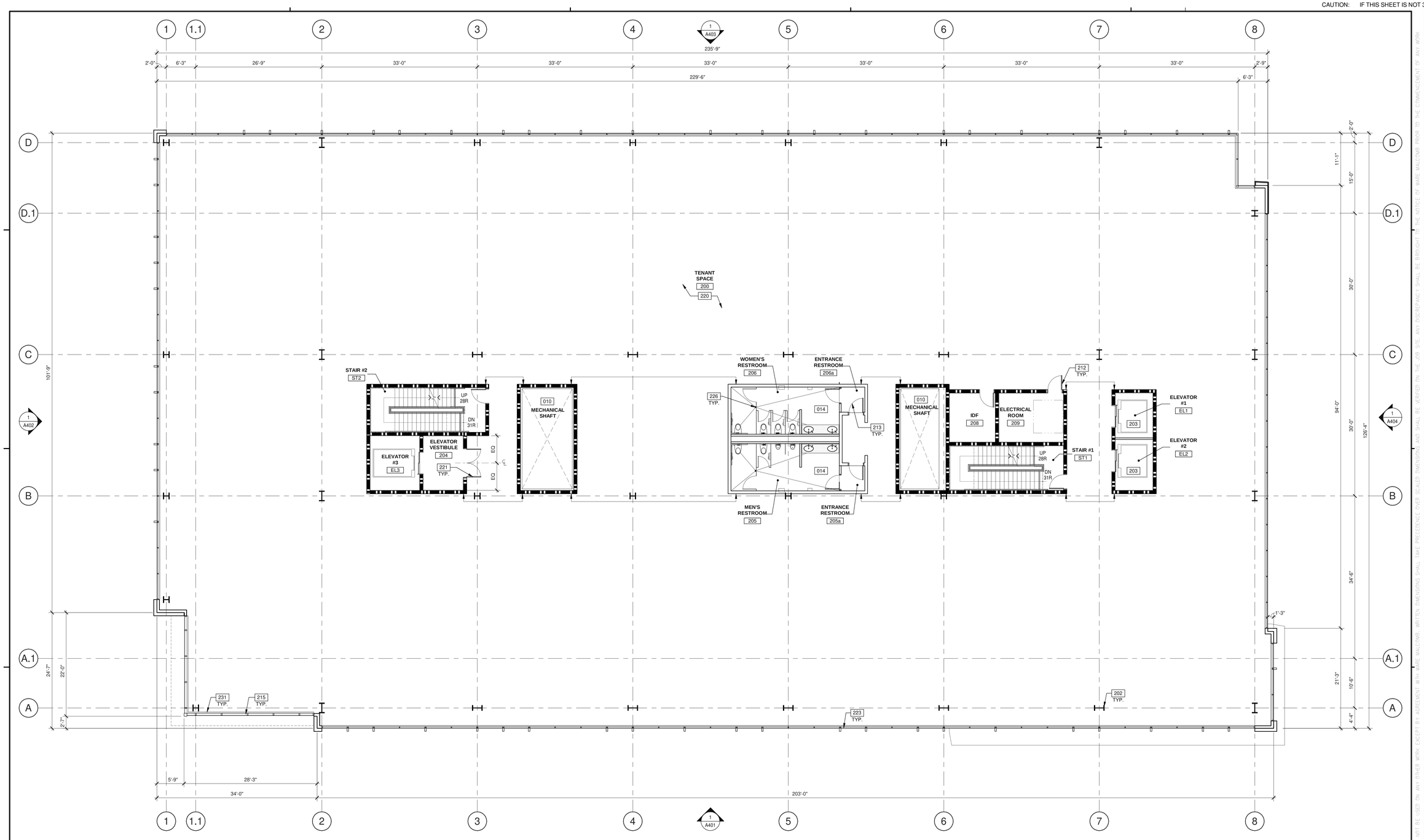
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ATTACHMENT 7



LEVEL 2 - FLOOR PLAN - LOT 8 - PHASE 2

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

WALL LEGEND

- EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL
- 2HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION

KEYNOTES:

010	2 HOUR FIRE RESISTANCE RATED MECHANICAL SHAFT ENCLOSURE.
014	FULLY ACCESSIBLE RESTROOM FACILITY.
202	INTERIOR STRUCTURAL STEEL COLUMN, PAINTED.
203	PASSENGER ELEVATOR, PER MANUFACTURER, TWO-HOUR RATED & INSULATED WALL CONSTRUCTION WITH SMOKE GUARD DOOR.
212	90 MINUTES FIRE RESISTANCE INTERIOR 3'-0" X 8'-0" SINGLE DOOR.
213	INTERIOR 3'-0" X 8'-0" SINGLE DOOR.
215	CURTAIN WALL SYSTEM.
220	CONCRETE OVER METAL DECK.
221	90 MINUTES FIRE RESISTANCE INTERIOR 3'-0" X 8'-0" (PAIR) DOUBLE DOOR.
223	STOREFRONT SYSTEM.
226	FLOOR DRAIN.
231	EDGE OF CONCRETE SLAB.

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LOT 8 PHASE 1 & 2

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SAN DIEGO, CALIFORNIA 92121

LEVEL 2 - FLOOR PLAN - LOT 8 - PHASE 2

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
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5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2026-01-23	CDP & NDP PERMIT RESUBMITTAL

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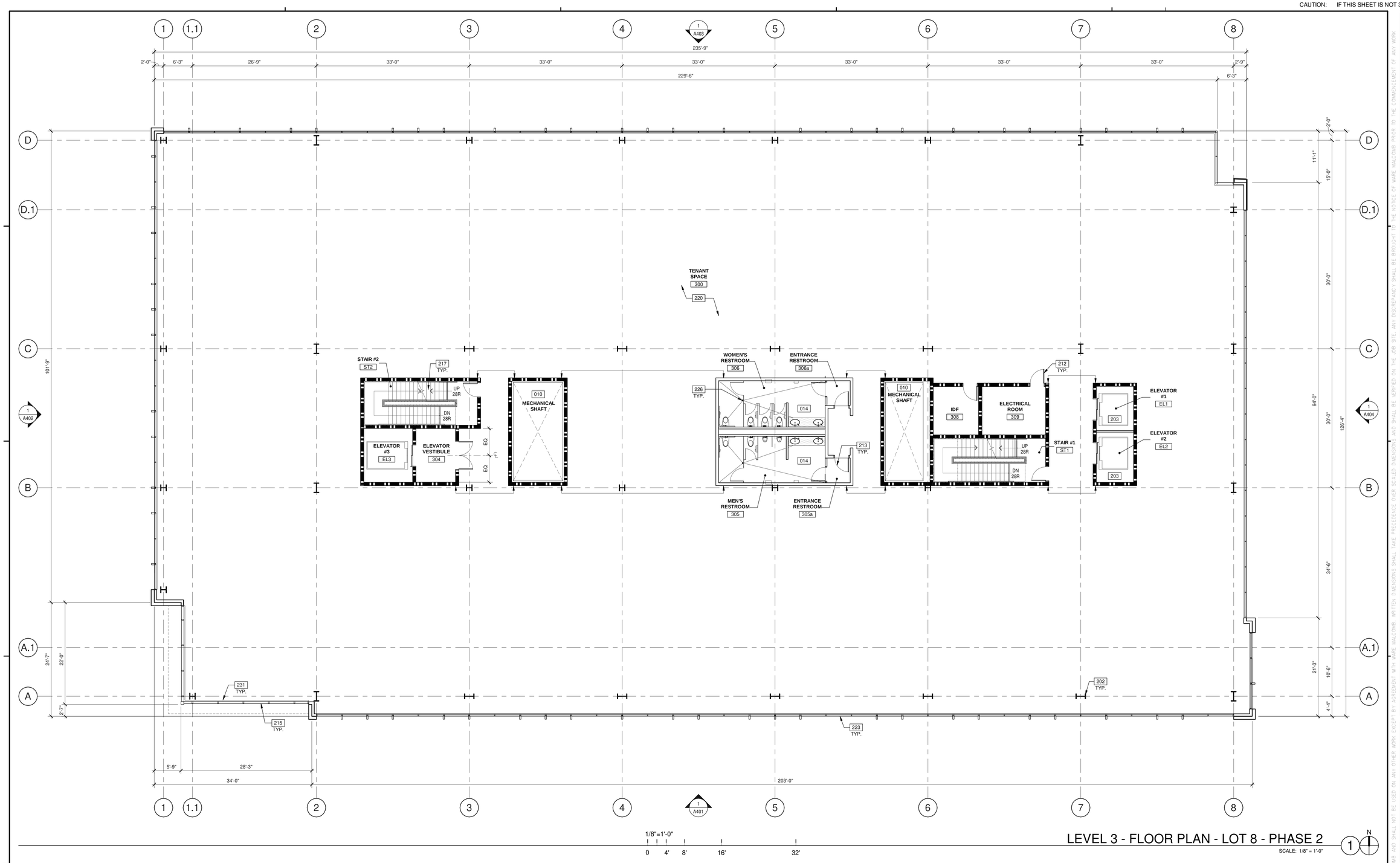
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LEVEL 3 - FLOOR PLAN - LOT 8 - PHASE 2

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

1/8"=1'-0"

0 4' 8' 16' 32'

N

WALL LEGEND

- EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL
- 2HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION

KEYNOTES:

010	2 HOUR FIRE RESISTANCE RATED MECHANICAL SHAFT ENCLOSURE.
014	FULLY ACCESSIBLE RESTROOM FACILITY.
202	INTERIOR STRUCTURAL STEEL COLUMN, PAINTED.
203	PASSENGER ELEVATOR, PER MANUFACTURER. TWO-HOUR RATED & INSULATED WALL CONSTRUCTION WITH SMOKE GUARD DOOR.
212	90 MINUTES FIRE RESISTANCE INTERIOR 3'-0" X 8'-0" SINGLE DOOR.
213	INTERIOR 3'-0" X 8'-0" SINGLE DOOR.
215	CURTAIN WALL SYSTEM.
217	CONCRETE FILLED METAL PAN STAIRS WITH C-CHANNELS STRINGERS, TUBE STEEL BALUSTERS AND HANDRAILS, LUMINOUS EGRESS PATH MARKINGS, 2" MIN. WARNING STRIPS AT TOP AND BOTTOM TREADS.
220	CONCRETE OVER METAL DECK.
223	STOREFRONT SYSTEM.
226	FLOOR DRAIN.
231	EDGE OF CONCRETE SLAB.

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LEVEL 3 - FLOOR PLAN - LOT 8 - PHASE 2

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8	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

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ATTACHMENT 7

1/8"=1'-0"

0 4' 8' 16' 32'

LEVEL 4 - FLOOR PLAN - LOT 8 - PHASE 2

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

N

WALL LEGEND

- EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL
- 2HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION

KEYNOTES:

010	2 HOUR FIRE RESISTANCE RATED MECHANICAL SHAFT ENCLOSURE.
014	FULLY ACCESSIBLE RESTROOM FACILITY.
202	INTERIOR STRUCTURAL STEEL COLUMN, PAINTED.
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212	90 MINUTES FIRE RESISTANCE INTERIOR 3'-0" X 8'-0" SINGLE DOOR.
213	INTERIOR 3'-0" X 8'-0" SINGLE DOOR.
215	CURTAIN WALL SYSTEM.
217	CONCRETE FILLED METAL PAN STAIRS WITH C-CHANNELS STRINGERS, TUBE STEEL BALUSTERS AND HANDRAILS, LUMINOUS EGRESS PATH MARKINGS. 2" MIN. WARNING STRIPS AT TOP AND BOTTOM TREADS.
220	CONCRETE OVER METAL DECK.
226	FLOOR DRAIN.
232	TILE OVER CONCRETE TOPPING SLAB OVER DEPRESSED STRUCTURAL SLAB.

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LEVEL 4 - FLOOR PLAN - LOT 8 - PHASE 2

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	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

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SHEET

A214

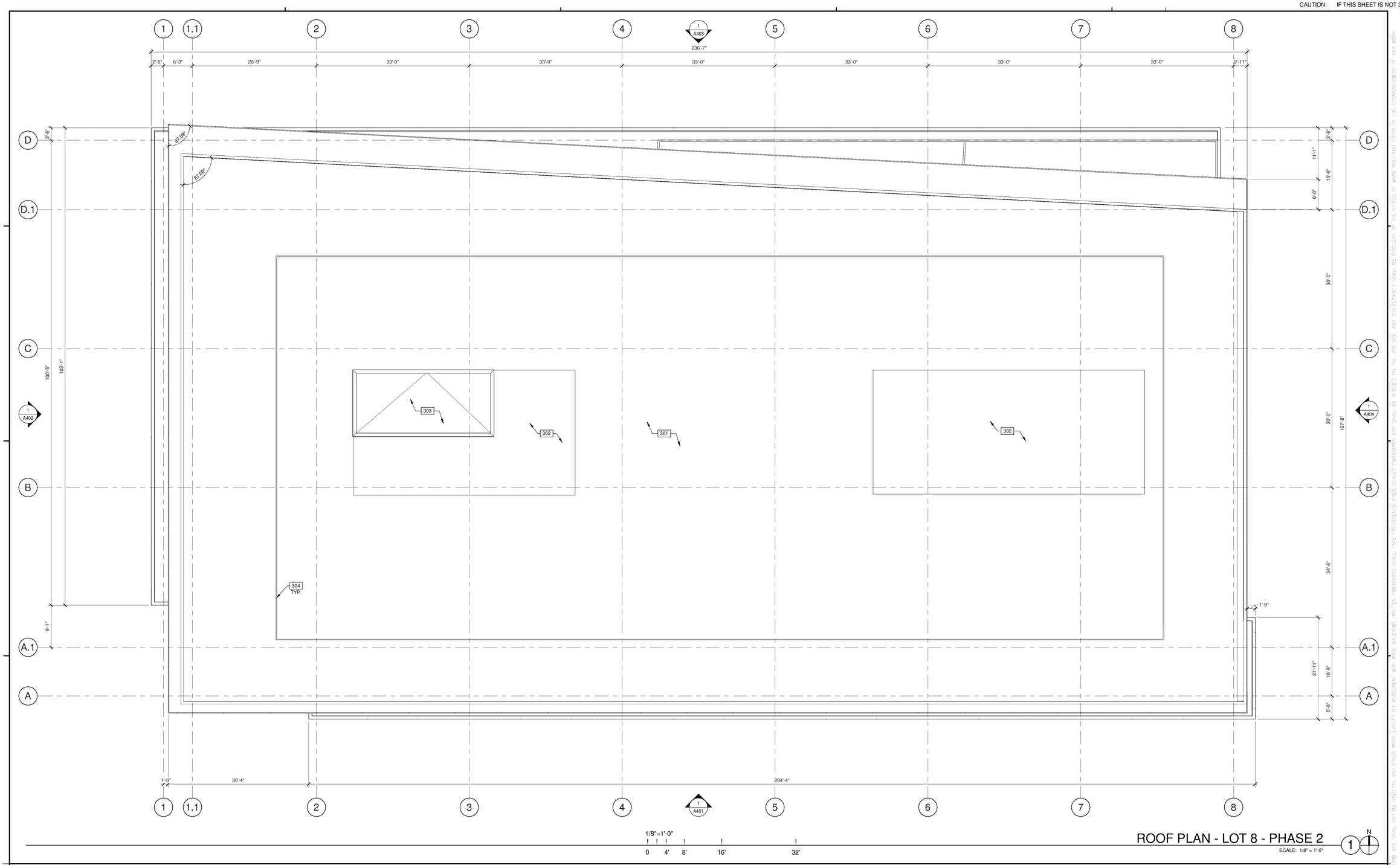
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ATTACHMENT 7



1/8"=1'-0"

0 4' 8' 16' 32'

ROOF PLAN - LOT 8 - PHASE 2

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

N

WALL LEGEND

- EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL
- 2HR FIRE-RESISTANCE RATED
- INTERIOR NON-RATED PARTITION

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

301 ROOF DECK TO BE 'FLAT'. INSULATION TO BE BUILT UP AS NEEDED.
302 MECHANICAL EQUIPMENT AREA.
303 SINGLE PLY TPO MEMBRANE OVER 3 1/4" LWC OVER 3" METAL DECK WITH R-30 BATT INSULATION ATTACHED TO UNDERSIDE OF METAL DECK. WALK PADS FOR ACCESS AROUND PV AND MECHANICAL EQUIPMENT.
304 ROOF SCREEN WALL AND GATE FOR ACCESS.

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SORRENTO SUMMIT SOUTH
LOT 8 PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

ROOF PLAN - LOT 8 - PHASE 2

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
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7	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
8	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

SHEET

A301

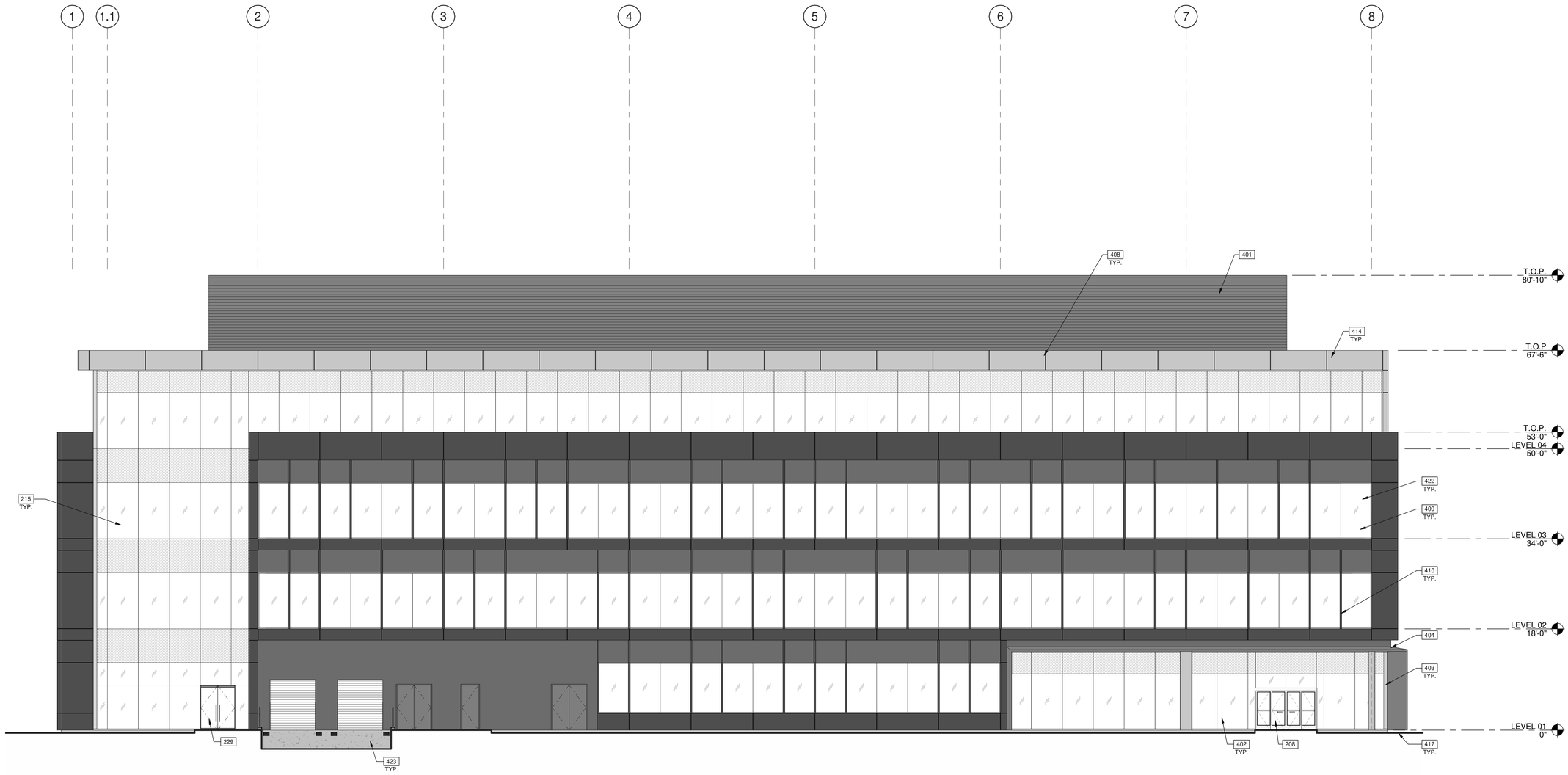
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1/8"=1'-0"

0 4' 8' 16' 32'

SOUTH EXTERIOR ELEVATION - LOT 8 - PHASE 2

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

LEGEND

MATERIALS:

- RUSTED LOOK- ACM PANEL ALUCOBOND PLUS- ELEMENT SERIES (PRINTED)
- STEEL SILVER - ACM PANEL ALUCOBOND PLUS- CLASSIC COLLECTION (PAINTED)
- POURED IN PLACE CONCRETE
- SCREEN WALL
- SILVER METALLICA- ACM PANEL ALUCOBOND PLUS- CLASSIC COLLECTION (PAINTED)

GLASS:

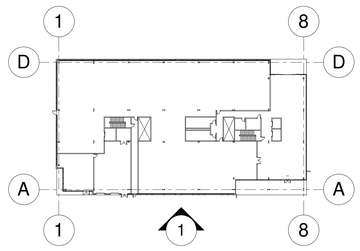
- TEMPERED GLASS
- STATIC SPANDREL GLAZING (TO MATCH TINTED STATE)

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
EC DYNAMIC GLAZING CLEAR STATE
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

KEYNOTES:

208	AUTOMATIC SLIDING GLASS ENTRY DOORS WITH BREAKAWAY LEAVES FOR EMERGENCY EGRESS.
215	CURTAIN WALL SYSTEM.
229	EXTERIOR 3'-0" X 8'-0" (PAIR) STOREFRONT GLASS DOUBLE DOORS.
401	ROOF EQUIPMENT SCREEN WALL.
402	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
403	PRE-FINISHED ALUMINUM FIN TO MATCH STOREFRONT MULLIONS.
404	METAL CANOPY, PREFINISHED.
408	1/4" ALUMINUM PANEL JOINT.
409	LOW-E, HIGH PERFORMANCE INSULATED VISION GLASS.
410	ALUMINUM MULLIONS. KYNAR FINISH. ALTERNATE A: ANODIZED.
414	ARCHITECTURAL RAIN SCREEN 3, GREY FINISH, PATTERN B.
417	FINISH GRADE VARIES.
422	CURTAIN WALL SYSTEM.
423	CONCRETE STEM WALL.

KEY PLAN



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LOT 8 PHASE 1 & 2

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SAN DIEGO, CALIFORNIA 92121

SOUTH EXTERIOR ELEVATION - LOT 8 - PHASE 2

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7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

SHEET
A401

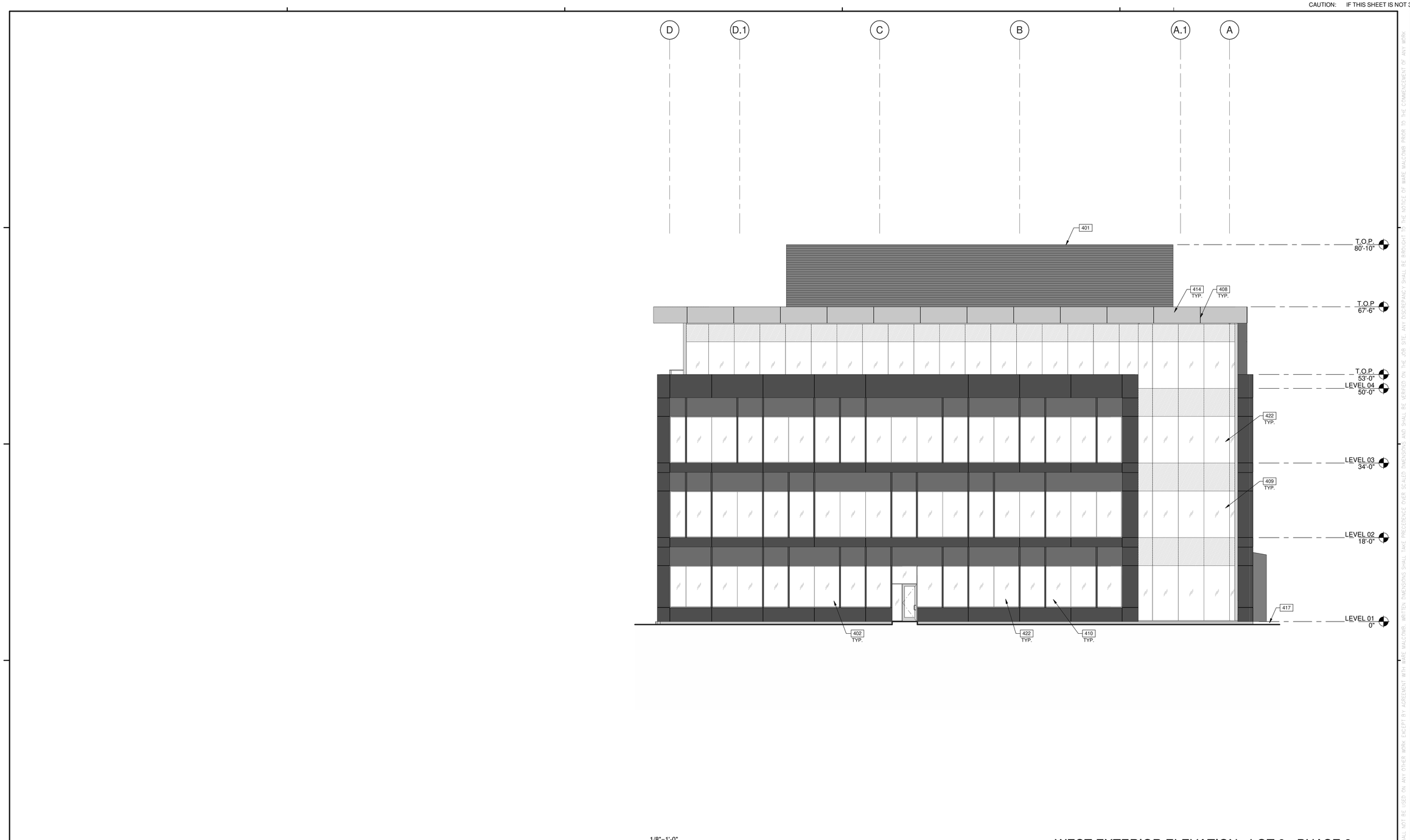
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ATTACHMENT 7



1/8"=1'-0"

0 4' 8' 16' 32'

WEST EXTERIOR ELEVATION - LOT 8 - PHASE 2

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

1

LEGEND

MATERIALS:

- RUSTED LOOK- ACM PANEL ALUCOBOND PLUS- ELEMENT SERIES (PRINTED)
- STEEL SILVER - ACM PANEL ALUCOBOND PLUS- CLASSIC COLLECTION (PAINTED)
- POURED IN PLACE CONCRETE
- SCREEN WALL
- SILVER METALLICA- ACM PANEL ALUCOBOND PLUS- CLASSIC COLLECTION (PAINTED)

GLASS:

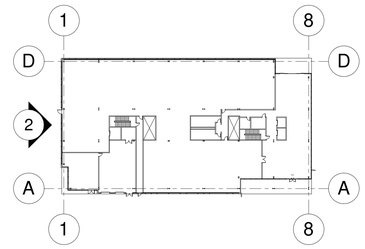
- TEMPERED GLASS
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EC DYNAMIC GLAZING CLEAR STATE
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

KEYNOTES:

401	ROOF EQUIPMENT SCREEN WALL.
402	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
408	1/4" ALUMINUM PANEL JOINT.
409	LOW-E, HIGH PERFORMANCE INSULATED VISION GLASS.
410	ALUMINUM MULLIONS. KYNAR FINISH. ALTERNATE A: ANODIZED.
414	ARCHITECTURAL RAIN SCREEN 3, GREY FINISH, PATTERN B.
417	FINISH GRADE VARIES.
422	CURTAIN WALL SYSTEM.

KEY PLAN



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WEST EXTERIOR ELEVATION - LOT 8 - PHASE 2

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7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

SHEET

A402

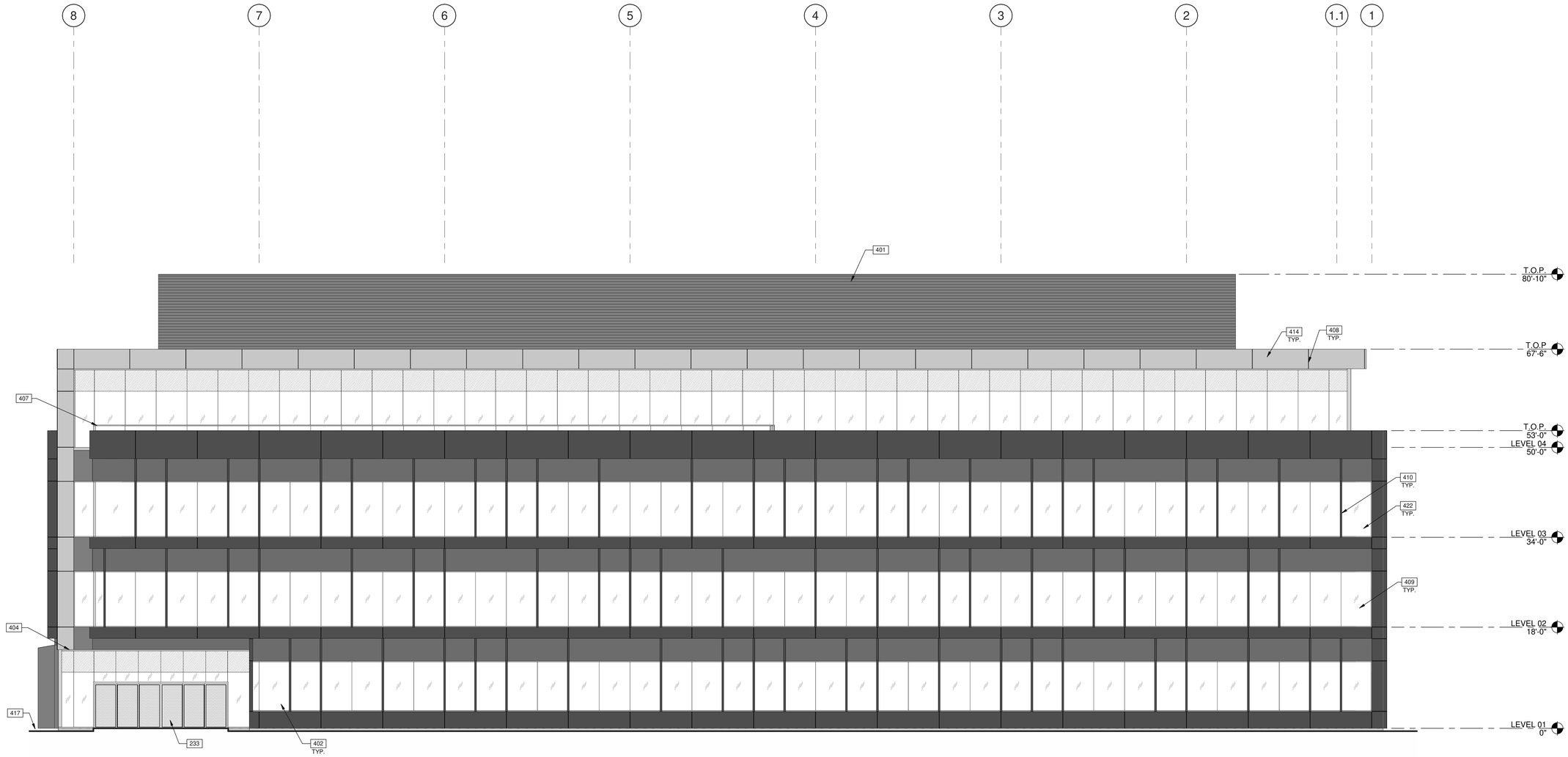
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1/8"=1'-0"

0 4' 8' 16' 32'

NORTH EXTERIOR ELEVATION - LOT 8 - PHASE 2

1

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

LEGEND

MATERIALS:

- RUSTED LOOK- ACM PANEL ALUCOBOND PLUS- ELEMENT SERIES (PRINTED)
- STEEL SILVER - ACM PANEL ALUCOBOND PLUS- CLASSIC COLLECTION (PAINTED)
- POURED IN PLACE CONCRETE
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- SILVER METALLICA- ACM PANEL ALUCOBOND PLUS- CLASSIC COLLECTION (PAINTED)

GLASS:

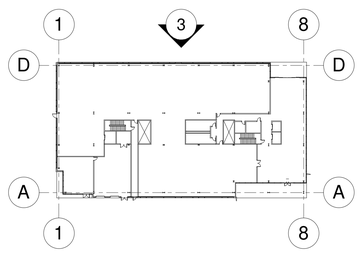
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U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

KEYNOTES:

233	AUTOMATIC SLIDING GLASS ENTRY DOORS.
401	ROOF EQUIPMENT SCREEN WALL.
402	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
404	METAL CANOPY, PREFINISHED.
407	STEEL GUARDRAIL WITH GLASS.
408	1/4" ALUMINUM PANEL JOINT.
409	LOW-E, HIGH PERFORMANCE INSULATED VISION GLASS.
410	ALUMINUM MULLIONS. KYNAR FINISH. ALTERNATE A: ANODIZED.
414	ARCHITECTURAL RAIN SCREEN 3, GREY FINISH, PATTERN B.
417	FINISH GRADE VARIES.
422	CURTAIN WALL SYSTEM.

KEY PLAN



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NORTH EXTERIOR ELEVATION - LOT 8 - PHASE 2

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8	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
	2025-12-22	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
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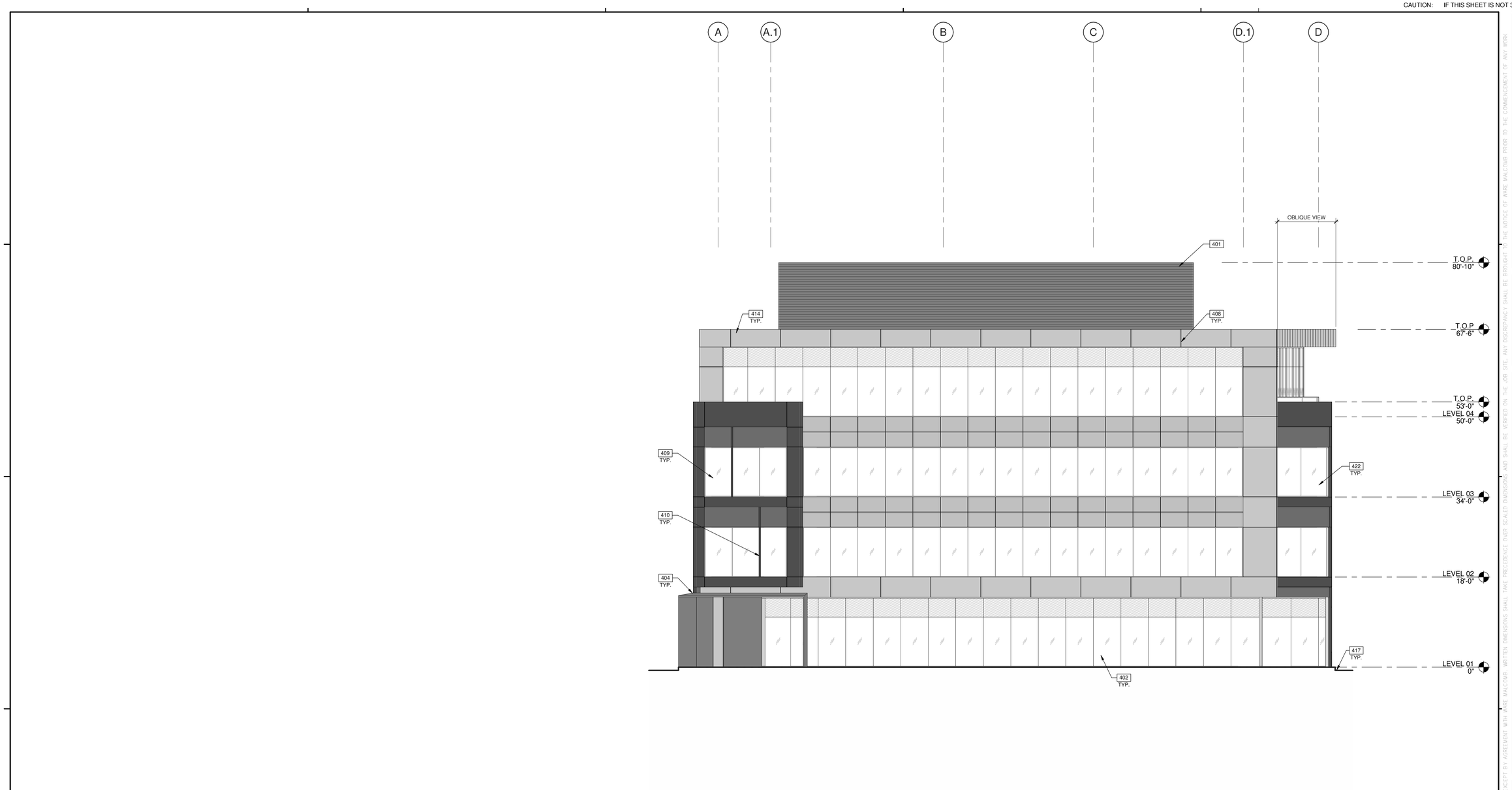
SHEET
A403

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2022-12-12_PLANNING SET

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ATTACHMENT 7



1/8"=1'-0"

0 4' 8' 16' 32'

EAST EXTERIOR ELEVATION - LOT 8 - PHASE 2

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

1

LEGEND

MATERIALS:

- RUSTED LOOK- ACM PANEL ALUCOBOND PLUS- ELEMENT SERIES (PRINTED)
- STEEL SILVER - ACM PANEL ALUCOBOND PLUS- CLASSIC COLLECTION (PAINTED)
- POURED IN PLACE CONCRETE
- SCREEN WALL
- SILVER METALLICA- ACM PANEL ALUCOBOND PLUS- CLASSIC COLLECTION (PAINTED)

GLASS:

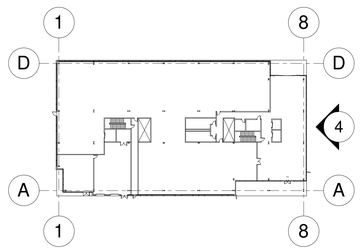
- TEMPERED GLASS
- STATIC SPANDREL GLAZING (TO MATCH TINTED STATE)

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
EC DYNAMIC GLAZING CLEAR STATE
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

KEYNOTES:

401	ROOF EQUIPMENT SCREEN WALL.
402	ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
404	METAL CANOPY, PREFINISHED.
408	1/4" ALUMINUM PANEL JOINT.
409	LOW-E, HIGH PERFORMANCE INSULATED VISION GLASS.
410	ALUMINUM MULLIONS. KYNAR FINISH. ALTERNATE A: ANODIZED.
414	ARCHITECTURAL RAIN SCREEN 3, GREY FINISH, PATTERN B.
417	FINISH GRADE VARIES.
422	CURTAIN WALL SYSTEM.

KEY PLAN



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LOT 8 PHASE 1 & 2

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SAN DIEGO, CALIFORNIA 92121

EAST EXTERIOR ELEVATION - LOT 8 - PHASE 2

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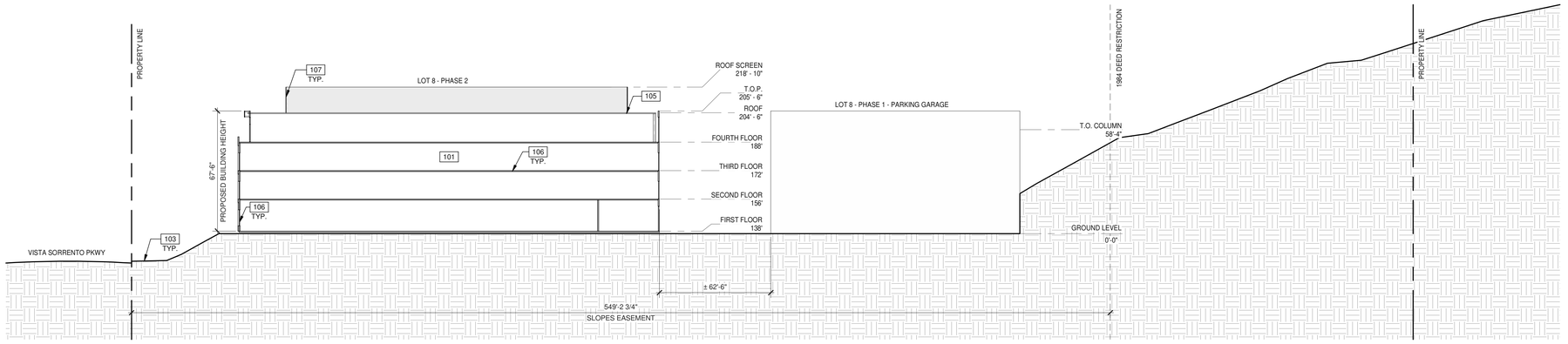
PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

SHEET
A404

2022-12-12_PLANNING SET

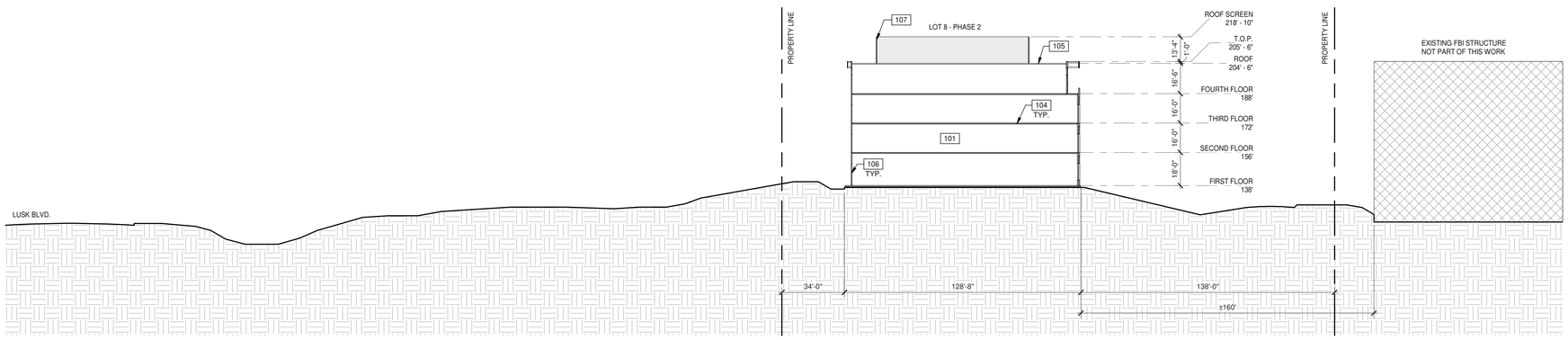
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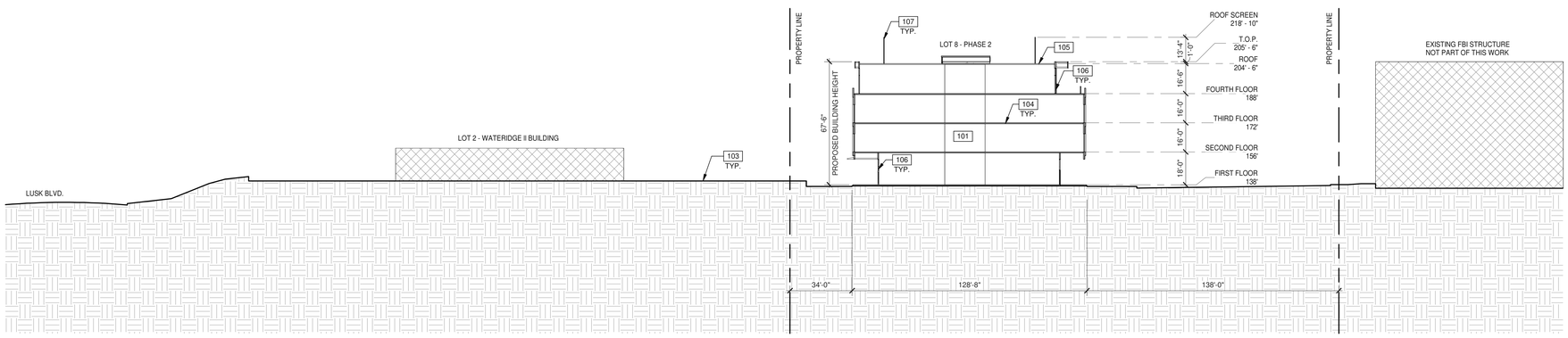


1"=30'
0 15' 30' 60' 150'

SITE SECTION - LOT 8 - PHASE 2 (1)
SCALE: 1" = 30'-0"



SITE SECTION - LOT 8 - PHASE 2 (2)
SCALE: 1" = 30'-0"



SITE SECTION - LOT 8 - PHASE 2 (3)
SCALE: 1" = 30'-0"

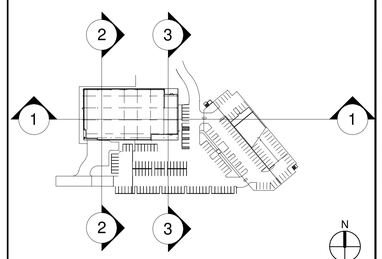
KEYNOTES:

101 PROPOSED NEW BUILDING.
103 LINES INDICATES TOPOGRAPHY.
104 CONCRETE SLAB PER STRUCTURAL DWGS.
105 ROOF ASSEMBLY; SEE ROOF PLAN FOR MORE DETAILS.
106 ALUMINUM FRAMED GLAZING SYSTEM.
107 PERF. METAL MECHANICAL ROOF SCREEN.

LEGEND

AREA NOT PART OF SCOPE OF WORK

KEY PLAN



ATTACHMENT 7

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SAN DIEGO, CALIFORNIA 92121

SITE SECTIONS - LOT 8 - PHASE 2

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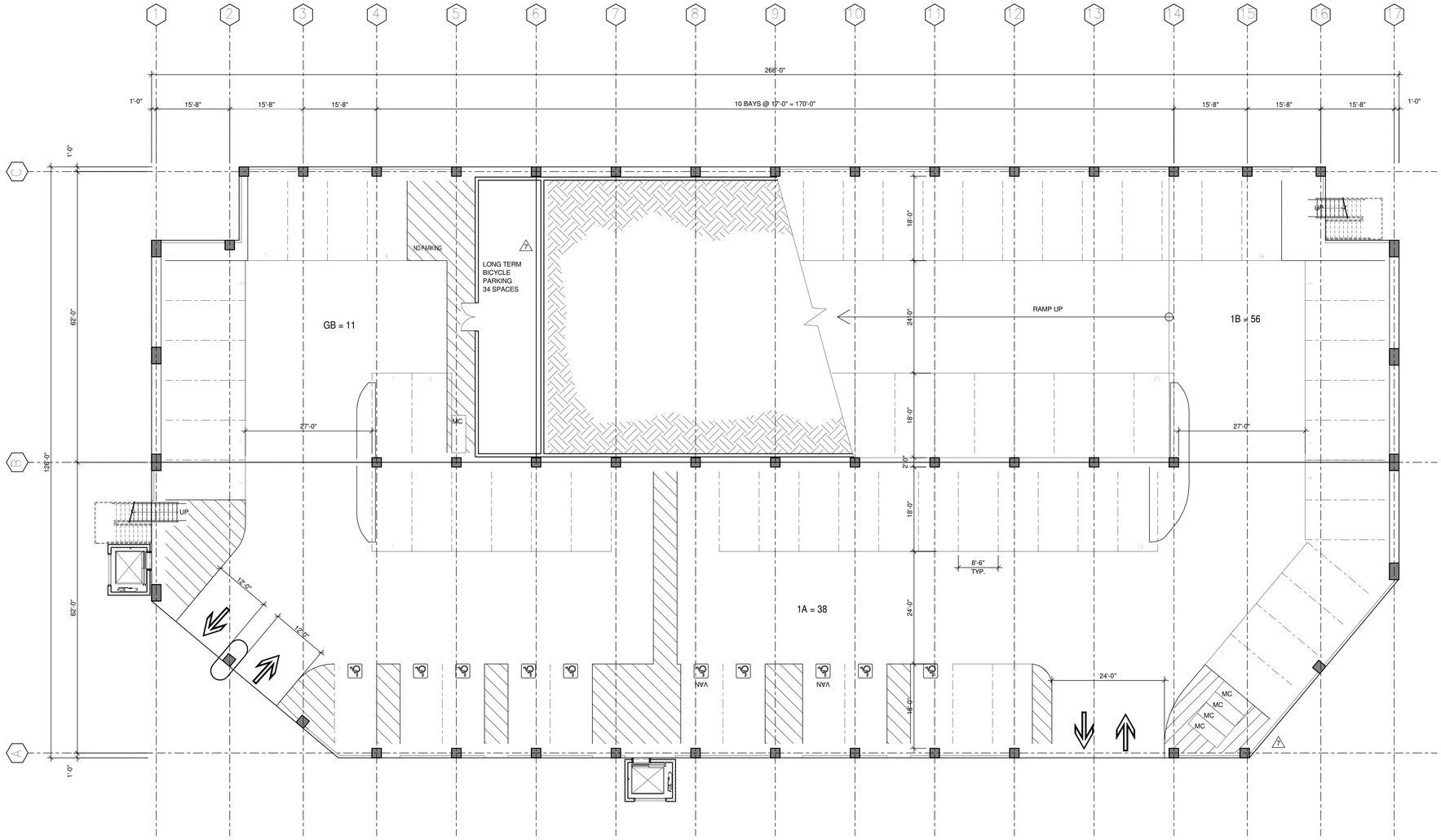
SHEET
A450

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2022-12-12_PLANNING SET

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ATTACHMENT 7



LEVEL 1 FLOOR PLAN (1)

SCALE: 3/32" = 1'-0"

PARKING PROVIDED FOR PROJECT

PARKING CONSTRUCTED									
	TOTAL SPACES PROVIDED	EV SPACES	EVC SPACES	FUTURE EV	CLEAN AIR	ACCESSIBLE	SHORT TERM BICYCLE	LONG TERM BICYCLE	MOTORCYCLE
LEVEL 1		19	10	9	0	12		34	5
LEVEL 2		33	17	16	11	0			3
LEVEL 3		33	17	16	11	0			2
LEVEL 4		30	13	17	11	0			2
LEVEL 5		0	0	0	11	0			2
LEVEL 6		0	0	0	0	0			0
LOT 8 TOTAL GARAGE	577	115	57	58	44	12	0	34	14
LOT 8 SURFACE STALLS	99	21	11	10	11	4	14	0	0
TOTALS PROVIDED AT COMPLETION	676	136	68	68	55	16	14	34	14

LOT 8 - PHASE 1 - PARKING GARAGE

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Trammell Crow Company

SORRENTO SUMMIT SOUTH
LOT 8 PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

PARKING GARAGE - LEVEL 1 - FLOOR PLAN

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
	2024-08-23	CDP & NDP PERMIT RESUBMITTAL
5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-22	CDP & NDP PERMIT RESUBMITTAL

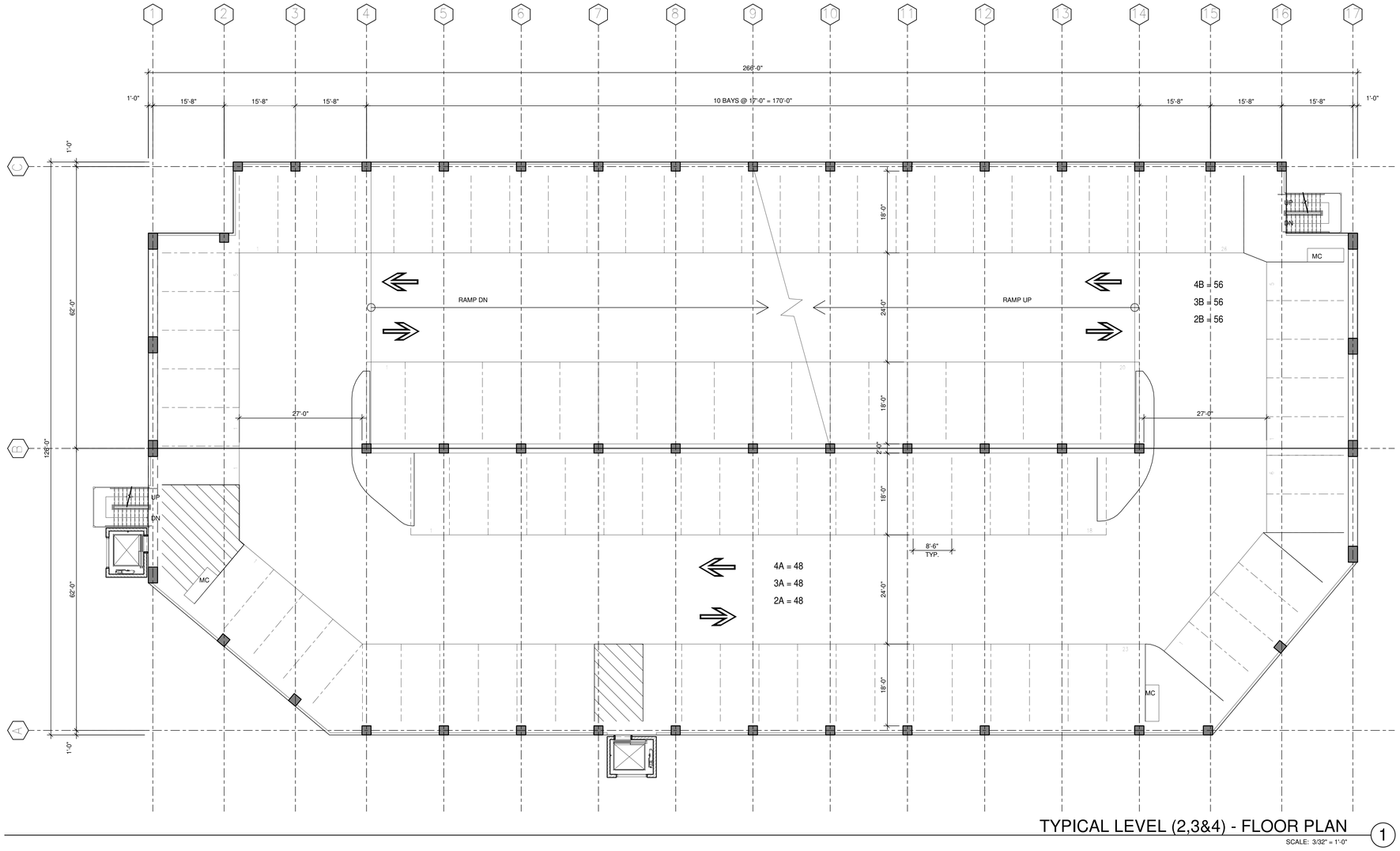
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JOB NO.:	SDG21-0069-00

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TYPICAL LEVEL (2,3&4) - FLOOR PLAN

SCALE: 3/32" = 1'-0" (1)

PARKING PROVIDED FOR PROJECT

PARKING CONSTRUCTED	TOTAL SPACES PROVIDED	EV SPACES	EVC SPACES	FUTURE EV	CLEAN AIR	ACCESSIBLE	SHORT TERM BICYCLE	LONG TERM BICYCLE	MOTORCYCLE
LEVEL 1		19	10	9	0	12		34	5
LEVEL 2		33	17	16	11	0			3
LEVEL 3		33	17	16	11	0			2
LEVEL 4		30	13	17	11	0			2
LEVEL 5		0	0	0	11	0			2
LEVEL 6		0	0	0	0	0			0
LOT 8 TOTAL GARAGE	577	115	57	58	44	12	0	34	14
LOT 8 SURFACE STALLS	99	21	11	10	11	4	14	0	0
TOTALS PROVIDED AT COMPLETION	676	136	68	68	55	16	14	34	14

LOT 8 - PHASE 1 - PARKING GARAGE

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LOT 8 PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

PARKING GARAGE - TYPICAL LEVEL (2 & 3) - FLOOR PLAN

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
	2024-08-23	CDP & NDP PERMIT RESUBMITTAL
5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-22	CDP & NDP PERMIT RESUBMITTAL

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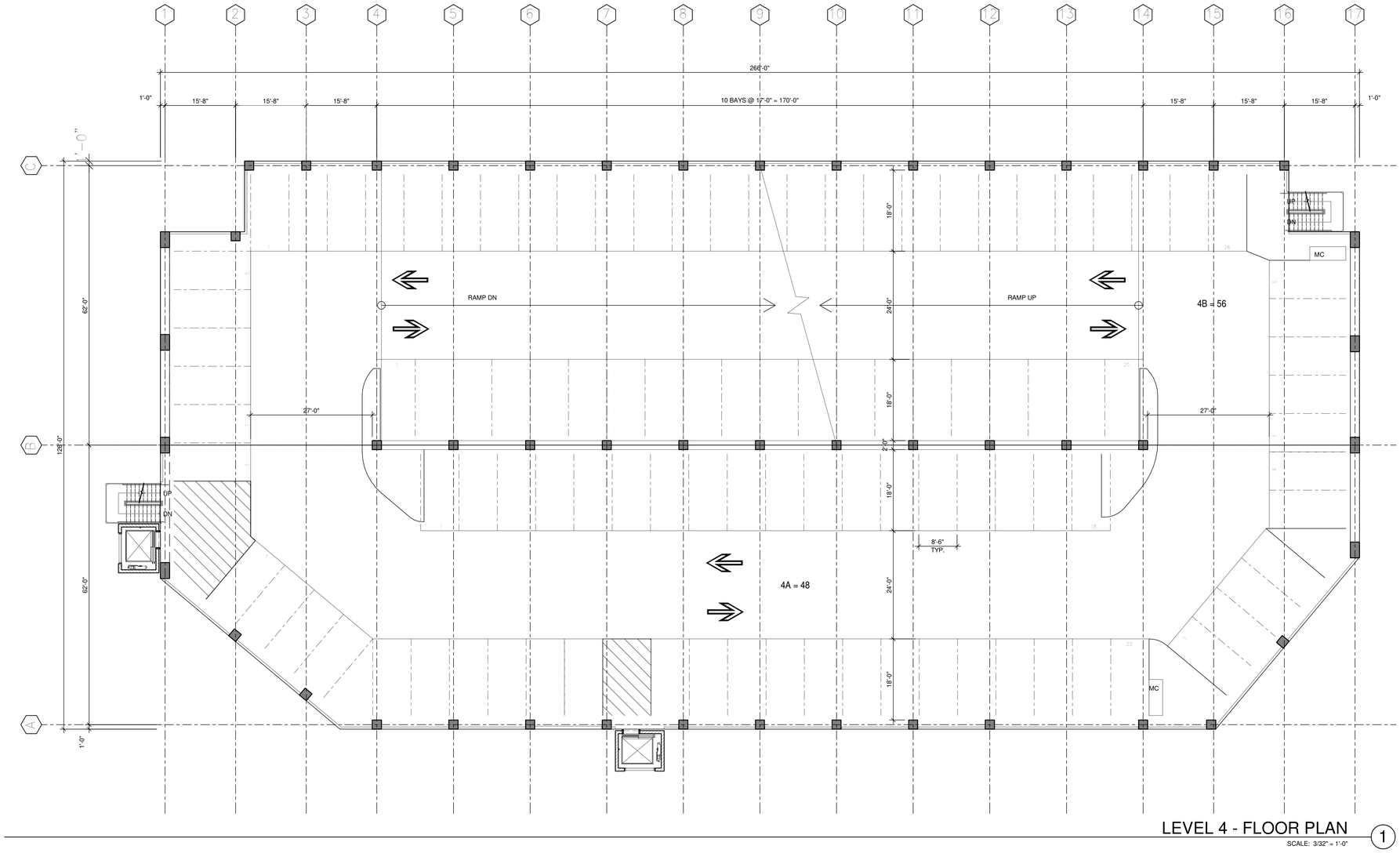
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LEVEL 4 - FLOOR PLAN (1)

SCALE: 3/32" = 1'-0"

PARKING PROVIDED FOR PROJECT

PARKING CONSTRUCTED	TOTAL SPACES PROVIDED	EV SPACES	EVC SPACES	FUTURE EV	CLEAN AIR	ACCESSIBLE	SHORT TERM BICYCLE	LONG TERM BICYCLE	MOTORCYCLE
LEVEL 1		19	10	9	0	12		34	5
LEVEL 2		33	17	16	11	0			3
LEVEL 3		33	17	16	11	0			2
LEVEL 4		30	13	17	11	0			2
LEVEL 5		0	0	0	11	0			2
LEVEL 6		0	0	0	0	0			0
LOT 8 TOTAL GARAGE	577	115	57	58	44	12	0	34	14
LOT 8 SURFACE STALLS	99	21	11	10	11	4	14	0	0
TOTALS PROVIDED AT COMPLETION	676	136	68	68	55	16	14	34	14

LOT 8 - PHASE 1 - PARKING GARAGE

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SORRENTO SUMMIT SOUTH
LOT 8 PHASE 1 & 2

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SAN DIEGO, CALIFORNIA 92121

PARKING GARAGE - LEVEL 4 - FLOOR PLAN

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-05-22	CDP & NDP PERMIT RESUBMITTAL
	2024-08-30	CDP & NDP PERMIT RESUBMITTAL
5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	D. MANN
DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

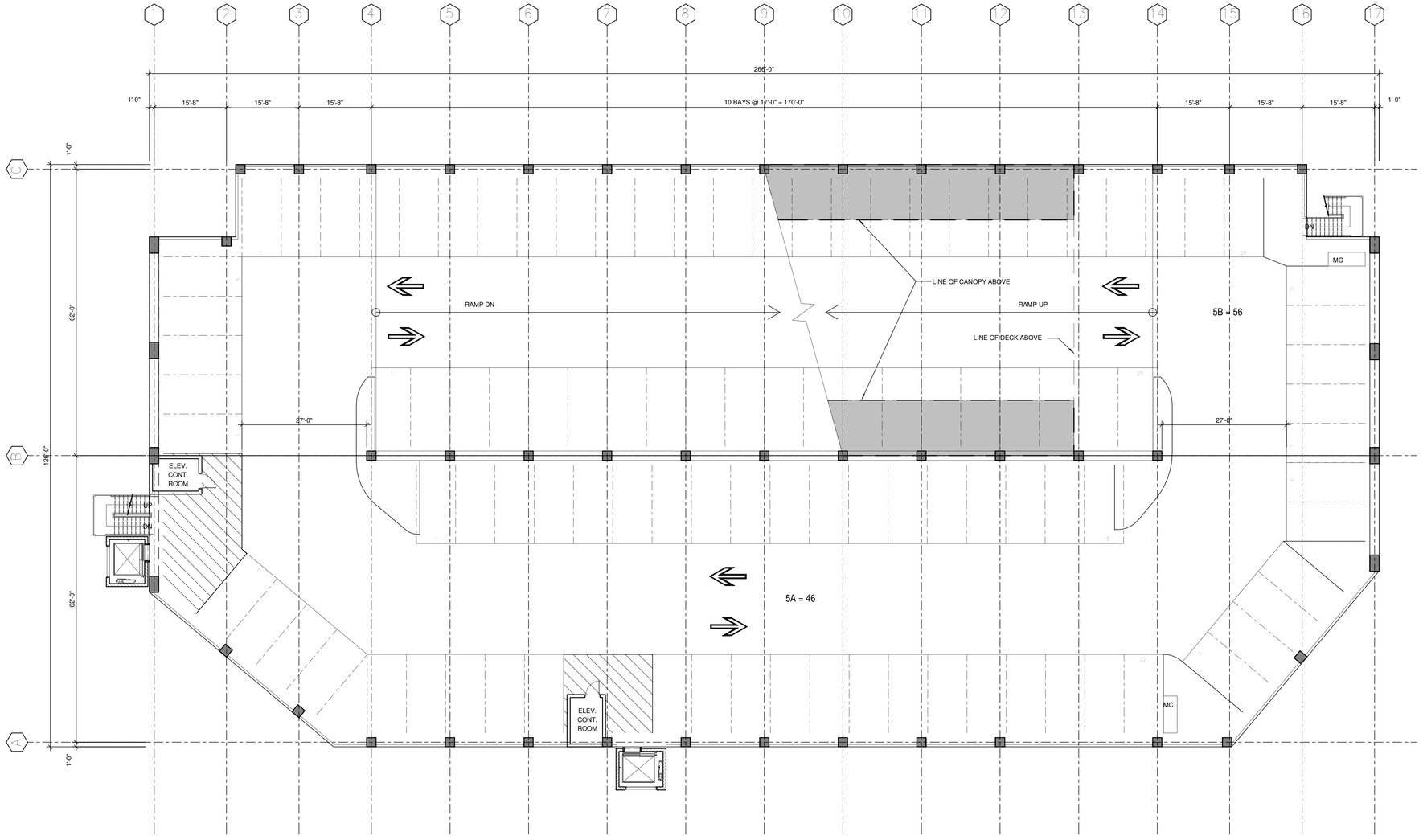
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LEVEL 5 - FLOOR PLAN

SCALE: 3/32" = 1'-0" (1)

PARKING PROVIDED FOR PROJECT

PARKING CONSTRUCTED									
	TOTAL SPACES PROVIDED	EV SPACES	EVC SPACES	FUTURE EV	CLEAN AIR	ACCESSIBLE	SHORT TERM BICYCLE	LONG TERM BICYCLE	MOTORCYCLE
LEVEL 1		19	10	9	0	12		34	5
LEVEL 2		33	17	16	11	0			3
LEVEL 3		33	17	16	11	0			2
LEVEL 4		30	13	17	11	0			2
LEVEL 5		0	0	0	11	0			2
LEVEL 6		0	0	0	0	0			0
LOT 8 TOTAL GARAGE	577	115	57	58	44	12	0	34	14
LOT 8 SURFACE STALLS	99	21	11	10	11	4	14	0	0
TOTALS PROVIDED AT COMPLETION	676	136	68	68	55	16	14	34	14

LOT 8 - PHASE 1 - PARKING GARAGE

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LOT 8 PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
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PARKING GARAGE - LEVEL 5 - FLOOR PLAN

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
	2024-08-23	CDP & NDP PERMIT RESUBMITTAL
5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

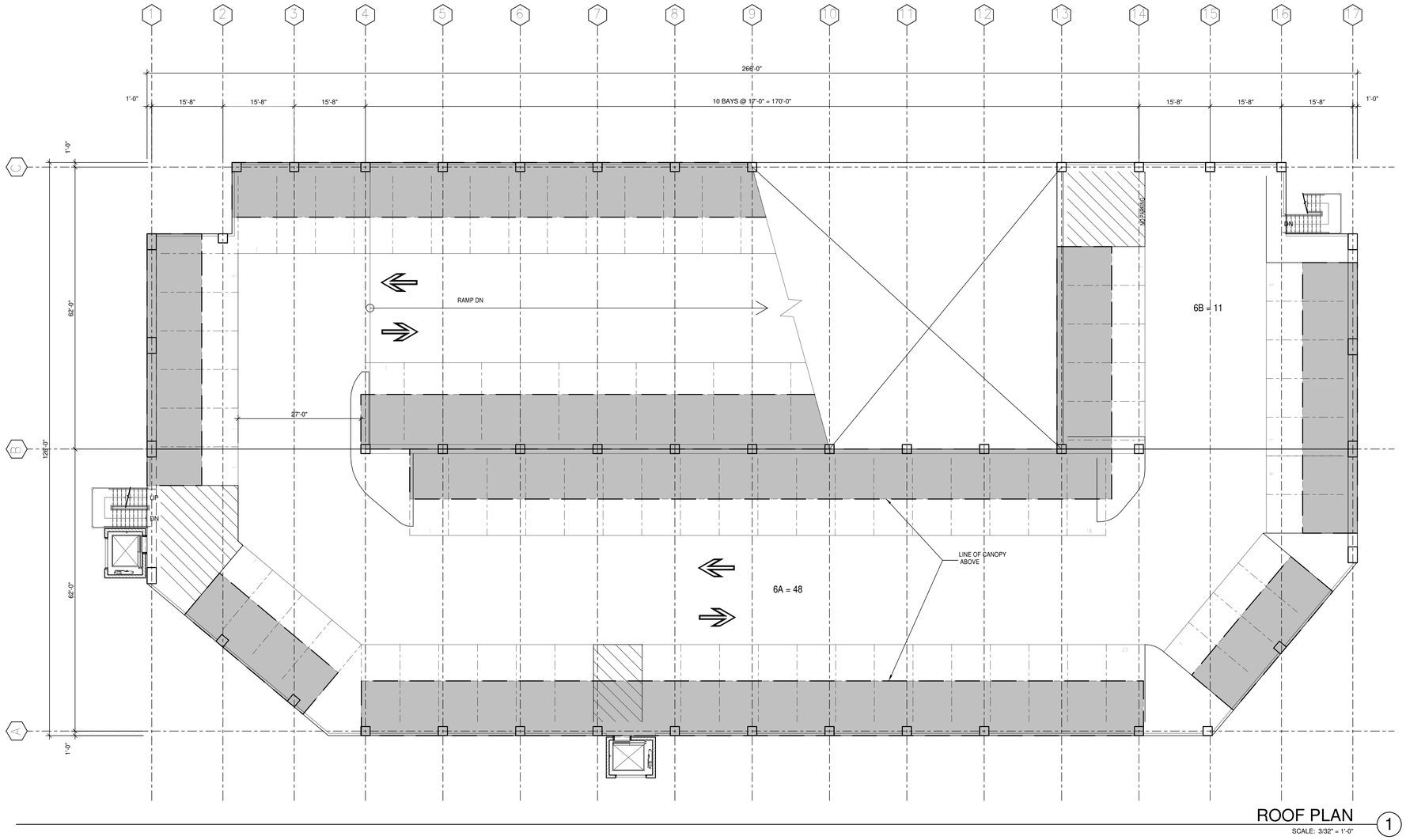
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DRAWN BY.:	E.M./H.A.
JOB NO.:	SDG21-0069-00

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ROOF PLAN 1

SCALE: 3/32" = 1'-0"

PARKING PROVIDED FOR PROJECT

PARKING CONSTRUCTED	TOTAL SPACES PROVIDED	EV SPACES	EVC SPACES	FUTURE EV	CLEAN AIR	ACCESSIBLE	SHORT TERM BICYCLE	LONG TERM BICYCLE	MOTORCYCLE
LEVEL 1		19	10	9	0	12		34	5
LEVEL 2		33	17	16	11	0			3
LEVEL 3		33	17	16	11	0			2
LEVEL 4		30	13	17	11	0			2
LEVEL 5		0	0	0	11	0			2
LEVEL 6		0	0	0	0	0			0
LOT 8 TOTAL GARAGE	577	115	57	58	44	12	0	34	14
LOT 8 SURFACE STALLS	99	21	11	10	11	4	14	0	0
TOTALS PROVIDED AT COMPLETION	676	136	68	68	55	16	14	34	14

LOT 8 - PHASE 1 - PARKING GARAGE

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LOT 8 PHASE 1 & 2

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PARKING GARAGE - LEVEL 6 - FLOOR PLAN

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2023-03-22	CDP & NDP PERMIT RESUBMITTAL
	2024-08-23	CDP & NDP PERMIT RESUBMITTAL
5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

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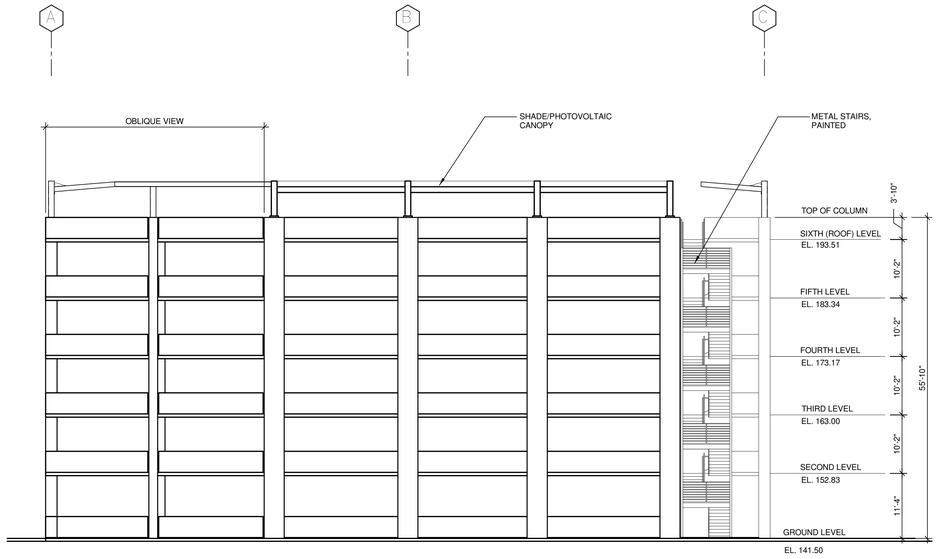
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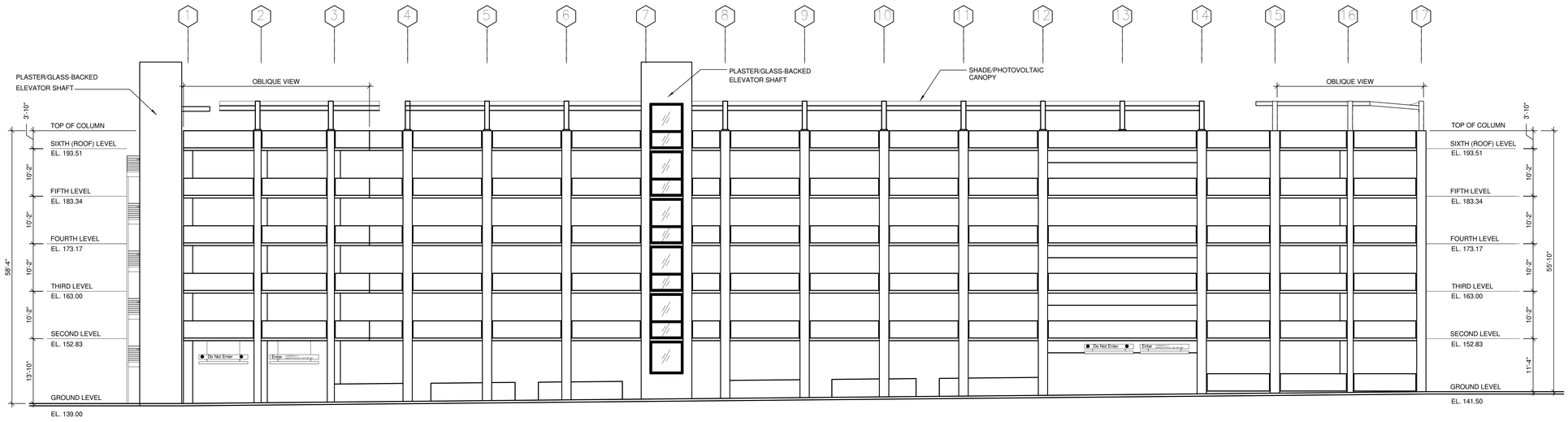
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EAST ELEVATION 2

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION 1

SCALE: 3/32" = 1'-0"

LOT 8 - PHASE 1 - PARKING GARAGE

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LOT 8 PHASE 1 & 2

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PARKING GARAGE - SOUTH & EAST EXTERIOR ELEVATIONS

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-09-25	CDP & NDP PERMIT RESUBMITTAL
	2024-09-30	CDP & NDP PERMIT RESUBMITTAL
5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
8	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

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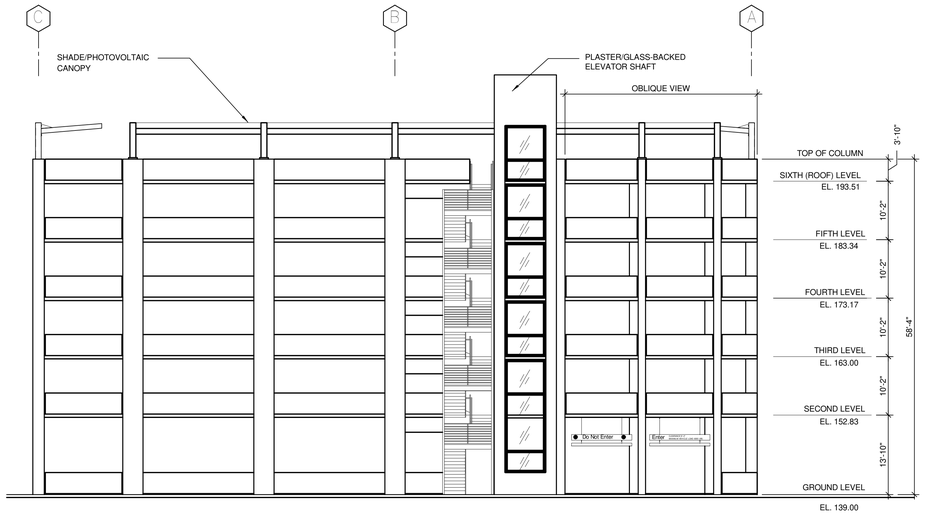
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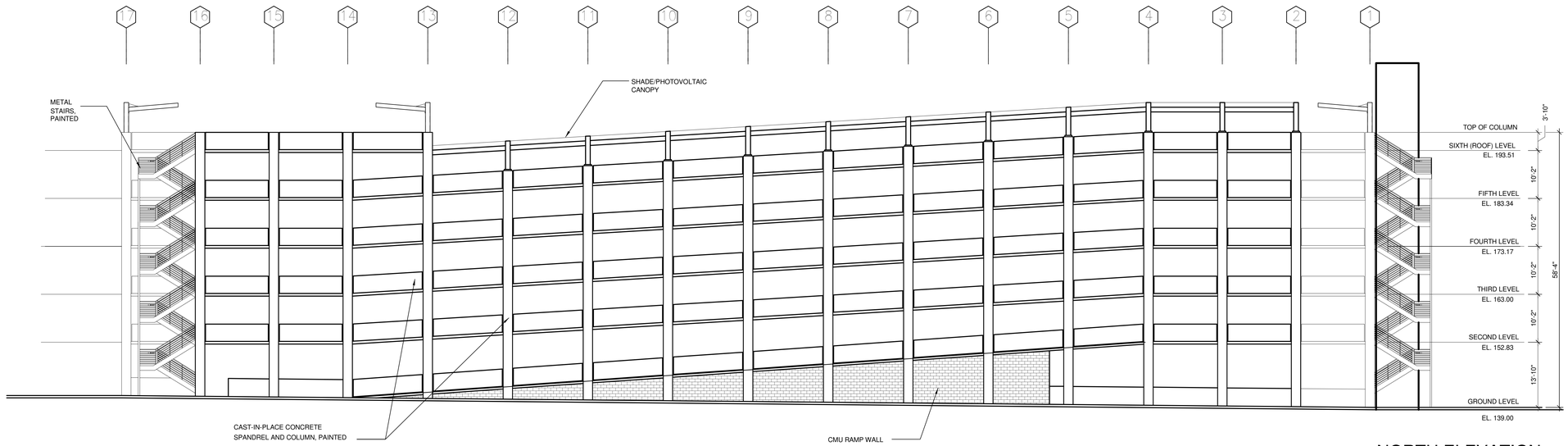
ATTACHMENT 7



WEST ELEVATION

SCALE: 3/32" = 1'-0"

2



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

1

LOT 8 - PHASE 1 - PARKING GARAGE

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SORRENTO SUMMIT SOUTH
LOT 8 PHASE 1 & 2

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SAN DIEGO, CALIFORNIA 92121

PARKING GARAGE - NORTH & WEST EXTERIOR ELEVATIONS

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-08-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-09-23	CDP & NDP PERMIT RESUBMITTAL
6	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
7	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
8	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
	2025-12-23	CDP & NDP PERMIT RESUBMITTAL

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LUSK BOULEVARD

VISTA SORRENTO PARKWAY

LOT 2 OF WATERIDGE II
EXISTING BUILDING
(NOT PART OF THIS WORK)

LOT 1 OF WATERIDGE II
EXISTING BUILDING
(NOT PART OF THIS WORK)

LOT 1 OF WATERIDGE
(NOT PART OF THIS WORK)

LOT 1 OF WATERIDGE II
(NOT PART OF THIS WORK)

PROPERTY LINE

MHPA BOUNDARY

LIMIT OF WORK

SETBACK LINE

EXISTING BUILDING
10509

LOT 8 - PHASE 2
(FUTURE BUILDOUT)

LOT 8 - PHASE 1
PROPOSED PARKING
GARAGE
6 STORIES
FFE=138.00'
FFE=140.50'

(N36°57'25"W 592.50')

(N75°06'13"E 396.44')

EXISTING FBI BUILDING
(NOT PART OF THIS WORK)

0 30' 60'
1"=30'-0"

NORTH

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SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

OVERALL SITE PLAN - LOT 8 - PHASE 1

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2023-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-10-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
JOB NO.:	SDG21-0069-00

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SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

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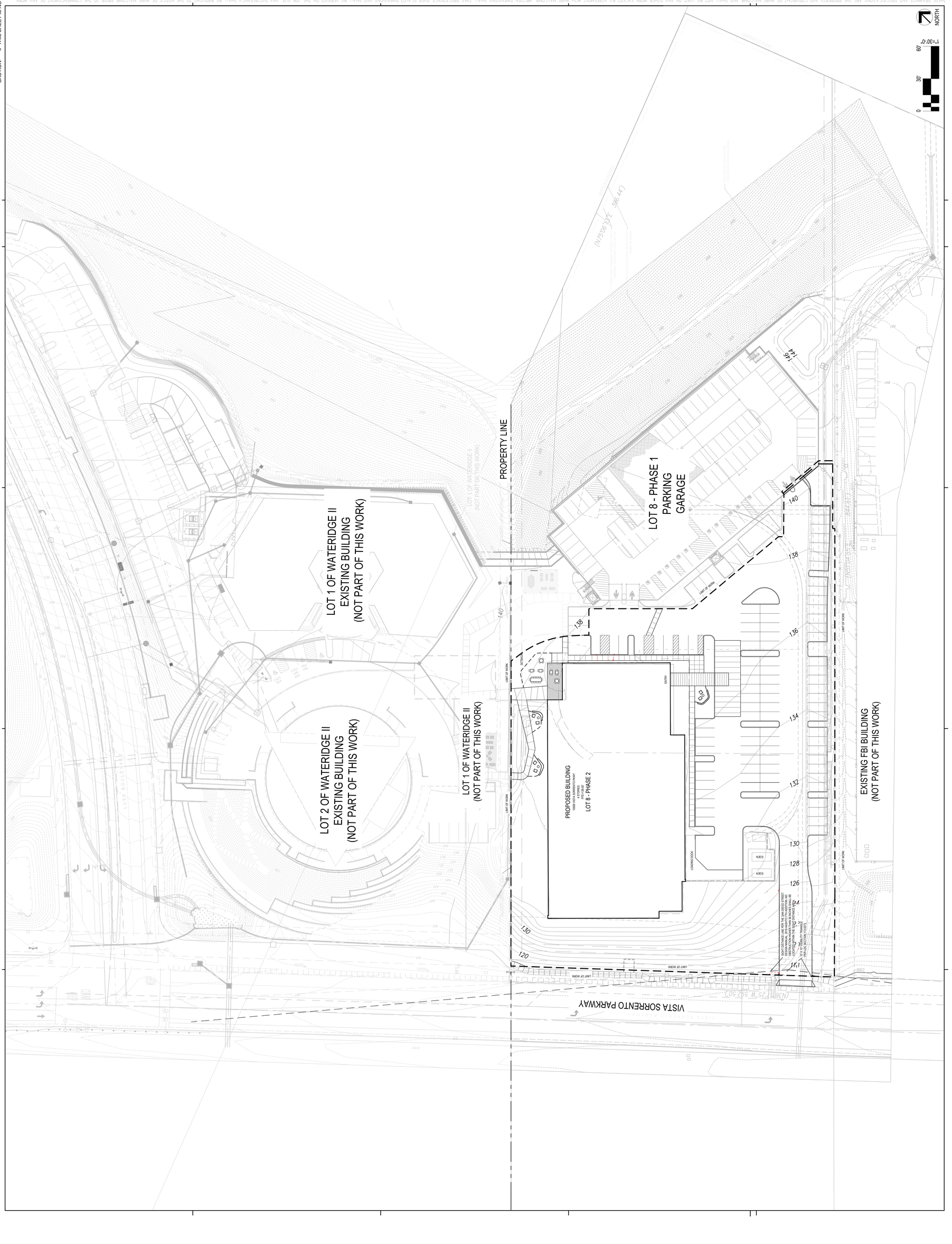
OVERALL SITE PLAN - LOT 8 - PHASE 2

	DATE	REMARKS
1	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
5	2025-02-17	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL

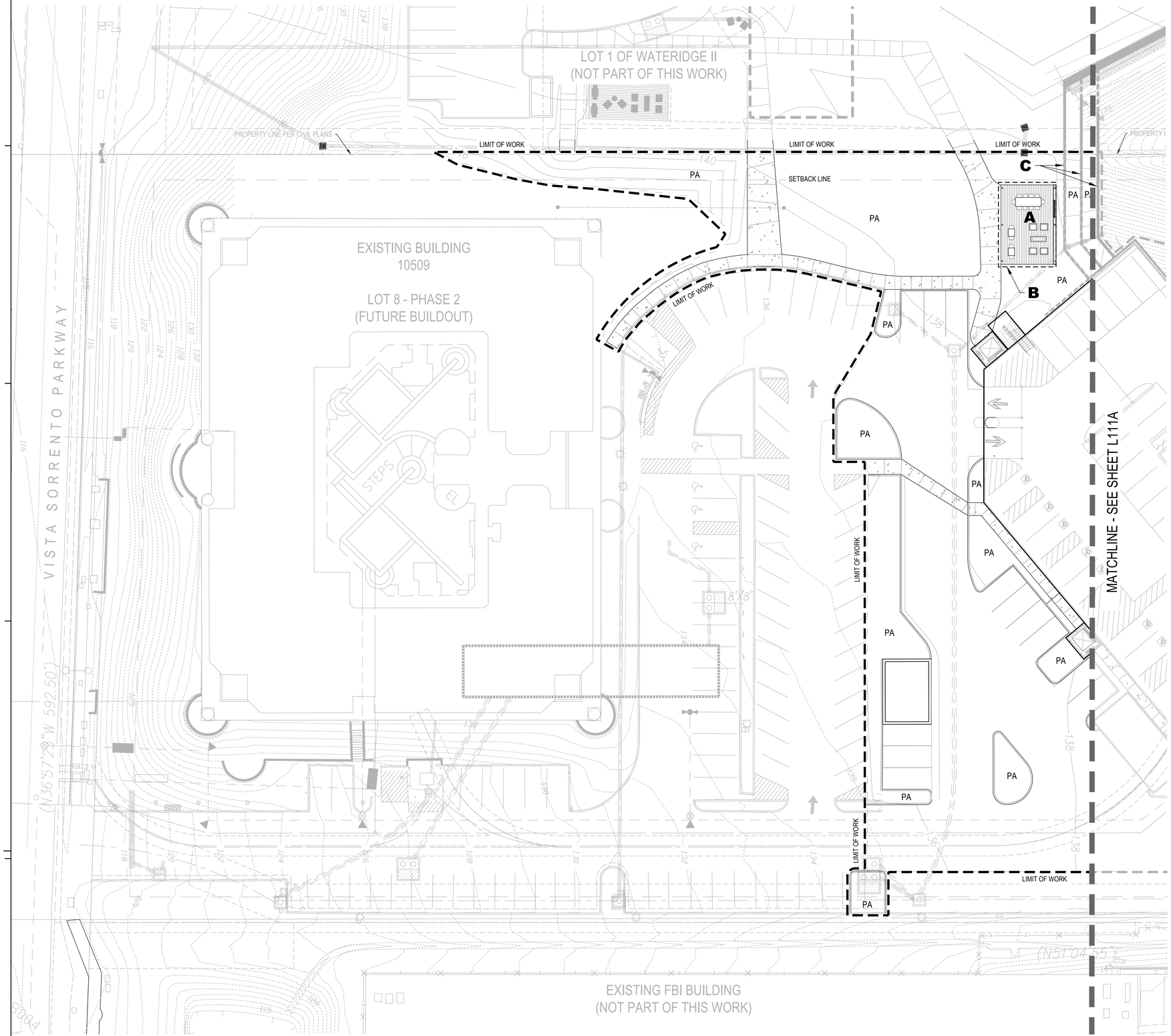
PA/PM: J.J.
DRAWN BY: J.J./A.S.
JOB NO.: SDG21-0069-00

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SITE DEVELOPMENT FEATURES

A TENANT AMENITY DECK

B OVERHEAD SHADE STRUCTURE

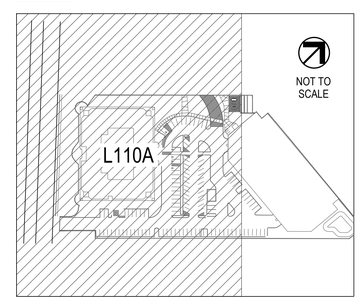
C TERRACED RETAINING WALLS

PAVING FINISH LEGEND

CONCRETE PAVING 'A' - NATURAL GREY

WOOD DECKING

KEY MAP



WARE MALCOMB
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Trammell Crow Company

SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

LANDSCAPE CONSTRUCTION PLANS - LOT 8 - PHASE 1

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2023-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-03-12	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

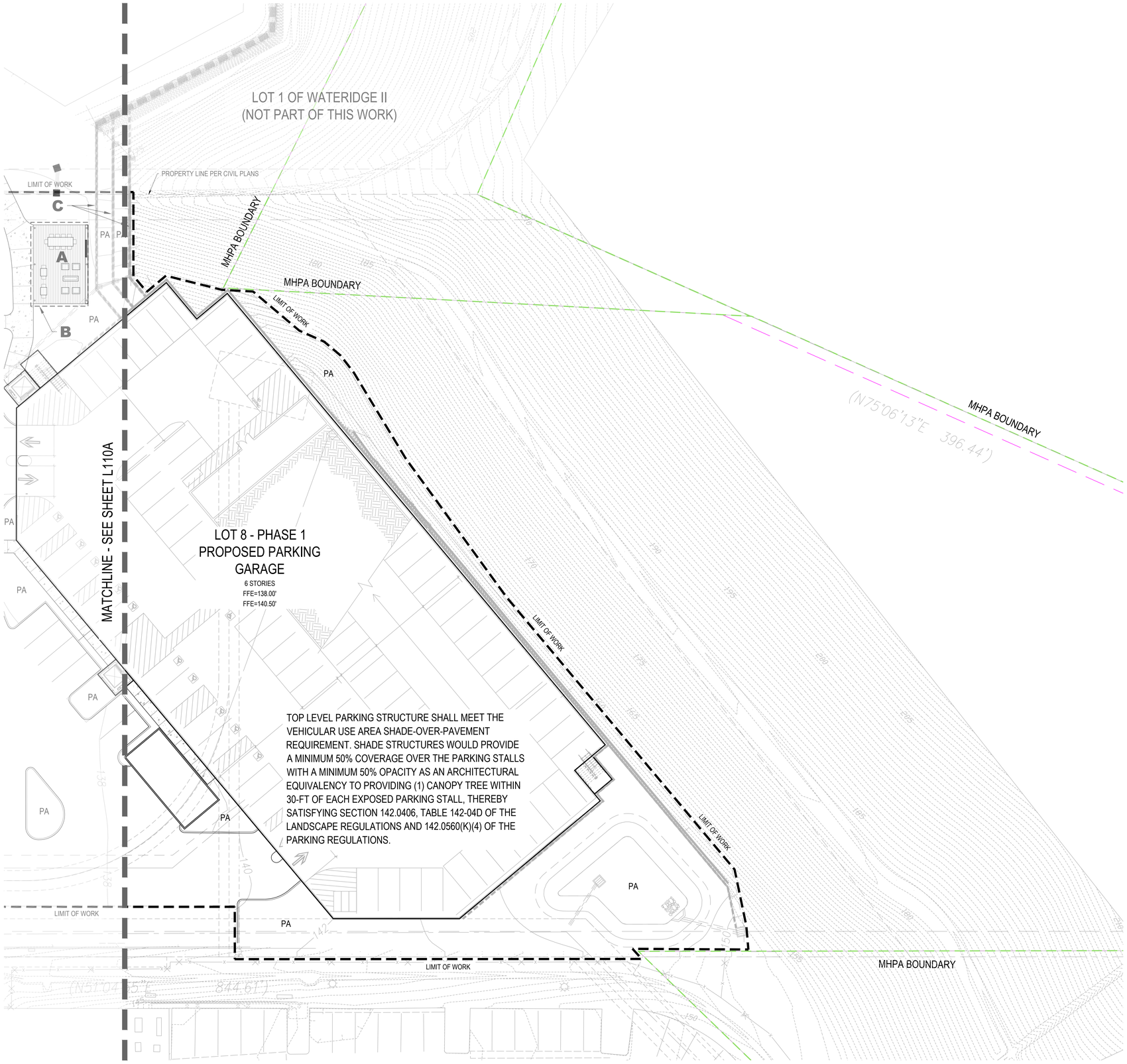
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DRAWN BY.:	J.J.,A.S.
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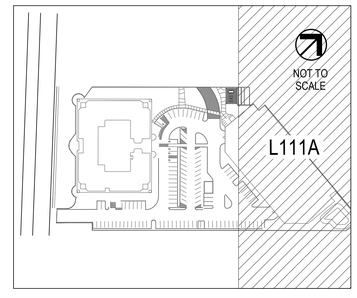
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PAVING FINISH LEGEND

CONCRETE PAVING 'A' - NATURAL GREY

WOOD DECKING

KEY MAP



0 16' 32'

1/16"=1'-0"

NORTH

ATTACHMENT 7

WARE MALCOMB
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SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

LANDSCAPE CONSTRUCTION PLANS - LOT 8 - PHASE 1

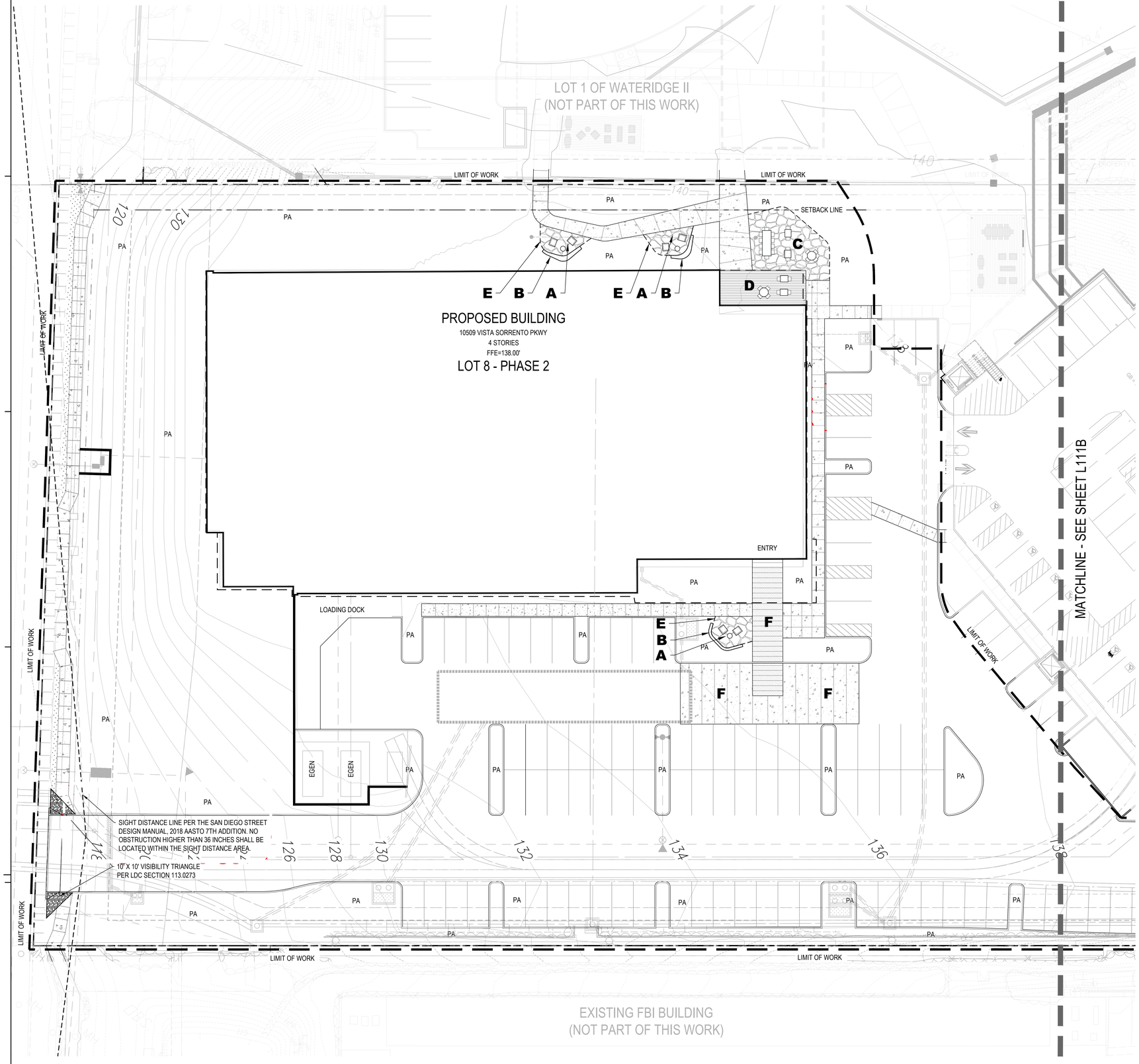
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4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-10-25	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

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DRAWN BY.:	J.J./A.S.
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SITE DEVELOPMENT FEATURES

- **A** FLAGSTONE SEATING SPACES
- **B** CIP CONCRETE SEATWALLS
- **C** OUTDOOR DINING TERRACE
- **D** TENANT AMENITY DECK
- **E** STEEL HEADER
- **F** DECORATIVE CONCRETE

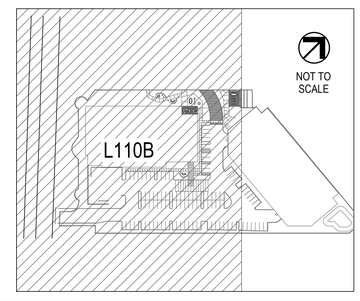
PAVING FINISH LEGEND

- CONCRETE PAVING 'A' - NATURAL GREY
- CONCRETE PAVING 'B' - DARK GREY
- WOOD DECKING
- FLAGSTONE

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

NORTH

KEY MAP



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LANDSCAPE CONSTRUCTION PLANS - LOT 8 - PHASE 2

	DATE	REMARKS
1	2022-05-27	CDP & NDP PERMIT SUBMITTAL
2	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
3	2023-03-22	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-15	CDP & NDP PERMIT RESUBMITTAL
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6	2025-10-31	CDP & NDP PERMIT RESUBMITTAL
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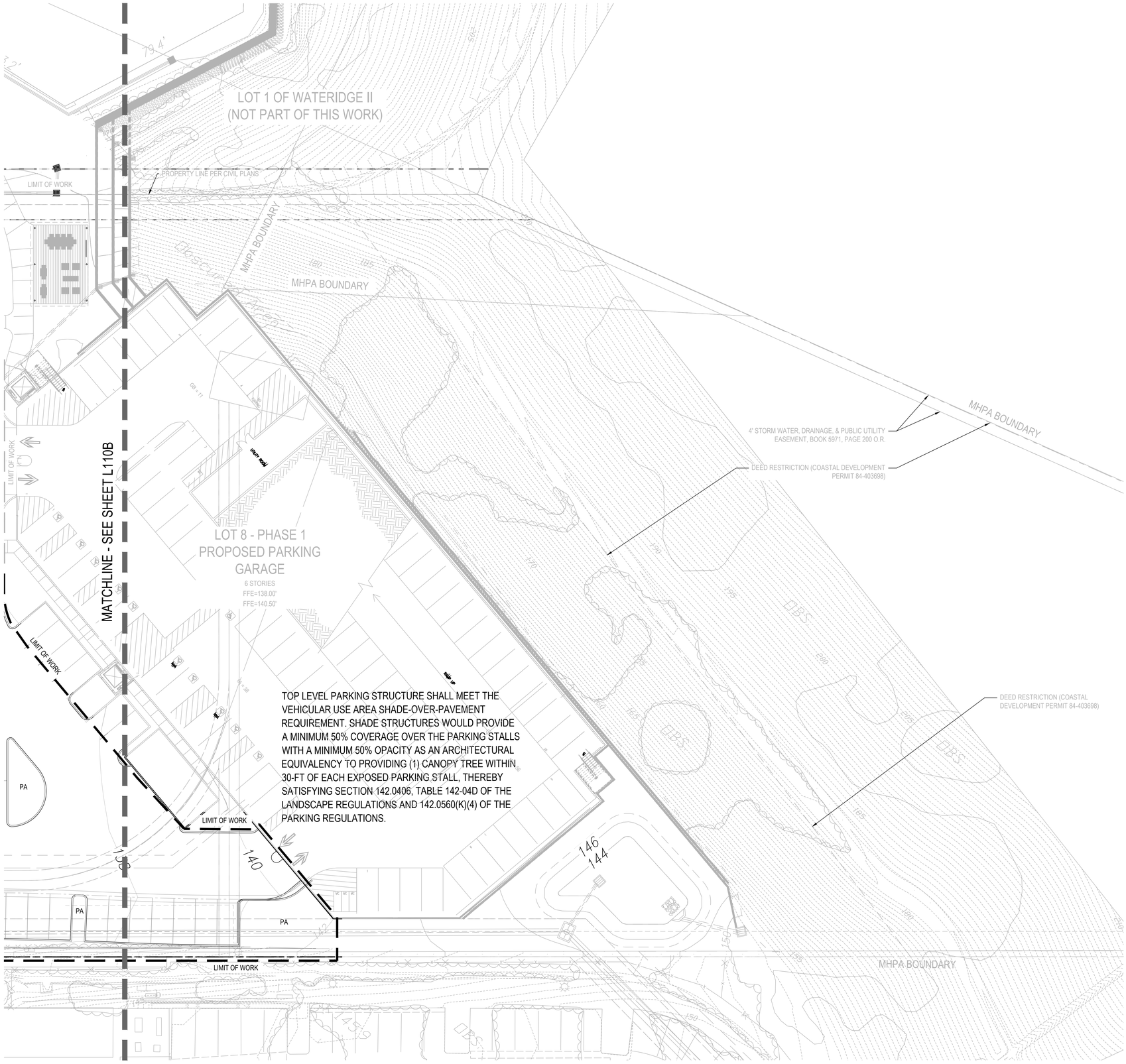
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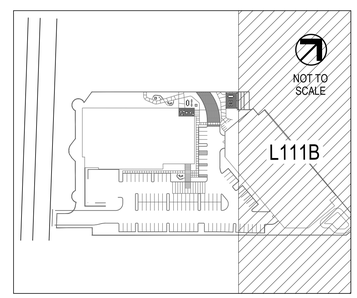
SITE DEVELOPMENT FEATURES

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- **E** STEEL HEADER
- **F** DECORATIVE CONCRETE

PAVING FINISH LEGEND

- CONCRETE PAVING 'A' - NATURAL GREY
- CONCRETE PAVING 'B' - DARK GREY
- WOOD DECKING
- FLAGSTONE

KEY MAP



0 16' 32'

1/16"=1'-0"

NORTH

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LANDSCAPE CONSTRUCTION PLANS - LOT 8 - PHASE 2

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-10-17	CDP & NDP PERMIT RESUBMITTAL
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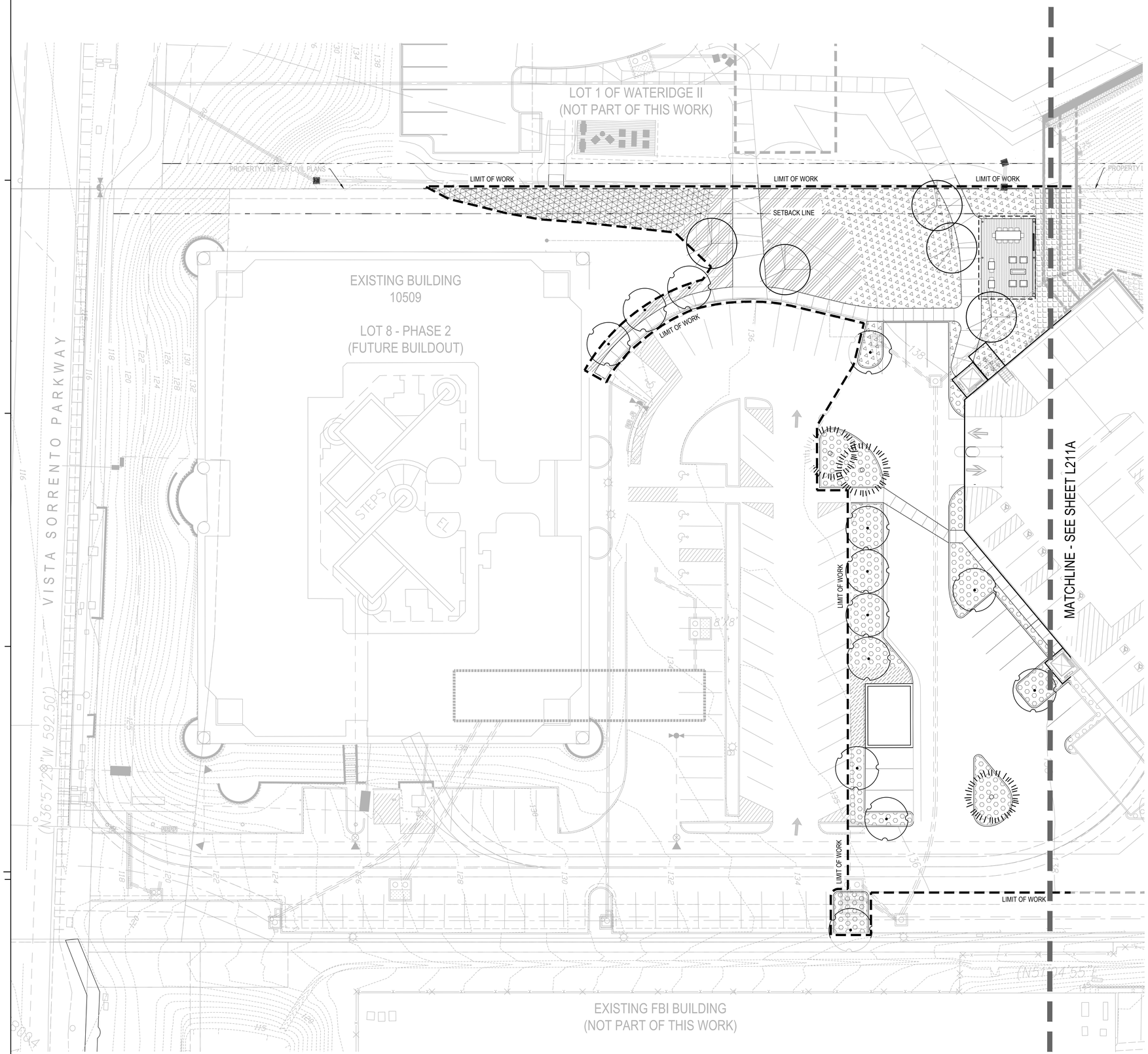
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ATTACHMENT 7



PROJECT PLANT MATERIAL LEGEND

LARGE SPECIMEN TREES
LARGE-SCALE CANOPY TREES WITH UNIQUE BRANCHING STRUCTURE, USED TO PROVIDE SHADE AT KEY PEDESTRIAN SPACES

COURTYARD SHADE TREES
LOCATED IN COURTYARD BETWEEN PROPOSED BUILDINGS AND IN THE EXISTING AMENITY RENOVATION SPACE

PARKING LOT SHADE TREES
BROAD HEADED CANOPY TREES TO PROVIDE SHADE OVER PAVED VEHICULAR AREAS

EVERGREEN MASSING SHRUBS AND GRASSES

PERIMETER TRANSITION / NATIVE SLOPE PLANTING

COURTYARD PLANTING

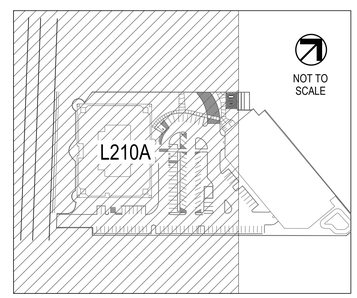
HYDROSEED MIX

PARKING LOT LOW SHRUBS AND GRASSES

TALL SCREENING HEDGE

STORM WATER BASIN

KEY MAP



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

NORTH

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SAN DIEGO, CALIFORNIA 92121

LANDSCAPE PLANTING PLAN - LOT 8 - PHASE 1

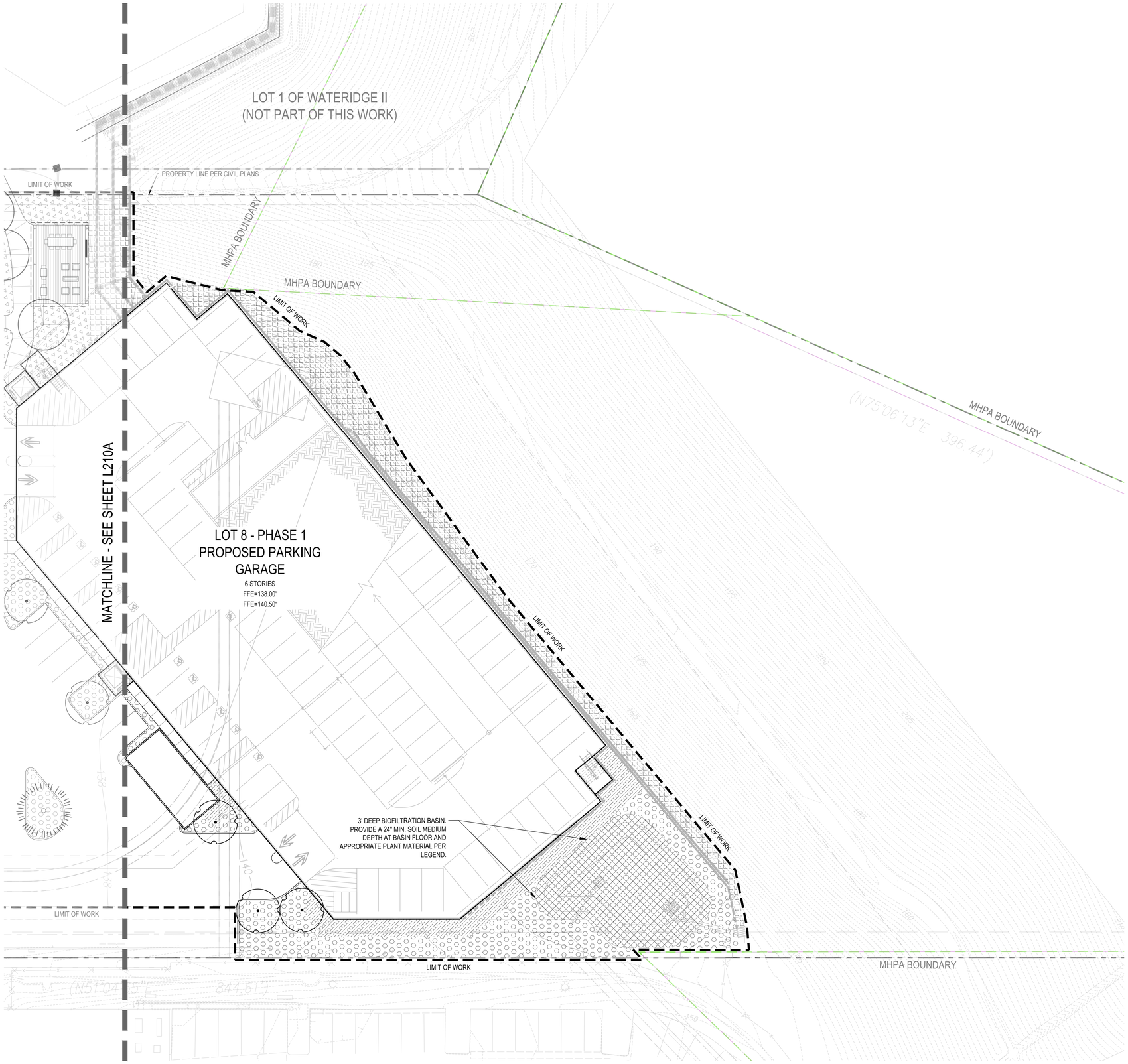
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PA/PM:	J.J.
DRAWN BY.:	J.J./A.S.
JOB NO.:	SDG21-0069-00

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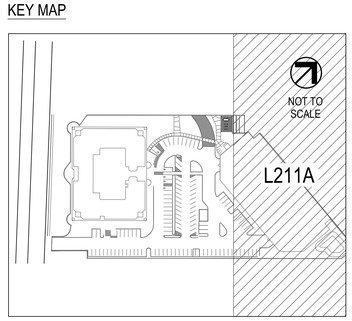
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PROJECT PLANT MATERIAL LEGEND

- **LARGE SPECIMEN TREES**
  LARGE-SCALE CANOPY TREES WITH UNIQUE BRANCHING STRUCTURE, USED TO PROVIDE SHADE AT KEY PEDESTRIAN SPACES
- **COURTYARD SHADE TREES**
  LOCATED IN COURTYARD BETWEEN PROPOSED BUILDINGS AND IN THE EXISTING AMENITY RENOVATION SPACE
- **PARKING LOT SHADE TREES**
  BROAD HEADED CANOPY TREES TO PROVIDE SHADE OVER PAVED VEHICULAR AREAS
- **EVERGREEN MASSING SHRUBS AND GRASSES**
- **PERIMETER TRANSITION / NATIVE SLOPE PLANTING**
- **COURTYARD PLANTING**
- **HYDROSEED MIX**
- **PARKING LOT LOW SHRUBS AND GRASSES**
- **TALL SCREENING HEDGE**
- **STORM WATER BASIN**

KEY MAP



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

NORTH

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SAN DIEGO, CALIFORNIA 92121

LANDSCAPE PLANTING PLAN - LOT 8 - PHASE 1

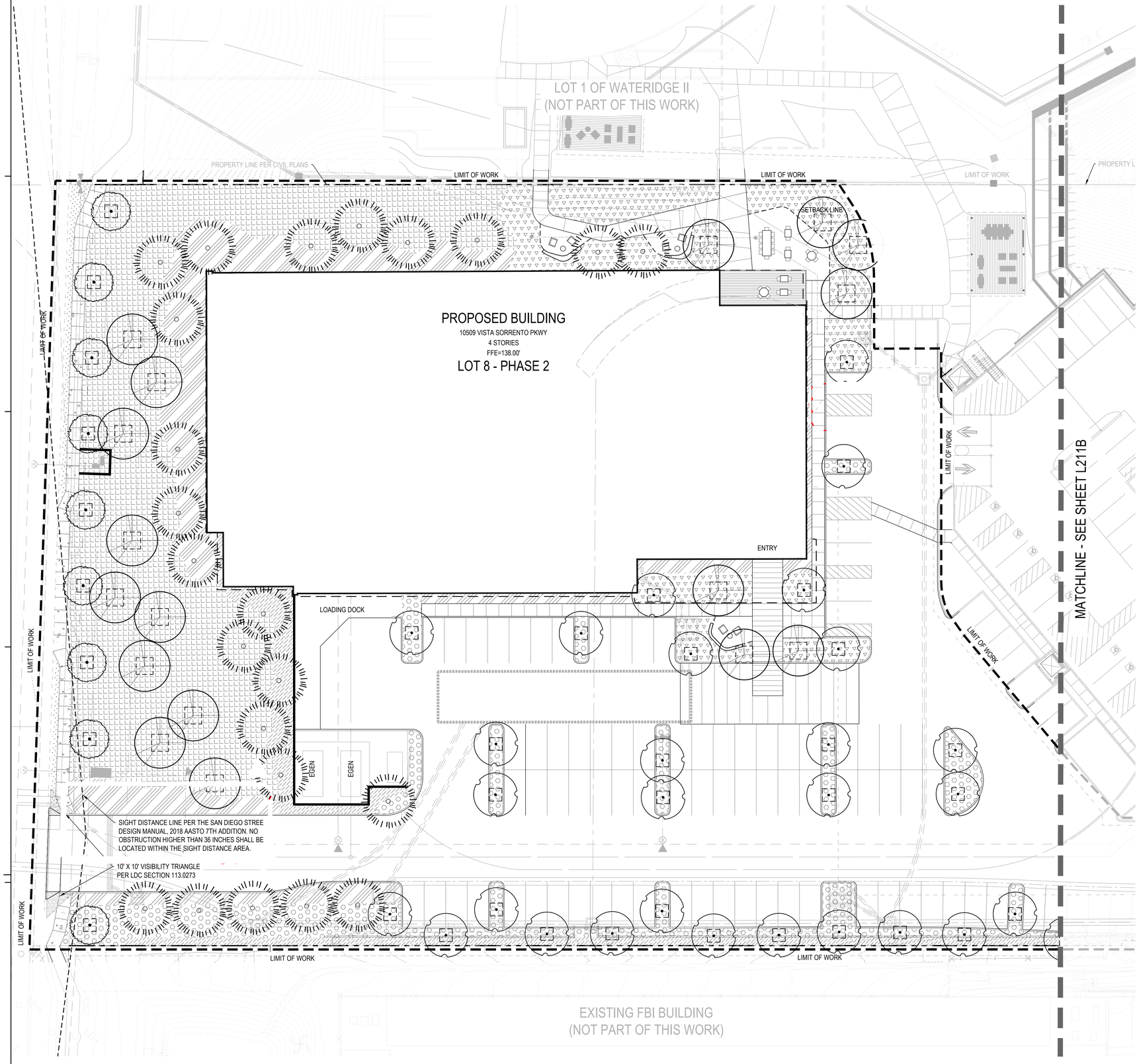
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DRAWN BY.:	J.J.,A.S.
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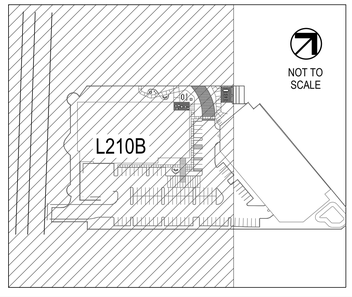
HYDROSEED MIX

PARKING LOT LOW SHRUBS AND GRASSES

TALL SCREENING HEDGE

STORM WATER BASIN

KEY MAP



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

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LANDSCAPE PLANTING PLAN - LOT 8 - PHASE 2

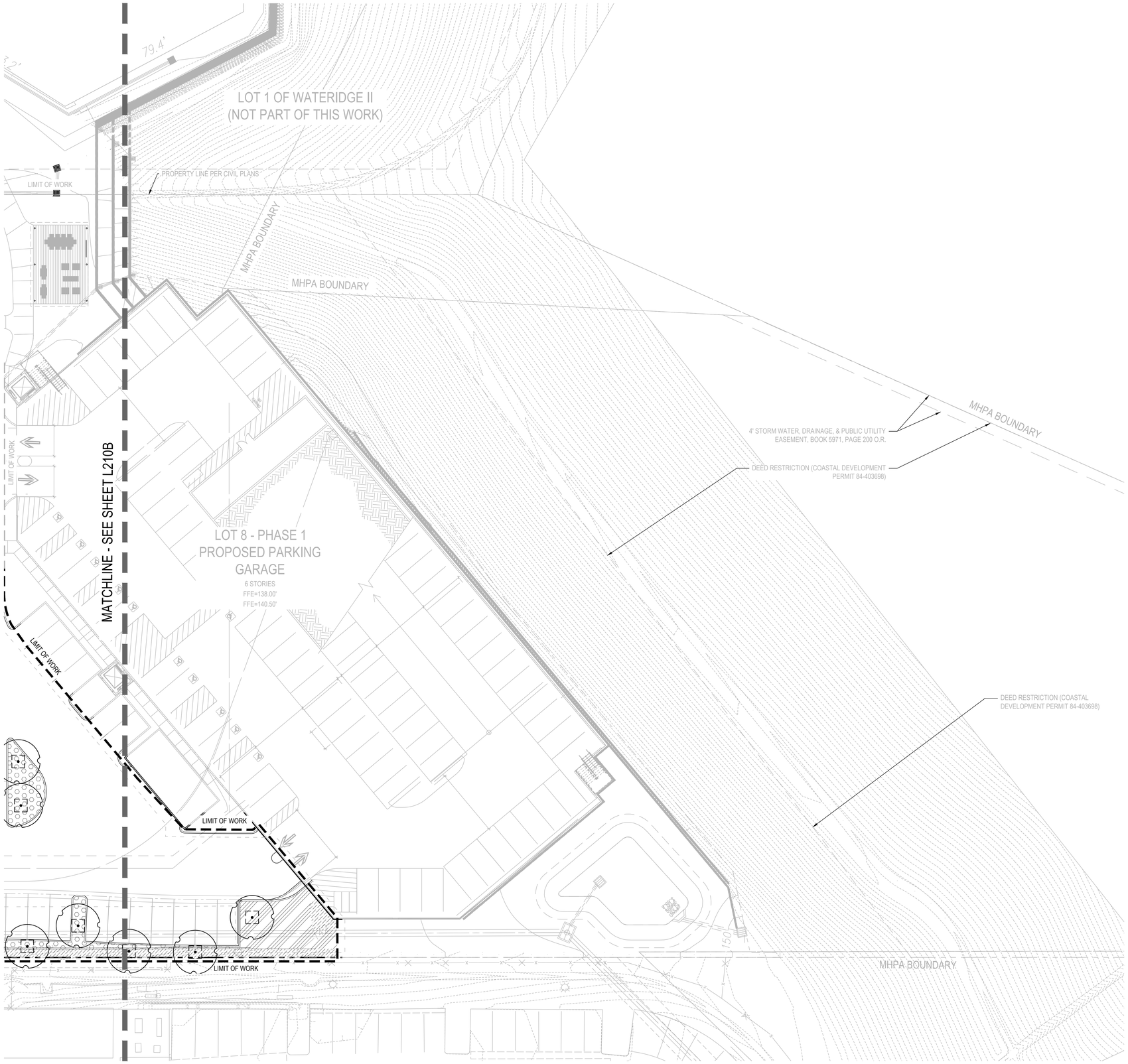
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LARGE SPECIMEN TREES
LARGE-SCALE CANOPY TREES WITH UNIQUE BRANCHING STRUCTURE, USED TO PROVIDE SHADE AT KEY PEDESTRIAN SPACES

COURTYARD SHADE TREES
LOCATED IN COURTYARD BETWEEN PROPOSED BUILDINGS AND IN THE EXISTING AMENITY RENOVATION SPACE

PARKING LOT SHADE TREES
BROAD HEADED CANOPY TREES TO PROVIDE SHADE OVER PAVED VEHICULAR AREAS

EVERGREEN MASSING SHRUBS AND GRASSES

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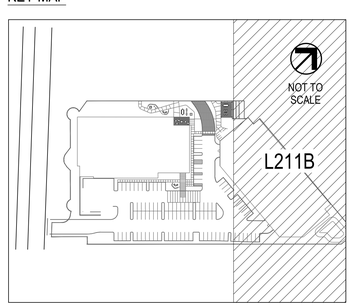
HYDROSEED MIX

PARKING LOT LOW SHRUBS AND GRASSES

TALL SCREENING HEDGE

STORM WATER BASIN

KEY MAP



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

NORTH

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LANDSCAPE PLANTING PLAN - LOT 8 - PHASE 2

	DATE	REMARKS
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3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
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PROJECT PLANT MATERIAL LEGEND

PLANT SIZES ARE INDICATED FOR GENERAL HEIGHT AND WIDTH

LARGE SPECIMEN TREES

(3) IN TOTAL

LARGE-SCALE CANOPY TREES WITH UNIQUE BRANCHING STRUCTURE
USE TO PROVIDE SHADE AT KEY PEDESTRIAN SPACES
100% 48" BOX SIZE, 30' HIGH X 20' WIDE
- QUERCUS AGRIFOLIA (COAST LIVE OAK)
- TIPUANA TIPU (TIPU TREE)
- QUERCUS VIRGINIA (LIVE OAK)

COURTYARD SHADE TREES

(5) IN TOTAL

LOCATED IN COURTYARD BETWEEN PROPOSED BUILDINGS AND IN THE EXISTING AMENITY RENOVATION SPACE
100% 36" BOX SIZE, 15'-20' HIGH X 10'-15' WIDE
- PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
- QUERCUS VIRGINIA (LIVE OAK)
- QUERCUS AGRIFOLIA (COAST LIVE OAK)

PARKING LOT SHADE TREES

(16) IN TOTAL

BROAD-HEADED CANOPY TREES TO PROVIDE SHADE OVER PAVED VEHICULAR AREAS
50% 36" BOX SIZE, 15'-20' HIGH X 10'-15' WIDE
50% 24" BOX SIZE, 12'-15' HIGH X 8'-10' WIDE
- LAGUNA PATERSONIA (PRIMROSE TREE)
- LOPHOSTEMON CONFERTUS (BRISBANE BOX)
- PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
- QUERCUS AGRIFOLIA (COAST LIVE OAK)

40 SF TREE ROOT ZONE
A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).

EVERGREEN MASSING SHRUBS AND GRASSES

1 GALLON (50%) @ 24" O.C., 5 GALLON (25%) @ 36" O.C., 15 GALLON (25%) @ 48" O.C.
- BAMBUSA OLDHAMII (GIANT TIMBER BAMBOO)
- LAURUS NOBILIS 'LITTLE RAGU' (LITTLE RAGU SWEET BAY)
- MORELLA CALIFORNICA (CALIFORNIA WAX MYRTLE)
- PODOCARPUS MACROPHYLLUS (YEW PLUM PINE)

PERIMETER TRANSITION / NATIVE SLOPE PLANTING

1 GALLON (50%) @ 24" O.C.
- ARCTOSTAPHYLOS 'PACIFIC MIST' (PACIFIC MIST MANZANITA)
- BACCHARIS PILULARIS 'PIGEON POINT'
- HETEROMELES ARBUTIFOLIA (TOYON)
- MIMULUS AURANTIACUS (BUSH MONKEYFLOWER)
- RHUS INTEGRIFOLIA (LEMONADE BERRY)
- SALVIA 'BEE'S BLISS' (BEE'S BLISS SALVIA)
- VERBENA LILACINA 'DE LA MINA' (CEDROS ISLAND VERBENA)

COURTYARD PLANTING

1 GALLON (50%) @ 24" O.C., 5 GALLON (25%) @ 36" O.C., 15 GALLON (25%) @ 48" O.C.
- AGAVE SPP.
- ALOE BARBADOS (ALOE VERA)
- ACHILLEA MILLEFOLIUM 'PAPRIKA' (PAPRIKA YARROW)
- GREVILLEA NOELLI (NOEL GREVILLEA)
- JADE SPP.
- DIANELLA 'LITTLE REV' (LITTLE REV FLAX LILY)
- LEONOTIS LEONURUS (LION'S EAR)
- LOMANDRA SPP.
- PHLOMIS LANATA (SMALL JERUSALEM SAGE)
- SALVIA 'SANTA BARBARA' (MEXICAN BUSH SAGE)
- TEUCRIUM CHAMADRYS (WALL GERMANDER)
- WESTRINGIA 'GRAY BOX' (DWARF COASTAL ROSEMARY)
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- MIMULUS AURANTIACUS (STICKY MONKEY FLOWER)
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- LUPINUS BICOLOR (MINIATURE LUPINE)
- ISOCOMA MENZIESII (MENZIES GOLDENBUSH)
- CAMISSONIA CHEIRANTHIFOLIA (BEACH PRIMROSE)
- LASTHENIA CALIFORNICA 9CALIFORNIA GOLDFIELDS
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- LOMANDRA 'SPP. (MAT RUSH)
- MUHLENBURGIA DUBIA (PINE MUHLY)
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TALL SCREENING HEDGE

15 GALLON (25%) @ 48" O.C.
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- LAURUS NOBILIS (BAY LAUREL)
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STORM WATER BASIN

1 GALLON (50%) @ 24" O.C., 5 GALLON (25%) @ 36" O.C., 15 GALLON (25%) @ 48" O.C.
- JUNCUS PATENS (CALIFORNIA GREY RUSH)
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- CAREX SPP. (SEDGE)

DESIGN STATEMENT

VISTA SORRENTO PARKWAY IS CAMPUS DEVELOPMENT PROJECT THAT LIES ON A PARCEL OF APPROXIMATELY 3.3 ACRES. LOCATED ALONG VISTA SORRENTO PARKWAY, THE PARCEL IS CURRENTLY HOME TO AN EXISTING OFFICE BUILDING ON THE SOUTHWEST PORTION OF THE SITE AND IS BORDERED BY A STEEP VEGETATED SLOPE TO THE NORTH. THE EXISTING BUILDING IS SET TO BE REMOVED TO MAKE WAY FOR NEW BUILDING 10509 WITH THE SURROUNDING AREA TO BE USED FOR TENANT AMENITY SPACE AND PARKING.

VISTA SORRENTO PARKWAY WILL INCLUDE OUTDOOR SPACES AND AMENITIES FOR THE CAMPUS TENANTS TO ENJOY. SUCH AREAS WILL INCLUDE LAWN AND DECK AMENITY SPACE AND DECOMPOSED GRANITE NOOKS WITH SHADE CANOPY TREES. THE OVERALL PLANT PALETTE WILL BE UNIQUE, YET SUGGESTIVE OF THE NATURAL PRESERVE AND WILL MIMIC THE NATURAL ENVIRONMENT. PLANTING WILL CONSIST OF LOW WATER USE, SUCH AS NATIVE SHRUBS AND GRASSES, AS WELL AS LOW MAINTENANCE MATERIALS.

GENERAL NOTES

A THOROUGH SOIL ANALYSIS BY A QUALIFIED AGRONOMIST WILL INFLUENCE FINAL PLANT SELECTION, SOIL AMENDMENT, IRRIGATION SYSTEM DESIGN AND USE, AND FUTURE MAINTENANCE PRACTICES.

ALL LANDSCAPE MAINTENANCE SHALL BE PROVIDED BY THE OWNER. THE INITIAL MAINTENANCE PERIOD WILL BE SUFFICIENT IN DURATION TO INSURE THAT ALL SPECIFICATIONS ARE MET. THIS INCLUDES REMOVAL OF NOXIOUS WEEDS, RESODDING OR PLANT REPLACEMENT WHERE NECESSARY, INSECT AND DISEASE CONTROL, AND CONTINUED FERTILIZATION AS RECOMMENDED BY THE AGRONOMIST.

PLANT MATERIALS HAVE BEEN SELECTED THAT ARE SUITABLE FOR THE CLIMATE, AND THAT INTEGRATE WITH THE ARCHITECTURAL THEME.

LANDSCAPE DRAINS SHALL BE INSTALLED IN PLANTING AREAS AS NEEDED TO PREVENT DRAINAGE ACROSS WALKWAYS AND PATIO SURFACE.

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER SAN DIEGO MUNICIPAL CODE 142.0403(B)(10).

ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMREICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF THE TREES IS NOT PERMITTED.

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH (LDC 142.0413(B)).

"ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS."

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRS AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO SATISFY THE DEVELOPMENT SERVICES WITHIN 30 DAYS OF DAMAGE

ALL REQUIRED LANDSCAPE AREAS SHOWN ON THESE PLANS, INCLUDING RIGHT OF WAY, SHALL BE MAINTAINED BY TRAMELL CROW COMPANY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OR DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS AND PRIOR TO FINAL LANDSCAPE INSPECTION.

EXISTING TREES TO REMAIN ON-SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING , EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DE-WATERING
4. ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM THE NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH WOOD PAINT AS MANUFACTURES BY FLINTKOTE OR APPROVED EQUAL.
5. A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 6 INCHES OR GREATER IN DIAMETER.
6. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
7. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).

MINIMUM TREES SEPARATION DISTANCES SHALL MEET THE FOLLOWING CRITERIA:
- IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
- TRAFFIC SIGNALS (STOP SIGNS) - 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

ATTACHMENT 7

WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
3911 Sorrento Valley Blvd, Suite #120
San Diego, CA 92121
P 858.638.7277

GL

TrammellCrowCompany

SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

LANDSCAPE PLANTING SCHEDULE - LOT 8 - PHASE 1

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
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5	2024-03-15	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
JOB NO.:	SDG21-0069-00

SHEET
L220A

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

PROJECT PLANT MATERIAL LEGEND

PLANT SIZES ARE INDICATED FOR GENERAL HEIGHT AND WIDTH



(23) IN TOTAL

LARGE SPECIMEN TREES

LARGE-SCALE CANOPY TREES WITH UNIQUE BRANCHING STRUCTURE USE TO PROVIDE SHADE AT KEY PEDESTRIAN SPACES

100% 48" BOX SIZE, 30' HIGH X 20' WIDE

- QUERCUS AGRIFOLIA (COAST LIVE OAK)
- TIPUANA TIPU (TIPU TREE)
- QUERCUS VIRGINIA (LIVE OAK)



(17) IN TOTAL

COURTYARD SHADE TREES

LOCATED IN COURTYARD BETWEEN PROPOSED BUILDINGS AND IN THE EXISTING AMENITY RENOVATION SPACE

100% 36" BOX SIZE, 15'-20' HIGH X 10'-15' WIDE

- PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
- QUERCUS VIRGINIA (LIVE OAK)
- QUERCUS AGRIFOLIA (COAST LIVE OAK)



(31) IN TOTAL

PARKING LOT SHADE TREES

BROAD-HEADED CANOPY TREES TO PROVIDE SHADE OVER PAVED VEHICULAR AREAS

50% 36" BOX SIZE, 15'-20' HIGH X 10'-15' WIDE

50% 24" BOX SIZE, 12'-15' HIGH X 8'-10' WIDE

- LAGUNA PATERSONIA (PRIMROSE TREE)
- LOPHOSTEMON CONFERTUS (BRISBANE BOX)
- PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
- QUERCUS AGRIFOLIA (COAST LIVE OAK)

40 SF TREE ROOT ZONE

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GL

TrammellCrowCompany

SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

LANDSCAPE PLANTING SCHEDULE - LOT 8 - PHASE 2

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
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6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
JOB NO.:	SDG21-0069-00

SHEET
L220B

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ATTACHMENT 7

LOT 1 OF WATERIDGE II
(NOT PART OF THIS WORK)

EXISTING FBI BUILDING
(NOT PART OF THIS WORK)

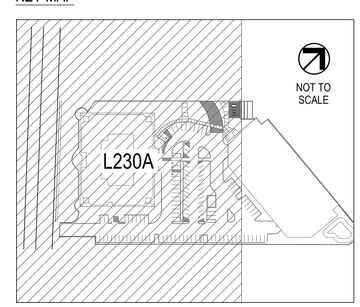
MATCHLINE - SEE SHEET L231A

DEMOLITION LEGEND

EXISTING TREE, SALVAGE FOR FUTURE USE

REMOVE EXISTING TREE AND ROOTS

KEY MAP



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

NORTH

WARE MALCOMB
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SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2

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EXISTING TREE SURVEY - LOT 8 - PHASE 1

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5	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
JOB NO.:	SDG21-0069-00

SHEET
L230A

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LOT 1 OF WATERIDGE II
(NOT PART OF THIS WORK)

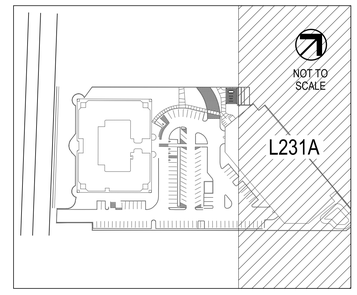
MATCHLINE - SEE SHEET L230A

DEMOLITION LEGEND

EXISTING TREE, SALVAGE FOR FUTURE USE

REMOVE EXISTING TREE AND ROOTS

KEY MAP



0 16' 32'
1/16"=1'-0"
NORTH

WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
3911 Sorrento Valley Blvd, Suite #120
San Diego, CA 92121
P 858.638.7277

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TrammellCrowCompany

SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

EXISTING TREE SURVEY - LOT 8 - PHASE 1

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2025-01-15	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

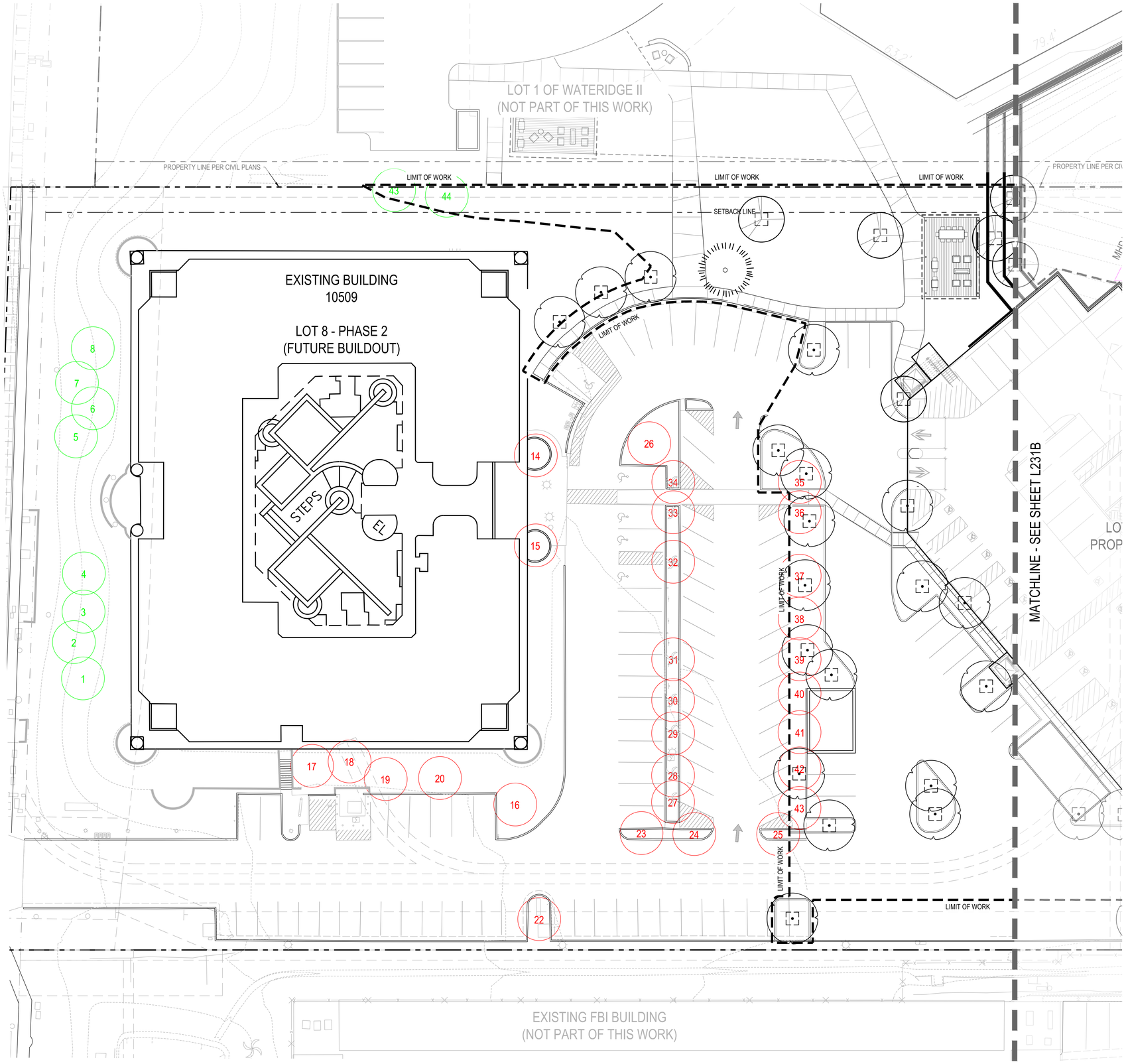
PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
JOB NO.:	SDG21-0069-00

SHEET
L231A

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ATTACHMENT 7

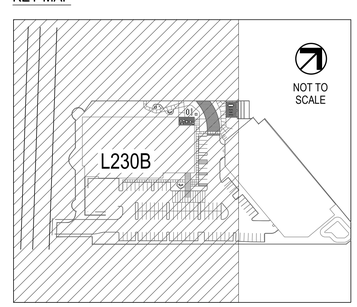


DEMOLITION LEGEND

EXISTING TREE, SALVAGE FOR FUTURE USE

REMOVE EXISTING TREE AND ROOTS

KEY MAP



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

NORTH

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SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

EXISTING TREE SURVEY - LOT 8 - PHASE 2

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2023-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-05-24	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
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SHEET
L230B

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ATTACHMENT 7

LOT 1 OF WATERIDGE II
(NOT PART OF THIS WORK)

PROPERTY LINE PER CIVIL PLANS

LIMIT OF WORK

MHPA BOUNDARY

MHPA BOUNDARY

LIMIT OF WORK

MHPA BOUNDARY

9

10

11

12

13

21

MATCHLINE - SEE SHEET L230B

LOT 8 - PHASE 1
PROPOSED PARKING
GARAGE

6 STORIES
FFE=138.00'
FFE=140.50'

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

MHPA BOUNDARY

DEMOLITION LEGEND

EXISTING TREE, SALVAGE FOR FUTURE USE

REMOVE EXISTING TREE AND ROOTS

KEY MAP

NOT TO SCALE

L231B

0 16' 32'

1/16"=1'-0"

NORTH

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LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

EXISTING TREE SURVEY - LOT 8 - PHASE 2

	DATE	REMARKS
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3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-10-14	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2026-10-31	CDP & NDP PERMIT RESUBMITTAL

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EXISTING TREE SURVEY: PROTECT

NUM	TREE SPECIES	CALIPER	HEIGHT	SPREAD	ACTION
1	ARBUTUS	M	12'	10'	PROTECT
2	ARBUTUS	M	12'	10'	PROTECT
3	ARBUTUS	M	12'	10'	PROTECT
4	ARBUTUS	M	12'	10'	PROTECT
5	ARBUTUS	M	12'	10'	PROTECT
6	ARBUTUS	M	12'	10'	PROTECT
7	ARBUTUS	M	12'	10'	PROTECT
8	ARBUTUS	M	12'	10'	PROTECT
9	EUCALYPTUS SPP.	M	16'	20'	PROTECT
10	EUCALYPTUS SPP.	M	23'	20'	PROTECT
11	EUCALYPTUS SPP.	M	23'	20'	PROTECT
12	EUCALYPTUS SPP.	M	12'	10'	PROTECT
13	EUCALYPTUS SPP.	M	18'	16'	PROTECT
14	LOPHOSTEMON CONFERTUS	12"	30'	20'	PROTECT
15	LOPHOSTEMON CONFERTUS	12"	30'	20'	PROTECT
16	LOPHOSTEMON CONFERTUS	8"	25'	20'	PROTECT
17	PINUS SPP.	16"	55'	25'	PROTECT
18	PINUS SPP.	12"	55'	25'	PROTECT
19	PINUS SPP.	18"	55'	25'	PROTECT
20	PINUS SPP.	24"	55'	25'	PROTECT
21	PINUS SPP.	8"	28'	16'	PROTECT
22	PODOCARPUS MACROPHYLLA	12"	25'	18'	PROTECT
23	PODOCARPUS MACROPHYLLA	12"	12'	8'	PROTECT
24	PODOCARPUS MACROPHYLLA	12"	12'	8'	PROTECT
25	PODOCARPUS MACROPHYLLA	8"	20'	15'	PROTECT
26	PODOCARPUS MACROPHYLLA	16"	23'	16'	PROTECT
27	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
28	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
29	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
30	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
31	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
32	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
33	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
34	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
35	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
36	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
37	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
38	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
39	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
40	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
41	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
42	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
43	SYAGRUS ROMANZOFFIANA	M	M	M	PROTECT
44	WASHINGTON FILIFERA	10"	40'	M	PROTECT
45	WASHINGTON FILIFERA	10"	40'	M	PROTECT

EXISTING TREE SURVEY: REMOVE

NUM	TREE SPECIES	CALIPER	HEIGHT	SPREAD	ACTION
46	PODOCARPUS MACROPHYLLA	6"	12'	8'	REMOVE
47	PODOCARPUS MACROPHYLLA	8"	20'	15'	REMOVE
48	PODOCARPUS MACROPHYLLA	6"	12'	5'	REMOVE
49	PODOCARPUS MACROPHYLLA	8"	18'	15'	REMOVE
50	PODOCARPUS MACROPHYLLA	8"	18'	15'	REMOVE
51	PODOCARPUS MACROPHYLLA	6"	12'	5'	REMOVE
52	PODOCARPUS MACROPHYLLA	2"	12'	5'	REMOVE
53	PODOCARPUS MACROPHYLLA	6"	18'	10'	REMOVE
54	PODOCARPUS MACROPHYLLA	8"	18'	12'	REMOVE
55	PODOCARPUS MACROPHYLLA	10"	20'	14'	REMOVE
56	PODOCARPUS MACROPHYLLA	8"	18'	12'	REMOVE
57	PODOCARPUS MACROPHYLLA	12"	25'	20'	REMOVE
58	PODOCARPUS MACROPHYLLA	10"	18'	10'	REMOVE
59	PODOCARPUS MACROPHYLLA	8"	18'	10'	REMOVE
60	PODOCARPUS MACROPHYLLA	8"	18'	10'	REMOVE
61	PODOCARPUS MACROPHYLLA	8"	18'	10'	REMOVE
62	PODOCARPUS MACROPHYLLA	10"	20'	10'	REMOVE
63	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
64	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
65	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
66	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
67	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
68	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
69	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
70	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
71	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
72	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
73	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
74	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
75	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
76	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
77	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
78	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
79	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
80	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
81	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
82	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
83	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
84	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
85	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
86	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
87	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
88	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
89	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE

TREE PROTECTION NOTES

1. PRIOR TO ANY DISTURBANCE TO THE SITE, THE OWNER/PERMITTEE SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO MITIGATION MONITORING COORDINATION SECTION (MMC), THE RESIDENT ENGINEER (RE) AND/OR BUILDING INSPECTOR, CERTIFIED CONSULTING ARBORIST, CONSTRUCTION MANAGER, AND LANDSCAPE PROFESSIONAL.
2. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR PREVENTING DAMAGE TO TREES.
   a) CONSTRUCTION AND MAINTENANCE STAFF SHALL AVOID UNNECESSARY ACTIVITIES WITHIN THE DRIPLINE OF TREES.
   b) FINES SHALL BE ASSESSED TO THOSE INDIVIDUALS FOUND TO BE RESPONSIBLE FOR THE ILLEGAL REMOVAL OR DAMAGE OF PROTECTED TREES.
3. ANY DAMAGE OR INJURY TO TREES SHALL BE REPORTED WITHIN 24 HOURS TO MMC BY THE CERTIFIED CONSULTING ARBORIST.
4. THE CERTIFIED CONSULTING ARBORIST SHALL BE RESPONSIBLE FOR ESTABLISHING, IMPLEMENTING, AND MAINTAINING THE TREE PROTECTION ZONE AS SHOWN ON THESE PLANS DURING THE ENTIRE CONSTRUCTION PERIOD:
   a) STAKE THE COMPLETE DRIPLINE.
   b) ROOTS SHALL BE CLEANLY CUT BACK APPROX. 6" FROM THE LIMIT OF DISTURBANCE, UNLESS OTHERWISE DIRECTED BY THE CERTIFIED CONSULTING ARBORIST.
   c) INSTALL A TEMPORARY 6-FT HIGH CHAIN LINK FENCE AROUND THE IDENTIFIED DRIPLINE, UNLESS OTHERWISE DIRECTED BY THE CERTIFIED CONSULTING ARBORIST.
   d) ATTACH AN ORANGE OR YELLOW PROTECTIVE FENCE (MIN. 3' HIGH_ TO THE CHAIN LINK FENCE.
   e) WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, ANOTHER METHOD SHALL BE REQUIRED, AS RECOMMENDED BY THE CERTIFIED CONSULTING ARBORIST AND APPROVED BY MMC.
   f) POST "KEEP OUT" SIGNS IN BOTH SPANISH AND ENGLISH TO THE CHAIN LINK FENCE.
   g) PLACE STORY POLES WHERE PROPOSED BUILDING(S) AND TREE BRANCHES INTERFACE.
   h) SUBMIT TO MMC A TREE MAINTENANCE SCHEDULE PREPARED BY THE CERTIFIED CONSULTING ARBORIST.
   i) IF A TREE IS ADJACENT TO OR IN THE IMMEDIATE PROXIMITY TO A GRADE SLOPE OF 8% (23 DEGREES) OR MORE, PROVIDE ADEQUATE EROSION CONTROL.
5. THE CERTIFIED CONSULTING ARBORIST SHALL VERIFY IN WRITING TO THE OWNER/PERMITTEE THAT THE TREE PROTECTION ZONE HAS BEEN ESTABLISHED.
6. THE OWNER/PERMITTEE SHALL SUBMIT THE CERTIFIED CONSULTING ARBORIST'S VERIFICATION LETTER TO MMC BEFORE SCHEDULING A SITE INSPECTION WITH MMC, THE RE AND/OR BUILDING INSPECTOR, CERTIFIED CONSULTING ARBORISTS, AND LANDSCAPE PROFESSIONAL.
7. RESTRICTIONS WITH THE TREE PROTECTION ZONE TO BE MONITORED BY THE CERTIFIED CONSULTING ARBORIST AS FOLLOWS:
   a) TREE PRUNING OR ROOT PRUNING WILL ONLY OCCUR UNDER THE GUIDANCE OF THE CERTIFIED CONSULTING ARBORIST WITH WRITTEN APPROVAL FROM MMC.
   b) PRUNING FOR THE VERTICAL CLEARANCE OF BUILDINGS, TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL BE PREFORMED BY THE CERTIFIED CONSULTING ARBORIST ONLY.
   c) CONSTRUCTION EQUIPMENT AND MATERIALS SUCH AS STOCKPILING OF SOIL, VEHICLE USE, FOOT TRAFFIC, UTILITY CONTAINERS, AND STORAGE OF ANY KIND, ARE PROHIBITED.
   d) THE EXISTING GRADE SHALL NOT BE DISTURBED UNLESS OTHERWISE APPROVED BY MMC, THE RE, AND/OR BUILDING INSPECTOR.
   e) ROOT SYSTEMS SHALL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE VARIATIONS IN SOIL MOISTURE BY CONSTRUCTION ACTIVITY.
8. ANY MODIFICATIONS AND/OR ADDITIONS TO THE APPROVED TREE PROTECTION ZONE SHALL BE SUBMITTED BY THE CERTIFIED CONSULTING ARBORIST WITH ADEQUATE INFORMATION TO MMC FOR APPROVAL.
9. THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR A MINIMUM 3 YEAR MONITORING AND MAINTENANCE PERIOD, DESIGNED BY THE CERTIFIED CONSULTING ARBORIST AFTER CONSTRUCTION TO ENSURE THE SUCCESS OF PROTECTED AND/OR REPLACEMENT TREES.
10. THE CERTIFIED CONSULTING ARBORIST SHALL PROVIDE ANNUAL REPORTS TO AND REQUEST INSPECTIONS FROM MMC DURING THE MONITORING AND MAINTENANCE PERIOD.

EXISTING TREE SURVEY

CATEGORY	QTY
EXISTING TREES ON SITE	88
EXISTING TREES TO BE REMOVED	43
EXISTING TREES TO REMAIN	45
NEW TREES	24
NET TREE GAIN (+) OR LOSS (-)	-19

ATTACHMENT 7

WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
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TrammellCrowCompany

SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2

10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

EXISTING TREE SURVEY - LOT 8 - PHASE 1

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2023-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-04-12	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
JOB NO.:	SDG21-0069-00

SHEET
L240A

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EXISTING TREE SURVEY: PROTECT

NUM	TREE SPECIES	CALIPER	HEIGHT	SPREAD	ACTION
1	ARBUTUS	M	12'	10'	PROTECT
2	ARBUTUS	M	12'	10'	PROTECT
3	ARBUTUS	M	12'	10'	PROTECT
4	ARBUTUS	M	12'	10'	PROTECT
5	ARBUTUS	M	12'	10'	PROTECT
6	ARBUTUS	M	12'	10'	PROTECT
7	ARBUTUS	M	12'	10'	PROTECT
8	ARBUTUS	M	12'	10'	PROTECT
9	EUCALYPTUS SPP.	M	16'	20'	PROTECT
10	EUCALYPTUS SPP.	M	23'	20'	PROTECT
11	EUCALYPTUS SPP.	M	23'	20'	PROTECT
12	EUCALYPTUS SPP.	M	12'	10'	PROTECT
13	EUCALYPTUS SPP.	M	18'	16'	PROTECT
21	PINUS SPP.	8"	28'	16'	PROTECT
44	WASHINGTON FILIFERA	10"	40'	M	PROTECT
45	WASHINGTON FILIFERA	10"	40'	M	PROTECT

EXISTING TREE SURVEY: REMOVE

NUM	TREE SPECIES	CALIPER	HEIGHT	SPREAD	ACTION
14	LOPHOSTEMON CONFERTUS	12"	30'	20'	REMOVE
15	LOPHOSTEMON CONFERTUS	12"	30'	20'	REMOVE
16	LOPHOSTEMON CONFERTUS	8"	25'	20'	REMOVE
17	PINUS SPP.	16"	55'	25'	REMOVE
18	PINUS SPP.	12"	55'	25'	REMOVE
19	PINUS SPP.	18"	55'	25'	REMOVE
20	PINUS SPP.	24"	55'	25'	REMOVE
22	PODOCARPUS MACROPHYLLA	12"	25'	18'	REMOVE
23	PODOCARPUS MACROPHYLLA	12"	12'	8'	REMOVE
24	PODOCARPUS MACROPHYLLA	12"	12'	8'	REMOVE
25	PODOCARPUS MACROPHYLLA	8"	20'	15'	REMOVE
26	PODOCARPUS MACROPHYLLA	16"	23'	16'	REMOVE
27	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
28	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
29	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
30	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
31	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
32	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
33	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
34	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
35	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
36	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
37	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
38	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
39	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
40	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
41	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
42	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE
43	SYAGRUS ROMANZOFFIANA	M	M	M	REMOVE

TREE PROTECTION NOTES

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   a) STAKE THE COMPLETE DRIPLINE.
   b) ROOTS SHALL BE CLEANLY CUT BACK APPROX. 6" FROM THE LIMIT OF DISTURBANCE, UNLESS OTHERWISE DIRECTED BY THE CERTIFIED CONSULTING ARBORIST.
   c) INSTALL A TEMPORARY 6-FT HIGH CHAIN LINK FENCE AROUND THE IDENTIFIED DRIPLINE, UNLESS OTHERWISE DIRECTED BY THE CERTIFIED CONSULTING ARBORIST.
   d) ATTACH AN ORANGE OR YELLOW PROTECTIVE FENCE (MIN. 3' HIGH_ TO THE CHAIN LINK FENCE.
   e) WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, ANOTHER METHOD SHALL BE REQUIRED, AS RECOMMENDED BY THE CERTIFIED CONSULTING ARBORIST AND APPROVED BY MMC.
   f) POST "KEEP OUT" SIGNS IN BOTH SPANISH AND ENGLISH TO THE CHAIN LINK FENCE.
   g) PLACE STORY POLES WHERE PROPOSED BUILDING(S) AND TREE BRANCHES INTERFACE.
   h) SUBMIT TO MMC A TREE MAINTENANCE SCHEDULE PREPARED BY THE CERTIFIED CONSULTING ARBORIST.
   i) IF A TREE IS ADJACENT TO OR IN THE IMMEDIATE PROXIMITY TO A GRADE SLOPE OF 8% (23 DEGREES) OR MORE, PROVIDE ADEQUATE EROSION CONTROL.
5. THE CERTIFIED CONSULTING ARBORIST SHALL VERIFY IN WRITING TO THE OWNER/PERMITTEE THAT THE TREE PROTECTION ZONE HAS BEEN ESTABLISHED.
6. THE OWNER/PERMITTEE SHALL SUBMIT THE CERTIFIED CONSULTING ARBORIST'S VERIFICATION LETTER TO MMC BEFORE SCHEDULING A SITE INSPECTION WITH MMC, THE RE AND/OR BUILDING INSPECTOR, CERTIFIED CONSULTING ARBORISTS, AND LANDSCAPE PROFESSIONAL.
7. RESTRICTIONS WITH THE TREE PROTECTION ZONE TO BE MONITORED BY THE CERTIFIED CONSULTING ARBORIST AS FOLLOWS:
   a) TREE PRUNING OR ROOT PRUNING WILL ONLY OCCUR UNDER THE GUIDANCE OF THE CERTIFIED CONSULTING ARBORIST WITH WRITTEN APPROVAL FROM MMC.
   b) PRUNING FOR THE VERTICAL CLEARANCE OF BUILDINGS, TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL BE PREFORMED BY THE CERTIFIED CONSULTING ARBORIST ONLY.
   c) CONSTRUCTION EQUIPMENT AND MATERIALS SUCH AS STOCKPILING OF SOIL, VEHICLE USE, FOOT TRAFFIC, UTILITY CONTAINERS, AND STORAGE OF ANY KIND, ARE PROHIBITED.
   d) THE EXISTING GRADE SHALL NOT BE DISTURBED UNLESS OTHERWISE APPROVED BY MMC, THE RE, AND/OR BUILDING INSPECTOR.
   e) ROOT SYSTEMS SHALL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE VARIATIONS IN SOIL MOISTURE BY CONSTRUCTION ACTIVITY.
8. ANY MODIFICATIONS AND/OR ADDITIONS TO THE APPROVED TREE PROTECTION ZONE SHALL BE SUBMITTED BY THE CERTIFIED CONSULTING ARBORIST WITH ADEQUATE INFORMATION TO MMC FOR APPROVAL.
9. THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR A MINIMUM 3 YEAR MONITORING AND MAINTENANCE PERIOD, DESIGNED BY THE CERTIFIED CONSULTING ARBORIST AFTER CONSTRUCTION TO ENSURE THE SUCCESS OF PROTECTED AND/OR REPLACEMENT TREES.
10. THE CERTIFIED CONSULTING ARBORIST SHALL PROVIDE ANNUAL REPORTS TO AND REQUEST INSPECTIONS FROM MMC DURING THE MONITORING AND MAINTENANCE PERIOD.

EXISTING TREE SURVEY

CATEGORY	QTY
EXISTING TREES ON SITE	88
EXISTING TREES TO BE REMOVED	43
EXISTING TREES TO REMAIN	45
NEW TREES	71
NET TREE GAIN (+) OR LOSS (-)	+28

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EXISTING TREE SURVEY - LOT 8 - PHASE 2

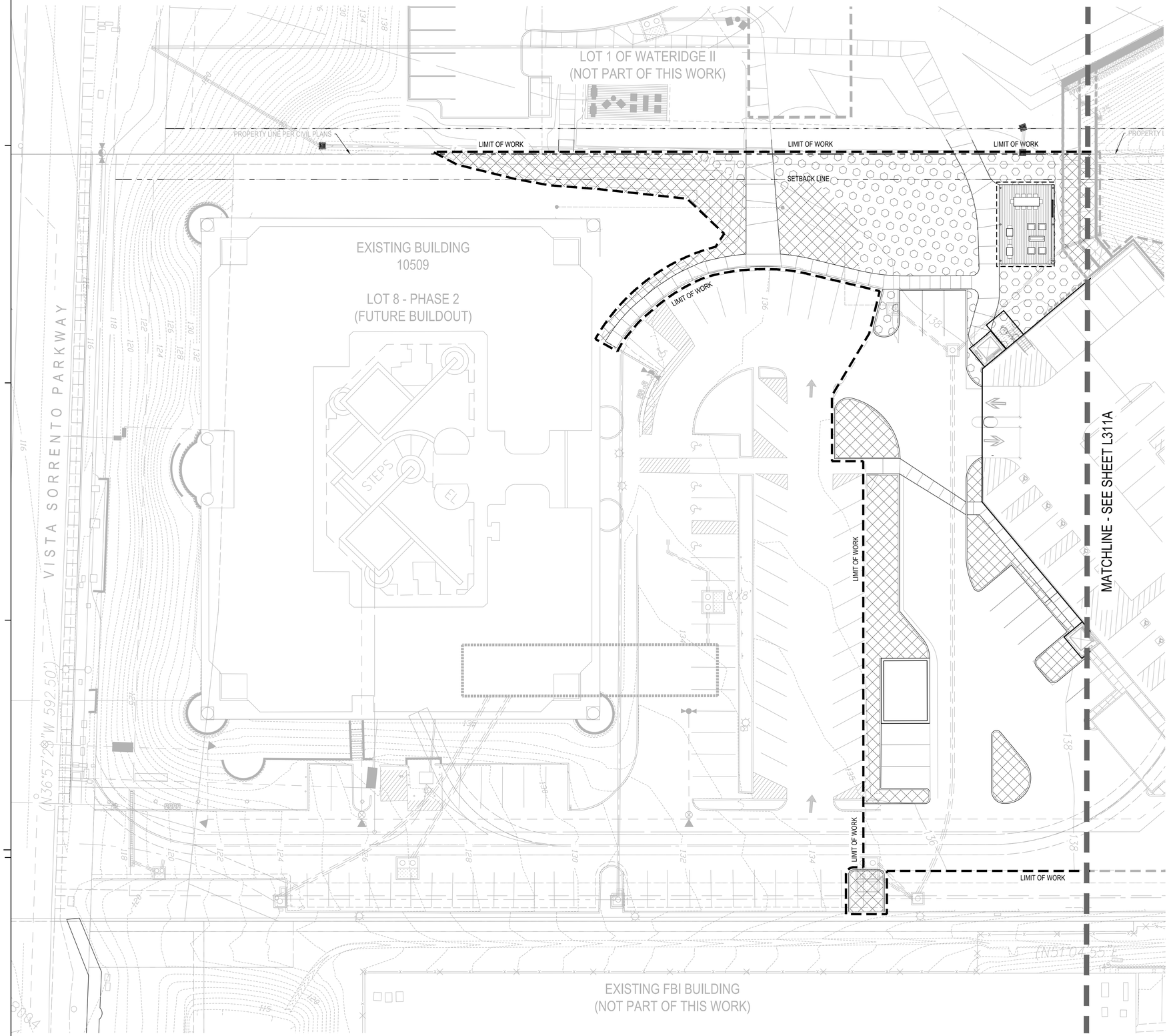
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MAWA WATER BUDGET:

(ETo) (0.62) [(ETAF) (LA) + (1-ETAF) (SLA)]

(47) (0.62) [(0.55) (20,875) + (0.45)] = **334,577 GAL./YR.**

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HYDROZONE 1: [(47)(0.62)] [(0.3 x 14,025 / 0.81) + 0] = 151,366 GAL./YR.

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HYDROZONE 3: [(47)(0.62)] [(0.7 x 2,693 / 0.81) + 0] = 67,817 GAL./YR

ESTIMATED TOTAL WATER USE = 293,958 GAL./YR.

ETWU = 40,619 LESS THAN MAWA

IRRIGATION HYDROZONES

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		TOTAL IRRIGATED AREA	20,875 SF	100%

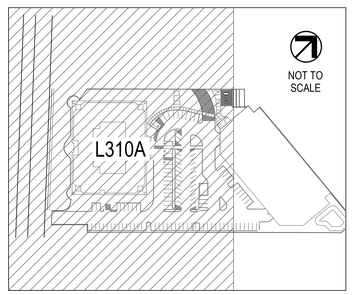
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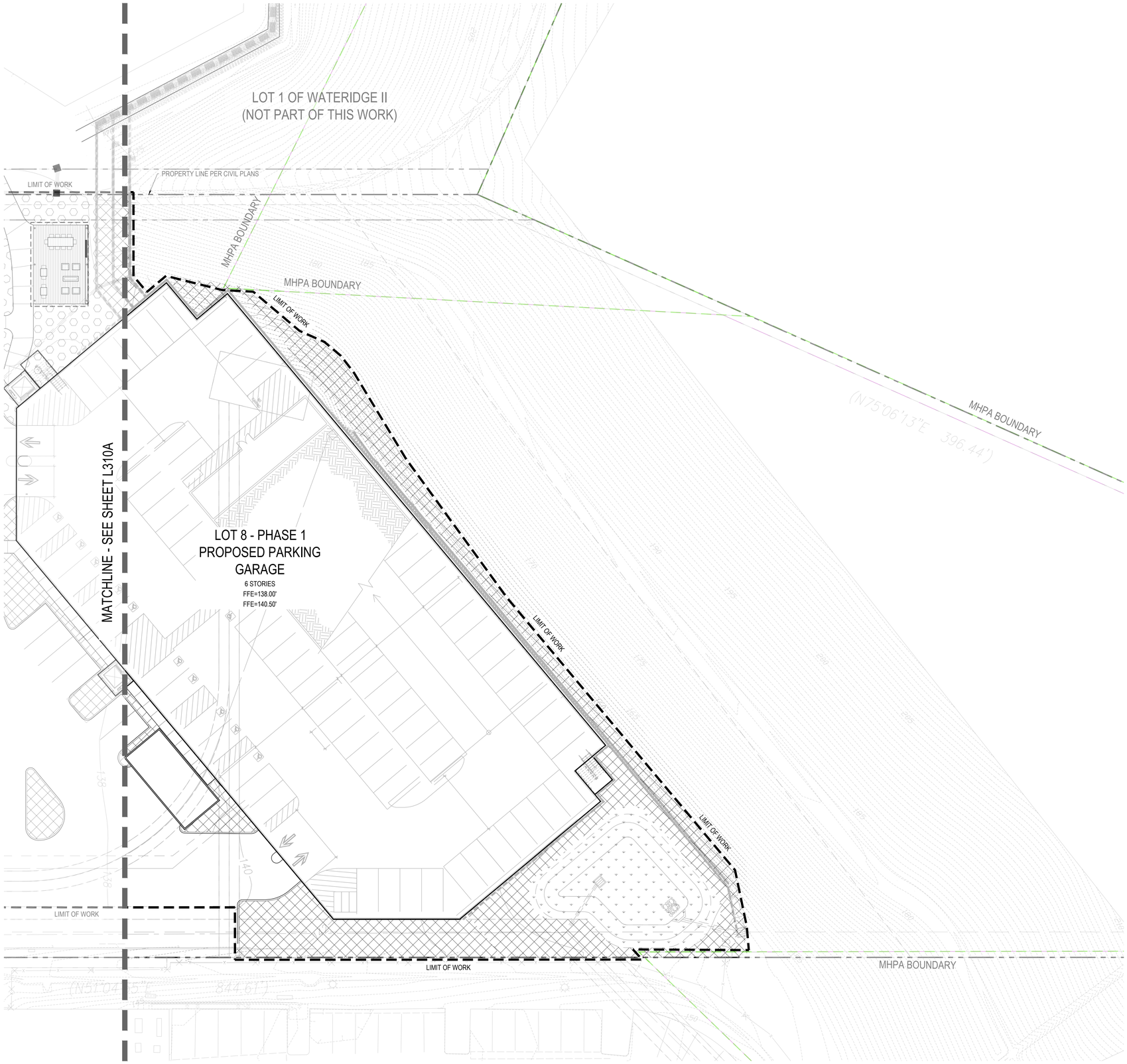
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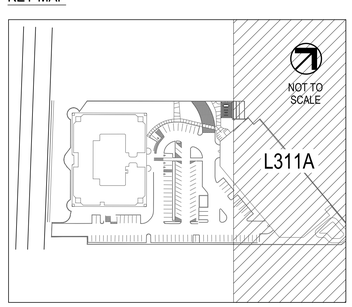
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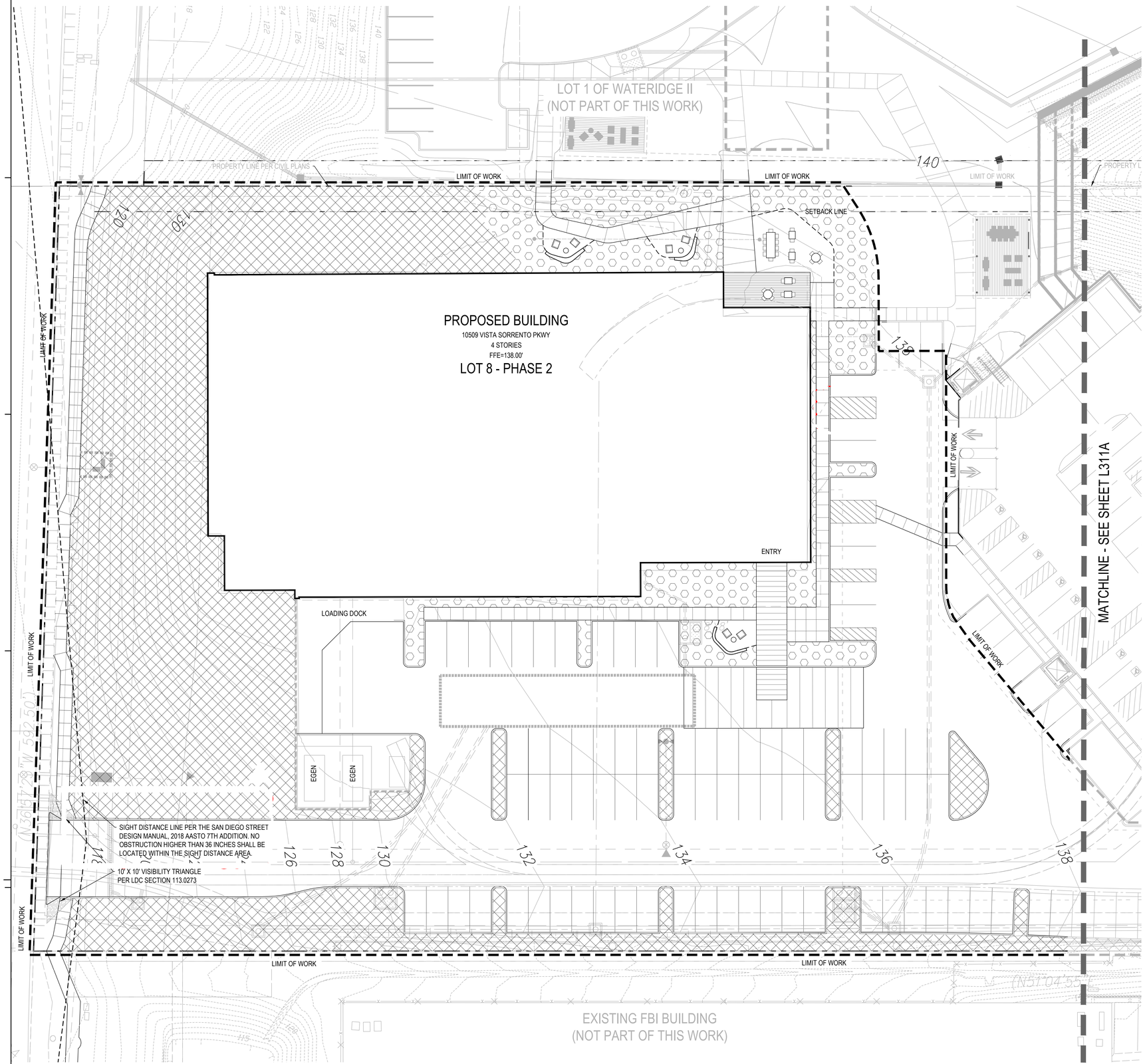
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ESTIMATED TOTAL WATER USE = 374,082 GAL./YR.

ETWU = 102,782 LESS THAN MAWA

IRRIGATION HYDROZONES				
SYMBOL	HYDROZONE	PLANT FACTOR	AREA (SF)	AREA % OF TOTAL
	#1 LOW (DRIP)	0.3	22,391 SF	75%
	#2 MEDIUM (DRIP)	0.5	7,362 SF	25%
	#3 HIGH (SPRAY)	0.7	0 SF	0%
		TOTAL IRRIGATED AREA	29,753 SF	100%

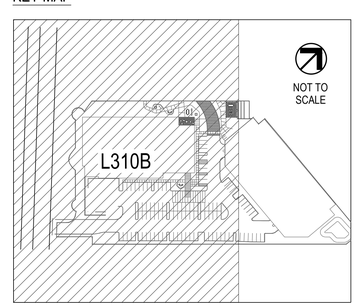
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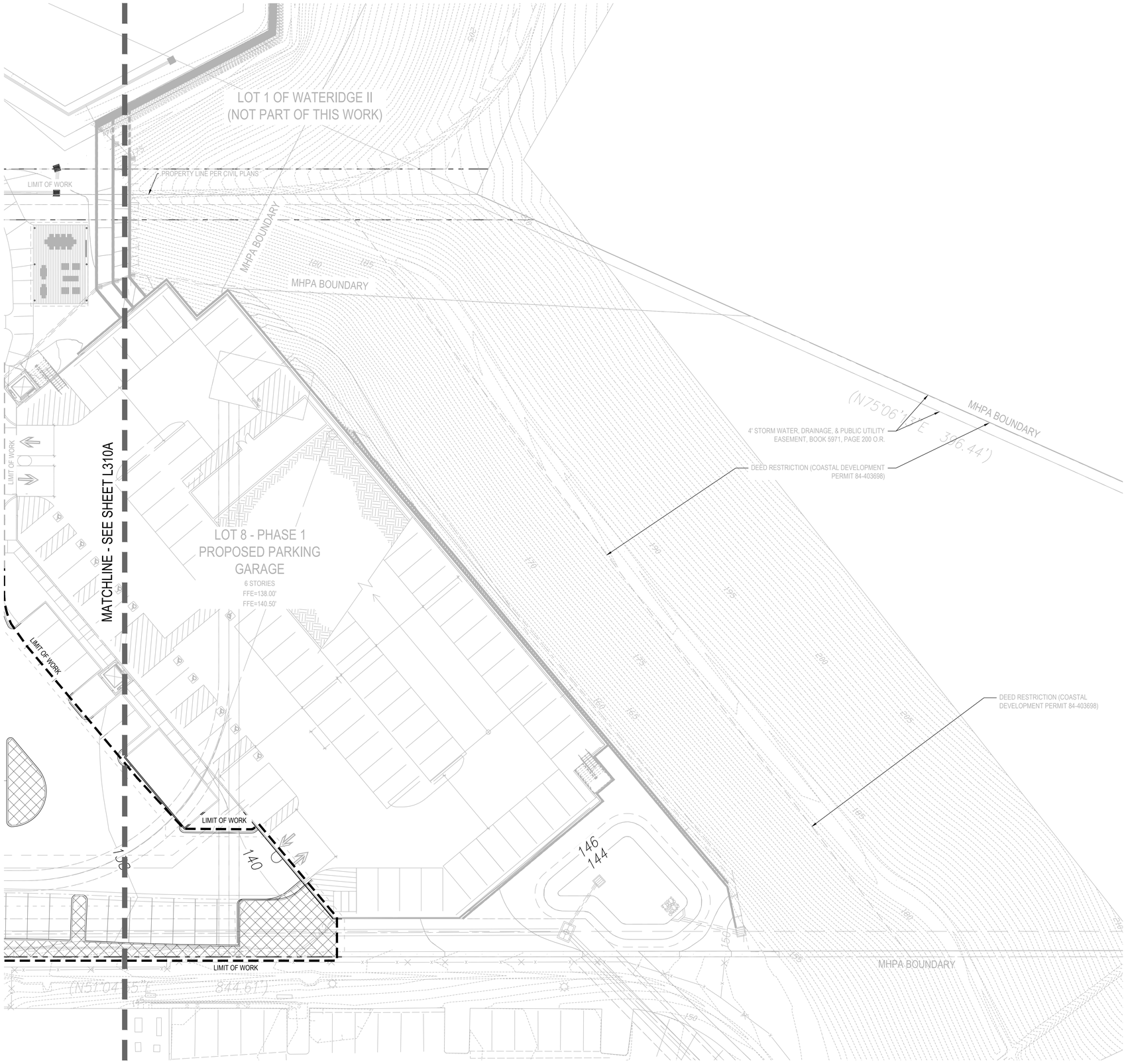
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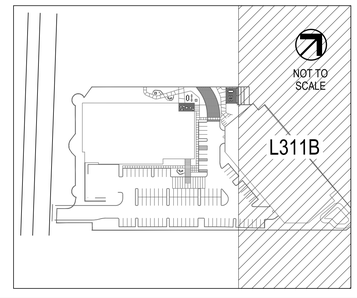
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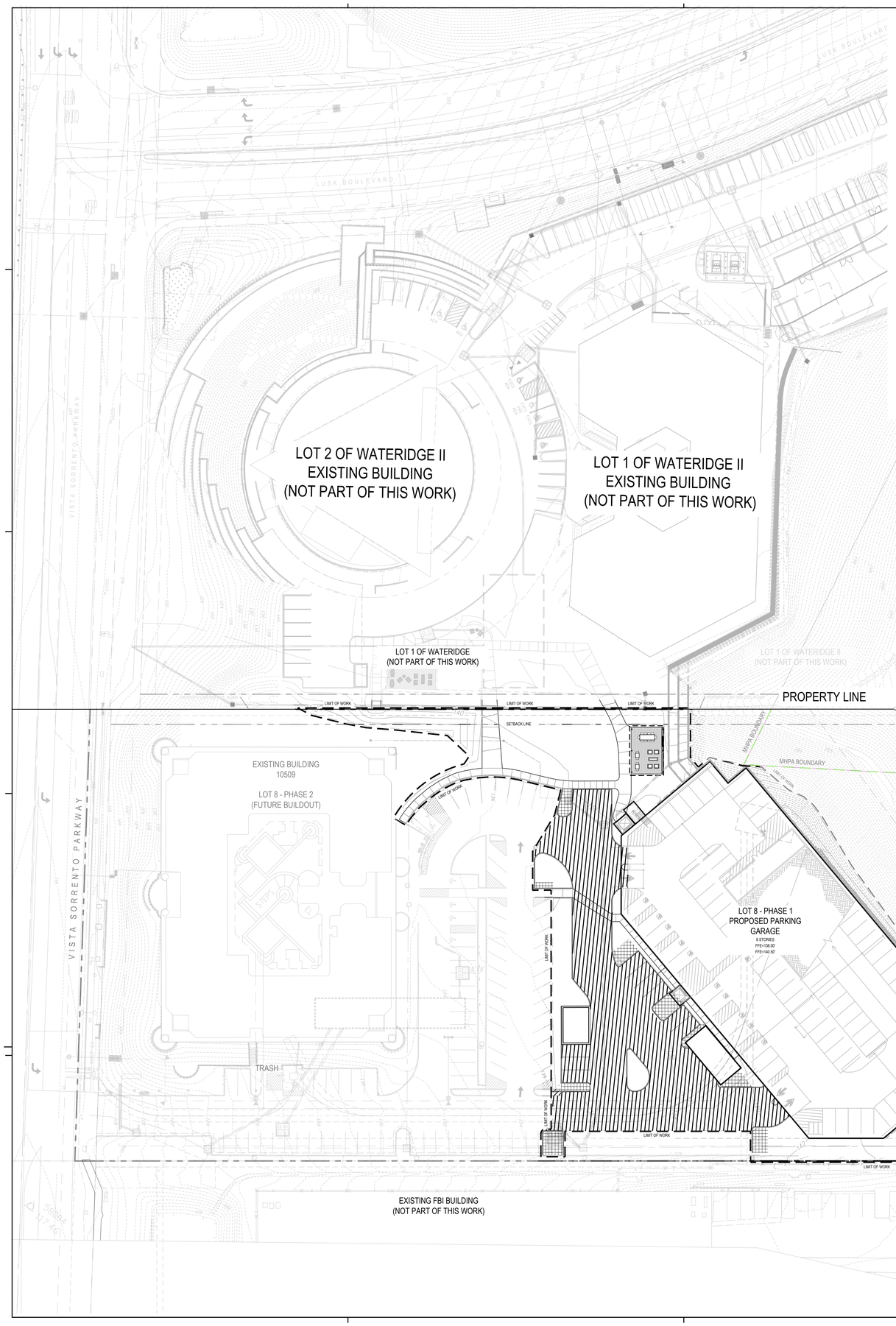
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LANDSCAPE CALCULATIONS LEGEND

VEHICULAR USE AREA (OUTSIDE THE STREET YARD)

PLANTING AREA (VEHICULAR USE AREA)

NOTES

TOP LEVEL PARKING SHADE STRUCTURES TO PROVIDE A MINIMUM OF 50% COVERAGE OVER THE PARKING STALLS WITH A MINIMUM 50% OPACITY AS AN ARCHITECTURAL EQUIVALENCY TO PROVIDING 1 CANOPY TREE WITHIN 30FT OF EACH EXPOSED PARKING STALLS THEREBY SATISFYING SECTION L42.0406 TABLE 142 04D OF THE LANDSCAPE REGULATIONS AND 142.0560(K)4 OF THE PARKING REGULATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFICATIONS.

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet

Vehicular Use Area (VUA)

FORM DS-5
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

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

Planting Area Required		Planting Area Provided	Excess Area Provided
40 sq. ft. per tree.			
Plant Points Required		**Plant Points Provided**	**Excess Points Provided**
Total Area _____ sq. ft. x 0.05 = _____ points		_____ points	_____ points
		Plant Points Achieved with Trees (50%)	
		_____ points	

N/A

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

Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	_____ sq. ft. x 0.05 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
VUA outside Street Yard	15,701 sq. ft. x 0.03 = 471 sq. ft.	1,168 sq. ft.	538 sq. ft.
Plant Points Required		**Plant Points Provided**	**Excess Points Provided**
VUA inside Street Yard	_____ sq. ft. x 0.05 = _____ points	_____ points	_____ points
		Plant Points Achieved with Trees (50%)	
		_____ points	
VUA outside Street Yard	15,701 sq. ft. x 0.03 = 471 sq. ft.	798 points	327 points
		Plant Points Achieved with Trees (50%)	
		350 points	

N/A

TEMPORARY VEHICULAR USE AREA [§142.0408]
(a specified time limit of less than 5 years from the date of construction permit issuance.)

Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Public ROW adjacent to VUA	_____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.

N/A

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DS-5 (08-20)

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet

Industrial Development in All Zones Except RM & C

FORM DS-7
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
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STREET YARD [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (a)_____ sq. ft. x 25% = (b)_____ sq. ft.	(c)_____ sq. ft.	(c-b)_____ sq. ft.
Plant Points Required	**Plant Points Prcvided**	**Excess Points Provided**
Total Area (a)_____ sq. ft. x 0.05* = (d)_____ points	(e)_____ points	(d-e)_____ points
*Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length. [§142.0405(d)(2)]	**Plant Points Achieved with Trees (50%)**	
	_____ points	

N/A

FAÇADE PLANTING AREA [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Street Wall _____ ft. x 50% x 10* = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
*Planting area must have a minimum width of 10 ft. [§142.0405(d)(1)]		
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Planting Area Required _____ sq. ft. x 0.50 = _____ points*	_____ points	_____ points
*The facade planting area shall be planted with a combination of trees and shrubs. [§142.0405(d)(1)]		

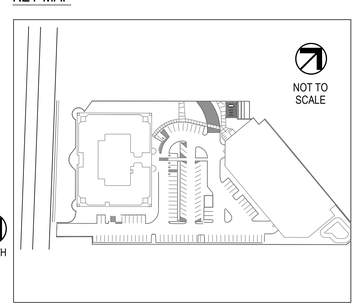
REMAINING YARD [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Property Lines Adjacent to Remaining Yard 470 ft. x 5* = 2,350 sq. ft.	2,412 sq. ft.	62 sq. ft.
*Planting area must have a minimum width of 5 ft. [§142.0405(d)(3)]		
Plant Points Required	**Plant Points Prcvided**	**Excess Points Provided**
Planting Area Required 2,350 sq. ft. x 0.50 = 1,175 points	1,825 points	650 points

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DS-7 (08-20)

KEY MAP



0 30' 60'
1"=30'-0"

NORTH

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
3911 Sorrento Valley Blvd, Suite #120
San Diego, CA 92121
P 858.638.7277

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TrammellCrowCompany

SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

LANDSCAPE CALCULATIONS - LOT 8 - PHASE 1

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-10-30	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2026-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
JOB NO.:	SDG21-0069-00

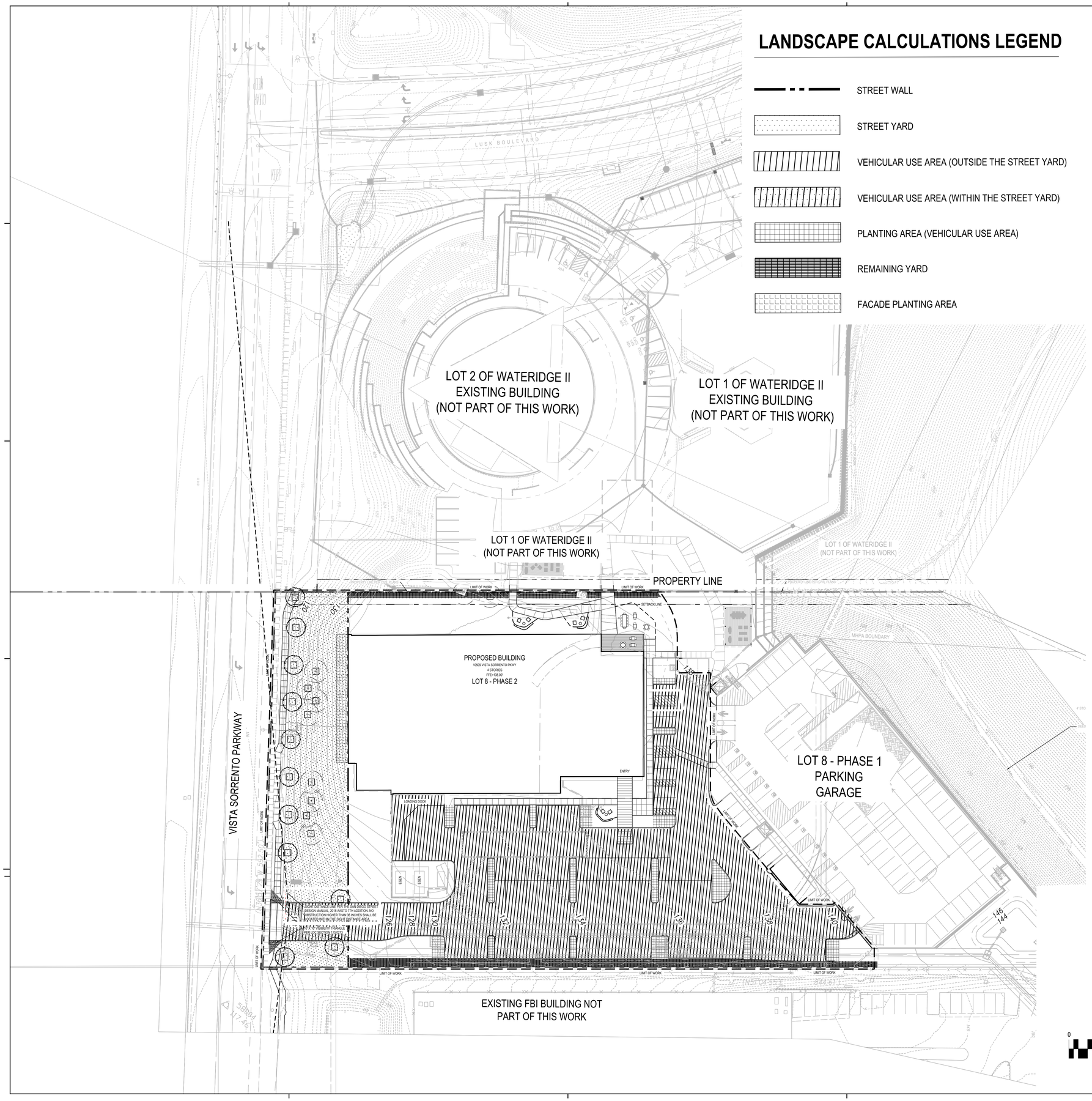
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LANDSCAPE CALCULATIONS LEGEND

- STREET WALL
- STREET YARD
- VEHICULAR USE AREA (OUTSIDE THE STREET YARD)
- VEHICULAR USE AREA (WITHIN THE STREET YARD)
- PLANTING AREA (VEHICULAR USE AREA)
- REMAINING YARD
- FACADE PLANTING AREA





City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet

Vehicular Use Area (VUA)

FORM DS-5
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

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

Planting Area Required		Planting Area Provided	Excess Area Provided
40 sq. ft. per tree.	N/A		
Plant Points Required		**Plant Points Provided**	**Excess Points Provided**
Total Area _____ sq. ft. x 0.05 = _____ points		_____ points	_____ points
		Plant Points Achieved with Trees (50%)	
		_____ points	

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

Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	1,198 sq. ft. x 0.05 = 60 sq. ft.	0 sq. ft.	-60 sq. ft.
VUA outside Street Yard	37,767 sq. ft. x 0.03 = 1,133 sq. ft.	2,292 sq. ft.	1,159 sq. ft.
Plant Points Required		**Plant Points Provided**	**Excess Points Provided**
VUA inside Street Yard	1,198 sq. ft. x 0.05 = 60 points	0 points	-60 points
		Plant Points Achieved with Trees (50%)	
		0 points	
VUA outside Street Yard	37,767 sq. ft. x 0.03 = 1,133 sq. ft.	1,782 points	649 points
		Plant Points Achieved with Trees (50%)	
		900 points	

TEMPORARY VEHICULAR USE AREA [§142.0408]
(a specified time limit of less than 5 years from the date of construction permit issuance.)

Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Public ROW adjacent to VUA	____ ft. x 3 ft. = ____ sq. ft. N/A	____ sq. ft.	____ sq. ft.

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DS-5 (08-20)

City of San Diego Development Services
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San Diego, CA 92101

Landscape Calculations Worksheet

Industrial Development in All Zones Except RM & C

FORM DS-7
August 2020

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- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (a) 11,755 sq. ft. x 25% = (b) 2,939 sq. ft.	(c) 10,679 sq. ft.	(c-b) 7,740 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 11,755 sq. ft. x 0.05* = (d) 588 points	(e) 5,945 points	(f=e-d) 4,907 points
*Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length. [§142.0405(d)(2)]	**Plant Points Achieved with Trees (50%)**	
	980 points	

FAÇADE PLANTING AREA [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Street Wall 103 ft. x 50% x 10* = 515 sq. ft.	1,026 sq. ft.	511 sq. ft.
*Planting area must have a minimum width of 10 ft. [§142.0405(d)(1)]		
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Planting Area Required 515 sq. ft. x 0.50 = 258 points*	673 points	415 points
*The facade planting area shall be planted with a combination of trees and shrubs. [§142.0405(d)(1)]		

REMAINING YARD [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Property Lines Adjacent to Remaining Yard 660 ft. x 5* = 3,300 sq. ft.	3,648 sq. ft.	949 sq. ft.
*Planting area must have a minimum width of 5 ft. [§142.0405(d)(3)]		
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Planting Area Required 3,300 sq. ft. x 0.50 = 1,650 points	2,271 points	621 points

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SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

LANDSCAPE CALCULATIONS - LOT 8 - PHASE 2

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2025-06-25	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
JOB NO.:	SDG21-0069-00

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SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT – DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements – All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

FIGURE 3-1
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT

3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

BRUSH MANAGEMENT LEGEND

ZONE 1

- MUST BE MAINTAINED ON A REGULAR BASIS BY THINNING AND PRUNING TREES AND PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- NO HABITABLE STRUCTURES ARE PERMITTED. NEW CONSTRUCTION (I.E. FENCES, WALLS, PALAPAS, PLAY STRUCTURES, GAZEBOS, AND DECKS) MUST BE NON-COMBUSTIBLE AND/OR HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING. PREVIOUSLY CONFORMING STRUCTURES (LEGALLY CONSTRUCTED PRIOR TO ORDINANCE) MAY REMAIN UNLESS THEY CONSTITUTE A DISTINCT DANGER TO LIFE OR PROPERTY.
- PLANTS SHOULD BE PRIMARILY LOW-GROWING (LESS THAN 4 FEET IN HEIGHT), LOW-FUEL, AND FIRE-RESISTIVE. •ALL PORTIONS OF TREES, OTHER THAN THE TRUNK, WHICH EXTEND WITHIN TEN FEET OF A STRUCTURE OR THE OUTLET OF ANY CHIMNEY, MUST BE CUT BACK.
- TREES ADJACENT TO OR OVERHANGING ANY BUILDING MUST BE FREE OF DEAD WOOD.
- ROOF AND RAIN GUTTERS MUST BE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.

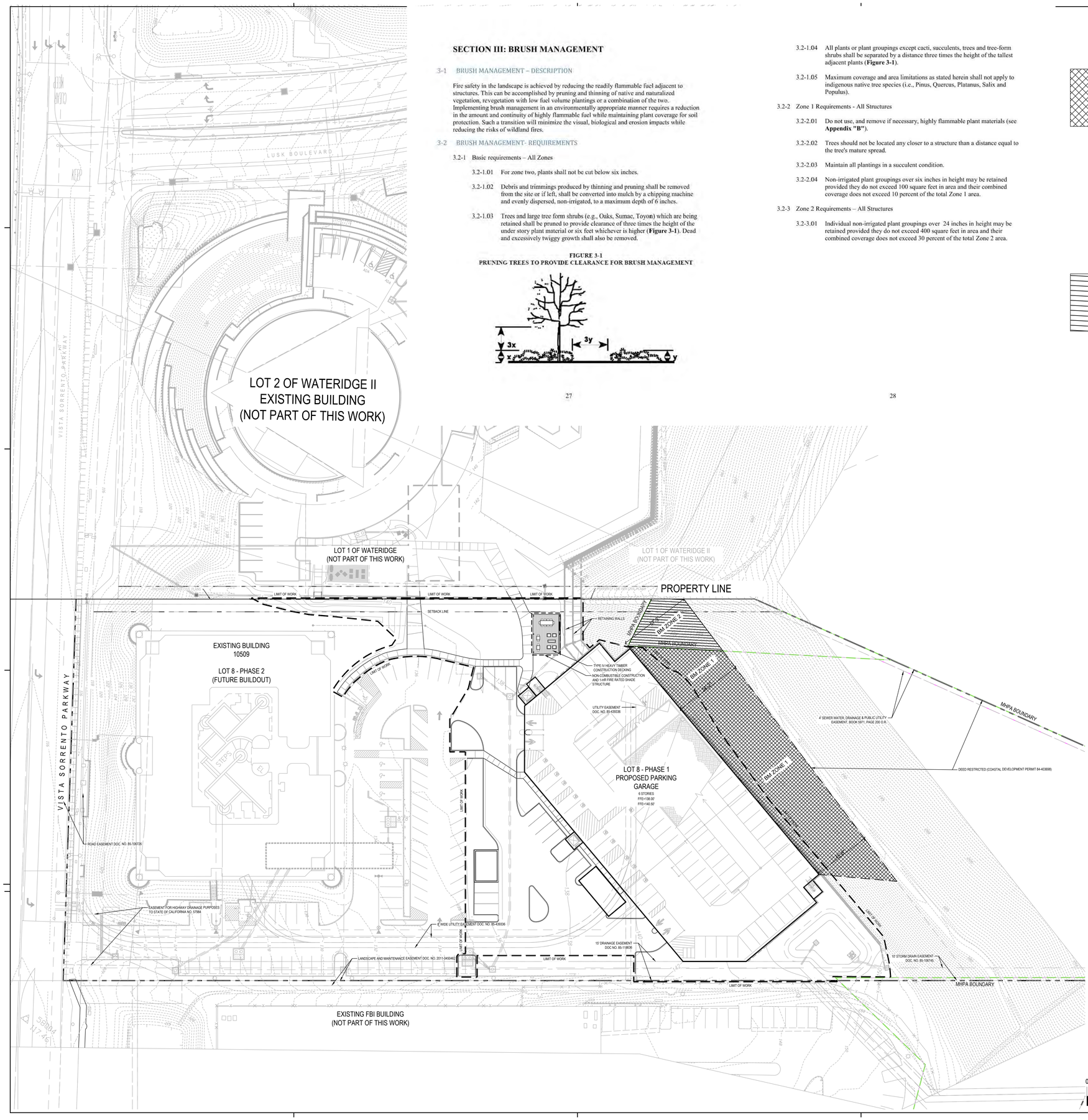
BRUSH MANAGEMENT ZONE 2 IS THE REMAINING 65 FEET THAT EXTENDS BEYOND ZONE 1, TYPICALLY COMPRISED OF UNDISTURBED VEGETATION ON A SLOPE SUBJECT TO SENSITIVE BIOLOGICAL RESOURCE PROTECTIONS.

ZONE 2

- MUST BE MAINTAINED ON A REGULAR BASIS BY CONTROLLING WEEDS AND REMOVING INVASIVE SPECIES.
- SELECTIVE THINNING AND PRUNING OF NATIVE AND NON-NATIVE PLANTS IS REQUIRED TO REDUCE THE FUEL-LOAD. DO NOT GRADE OR GRUB NATIVE PLANTS, SOILS OR HABITATS. NON-NATIVE PLANTS MUST BE PRUNED BEFORE NATIVE PLANTS. SEE DETAILED INSTRUCTIONS PROVIDED IN THIS BULLETIN. VIOLATORS WILL BE RESPONSIBLE FOR RESTORATION AND MITIGATION COSTS AS APPLICABLE.
- BRUSH MANAGEMENT ACTIVITY IS NOT ALLOWED MARCH 1 THROUGH AUGUST 15 IN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, OR COASTAL SAGE-CHAPARRAL HABITATS, UNLESS AN EXCEPTION IS SPECIFICALLY GRANTED.
- NO STRUCTURES OR PERMANENT IRRIGATION ARE ALLOWED IN ZONE 2.
- A PERMIT IS REQUIRED TO RE-VEGETATE OR RECONFIGURE BRUSH MANAGEMENT ZONE 2. FAILURE TO OBTAIN THE REQUIRED PERMITS COULD RESULT IN COSTLY CORRECTIVE ACTION.

BRUSH MANAGEMENT ON ADJACENT PROPERTIES SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. FOR MAINTENANCE ISSUES, CONTACT FIRE-RESCUE DEPARTMENT OF FIRE HAZARD ADVISOR- BRUSH/ WEED COMPLAINT LINE AT (619)533-4444.

ALL REQUIRED ONSITE LANDSCAPE AND BRUSH MANAGEMENT AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION BASED ON PRIORITY MAPS AND SCHEDULES DETERMINED BY THE FIRE RESCUE DEPARTMENT. ALTERNATIVELY, OWNER MAY ELECT TO OBTAIN A RIGHT-OF-ENTRY PERMIT TO PERFORM SEASONAL BRUSH MANAGEMENT IN THIS AREA. CONTACT PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION AT (619)685-1313.



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SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

BRUSH MANAGEMENT PLANS - LOT 8 - PHASE 1

	DATE	REMARKS
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3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2025-05-15	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

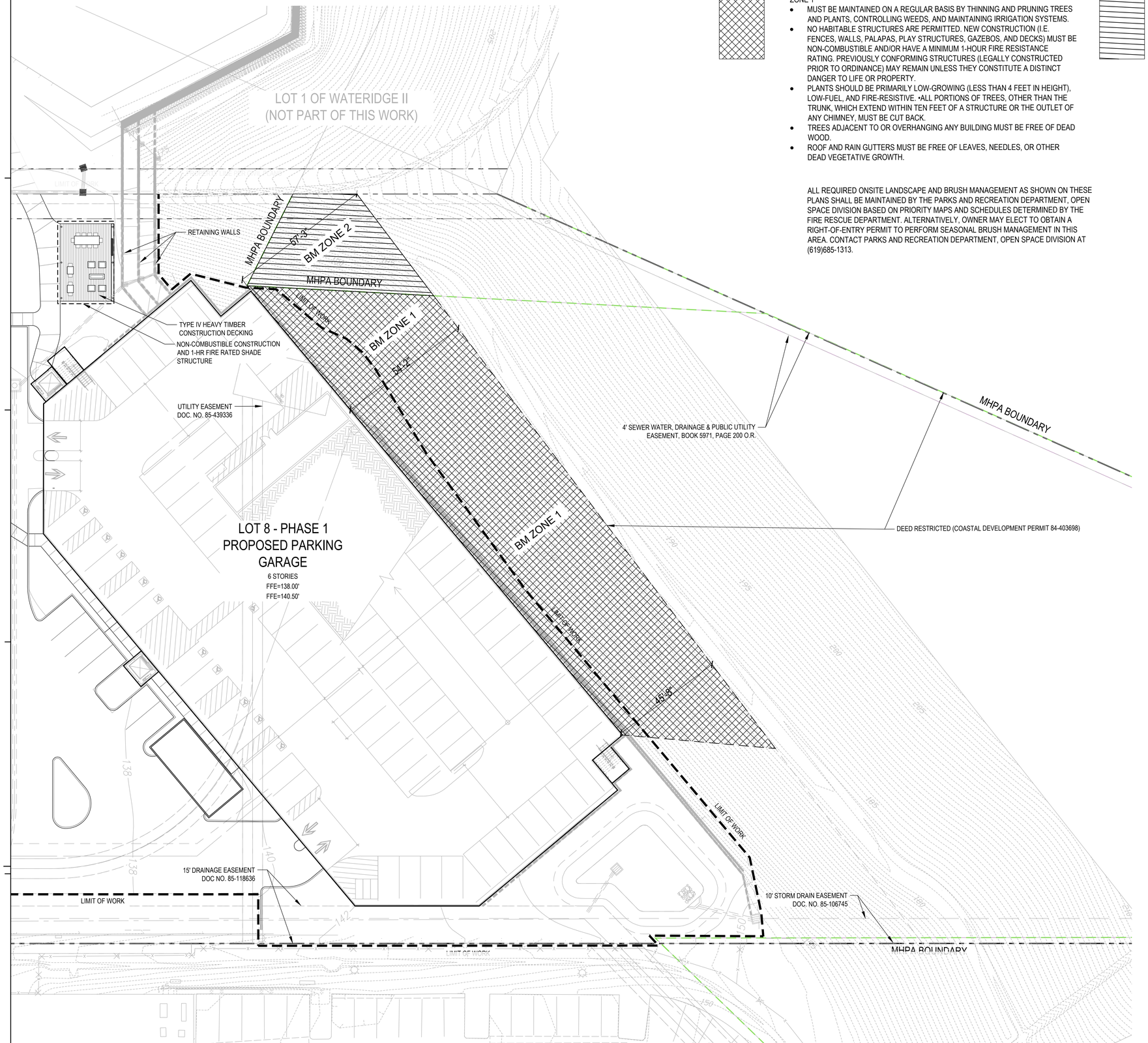
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ATTACHMENT 7



BRUSH MANAGEMENT LEGEND

ZONE 1

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- ROOF AND RAIN GUTTERS MUST BE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.

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ZONE 2

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- A PERMIT IS REQUIRED TO RE-VEGETATE OR RECONFIGURE BRUSH MANAGEMENT ZONE 2. FAILURE TO OBTAIN THE REQUIRED PERMITS COULD RESULT IN COSTLY CORRECTIVE ACTION.

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SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT – DESCRIPTION

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3-2 BRUSH MANAGEMENT- REQUIREMENTS

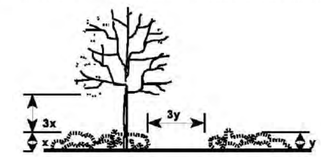
3.2-1 Basic requirements – All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

FIGURE 3-1
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

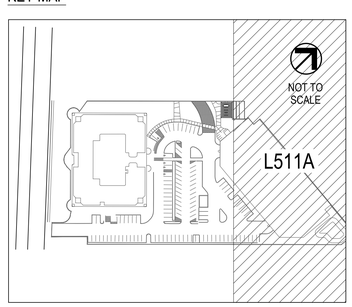
3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

KEY MAP



WARE MALCOMB
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CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
3911 Sorrento Valley Blvd, Suite #120
San Diego, CA 92121
P 858.638.7277

GL

TrammellCrowCompany

SORRENTO SUMMIT SOUTH
LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

BRUSH MANAGEMENT PLANS - LOT 8 - PHASE 1

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2023-03-22	CDP & NDP PERMIT RESUBMITTAL
5	2024-10-30	CDP & NDP PERMIT RESUBMITTAL
6	2025-06-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J./A.S.
JOB NO.:	SDG21-0069-00

SHEET
L511A

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SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT – DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements – All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

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3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).

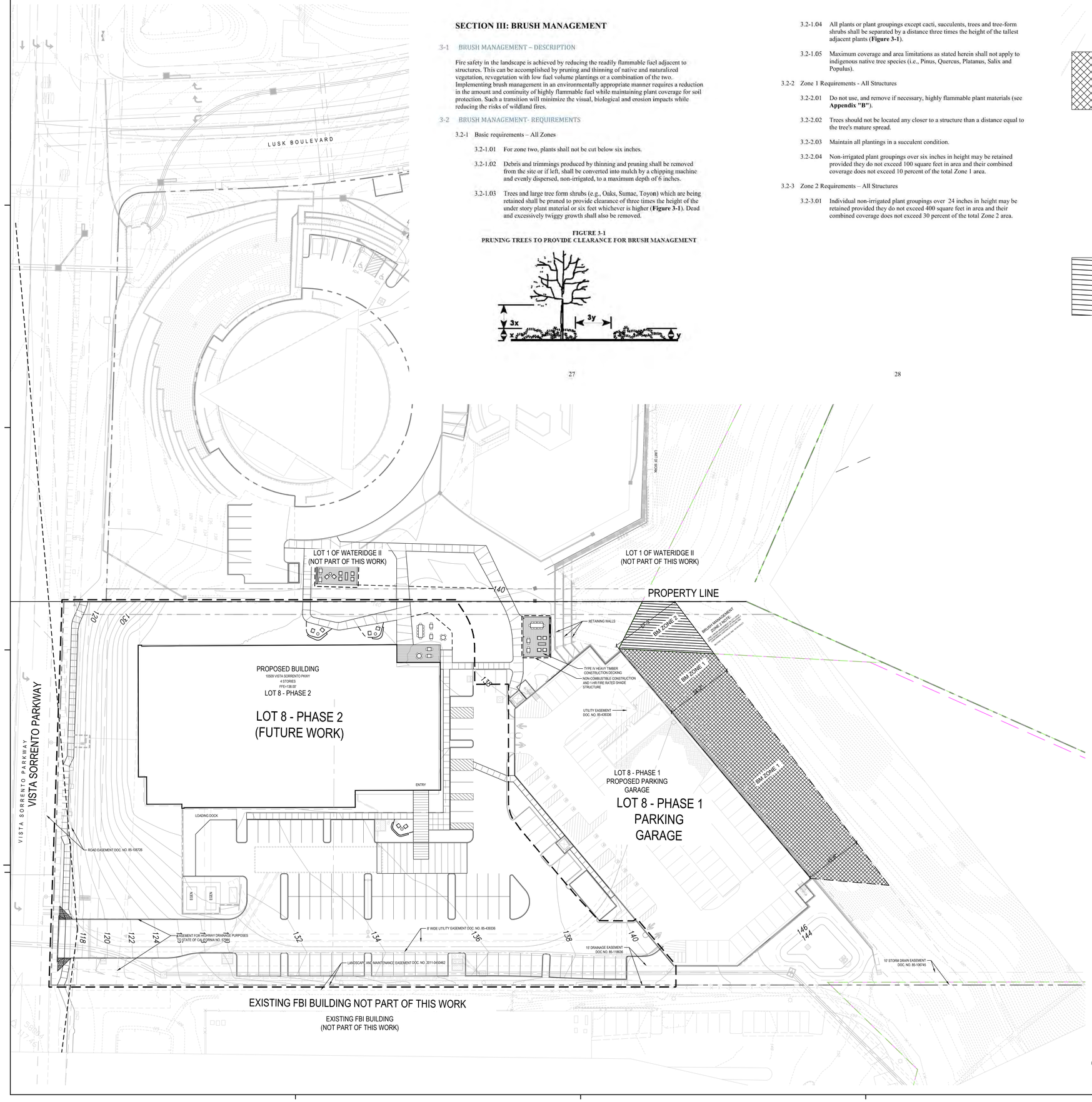
3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.



BRUSH MANAGEMENT LEGEND

ZONE 1

- MUST BE MAINTAINED ON A REGULAR BASIS BY THINNING AND PRUNING TREES AND PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- NO HABITABLE STRUCTURES ARE PERMITTED. NEW CONSTRUCTION (I.E. FENCES, WALLS, PALAPAS, PLAY STRUCTURES, GAZEBOS, AND DECKS) MUST BE NON-COMBUSTIBLE AND/OR HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING. PREVIOUSLY CONFORMING STRUCTURES (LEGALLY CONSTRUCTED PRIOR TO ORDINANCE) MAY REMAIN UNLESS THEY CONSTITUTE A DISTINCT DANGER TO LIFE OR PROPERTY.
- PLANTS SHOULD BE PRIMARILY LOW-GROWING (LESS THAN 4 FEET IN HEIGHT), LOW-FUEL, AND FIRE-RESISTIVE. •ALL PORTIONS OF TREES, OTHER THAN THE TRUNK, WHICH EXTEND WITHIN TEN FEET OF A STRUCTURE OR THE OUTLET OF ANY CHIMNEY, MUST BE CUT BACK.
- TREES ADJACENT TO OR OVERHANGING ANY BUILDING MUST BE FREE OF DEAD WOOD.
- ROOF AND RAIN GUTTERS MUST BE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.

BRUSH MANAGEMENT ZONE 2 IS THE REMAINING 65 FEET THAT EXTENDS BEYOND ZONE 1, TYPICALLY COMPRISED OF UNDISTURBED VEGETATION ON A SLOPE SUBJECT TO SENSITIVE BIOLOGICAL RESOURCE PROTECTIONS.

ZONE 2

- MUST BE MAINTAINED ON A REGULAR BASIS BY CONTROLLING WEEDS AND REMOVING INVASIVE SPECIES.
- SELECTIVE THINNING AND PRUNING OF NATIVE AND NON-NATIVE PLANTS IS REQUIRED TO REDUCE THE FUEL-LOAD. DO NOT GRADE OR GRUB NATIVE PLANTS, SOILS OR HABITATS. NON-NATIVE PLANTS MUST BE PRUNED BEFORE NATIVE PLANTS. SEE DETAILED INSTRUCTIONS PROVIDED IN THIS BULLETIN. VIOLATORS WILL BE RESPONSIBLE FOR RESTORATION AND MITIGATION COSTS AS APPLICABLE.
- BRUSH MANAGEMENT ACTIVITY IS NOT ALLOWED MARCH 1 THROUGH AUGUST 15 IN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, OR COASTAL SAGE-CHAPARRAL HABITATS, UNLESS AN EXCEPTION IS SPECIFICALLY GRANTED.
- NO STRUCTURES OR PERMANENT IRRIGATION ARE ALLOWED IN ZONE 2.
- A PERMIT IS REQUIRED TO RE-VEGETATE OR RECONFIGURE BRUSH MANAGEMENT ZONE 2. FAILURE TO OBTAIN THE REQUIRED PERMITS COULD RESULT IN COSTLY CORRECTIVE ACTION.

BRUSH MANAGEMENT ON ADJACENT PROPERTIES SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. FOR MAINTENANCE ISSUES, CONTACT FIRE-RESCUE DEPARTMENT OF FIRE HAZARD ADVISOR- BRUSH/ WEED COMPLAINT LINE AT (619)533-4444.

ALL REQUIRED ONSITE LANDSCAPE AND BRUSH MANAGEMENT AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION BASED ON PRIORITY MAPS AND SCHEDULES DETERMINED BY THE FIRE RESCUE DEPARTMENT. ALTERNATIVELY, OWNER MAY ELECT TO OBTAIN A RIGHT-OF-ENTRY PERMIT TO PERFORM SEASONAL BRUSH MANAGEMENT IN THIS AREA. CONTACT PARKS AND RECREATION DEPARTMENT, OPEN SPACE DIVISION AT (619)685-1313.

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SAN DIEGO, CALIFORNIA 92121

BRUSH MANAGEMENT PLANS - LOT 8 - PHASE 2

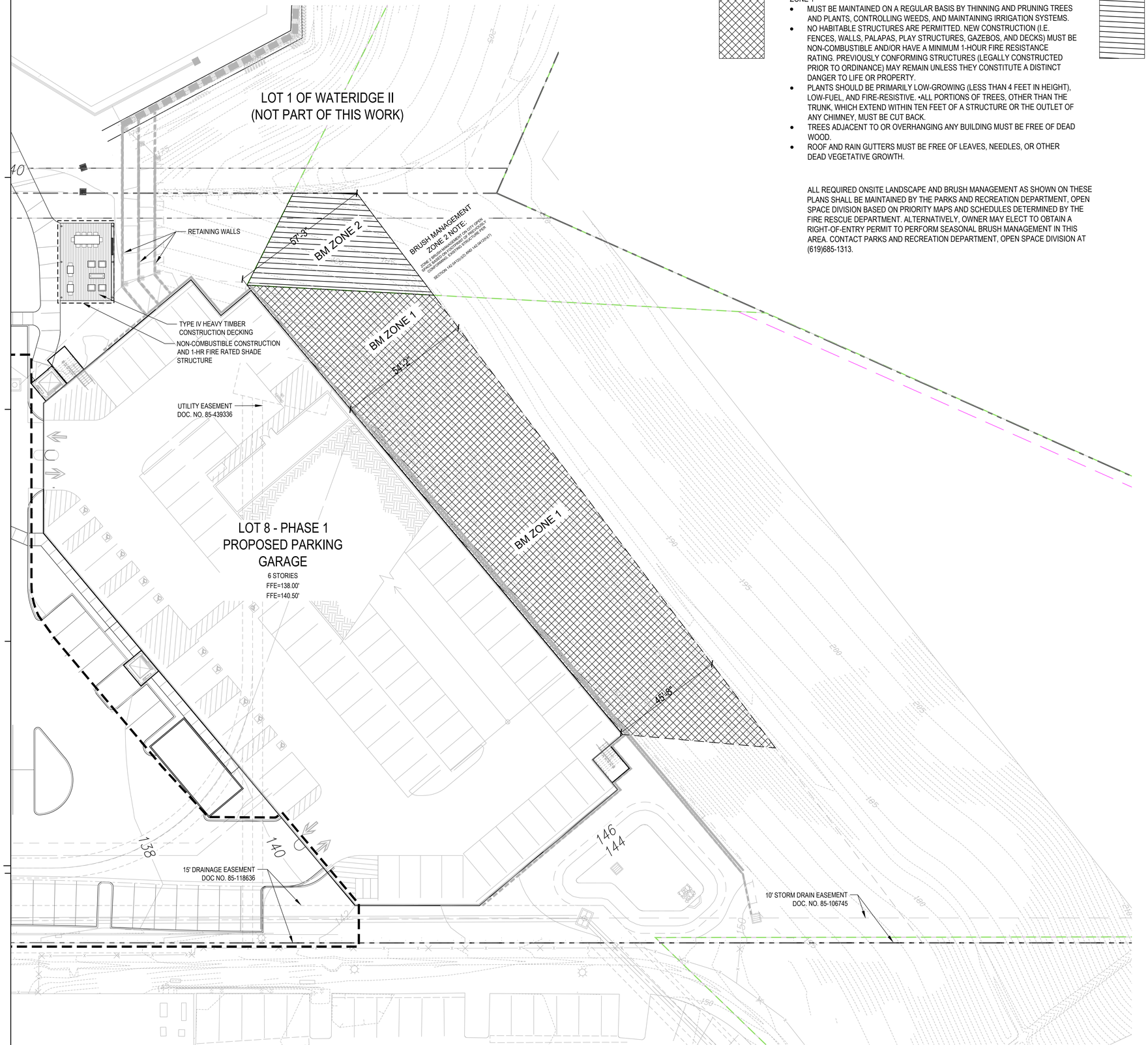
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7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J.,A.S.
JOB NO.:	SDG21-0069-00

SHEET
L510B

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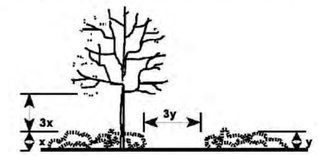
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3.2-2 Zone 1 Requirements - All Structures

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3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

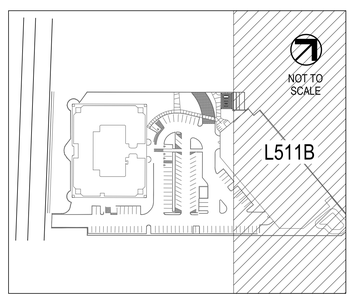
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3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

KEY MAP



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

NORTH

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LOT 8 - PHASE 1 & 2
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SAN DIEGO, CALIFORNIA 92121

BRUSH MANAGEMENT PLANS - LOT 8 - PHASE 2

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
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6	2025-06-12	CDP & NDP PERMIT RESUBMITTAL
7	2025-10-31	CDP & NDP PERMIT RESUBMITTAL

PA/PM:	J.J.
DRAWN BY.:	J.J./A.S.
JOB NO.:	SDG21-0069-00

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ATTACHMENT 7

LEGEND

EXISTING

ITEM	SYMBOL
EXISTING PROPERTY LINE	
EXISTING RIGHT-OF-WAY	
EXISTING SETBACK LINE	
EXISTING EASEMENT	
STREET CENTERLINE	
EXIST. CURB AND GUTTER	
EXIST. STREET LIGHT	
EXIST. STORM DRAIN PIPE	
EXIST. STORM DRAIN CLEANOUT	
EXIST. STORM DRAIN CURB INLET	
EXIST. PVC SEWER	
EXIST. SEWER MANHOLE	
EXIST. ACP WATER	
EXIST. GATE VALVE	
EXIST. FIRE HYDRANT ASSEMBLY	
EXIST. SURVEY MONUMENT AS NOTED	
EXIST. DRIVEWAY	

LOT 2 – MAP 10607
APN: 340–090–32
OWNER: BAQUEIRA LLC
ADDRESS: 10515 VISTA SORRENTO PARKWAY, SAN DIEGO, CA 92121

JOINT ACCESS, COMMON AREA MAINTENANCE AND USE LIMITATION AGREEMENT REC. NO:97–109998, DATED 03–12–1997

LOT 1
MAP 10607
APN: 340–090–31
ADDRESS: 10525 VISTA SORRENTO PARKWAY, SAN DIEGO, CA 92121

LOT 1 OF WATERIDGE II
EXISTING BUILDING
(NOT PART OF THIS WORK)

LOT 2 OF WATERIDGE II
EXISTING BUILDING
(NOT PART OF THIS WORK)

DEDICATED PER MAP 10607

N36°57'57"W – L=152.63'

20'

N38°54'01"W 74.44'

10' SETBACK

FOUND ¾" PIPE WITH TAG, L.S. 4512, ACCEPTED AS SLY' CORNER LOT 1, PER R.O.S. 11628.

FOUND CONC. MONUMENT WITH TAG, ILLEGIBLE, PER R.O.S.11628, ACCEPTED AS THE NORTHWEST CORNER OF ACRE LOT 8.

DEED TO STATE OF CALIFORNIA RELINQUISHING ABUTTER'S ACCESS RIGHTS, RECORDED 04–03–1970 AS FILE NO. 57984, O.R.

EX. FIRE HYDRANT

13'

N51°05'23"E – L=314.01'

N51°05'23"E – L=501.03'

LOT 10
NO. 13604
APN 340–090–54
OWNER: CITY OF SAN DIEGO

14'

FOUND 2" PIPE WITH TAG, L.S. 4512, PER R.O.S. 11628.

N51°05'23"E
(N51°05'45"E

534.05'
534.02'

MHPA

EASEMENT FOR HIGHWAY SLOPE PURPOSES TO STATE OF CALIFORNIA, RECORDED 04–03–1970 AS FILE NO. 57984, O.R.

EXISTING BUILDING
10509

EX. 12" WATER ACP. PER DWG 20049–3–D

ROAD EASEMENT TO CITY OF SAN DIEGO, RECORDED 03–29–1985 AS DOC. NO. 85–106726, O.R.

EX. FIRE HYDRANT

IRRIGATION VALVES

19'x38' PRIVATE UTILITY EASEMENT IN FAVOR OF PACIFIC BELL, RECORDED 11–20–1985 AS DOC. NO. 85–439336, O.R.

(N75°06'13"E 396.44')

4' WIDE SEWER WATER, DRAINAGE & PUBLIC UTILITIES EASEMENT GRANTED TO CITY OF SAN DIEGO, RECORDED 2–09–1956 IN BOOK 5971, PAGE 200 O.R.

VISTA SORRENTO PARKWAY

EX. ROW

EX. CURB AND GUTTER

EX. DG PATH

EX. 10" PVC SEWER PER DWG 19803–2–D & 200049–3–D

21.0'

4.3'

4.5'

39.3'

9.7'

60.4'

15.0'

73.8'

PORTION OF LOT 8
SORRENTO LANDS AND TOWNSITE
MAP NO'S 483 AND 362
APN 340–090–15

EX. PRIVATE 12" PVC SD PER DWG. 21600–D

DEED RESTRICTION RECORDED OCT. 25, 1984 AS INSTRUMENT NO. 84–403698 O.R. (IRREVOCABLE COVENANT WITH THE CALIFORNIA COASTAL COMMISSION AS A REQUIREMENT OF PERMIT NO. 6–84–399)

FOUND CONC. MONUMENT WITH TAG, ILLEGIBLE, PER R.O.S.11628, ACCEPTED AS THE NORTHERLY CORNER OF SOUTHEAST PORTION OF ACRE LOT 8.

EASEMENT FOR HIGHWAY DRAINAGE PURPOSES TO STATE OF CALIFORNIA, RECORDED 04–03–1970 AS FILE NO. 57984, O.R.

APPROX LOCATION OF SEWER LATERAL. NO AS–BUILTS PROVIDED.

APPROX LOCATION OF 4 WATER LATERALS. NO AS–BUILTS PROVIDED.

8' WIDE PRIVATE UTILITY EASEMENT IN FAVOR OF PACIFIC BELL, RECORDED 11–20–1985 AS DOC. NO. 85–439336, O.R.

IRRIGATION VALVES

EX. PUBLIC 42" RCP SD PER DWG. 21600–3–D

EX. PUBLIC 30" RCP SD PER DWG. 21600–3–D

EX. PUBLIC TYPE A–6 C.O. PER DWG 21600–3–D

S.N.F.–ESTABLISHED BY SINGLE PROPORTION, ALONG R.O.W. PER R.O.S. 11628

EX. PUBLIC TYPE B CURB INLET PER DWG 21600–3–D

10' SETBACK

EX. PUBLIC TYPE B CURB INLET PER DWG 21600–3–D

N51°05'11"E – L=830.61'

LANDSCAPE AND MAINTENANCE EASEMENT, RECORDED 08–31–2011 AS DOC. NO. 2011–0450462, O.R.

DRIVEWAY ACCESS EASEMENT PER DOC. NO. 2011–0450461, RECORDED 08–31–2011, O.R.

PORTION LOT 8
APN 340–090–14
OWNER: PH FBI SD, LLC

FOUND ¾" PIPE WITH TAG, L.S. 4512, PER R.O.S.11628. ACCEPTED AS THE NORTHERLY CORNER OF SOUTHEAST PORTION OF ACRE LOT 8.

15' PUBLIC DRAINAGE EASEMENT RECORDED 03–30–1984 AS DOC. NO. 84–118636 O.R. AND AS RE–RECORDED 10–18–1984 AS DOC. NO. 85–16109 O.R.

℄ 10' WIDE STORM DRAIN EASEMENT TO CITY OF SAN DIEGO, RECORDED 1–17–1985 AS DOC. NO. 85–106726, O.R.

4' WIDE SEWER WATER, DRAINAGE & PUBLIC UTILITIES EASEMENT GRANTED TO CITY OF SAN DIEGO, RECORDED 2–09–1956 IN BOOK 5971, PAGE 200 O.R.

(N36°57'25"W 592.50')

7"W – L=292.25'

EXISTING FBI BUILDING
(NOT PART OF THIS WORK)

LOT 10
NO. 13604
APN 340–090–54
OWNER: CITY OF SAN DIEGO

0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

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PLANNING & ENGINEERING
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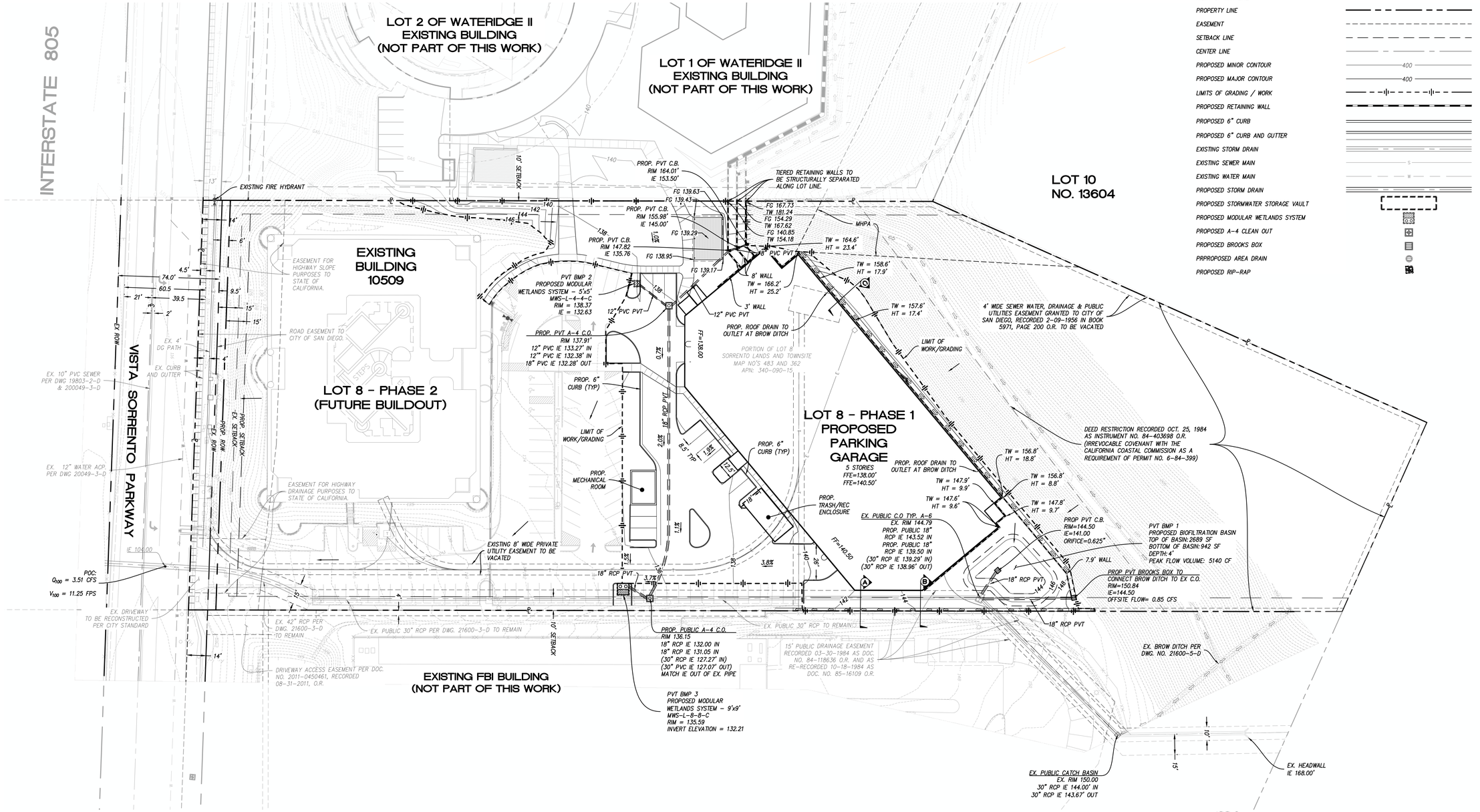
EXISTING CONDITIONS

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-05-22	CDP & NDP PERMIT RESUBMITTAL
5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL

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DRAWN BY.:	J.D.
JOB NO.:	SDG21-0069-00

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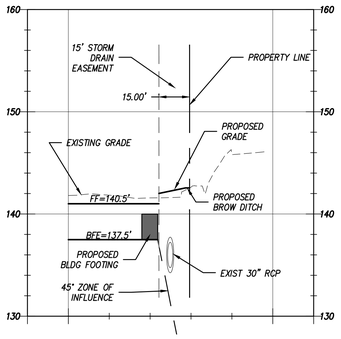


LEGEND

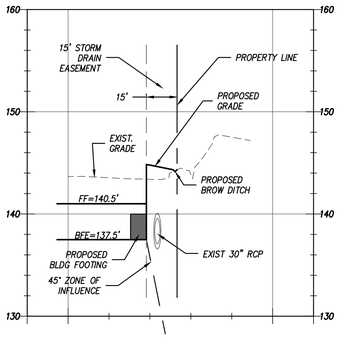
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT
- SETBACK LINE
- CENTER LINE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LIMITS OF GRADING / WORK
- PROPOSED RETAINING WALL
- PROPOSED 6" CURB
- PROPOSED 6" CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED STORM DRAIN
- PROPOSED STORMWATER STORAGE VAULT
- PROPOSED MODULAR WETLANDS SYSTEM
- PROPOSED A-4 CLEAN OUT
- PROPOSED BROOKS BOX
- PRPROPOSED AREA DRAIN
- PROPOSED RIP-RAP

CUT/FILL QUANTITIES - LOT 8 - PHASE 1	
CUT (CU. YD.)	9,323
FILL (CU. YD.)	459
UNDERCUT (CU. YD.)	1,499
NET (CU. YD.)	10,363 (CUT)
PAVEMENT UNDERCUT DEPTH (FT.)	2
MAXIMUM CUT DEPTH (FT.)	37
MAXIMUM FILL HEIGHT (FT.)	14

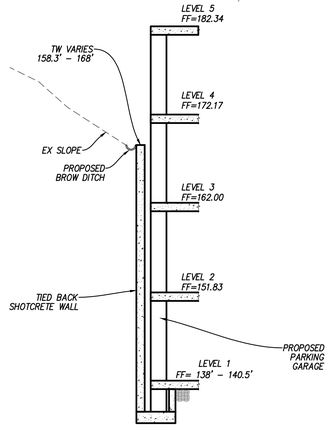
NOTES:
1. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE ADJACENT PROPERTIES.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE 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 RIGHT-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.



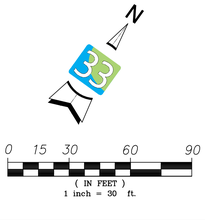
SECTION 'A'
NOT TO SCALE



SECTION 'B'
NOT TO SCALE



SECTION 'C'
NOT TO SCALE



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LOT 8 - PHASE 1 & 2
10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

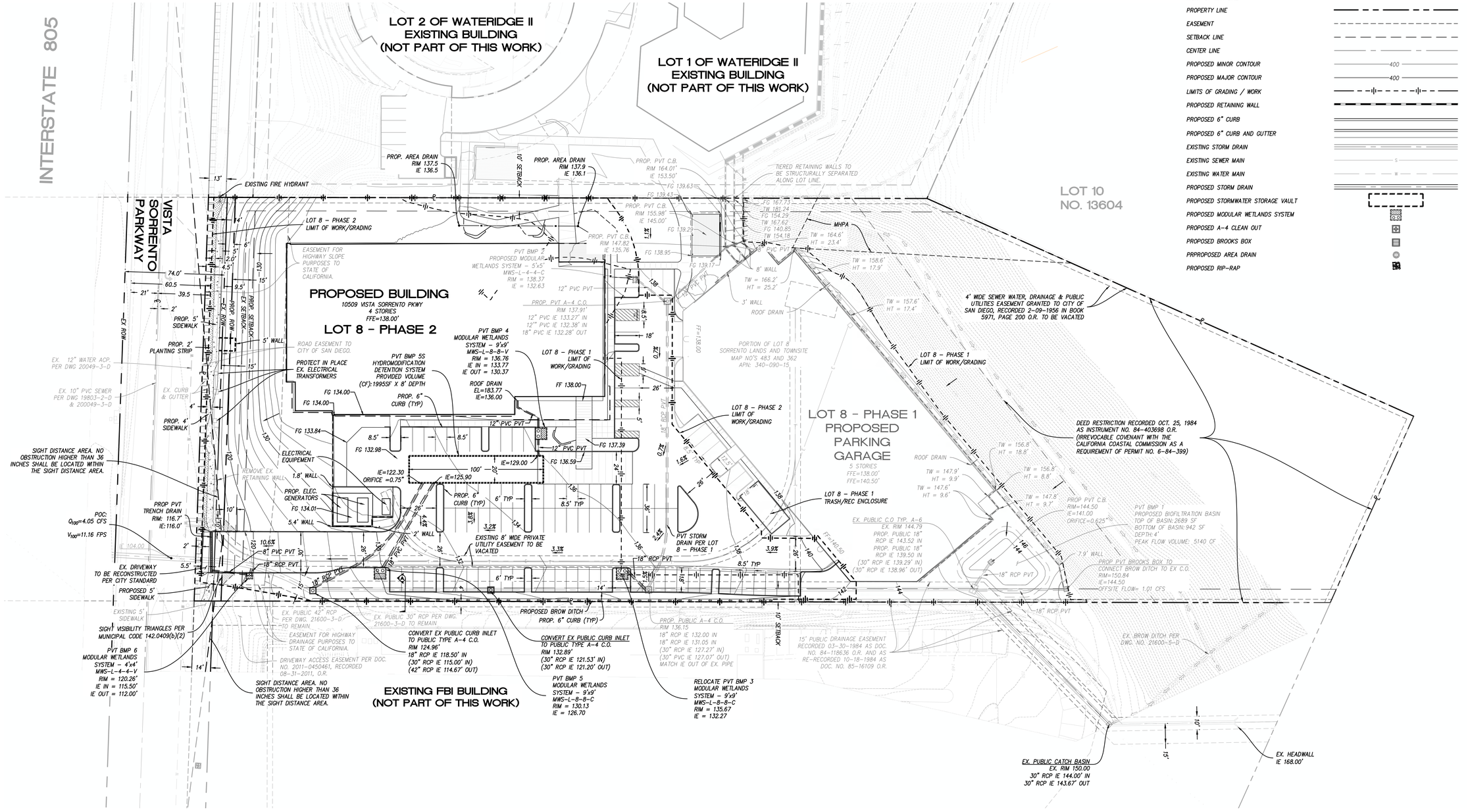
GRADING & DRAINAGE LOT 8 - PHASE 1

	DATE	REMARKS
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3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2023-10-04	CDP & NDP PERMIT RESUBMITTAL
5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL

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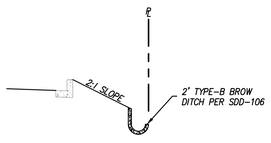


LEGEND

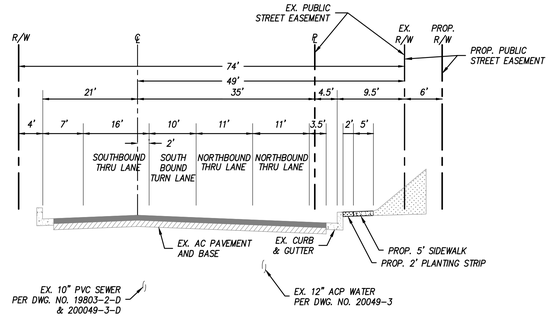
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT
- SETBACK LINE
- CENTER LINE
- PROPOSED MINOR CONTOUR 400
- PROPOSED MAJOR CONTOUR 400
- LIMITS OF GRADING / WORK
- PROPOSED RETAINING WALL
- PROPOSED 6" CURB
- PROPOSED 6" CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN S
- EXISTING WATER MAIN W
- PROPOSED STORM DRAIN
- PROPOSED STORMWATER STORAGE VAULT
- PROPOSED MODULAR WETLANDS SYSTEM
- PROPOSED A-4 CLEAN OUT
- PROPOSED BROOKS BOX
- PRPROPOSED AREA DRAIN
- PROPOSED RIP-RAP

CUT/FILL QUANTITIES - LOT 8 - PHASE 2	
CUT (CU. YD.)	3,852
FILL (CU. YD.)	4,319
UNDERCUT (CU. YD.)	3,287
NET (CU. YD.)	2,820 (CUT)
PAVEMENT UNDERCUT DEPTH (FT.)	2
MAXIMUM CUT DEPTH (FT.)	25
MAXIMUM FILL HEIGHT (FT.)	9

NOTES:
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SECTION A-A
NORTHBOUND DIRECTION
NOT TO SCALE



VISTA SORRENTO PARKWAY
NORTHBOUND DIRECTION
NOT TO SCALE

AREA TABLE			
	EXISTING CONDITION	PROPOSED CONDITION	DIFFERENCE
IMPERVIOUS AREA	116,818 SF (2.68 AC)-65%	117,185 SF (2.69 AC)-65%	367 SF
PERVIOUS AREA	64,004 SF (1.47 AC)-35%	63,637 SF (1.46 AC)-35%	-367 SF
TOTAL AREA W/ IN LIMITS OF DISTURBANCE	180,822 SF (4.15 AC)	180,822 SF (4.15 AC)	---
TOTAL EX. SITE AREA	236,920 SF (5.44 AC)		

PARKING COUNT TABLE - SURFACE STALLS					
TOTAL EV	EVCS	FUTURE EV	CLEAN AIR	ADA	TOTAL PARKING COUNT (COMBINED)
21	11	10	11	4	99

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SORRENTO SUMMIT SOUTH
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10509 VISTA SORRENTO PARKWAY
SAN DIEGO, CALIFORNIA 92121

GRADING & DRAINAGE LOT 8 - PHASE 2

	DATE	REMARKS
1	2022-05-27	CDP & NDP PERMIT SUBMITTAL
2	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
3	2023-04-12	CDP & NDP PERMIT RESUBMITTAL
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5	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
6		

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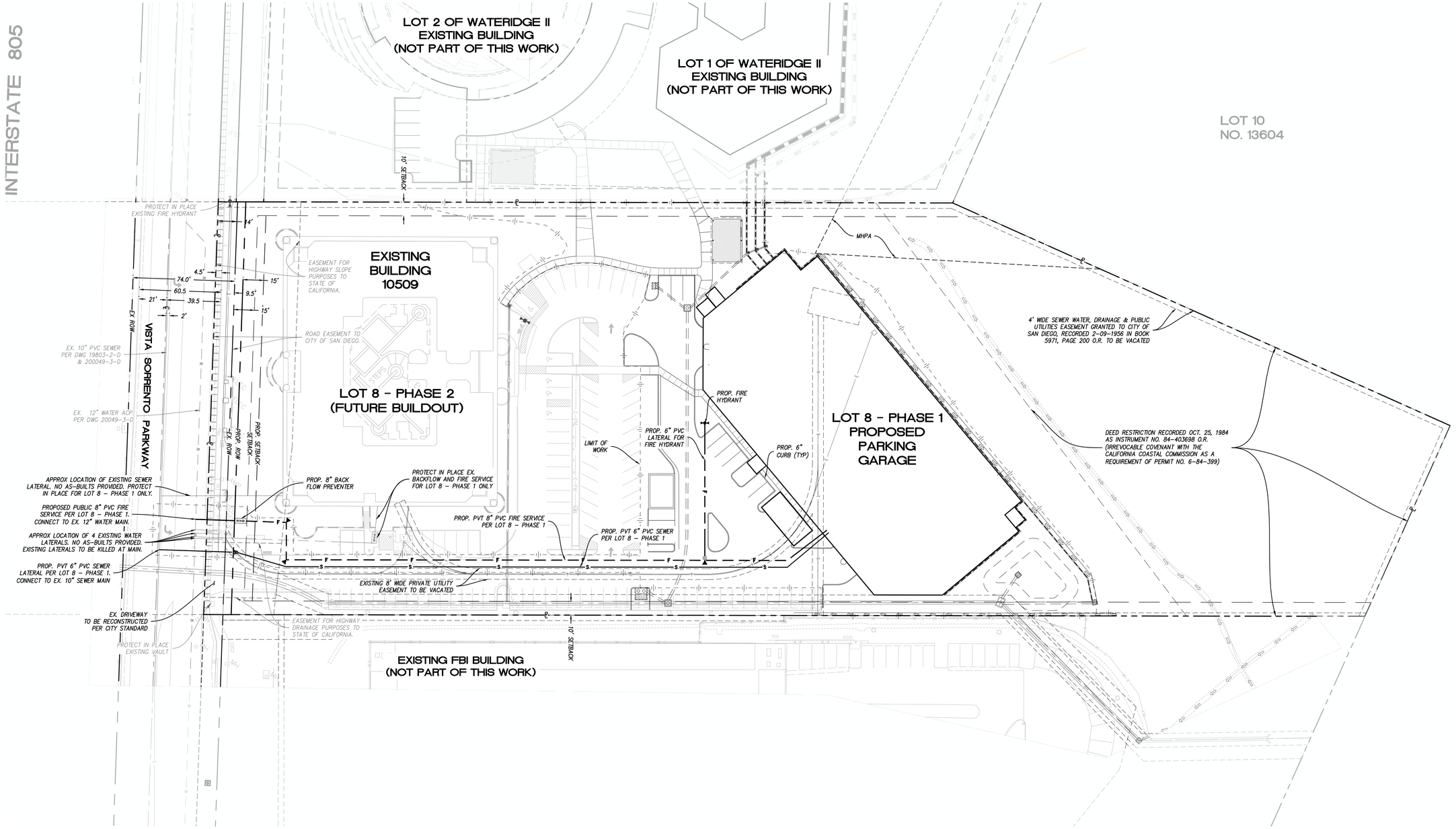
SHEET
C200B

0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

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ATTACHMENT 7



LEGEND

- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING WATER
- EXISTING FIRE
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- SETBACK LINE
- MHPA BOUNDARY
- PROPOSED FIRE HYDRANT ASSEMBLY PER SDW-104

UTILITY NOTES

1. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.
2. ALL DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.
3. THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN THE PUBLIC ROW (OR WITHIN AN ADEQUATELY SIZED WATER EASEMENT) IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR.
4. ANY EXISTING SEWER LATERAL TO BE REUSED MUST BE VIDEO'ED AND INSPECTED BY A CALIFORNIA LICENSED PLUMBER TO VERIFY (VIA A SIGNED STATEMENT ON COMPANY LETTERHEAD) ALL OF THE FOLLOWING: THE LATERAL HAS AN APPROPRIATE CLEANOUT, IS IN GOOD CONDITION, IS FREE OF ALL DEBRIS, IS PROPERLY CONNECTED TO A PUBLIC SEWER MAIN, AND IS SUITABLE FOR REUSE. IF THE LATERAL DOES NOT MEET THESE REQUIREMENTS, IT MUST BE CLEANED, REPAIRED IF NECESSARY, AND RE-INSPECTED OR ABANDONED, CAPPED AT THE PROPERTY LINE, AND REPLACED WITH A NEW PERMITTED LATERAL.



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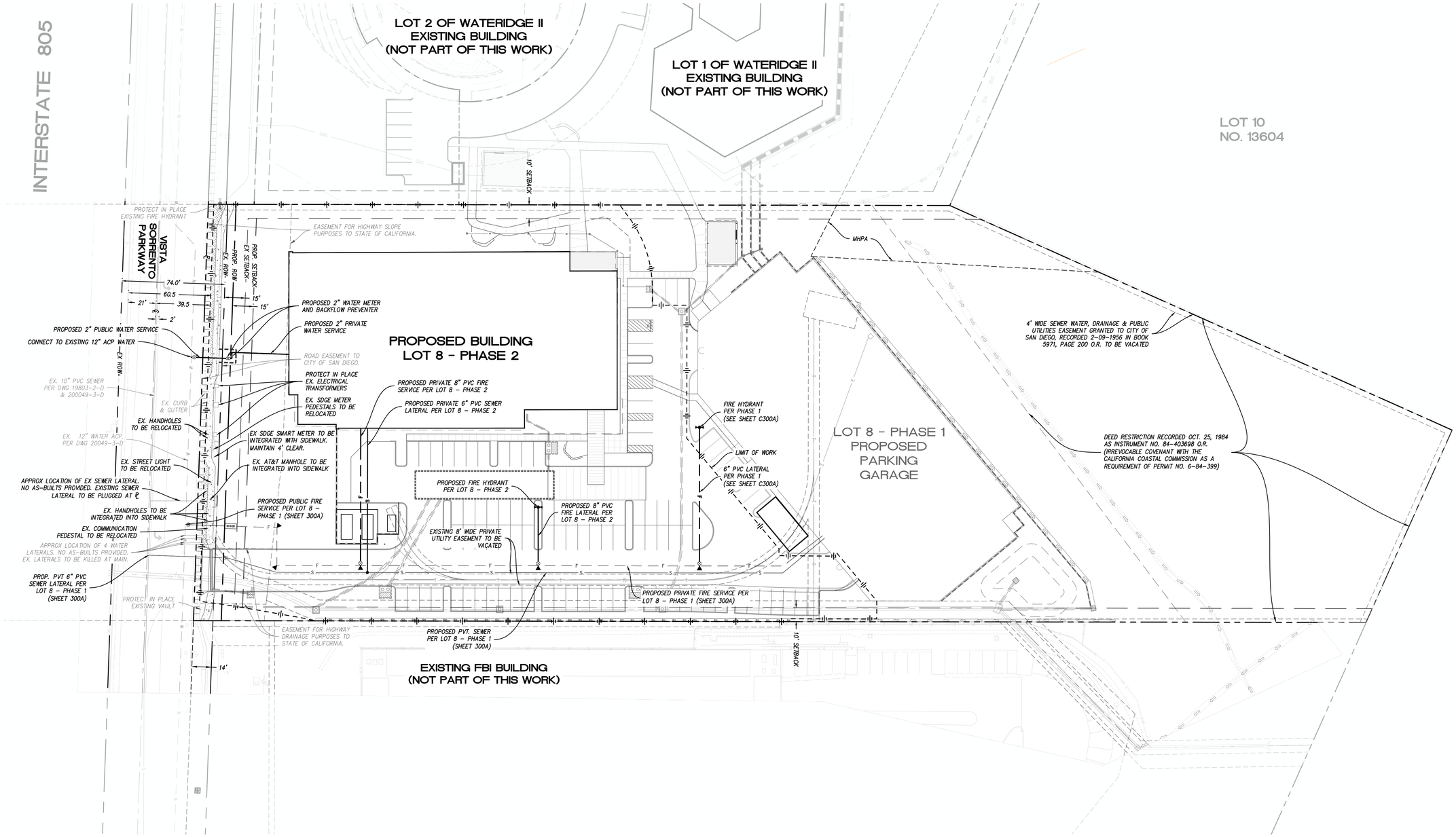
UTILITY PLAN LOT 8 - PHASE 1

	DATE	REMARKS
2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2023-04-03	CDP & NDP PERMIT RESUBMITTAL
5	2025-03-17	CDP & NDP PERMIT RESUBMITTAL
6	2025-08-12	CDP & NDP PERMIT RESUBMITTAL
7	2026-04-04	CDP & NDP PERMIT RESUB MITTAL

PA/PM:	P.M.
DRAWN BY.:	J.D.
JOB NO.:	SDG21-0069-00

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C300A

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LEGEND

- PROPOSED STORM SEWER PER LOT 8 – PHASE 1
- PROPOSED SEWER PER LOT 8 – PHASE 1 (S)
- PROPOSED WATER PER LOT 8 – PHASE 1 (W)
- PROPOSED FIRE PER LOT 8 – PHASE 1 (F)
- PROPOSED STORM DRAIN (LOT 8 – PHASE 2)
- PROPOSED SEWER (LOT 8 – PHASE 2) (S)
- PROPOSED WATER SERVICE (LOT 8 – PHASE 2) (W)
- PROPOSED FIRE SERVICE (LOT 8 – PHASE 2) (F)
- PROPOSED FIRE HYDRANT ASSEMBLY PER SDW-104
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- SETBACK LINE
- MHPA BOUNDARY

PROPOSED - WATER DEMAND

	ZONE DESIGNATION	SITE GROSS AREA (AC)	(1)UNIT WATER DEMAND (GALLONS/NET ACRE-DAY)	WATER DEMAND (GALLONS/DAY)
LOT 8	IL-3-1 (INDUSTRIAL LIGHT)	5.44	6,250	34,000

Note:
(1) Derived from Table 2-2 of the City of San Diego Water Facility Design Guidelines (2021)

PROPOSED - EQUIVALENT POPULATION CALCULATIONS FOR SEWER FLOW

LAND USE	BUILDING TYPE	MAX DENSITY (DU/Net Ac)	NET AC.	(1)POPULATION PER D.U.	(3)D.U.'S	POPULATION	(1)GAL/DAY	DESIGN FLOW GAL/DAY	(2)PEAKING FACTOR	PEAK DRY FLOW (GPD)
Industrial	Business / Research & Development	17.9	0.258	3.5	5	16.2	80	1,293	4.33	5,602.81

Note:
(1) Per City of San Diego Sewer Design Guide
(2) Peaking Factor based per City of San Diego Sewer Design Guide Figure 1-1 and peaking factor equation : $6.2945 \times (pop.)^{(-0.1342)}$, with max peaking factor of 4 used.
(3) DU's for commercial calculated per Table 1-1 of the Sewer Design Guidelines: 12.5 DU/Net Ac x Net Ac

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BUILDING	CONSTRUCTION TYPE	OCCUPANCY	AREA (SF)	REQUIRED FIRE FLOW PER CFC APPENDIX B *	FLOW AVAILABLE ***	MINIMUM NUMBER OF HYDRANTS PER CFC APPENDIX C	HYDRANTS PROVIDED	AVERAGE SPACING BETWEEN HYDRANTS PER CFC APPENDIX C	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT PER CFC APPENDIX C
PROPOSED PARKING GARAGE	TYPE II-A	S-2	31,705	625 GPM, DURATION 2 HOURS	1,712 GPM	1	2	750 FT	375 FT
PROPOSED BUILDING	TYPE II-A	(B) & (R&D)	112,400	1188 GPM, DURATION 4 HOURS	1,712 GPM	1	2	750 FT	375 FT
EXISTING BUILDING	TYPE II-A	(B) & (R&D)	84,000	1063 GPM, DURATION 4 HOURS	1,712 GPM	1	2	750 FT	375 FT

NOTE: ALL BUILDING ANALYZED HEREON ARE FULLY SPRINKLERED PER CFC SECTION B903.3.1.3.

* UTILIZING REDUCTION IN TABLE B105.2, MINIMUM FIRE FLOW CAN BE REDUCED TO 25% OF THE VALUE IN TABLE B105.1(2) BECAUSE BUILDING IS EQUIPPED WITH SPRINKLER SYSTEM.
MINIMUM FIRE FLOW PER TABLE B105.1(2) = 2,500 GPM
25% OF 2,500 GPM = 625 GPM

**PER FOOTNOTE 'f' IN TABLE C102.1, HYDRANT SPACING CAN BE INCREASED BY 50% BECAUSE BUILDING IS EQUIPPED WITH SPRINKLER SYSTEM.
AVERAGE SPACING : 500 FT + 50% OF 500 = 750 FT (AVERAGE).

**PER FOOTNOTES 'd' & 'f' IN TABLE C102.1, MAX DISTANCE TO A HYDRANT MUST BE REDUCED BY 50 FEET FOR DEAD END ROADS AND CAN BE INCREASED BY 50% BECAUSE BUILDING IS EQUIPPED WITH SPRINKLER SYSTEM.
MAXIMUM DISTANCE: MAXIMUM DISTANCE (ALL OTHERS): 250 FT + 50% OF 250 = 375 FT (MAX)

***1,712 GPM FIRE FLOW CONFIRMED VIA FIRE FLOW TEST PROVIDED FOR HYDRANT ON VISTA SORRENTO PARKWAY

0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

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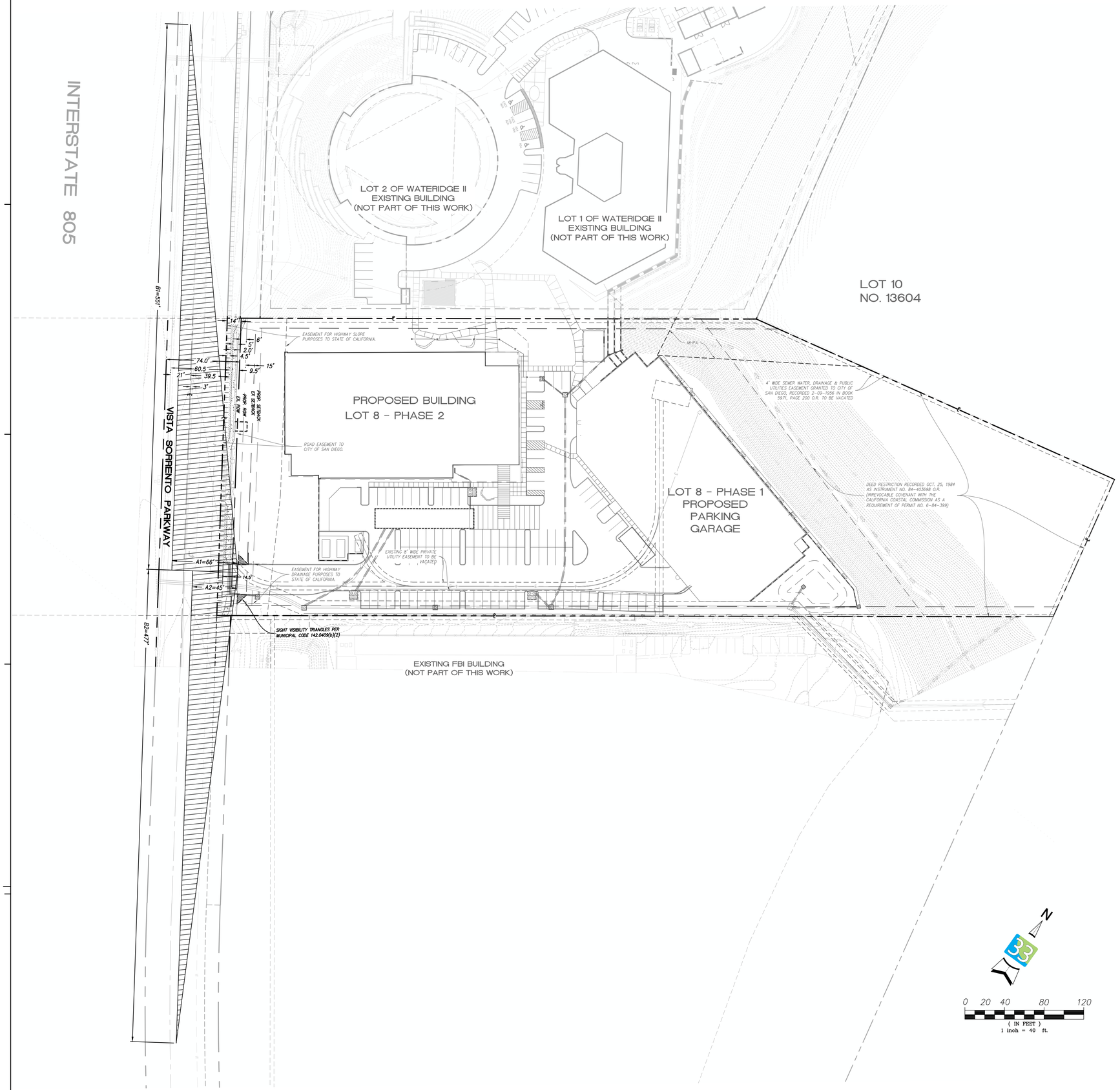
UTILITY PLAN LOT 8 - PHASE 2

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2	2022-05-27	CDP & NDP PERMIT SUBMITTAL
3	2022-12-12	CDP & NDP PERMIT RESUBMITTAL
4	2024-03-04	CDP & NDP PERMIT RESUBMITTAL
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PA/PM:	P.M.
DRAWN BY.:	J.D.
JOB NO.:	SDG21-0069-00

SHEET
C300B

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AASTO 9.5.3.2
2A. CASE B1 – LEFT TURN FROM MINOR ROAD

AASTO 9.5.3.2
2A. CASE B1 – LEFT TURN FROM MINOR ROAD

ASSUMPTIONS:
APPROACH GRADES: <3%
PASSENGER CAR
DECISION POINT IS BASED ON THE FACE OF CURB DRIVEWAY OPENING
CENTRE STREET MINOR DESIGN SPEED: 50 MPH

CALCULATION:
*ISD=1.47*V(MAJOR)*t(g)*
t(g)=7.5s

2A. CASE B1 – LEFT TURN REQUIREMENT (MEASURED FROM CENTRE/MINOR STREET): B=551', a1=66'

AASTO 9.5.3.2
2B. CASE B2 – RIGHT TURN FROM MINOR ROAD

APPROACH GRADES: <3%
PASSENGER CAR
DECISION POINT IS BASED ON THE FACE OF CURB DRIVEWAY OPENING
CENTRE STREET MINOR DESIGN SPEED: 50 MPH

CALCULATION:
*ISD=1.47*V(MAJOR)*t(g)*
t(g)=6.5s

2A. CASE B2 – RIGHT TURN REQUIREMENT (MEASURED FROM CENTRE/MINOR STREET): B=477', a2=45'

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ATTACHMENT 7

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SIGHT DISTANCE ANALYSIS

	DATE	REMARKS
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PA/PM:	P.M.
DRAWN BY.:	J.D.
JOB NO.:	SDG21-0069-00

SHEET
C400

Community Planning Committee Distribution Form

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

Project Name:	Project Number:
10509 Vista Sorrento Pkwy	PRJ-1062368

Community: Mira Mesa

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: April 17, 2023

# of Members Yes	# of Members No	# of Members Abstain
11	1	1

Conditions or Recommendations:
Approved based on representation that the project is consistent with the Mira Mesa Community Plan.

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

NAME: Jeffry L Stevens

TITLE: Acting Secretary, Mira Mesa Community Planning

DATE: April 19, 2023

Attach additional pages if necessary (maximum 3 attachments).

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ATTACHMENT 9

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: 10509 Vista Sorrento **Project No. *For City Use Only*:** _____

Project Address: 10509 Vista Sorrento Parkway
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: LS Vista Sorrento II, LLC ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 1920 Main St

City: Irvine State: CA Zip: 92614

Phone No.: (858) 847-9936 Fax No.: _____ Email: mdorris@healthpeak.com

Signature: DocuSigned by: Michael Dorris 9D8D77ABFDF940E... Date: 6/2/2022

Additional pages Attached: ❑ Yes ☒ No

Applicant

Name of Individual: David Mann ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 3911 Sorrento Valley Blvd, Suite 120

City: San Diego State: CA Zip: 92121

Phone No.: (858) 500-4614 Fax No.: _____ Email: dmann@waremalcomb.com

Signature: _____ Date: 6/2/2022

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

DocuSign Envelope ID: 0CAA987D-B7A3-4687-B0DC-F33A63719E09

CERTIFICATE OF INCUMBENCY

LS VISTA SORRENTO II, LLC,
a Delaware limited liability company

July 11, 2022

The undersigned, being the Vice President of LS Vista Sorrento II, LLC, (the "Company"), hereby certifies that as of the date hereof, the individual listed below is a duly elected, qualified and appointed officer of the Company as set forth under the "Title" column opposite the name of such officer, and that such officer has the authority to execute and deliver documents on behalf of the Company.

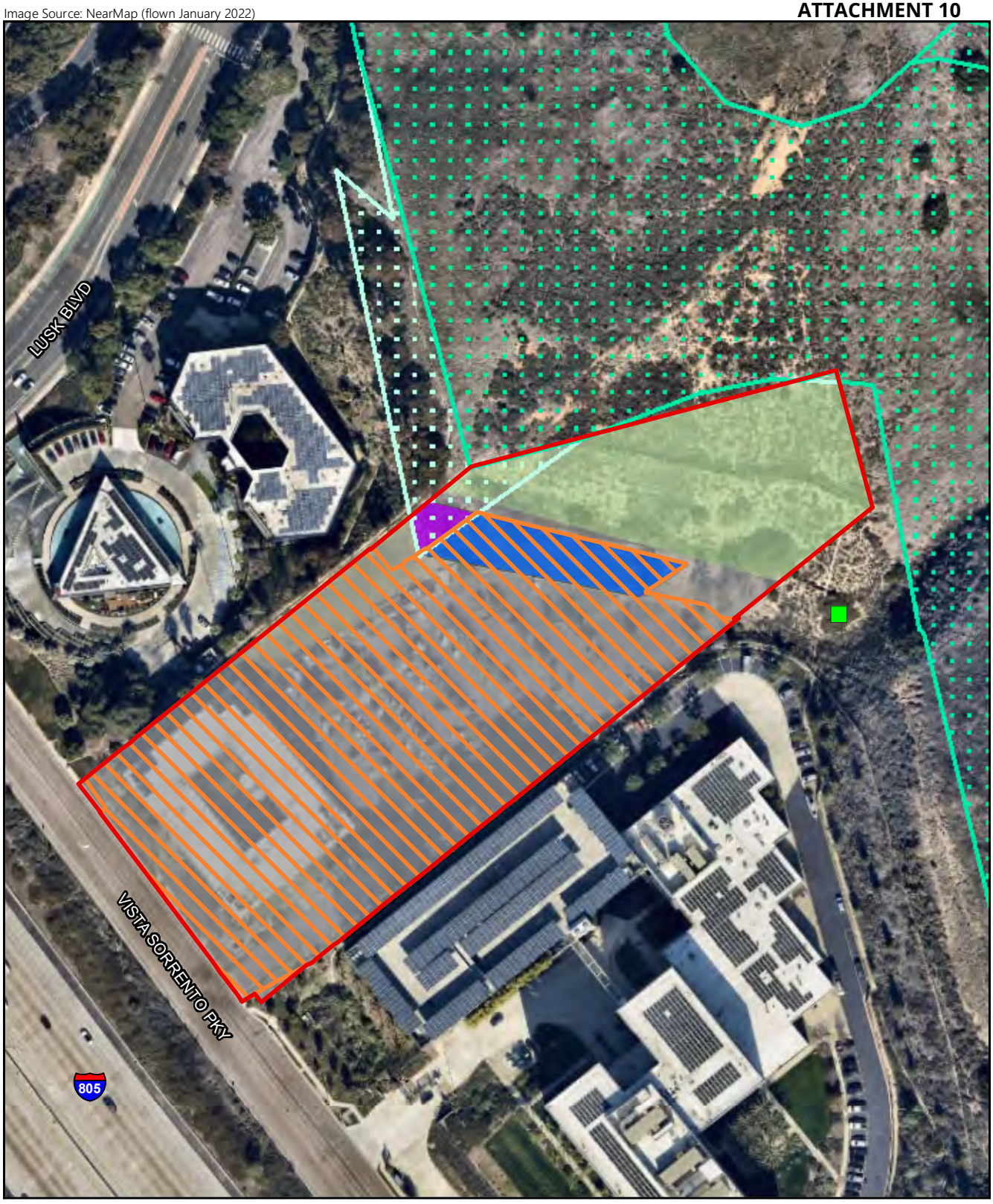
NAME	**TITLE**
Michael S. Dorris	Senior Vice President

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Incumbency as of the date first set forth above.

DocuSigned by:
By: Heidi Taliaferro
1B83C18A5FF412...
Name: Heidi E. Taliaferro
Title: Vice President

Image Source: NearMap (flown January 2022)

ATTACHMENT 10



Project Boundary
Project Impacts
BMZ 1
BMZ 2
Coastal California Gnatcatcher

City of San Diego MHPA
100% Conservation
75% Conservation

Vegetation Community
Diegan Coastal Sage Scrub
Urban/Developed

0 Feet 150

RECON

M:\JOBS6\10084\common_gis\MXD\fig8_veg.mxd 8/22/2024 fmm

FIGURE 8

Existing Biological Resources and Project Impacts

THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: April 14, 2026

TO: Environmental/Project File
Development Services Department

FROM: Marlene Watanabe, Associate Planner, Development Services Department

SUBJECT: 10509 Vista Sorrento (Project No. PRJ-1062368)
California Environmental Quality Act – Section 15162 Evaluation

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The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed 10509 Vista Sorrento project (project). See 14 C.C.R. §15162.

This evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed 10509 Vista Sorrento project. As outlined in the evaluation, DSD has determined that the proposed Project is consistent with the original Mira Mesa Community Plan Update Program Environmental Impact Report / SCH No. 2022090061 (PEIR) certified by the San Diego City Council on December 14, 2022, per Resolution No. R-314479.; and would not result in new impacts.

BACKGROUND

The project site has been analyzed within the Mira Mesa Community Plan PEIR State Clearinghouse Number (SCH No.) 2022090061. The PEIR prepared for the MMCP was certified by the San Diego City Council on December 14, 2022, per Resolution No. R-314479. The PEIR analyzed a comprehensive update of the MMCP, which incorporates relevant policies from the City of San Diego General Plan and provides a long-range, comprehensive policy framework and vision for growth and development in the Mira Mesa community. The MMCP provides community-specific policies that further implement the General Plan with respect to the distribution and arrangement of land uses and the local street and transit network; implementation of urban design guidelines; recommendations preserving and enhancing natural open space and historical and cultural resources; and prioritization and provision of public facilities within the Mira Mesa community. The PEIR conducted a program-level analysis that would require the implementation of the associated Mitigation Framework. The Mitigation Framework contains Mitigation Measures for air quality (air

quality plans, Regional Air Quality Strategy [RAQS]), historical resources, and noise (construction and vibration).

PROJECT DESCRIPTION

The project proposes a Coastal Development Permit (CDP), Neighborhood Development Permit (NDP), a Site Development Permit (SDP), and Utility Easement Vacation for the demolition of an existing 4-story, 84,000 square-foot (sf) office building, trash and mechanical enclosures, and the construction of a new 4-story, 112,400 sf Commercial Office Building for Research and Development (R&D) uses and a new 6-story 189,795 sf parking garage, associated hardscape and landscape improvements, and other associated improvements (replacement of the central plant, new generator, and new trash enclosure) at 10509 Vista Sorrento Parkway.

The 5.58-acre site is located southeast of the intersection of Lusk Boulevard and Vista Sorrento Parkway and is surrounded by office and research and development uses to the north and south, a roadway to the west, and open space to the east. The site has an existing office structure, parking lot, and associated improvements and contains a portion of the Multiple Habitat Planning Area (MHPA) on the northeastern portion of the site. The site is zoned IL-3-1 in the MHPA for the City's Multi-Species Conservation Plan (MSCP) area, Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar), Airport Influence Area (Review Area 1 – MCAS Miramar), Federal Aviation Administration (FAA) Part 77 (MCAS Miramar – 615' and above), Coastal (Non-Appealable) Overlay Zone (N-APP-1), Parking Impact Overlay Zone (Coastal), and the Transit Priority Area and is designated for Technology Park land uses within the Mira Mesa Community Plan area.

Per Sections 126.0707 and 132.0402 of the San Diego Municipal Code (SDMC), the project is in the Coastal (Non-Appealable) Overlay Zone and will thus requires a Coastal Development Permit (CDP). Per Table 132-15B in Section 132.1502(c) of the SDMC, the project requires a Neighborhood Development Permit (NDP) for development where alternative compliance is requested to demonstrate safety compatibility within the Airport Land Use Plan Safety Zone. The project requires a Site Development Permit (SDP) for development on a premise that contains Environmentally Sensitive Lands (ESL) in accordance with SDMC Section 126.0502(a)(3). Additionally, a Public Service Easement Vacation is required for the proposed vacation of sewer, water, drainage, and public utilities easements on the site.

The project's landscaping has been reviewed by City staff and would comply with all applicable City of San Diego Landscape ordinances and standards. The project would replace ornamental landscaping within the existing developed footprint of the site. Additionally, the project would include Brush Management Zone 1 and Zone 2 areas consistent with the City's Brush Management Regulations.

The proposed onsite drainage system, consisting of a detention basin and vault system and storm drain connections, would be engineered to adequately manage site stormwater. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff. The project would implement best management practices to meet the City's Stormwater Standards. Project grading

would require 9,323 cubic yards (cyds) of cut to a depth of 37 ft and 459 cyds of fill to a maximum depth of 14 ft.

CEQA 15162 CONSISTENCY EVALUATION

DSD reviewed the proposed Project and conducted a 15162 consistency evaluation with the previously certified PEIR. The following evaluation substantiates the conclusion that supports a determination that no subsequent document is required.

Air Quality

PEIR

Air Quality impacts are evaluated in Section 5.1 of the PEIR.

Air Quality Plan Conflict
The PEIR determined that because the proposed MMCP would result in greater density than the adopted MMCP, future emissions associated with the build out of the MMCP area would be greater than future emissions associated with build out of the adopted land uses. Therefore, emissions of ozone precursors (volatile organic compounds and nitrous oxide) would be greater than what is accounted for in the RAQS. The MMCP must implement PEIR Mitigation Measure AQ-1, which requires the City to provide the San Diego Association of Governments (SANDAG) with a revised land use map and housing employment forecast for the MMCP area in order to update the RAQS and State Implementation Plan (SIP). However, even with this Mitigation Framework, the PEIR identified the project and cumulative impacts as significant and unavoidable.

Air Quality Violation
The PEIR identified that at the program level, the MMCP would exceed air quality standards during both construction and operation, as determined in the California Emissions Estimator Model (CalEEMod). The MMCP must implement PEIR Mitigation Measures AQ-2 and AQ-3. PEIR Mitigation Measure AQ-2 requires future projects in the MMCP area to analyze construction-related air quality impacts and incorporate mitigation if results are found to be potentially significant. PEIR Mitigation Measure AQ-3 requires best available control measures/technology be incorporated into individual construction projects that exceed the daily emissions thresholds established by the City. Even with this Mitigation Framework, the PEIR identifies the project and cumulative impacts as significant and unavoidable.

Sensitive Receptors
The PEIR identified that peak hour traffic volumes at all intersections would remain below the screening threshold for carbon monoxide (CO) hotspots under the proposed MMCP. Additionally, future projects in the MMCP area would consider air quality and air pollution sources in the siting, design, and construction of sensitive receptors. Implementation of the proposed MMCP would not result in a localized CO hotspot and would not expose sensitive receptors to elevated levels of toxic air contaminants during construction or operation. The PEIR identifies project and cumulative impacts as less than significant, and no mitigation is required.

Odors
The PEIR identified that potential construction-generated odors would be localized, temporary, intermittent, and not expected to affect a substantial number of people. The proposed MMCP would not introduce land uses that would generate substantial odor during operations. Therefore, the PEIR identified project and cumulative impacts associated with odors as less than significant, and no mitigation is required.

Project

Air Quality Plan Conflict
The project would be consistent with the designated MMCP land uses and zoning. As such, project emissions would not exceed the RAQS and would not violate an air quality standard. Impacts would be less than significant.

Air Quality Violation
Construction would be short-term and impacts to neighboring uses would be minimal and temporary. Construction of the project would be subject to standard measures required by a City of San Diego grading permit to reduce potential air quality impacts to less than significant. These measures include, but are not limited to, compliance with SDMC 142.0710, which prohibits airborne contaminants from emanating beyond the boundaries of the premises upon which the use emitting the contaminants is located. Therefore, impacts associated with fugitive dust are considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. The project would be consistent with the designated MMCP land uses and zoning and is not anticipated to exceed daily construction emissions thresholds or to have a significant impact on air quality.

During operation, the R&D and parking use are not anticipated to result in significant emissions. The project is compatible with the surrounding development and is consistent with the community plan and zoning designations for the site. Based on the VMT assessment, the project is anticipated to generate 617 more ADT than the existing land use and does not meet the City's CEQA Significance Determination Thresholds to require preparation of an Air Quality Study. Therefore, the project is not expected to violate any air quality standard or contribute substantially to or violate an air quality standard. As a result, PEIR Mitigation Measure AQ-2 and AQ-3 would not apply. Impacts would be less than significant.

Sensitive Receptors
Project construction would involve heavy-duty diesel equipment, but any resultant pollutant emissions would be short-lived and below the significance level threshold. The project involves R&D uses that would not cause traffic volumes of a high enough quantity to create delays that could lead to CO hotspots. Therefore, the project is not anticipated to cause sensitive receptors to be exposed to substantial pollutant concentration. The project would be consistent with the designated MMCP land uses and zoning. Impacts would be less than significant.

Odors

Due to the type of project (R&D) and project location, the project is not anticipated to create objectionable odors for a substantial number of people. Land uses associated with odor complaints typically include sewage treatment plants, landfills, recycling facilities, and manufacturing. The project does not involve any of these uses, and none of these uses are present in the project vicinity. The site is zoned for light industrial uses (IL-3-1), which does not allow these types of uses typically associated with odor complaints and does not involve a rezone. Additionally, the project would comply with SDMC/Land Development Code (LDC), as well as the San Diego Air Pollution Control District (SDAPCD) requirements. The project would be consistent with the designated MMCP land uses and zoning. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR air quality analysis. The project would not create any new significant air quality impact, nor would it substantially increase the severity of air quality impacts from that described in the PEIR.

Biological Resources

PEIR

Biological Resources impacts are evaluated in Section 5.2 of the PEIR.

Sensitive Species

The PEIR identified that the implementation of the proposed MMCP has the potential to impact sensitive plant and wildlife species either directly through the loss of habitat (including critical habitat) and/or direct take, or indirectly by placing development in or adjacent to sensitive habitat. Potential impacts on federal- or state-listed species, Multiple Species Conservation Program (MSCP) Covered Species, Narrow Endemic Species, plant species with a California Native Plant Society Rare Plant Rank of 1 or 2, and wildlife species included on the California Department of Fish and Wildlife (CDFW)'s Special Animals List would be significant. Potential impacts on sensitive species and/or designated critical habitat of listed species would be mitigated in accordance with City's Environmentally Sensitive Lands (ESL) Regulations, Biology Guidelines, and the provisions of the MSCP Subarea Plan (SAP) and Vernal Pool Habitat Conservation Plan (VPHCP). Potential impacts on birds covered by the Migratory Bird Treaty Act (MBTA) would be avoided by adherence to the requirements of this law. Further, sensitive species in the MMCP area are concentrated in the MHPA, which is comprised of topography such as canyons, creeks, and steep hillsides. The proposed MMCP designates these areas as Open Space to be preserved from intensive development consistent with the City's MSCP SAP. Through the implementation of the existing regulatory framework, the PEIR identified project and cumulative impacts on sensitive species as less than significant with no mitigation required.

Sensitive Habitats

The PEIR identified that future projects implemented in accordance with the proposed MMCP could potentially have an impact on sensitive upland (Tier I, Tier 11, Tier IIIA, and Tier IIIB) and wetland habitat that is present within the MMCP area. Future development under the MMCP would undergo

environmental review, including compliance with the City's ESL Regulations prior to disturbance of those lands. Further, sensitive habitat in the MMCP area is concentrated in the MHPA, which is comprised of topography such as canyons, creeks, and steep hillsides. The proposed MMCP designates these areas as Open Space to be preserved from intensive development consistent with the City's MSCP SAP. Through compliance with the established development standards contained in the City's ESL Regulations, Biology Guidelines, VPHCP, MSCP SAP, and MHPA Land Use Adjacency Guidelines, the PEIR identifies project and cumulative impacts on sensitive vegetation communities as less than significant with no mitigation required.

Wetlands

The PEIR identified that future projects implemented in accordance with the proposed MMCP could potentially have an impact on wetlands or other jurisdictional areas that are present within the MMCP area. If impacts on wetlands occur, they would be regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (CWA), the Regional Water Quality Control Board in accordance with Section 401 of the CWA, the CDFW under Section 1600 of the California Fish and Game Code, and the City in accordance with the City's Biology Guidelines, ESL Regulations, VPHCP, and MSCP SAP. Further, wetlands in the MMCP area are concentrated in the MHPA, including canyons, and creeks. The proposed MMCP designates these areas as Open Space to be preserved such that development is sited on the least sensitive area consistent with the City's MSCP SAP. Per the City's ESL Regulations and Biology Guidelines, impacts on wetlands should be avoided, and a wetland buffer is required around all wetlands as appropriate to protect the functions and values of the wetland (City of San Diego 2018). Through the implementation of the existing regulatory framework, the PEIR identifies project and cumulative impacts on wetlands as less than significant with no mitigation required.

Wildlife Movement

The PEIR identified that regional and local wildlife corridors that exist within the MMCP area are surrounded by existing development and are within the Open Space land use designation, which would not be changed by the proposed MMCP. Future development within the MMCP area would undergo an environmental review to determine potential impacts on wildlife corridors, and impacts would be mitigated in accordance with the City's ESL Regulations, Biology Guidelines, and MSCP SAP. Therefore, the proposed MMCP would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP SAP, or impede the use of native wildlife nursery sites. The PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

Habitat Conservation Plan Consistency

The PEIR identified that future development in accordance with the proposed MMCP would be subject to compliance with applicable current and future local, state, and federal policies, guidelines, directives, and regulations, including but not limited to, the state and federal Endangered Species Act, the San Diego County MSCP, the City's ESL Regulations, Biology Guidelines, and the City's MSCP SAP and VPHCP. In addition, the proposed MMCP includes policies aimed at resource protection and preservation of the MHPA. Future development within the MMCP area would be evaluated for compliance with these requirements, and necessary avoidance and mitigation measures would be

determined at the project level. Adherence to the above policies, guidelines, directives, and regulations would avoid future significant impacts. Therefore, the proposed MMCP would not result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP SAP area or in the surrounding region. As a result, the PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

Project

To assess the project's potential biological resource impacts, a Biological Resources Letter Report was prepared by Recon (July 2025).

Sensitive Species (Direct Impacts)

The project site is comprised of an existing office building, a parking lot, and associated site improvements, with manufactured and natural slopes containing areas of ornamental and native vegetation. The project contains 0.14 acres of MHPA on the northeast portion of the site, which is outside of the proposed impact area.

No sensitive plant species were observed within the project area at the time of the survey; therefore, no direct impacts to sensitive plant species are anticipated to result from the project. Potential direct impacts to sensitive wildlife species are discussed below.

Coastal California gnatcatcher – Coastal California gnatcatcher has high potential to occur within coastal sage scrub offsite but is not expected to occur within the urban/developed land that would be impacted. Therefore, no direct impacts to coastal California gnatcatcher would occur.

Southern California rufous-crowned sparrow – Southern California rufous-crowned sparrow has high potential to occur within coastal sage scrub offsite but is not expected to occur within the urban/developed land that would be impacted. Therefore, no direct impacts to southern California rufous-crowned sparrow would occur.

Cooper's hawk –Cooper's hawk has potential to occur within the disturbed habitat in the eastern portion of the project area. Establishment of the 300-foot impact avoidance area around active nests as identified within the MSCP area specific management directives would be required as a project condition of approval. Therefore, no direct impacts to Cooper's hawk are anticipated.

Crotch's bumble bee –Crotch's bumble bee has moderate potential to occur within coastal sage scrub offsite but is not expected to occur within the urban/developed land that would be impacted. Impacts would occur to the existing developed building, driveway, and paved parking lot which contains limited vegetation comprised of ornamental landscaping that is actively maintained around the building and within the parking lot medians. Therefore, no direct impacts to Crotch's bumble bee would occur.

Sensitive Species (Indirect Impacts)

The project boundary contains 0.14 acre of MHPA on-site and is located adjacent to a larger expanse of MHPA and thus will be required to comply with MHPA Land Use Adjacency Guidelines as a condition of project approval in order to avoid potential indirect impacts to MHPA lands and adjacent sensitive habitats and species. Compliance with Land Use Adjacency Guidelines would ensure drainage and lighting is directed away from the MHPA and entry is prevented into the MHPA. Furthermore, compliance would ensure no invasive plant species would be introduced adjacent to the MHPA and the project's landscaping plans do not include any invasive species on the California Invasive Plant Council Invasive Plant Inventory Database or Table 3 of the City's Landscape Standards (City of San Diego 2016). Due to the potential presence of suitable coastal California gnatcatcher habitat adjacent to the proposed area of disturbance, noise during construction could have an adverse effect on the breeding activities of this species inside the MHPA. Land Use Adjacency Guidelines for noise would be required as a project condition of approval. With implementation of the Land Use Adjacency Guidelines, adverse indirect impacts to the adjacent MHPA and to occupied coastal California gnatcatcher habitat would be avoided. Establishment of the 300-foot impact avoidance area around active Cooper's hawk nests would ensure that impacts to Cooper's hawk are also avoided.

Sensitive Habitats

The proposed project would result in a total of 3.69 acres of direct impacts to urban/developed land. All impacts would occur outside of the MHPA. Impacts to urban/developed and disturbed land are not considered significant as they are not considered sensitive by the City's Biology Guidelines and do not require mitigation (City of San Diego 2018). The remaining 1.2 acres of Diegan coastal sage scrub within the project boundary is conserved within a deed restriction which precludes future development of the undeveloped portion of the parcel.

Wetlands

No potential jurisdictional resources, including waters or wetlands, were observed within the project boundary. As such, no impacts to wetlands would occur.

Wildlife Movement

The proposed project would occur within an existing developed area outside of any wildlife movement corridor. A portion of the project boundary is located within the MHPA, which may provide opportunities for wildlife movement associated with Lopez Canyon. However, the project impact footprint is separated from the MHPA by steep manufactured slopes and would not cause permanent impacts to native vegetation communities contributing to the corridor. The project has also been designed to comply with the MSCP General Planning Policies and Design Guidelines, Land Use Adjacency Guidelines, and General Management Directive, which ensure no indirect impacts to the MHPA would result from the proposed project. As a result, the project would not cause any loss of functionality of the wildlife corridor, so impacts to corridors would be less than significant and no mitigation would be required.

Habitat Conservation Plan Consistency

Development adjacent to the MHPA must ensure that indirect impacts to the MHPA are minimized. The City's MSCP Subarea Plan outlines the requirements for Land Use Adjacency Guidelines (LUAGs)

to address indirect effects related to drainage, toxics, lighting, noise, barriers, invasive plant species, brush management, and grading/land development. Because the project would include development adjacent to MHPA, the LUAGs would be included as a condition of project approval with coastal California gnatcatcher conditions as described above. As such, the project would be consistent with the MSCP and no impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR biological resources analysis. The project would not create any new significant biology impact, nor would it substantially increase the severity of biology impacts from that described in the PEIR.

Geology/Soils

PEIR

Geology and Soils impacts are evaluated in Section 5.3 of the PEIR.

Seismic Ground Shaking
The PEIR identified that future development activities within the MMCP area would be required to comply with applicable regulatory/industry standard and codes, including the California Building Code (CBC) and SDMC, to reduce potential seismic hazards to an acceptable level of risk. Thus, while the MMCP area would be subject to seismic events, potential hazards associated with ground shaking and seismically induced hazards such as ground failure, liquefaction, landslides, and dam failure would be reduced through implementation of site-specific geotechnical requirements and site design associated with future development within the MMCP area. Additionally, the proposed MMCP would not result in any changes to the Miramar Reservoir dam or otherwise increase the potential for dam failure to occur within the MMCP area. Therefore, the PEIR identifies project and cumulative impacts related to seismic hazards as less than significant, with no mitigation required.

Soil Erosion
The PEIR identified that future development projects implemented within the MMCP area would be required to comply with applicable regulatory/industry standards and codes, including the SDMC (grading requirements), the City's Stormwater Program, and National Pollutant Discharge Elimination System (NPDES} requirements to reduce potential impacts related to erosion and sedimentation hazards to an acceptable level of risk. Therefore, the PEIR identified project and cumulative impacts as less than significant with no mitigation required.

Unstable Geology
The PEIR identified that future development projects implemented within the MMCP area would be required to comply with applicable regulatory/industry standards and codes, including the SDMC and CBC, to reduce potential impacts related to geologic instability to an acceptable level of risk. Potential hazards associated with instability would be addressed by the site-specific recommendations contained within geotechnical investigations as required by the SDMC. Therefore,

the PEIR identified project and cumulative impacts as less than significant with no mitigation required.

Project

A Preliminary Geotechnical Investigation was completed by GEOCON Incorporated (March, 2024) and Addendum (August, 2024) to assess the project's potential impacts on geological resources.

Seismic Ground Shaking

According to the Geotechnical Investigation, the site is not underlain by active, potentially active, or inactive faults. Due to the lack of a permanent, near-surface groundwater table and the very dense nature of the underlying fill and formational materials, liquefaction potential for the site is considered very low. Additionally, based on regional mapping and site-specific analysis, the potential for seismically induced landslides or slope instability is not considered a significant concern for the project. The project would also be required to comply with the California Building Code (CBC) and San Diego Municipal Code (SDMC) to reduce any potential seismic hazards. Impacts would be less than significant.

Soil Erosion

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 BMPs. Grading activities would be required to comply with the City's Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent storm water BMPs would also be required post-construction consistent with the City's regulations. Impacts would be less than significant.

Unstable Geology

Based on regional mapping and site-specific analysis evaluated in the Geotechnical Investigation, the potential for landslides, slope instability, and liquefaction are not considered a significant concern for the project. The project would not extract underground materials, so impacts related to subsidence would be less than significant. Finally, the project would be required to comply with seismic requirements of the CBC and use proper engineering design and standard construction practices, which are verified at the building permit stage. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR geology analysis. The project would not create any new significant geology impact, nor would it substantially increase the severity of geology impacts from that described in the PEIR.

Greenhouse Gas Emissions

PEIR

Greenhouse Gas Emissions impacts are evaluated in Section 5.4 of the PEIR.

Greenhouse Gas Emissions
The PEIR identified that the proposed MMCP would increase aggregate greenhouse gas (GHG) emissions over those of the adopted Community Plan at buildout; however, this increase in GHG is a direct result of the implementation of Climate Action Plan (CAP) Strategies and the General Plan's "City of Villages" strategy, which focuses growth in certain areas. Increasing residential and commercial density in transit corridors and villages within a TPA would support the City in achieving the regional GHG emissions reduction targets of the CAP, and thus, the PEIR identified project and cumulative impacts associated with GHG emissions as less than significant with no mitigation required.

Greenhouse Gas Reduction Plan Consistency
The PEIR identified that the proposed MMCP would develop compact, walkable Urban Villages close to transit connections and consistent with smart growth principles. The MMCP supports the multi modal strategy of the SAN DAG Regional Plan through improvements to increase bicycle, pedestrian, and transit access. Policies and goals contained within the proposed MMCP Land Use, Parks, Recreation, and Open Space, and Economic Prosperity and Mobility sections would serve to promote bus transit use as well as other forms of mobility, including walking and bicycling. The proposed MMCP incorporates goals and policies intended to support the General Plan and CAP policies and thus, the PEIR identified project and cumulative impacts associated with GHG emissions as less than significant with no mitigation required.

Project

A CAP Consistency Checklist (January 2023) for the proposed project was reviewed and accepted by City Staff.

Greenhouse Gas Emissions
The CAP Consistency Regulations included in Section §143.14 of the City's Municipal Code became effective in the Coastal zone on June 8, 2023. The project will be required to comply with the new CAP Consistency Regulations at the building permit stage. The project application was deemed complete when compliance with the CAP Consistency Checklist was the method for determining project-level impacts associated with GHG. Under Step 1 of the CAP Consistency Checklist, the project is consistent with the existing General Plan and MMCP land use designations and zoning for the site. Therefore, the project is consistent with the growth projections and land use assumptions used in the CAP. Furthermore, completion of Step 2 of the CAP Consistency Checklist demonstrates that the project would be consistent with applicable strategies and actions for reducing GHG emissions at the project level. This includes project features consistent with the energy and water efficient buildings strategy, such as cool roofing and low-flow plumbing fixtures. The project would also feature electric vehicle and bicycle parking spaces and carpool/vanpool/clean air vehicles parking and a Transportation Demand Program to incentivize the use of alternative transportation. These project features would be assured as a condition of project approval. Step 3 of the CAP

Consistency Checklist would not be applicable, as the project is not proposing a land use amendment or a rezone. Based on the project's consistency with the City's CAP Consistency Checklist, the project's contribution of greenhouse gases to cumulative emissions would be less than cumulatively considerable. Impacts would be less than significant.

Greenhouse Gas Reduction Plan Consistency
As discussed above, the project demonstrates compliance with the City's CAP. The project does not propose development that would generate GHG emissions that would have a significant impact on the environment. The project is also consistent with the land use designation and zoning, as discussed previously herein. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR greenhouse gas emissions analysis. The project would not create any new significant greenhouse gas impact, nor would it substantially increase the severity of greenhouse gas impacts from that described in the PEIR.

Historical Resources

PEIR

Historical, Archaeological, and Tribal Cultural Resources impacts are evaluated in Section 5.5 of the PEIR.

Historic Structures
The PEIR identified that future development and redevelopment under the proposed MMCP could result in the alteration of a historical resource, where implementing the proposed MMCP would result in increased development potential. While the SDMC and policies in the proposed MMCP provide for the regulation and protection of designated and potential historical resources, it is not possible to ensure the successful preservation of all historic built environment resources within the MMCP area. Implementing future projects within the MMCP area could result in an alteration of a historic building, structure, object, or site where an increase in density is proposed beyond the adopted Community Plan or current zoning. The PEIR identified no feasible Mitigation Framework. Thus, the PEIR identified potential project and cumulative impacts on historic buildings, structures, or sites as significant and unavoidable.

Prehistoric or Historic Resources
The PEIR identified that implementation of future projects within the MMCP area could adversely impact prehistoric or historic archaeological resources, including religious or sacred use sites and human remains. While existing regulations, the SDMC and proposed MMCP policies would provide for the regulation and protection of archaeological resources and human remains and avoid potential impacts, it is not possible to ensure the successful preservation of all archaeological resources where new development may occur. The MMCP would be required to implement PEIR Mitigation Measure HIST-1, which requires future projects to evaluate the potential sensitivity of the future project site; conduct an evaluation report and tribal consultation if resources are likely at the future project site; avoid resources during construction if feasible; produce an archaeological

resource management report; and properly handle any resources uncovered during construction. However, even with the implementation of the Mitigation Framework, the protection of archaeological resources during future MMCP project construction cannot be guaranteed. Therefore, the PEIR identifies potential project and cumulative impacts on prehistoric or historic archaeological resources, religious or sacred use sites, and human remains from the implementation of the MMCP as significant and unavoidable.

Tribal Cultural Resources
In July 2022, in accordance with AB 52, project notification letters and the draft Cultural Resources Constraints & Sensitivity Analysis were sent to Ms. Lisa Cumper, Tribal Historic Preservation Officer (THPO) from the Jamul Indian Village; Mr. Clint Linton, Director of Cultural Resources from the Iipay Nation of Santa Ysabel; and Ms. Angelina Gutierrez, Tribal Historic Preservation Monitor from the San Pasqual Band of Mission Indians providing an opportunity to consult on the proposed CPU.

The City received a request for consultation from the Jamul Indian Village. Consultation with Jamul Indian Village was initially conducted on September 16, 2022, which addressed the CPU scope and the proposed mitigation framework in the Draft PEIR, including the specific procedures for project review, tribal consultation, and the proper treatment of Tribal Cultural Resources at the project level. Consultation was considered "on-going" in order to address questions related to the cultural sensitivity map and Draft PEIR mitigation framework. Subsequent consultation with Jamul Indian Village was conducted on October 20, 2022, to provide additional clarifying information regarding the development of the cultural Sensitivity map. Ultimately, no additional requirements or recommendations were requested to be incorporated into the Final PEIR, and consultation was concluded.

Based on consultation, the PEIR identified that the implementation of future projects within the MMCP area could adversely affect tribal cultural resources. While existing regulations, the SDMC, and proposed MMCP policies, including PEIR Mitigation Measure HIST-1 described above, would provide for the regulation and protection of tribal cultural resources, it is not possible to ensure the successful preservation of all tribal cultural resources. Therefore, the PEIR identified potential project and cumulative impacts on tribal cultural resources as significant and unavoidable.

Project

Historic Structures

The existing buildings at the project site were constructed in 1984 and do not qualify as historic structures. No impacts would occur to historic structures.

Prehistoric or Historic Resources
According to Figure 5.5-2 of the PEIR, the project site is in an area of high cultural resources sensitivity. In accordance with PEIR Mitigation Measure HIST-1, an initial investigation was conducted to determine if cultural resources are present on the project site. A record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine the presence or absence of potential archaeological resources

within the project site. The CHRIS search did not identify any recorded archaeological sites within or adjacent to the property. Additionally, the project proposes improvements within the existing developed footprint and per the Geotechnical Report, the project site is underlain with undocumented fill to depths ranging from about 3 to 30.5 feet below grade.

Most archaeological sites have some surface expression and some sites have been found within inches of the ground surface. The likelihood of encountering archaeological resources is greatest on sites that have been minimally disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing surface parking). Previously excavated areas are generally considered to have a low potential for archaeological resources, since the soil containing the archaeological resources has been removed. Based upon the negative CHRIS search and the previously disturbed nature of the impact area, including the prior placement of the existing office structure, parking lot, and associated improvements and undocumented fill to depths ranging from about 3 to 30.5 feet below grade; qualified archaeological City staff determined that the project site has low potential for archaeological resources. The comprehensive archaeological evaluations and procedures required under PEIR Mitigation Measure HIST-1 would, therefore, not apply to the project. The project site is not within a cemetery or otherwise known to include human remains. Should human remains be uncovered during construction, the project would comply with State Health and Safety Code Section 7050.5 in which a temporary construction exclusion zone to be established surrounding the area of discovery, immediate notification of the San Diego County Coroner's office, and evaluation by a forensic anthropologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission (NAHC}, shall be contacted to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. Impacts would be less than significant.

Tribal Cultural Resources
As stated above. the PEIR previously addressed Tribal Cultural Resources through the AB 52 consultation process which ultimately concluded. The consultation required that future projects conduct an initial analysis to determine if there is evidence that the project site could contain archaeological resources.

The project's initial archaeological investigation, including a CHRIS search, confirmed that there are no known cultural resources on the project site. The project site is underlain with undocumented fill to depths ranging from about 3 to 30.5 feet below grade. There are no known tribal cultural resources on the project site, and the comprehensive archaeological evaluations and procedures required under PEIR Mitigation Measure HIST-1 would therefore not apply to the project. No impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR historical resources analysis. The project would not create any new significant historical resource impact, nor would it substantially increase the severity of historical resource impacts from that described in the PEIR.

Hazards and Hazardous Materials

PEIR

Hazards and Hazardous Materials impacts are evaluated in Section 5.6 of the PEIR.

Wildland Fires
The PEIR identified that future development implemented in accordance with the proposed MMCP would be subject to regulatory requirements related to fire hazards and prevention, including standards associated with vegetative (brush) management, such as selective removal/thinning and planting of fire-resistant plantings to create appropriate buffer zones around development, as well as incorporating applicable fire-related design elements, including fire-resistant building materials, fire/ember/smoke barriers, automatic alarm and sprinkler systems, and provision of adequate water flow for fire protection and emergency access. Therefore, the PEIR identified project and cumulative impacts associated with wildfire hazards as less than significant, with no mitigation required.

Hazardous Substances
The PEIR identified that future development implemented in accordance with the proposed MMCP would be subject to applicable regulatory/industry and code standards and requirements related to health hazards from hazardous materials, including as they relate to proximity to schools. For any new schools that could be constructed within 0.25 miles of a facility that emits hazardous emissions or handles hazardous or acutely hazardous materials, substances, or waste, the school district or private school entities would be responsible for planning, siting, building, and operating the schools. It would be the responsibility of the school district to perform an in-depth analysis of any potential hazards at the project level. Therefore, the PEIR identified project and cumulative impacts on schools from hazardous materials, substances, or waste as less than significant, with no mitigation required.

Emergency Response Plans
The PEIR identified that the implementation of the proposed MMCP would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan, including the County's Multi-Jurisdictional Hazard Mitigation Plan and Emergency Operations Plan; therefore, the PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

Hazardous Sites
The PEIR identified that future development implemented in accordance with the proposed MMCP would be required to adhere to applicable regulatory/industry and code standards related to health hazards from hazardous materials. In accordance with City, State, and federal requirements, any new development that involves contaminated property would necessitate the cleanup and/or remediation of the property in accordance with applicable requirements and regulations. This includes obtaining clearance from the applicable regulatory agencies for remediation efforts at applicable locations, including the three listed open cases within and adjacent to the MMCP area. Therefore, the PEIR identified project and cumulative impacts as less than significant with no mitigation required.

Airport Safety

The PEIR identified that future development projects within the MMCP area would be subject to the requirements of the MCAS Miramar Airport Land Use Consistency Plan (ALUCP), including safety compatibility and airspace protection criteria, as well as applicable sections of the SDMC. Through compliance with these requirements and the implementation of the policies that require future projects to be reviewed for compatibility with the safety zones, noise contours, and airspace protection surfaces identified in the applicable ALUCP, potential hazards from airport operations would not expose people or structures to a significant risk of loss, injury, or death, from off-airport aircraft operational accidents. Therefore, the PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

Project

Wildland Fires
The project site is located within a Very High Fire Hazard Severity Zone. However, the implementation of the project would not increase wildland fire risk at the site over existing conditions. The project would replace the existing commercial office uses with an R&D building and parking structure within the existing developed footprint that are consistent with the site's zoning and land use designation. The project would install standard fire safety features and all buildings would be constructed in compliance with the fire regulations in the CBC. In addition, the project would comply with brush management requirements as outlined in the City's Brush Management Regulations. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant.

Hazardous Substances
The proposed project is not located within one-quarter mile of an existing or proposed school. Regardless, the project would comply with all applicable regulations regarding hazardous materials and no impact would occur. No impact would occur.

Emergency Response Plans
The project is consistent with the site's land use designation in the MMCP and does not propose street improvements. The project would reconstruct the existing driveway off Vista Sorrento Parkway to City Standard for vehicular access. As such, the project would not result in interference with emergency response access or evacuation. Impacts would be less than significant.

Hazardous Sites
A hazardous waste site records search was completed in February 2026 using Geo Tracker and EnviroStor, online websites which disclose hazardous clean-up sites pursuant to Government Code section 65962.5: http://geotracker.waterboards.ca.gov/; https://www.envirostor.dtsc.ca.gov/public/ The records search identified that no hazardous materials sites pursuant to Government Code section 65962.5 exist onsite or in the surrounding area. Therefore, the project would not create a significant hazard to the public or environment resulting from being included on a list of hazardous materials sites. Impacts would be less than significant.

Airport Safety

The proposed project is located approximately three miles northwest of the MCAS Miramar Airport. The project site is located within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) (MCAS Miramar), ALUCP Airport Influence Area (AIA) (MCAS Miramar - Review Area 1), ALUCP Safety Zone (MCAS Miramar-Accident Potential Zone 2), and FAA Part 77 Noticing Area. The project would be consistent with alternative compliance for the APZ 2 zone by maintaining a density limit of 50 persons per acre and would not conflict with the airport overlays. As such, the project would not result in land uses that are incompatible with an adopted ALUCP. The project would be consistent with the designated MMCP land uses and zoning. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR hazards analysis. The project would not create any new significant hazards impact, nor would it substantially increase the severity of hazards impacts from that described in the PEIR.

Hydrology/Water Quality

PEIR

Hydrology and Water Quality impacts are evaluated in Section 5.7 of the PEIR.

Flooding and Drainage Patterns
The PEIR identified that future development projects implemented within the MMCP area would be subject to the requirements of the NPDES, the City's Stormwater Standards Manual, and the SDMC Stormwater Runoff and Drainage Regulations. In addition, the proposed MMCP includes policies that encourage development with sustainable design elements to capture and infiltrate water on-site. Through adherence to the regulatory framework, augmented by the proposed MMCP policies regarding sustainable design features, the PEIR identified project and cumulative impacts related to flooding from surface runoff as less than significant, and no mitigation is required.

Flood Zones
The PEIR identified that future development in accordance with the proposed MMCP would be subject to applicable SDMC and Federal Emergency Management Agency (FEMA) requirements to ensure protection from flooding. Future development projects located within the mapped 100-year floodplain would undergo project-level analysis to determine the effects to base flood elevations and ensure that no flooding, erosion, or sedimentation impacts occur on-or off-site. Thus, the PEIR identified project and cumulative impacts related to flood hazard areas as less than significant, and no mitigation is required.

Pollutants
The PEIR identified that future construction activities associated with the MMCP would be subject to applicable requirements in the General Construction Permit or a Stormwater Pollution Prevention Program/Water Pollution Control Plan, which would address the potential for the transport of pollutants in runoff water during construction activities. Future projects in the MMCP area would also be subject to the requirements in the City's stormwater regulations, Stormwater Standards Manual, Jurisdictional Runoff Management Plan, and Municipal Separate Storm Sewer System

Permit, which would require that all future· projects meet minimum stormwater requirements to protect water quality. Thus, through compliance with the existing regulatory framework addressing protection of water quality, the PEIR identified project and cumulative impacts related to water quality as less than significant, and no mitigation is required.

Groundwater
The PEIR identified that current stormwater regulations, which encourage the infiltration of stormwater runoff and the protection of water quality, would allow for groundwater recharge and would protect the quality of groundwater resources. As such, it is not anticipated that the proposed MMCP would deplete groundwater supplies, degrade groundwater quality, or interfere with groundwater recharge. Thus, the PEIR identified project and cumulative impacts related to groundwater as less than significant, and no mitigation is required.

Project

A Storm Water Quality Management Plan (SWQMP) was prepared for the project by Latitude 33 Planning & Engineering (December 2025) and a Preliminary Drainage Study was prepared for the project by Latitude 33 Planning & Engineering (December 2025).

Flooding and Drainage Patterns

The proposed onsite drainage system, consisting of a detention basin and vault system and storm drain connections, would be engineered to adequately manage site stormwater. Additionally, per the Drainage Report, the project would not significantly alter drainage patterns on the site, the ultimate discharge points would not be changed, graded areas would be landscaped to reduce or eliminate sediment discharge, and post development flows would be less than existing flows. The project would be conditioned to comply with the City's Storm Water Regulations during and after construction, and appropriate BMPs would be utilized. Implementation of project-specific BMPs would preclude violations of any existing water quality standards or discharge requirements. As such, impacts would be less than significant and no mitigation is required.

Flood Zones

The project is not within the mapped 100-year floodplain, nor does it propose housing. No impact would occur.

Pollutants
Through the incorporation of liners, subdrains, BMPs, and low impact development design practices, the project would not result in significant runoff, as stated in the project's SWQMP. A SWQMP was prepared for the project, which includes construction and post-construction BMPs such as source control and hydromodification designs, which would prevent pollutant discharge to receiving waters. Impacts would be less than significant.

Groundwater

There is no groundwater extraction occurring or planned at the project site; therefore, there would be no disruption to any existing groundwater levels or well production. In relation to impervious surfaces that could interfere with groundwater recharge, the project would occur within the footprint of the existing developed portion of the site. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR hydrology/water quality analysis. The project would not create any new significant hydrology/water quality impact, nor would it substantially increase the severity of hydrology/water quality impacts from that described in the PEIR.

Land Use

PEIR

Land Use impacts are evaluated in Section 5.8 of the PEIR.

Land Use Plan Consistency
The PEIR identified that the proposed MMCP would serve to implement General Plan policies at a local level, specific to the community character and needs, and is generally consistent with the goals and policies of each element of the General Plan. Additionally, the MMCP is consistent with the applicable land use planning documents that address land use, resource management, and development in the Mira Mesa community. Development that implements the proposed MMCP would be required to comply with the Historical Resources Regulations. The amendment to the Historical Resources Guidelines included with the MMCP that will add Tier 2 and Tier 3 communities to the list of areas exempted from review of structures 45 years old or older is supported by the findings of the Focused Reconnaissance Survey and is permitted by Section 143.0212 of the Historical Resources Regulations and the Historical Resources Guidelines. Thus, the implementation of the MMCP would not conflict with the City's Historical Resources Regulations. As such, the MMCP would result in less-than-significant environmental impacts related to conflicts with applicable planning documents. Thus, the PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

Habitat Conservation Plan Consistency
The PEIR identified that the majority of open space in the Community Plan area is within the MHPA area. The proposed MMCP would incorporate the goals of resource protection outlined in the MSCP Subarea Plan and the VPHCP. In addition, the MMCP would facilitate future development, which would be required to comply with the MHPA Land Use Adjacency Guidelines to prevent conflict with preservation of the MHPA. The PEIR identified project and cumulative impacts as less than significant with no mitigation required.

Airport Land Use Compatibility Plans
The PEIR identified that the entirety of the MMCP area is within either Airport Influence Area (AIA) Review Area 1 or Review Area 2 for MCAS Miramar. Future development associated with the proposed MMCP would be required to comply with all requirements of the Airport Land Use Compatibility Overlay Zone and would be reviewed by the City and/or the Airport Land Use

Commission (ALUC) for consistency with the ALUCP requirements on a project-by-project basis. Compliance with land use compatibility regulations would ensure the MMCP would not conflict with an adopted ALUCP, and the PEIR identified project and cumulative impacts as less than significant with no mitigation required.

Divide an Established Community
The PEIR identified that the proposed MMCP would encourage future physical development to occur in mixed-use Urban Villages centered around existing development areas. The MMCP would be consistent with the existing development pattern by maintaining residential neighborhoods and industrial areas, while facilitating connectivity of employment opportunities, commercial centers along major thoroughfares, and residential or mixed-use neighborhoods. As such, the MMCP would not physically divide a community, and the PEIR identified project and cumulative impacts as less than significant with no mitigation required.

Project

Project Land Use Plan Consistency
The project site is within the MMCP area and has a General Plan land use designation of Industrial Employment. The project site is designated Technology Park and zone IL-3-1, which allows high technology uses related to applied sciences, including R&D consistent with the proposed project. The proposed project is located approximately three miles northwest of the MCAS Miramar Airport. Implementation of the proposed project would not cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

Habitat Conservation Plan Consistency
The project site contains 0.14 acre of MHPA. However, the project proposes development within the existing developed footprint on the site, outside of the MHPA. The MMCP and zoning for the site allows for the proposed development and the project would not conflict with any local policies and/or ordinances protecting biological resources. Project impacts related to MHPA adjacency will be precluded through project compliance with the Land Use Adjacency Guidelines. The project will be required to comply with the Land Use Adjacency Guidelines as permit conditions through the project conditions of approval. As a result, the project would not be inconsistent with or conflict with the MSCP Subarea Plan. No impact would occur.

Airport Land Use Compatibility Plans
The project is located approximately three miles northwest of the MCAS Miramar Airport. The project site is located within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) (MCAS Miramar), ALUCP Airport Influence Area (AIA) (MCAS Miramar - Review Area 1), ALUCP Safety Zone (MCAS Miramar-Accident Potential Zone 2), and FAA Part 77 Noticing Area. The project would be consistent with alternative compliance for the APZ 2 zone by maintaining a density limit of 50 persons per acre and would not conflict with the airport overlays. As such, the project would not result in land uses that are incompatible with an adopted ALUCP. The project would be consistent with the designated MMCP land uses and zoning. Impacts would be less than significant.

Divide an Established Community
The project involves the redevelopment of a site with an existing commercial office building with R&D and parking uses consistent with the MMCP land uses. No impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR land use analysis. The project would not create any new significant land use impact, nor would it substantially increase the severity of land use impacts from that described in the PEIR.

Noise

PEIR

Noise impacts are evaluated in Section 5.9 of the PEIR.

Ambient Noise Level
The PEIR identified that the primary source of noise in the MMCP area is traffic. Implementation of the proposed MMCP would introduce new land uses that would generate traffic that would result in substantial noise generation. No feasible Mitigation Framework exists for the increase in traffic noise generated by the MMCP. Because the implementation of the MMCP would result in a substantial increase in ambient noise due to traffic and noise sensitive land uses (NSLUs) could be exposed to vehicular traffic noise levels in excess of the City's Land Use-Noise Compatibility Guidelines, the PEIR identified project and cumulative impacts as significant and unavoidable. Ambient noise level impacts associated with non-traffic generated noise are addressed under Municipal Code Compatibility below.

Traffic Noise
Refer to the Ambient Noise Level discussion above.

Airport Land Use Compatibility
The PEIR found that noise-sensitive land uses, including new residential, as well as urban employment village and business park, and other land use designations that allow for residential uses are proposed within the 60 CNEL contours associated with MCAS Miramar. The PEIR identified that although the General Plan Noise Element has an exterior noise compatibility level of 60 CNEL or less for residential uses, noise levels up to 70 CNEL for multifamily residential are considered conditionally compatible, as long as interior noise levels can be attenuated to 45 CNEL or less. The PEIR found that new residential development may be exposed to exterior noise levels from aircraft associated with MCAS Miramar that exceed the Land Use - Noise Compatibility Guidelines. No feasible Mitigation Framework exists to reduce the exposure of sensitive receptors to aircraft noise. Therefore, the PEIR identified project and cumulative impacts as significant and unavoidable for noise-sensitive land uses, including residential land uses.

Municipal Code Compatibility
The PEIR identified that the City regulates specific noise level limits allowable between land uses, including the requirement for noise studies, limits on hours of operation for various noise-

generating activities, and standards for the compatibility of various land uses with the existing and future noise environment. Through enforcement of the Noise Abatement and Control Ordinance, the PEIR identified project and cumulative impacts as less than significant with no mitigation required.

Construction Noise

The PEIR identified that construction noise attributed to future projects in the MMCP area would be regulated by the SDMC, and construction noise impacts due to the implementation of the MMCP would be determined by a specific future project's compliance with the limits specified in the SDMC. Future infill projects, such as those allowed under the proposed MMCP, may be located in close proximity to existing and future NSLUs. Construction activities related to the implementation of the MMCP could potentially generate short-term noise levels in excess of 75 A-weighted decibel energy equivalent level (12-hour) at adjacent properties. Future projects in the MMCP area would be required to implement PEIR Mitigation Measure NOl-1, which requires construction contractors to implement measures, such as noise attenuation techniques and construction notices to nearby sensitive receptors, to minimize construction noise. However, the ability for future projects to conform to the noise ordinance cannot be determined at the programmatic level. Noise impacts from construction activities are therefore identified as significant and unavoidable in the PEIR. Cumulative impacts, however, would be less than significant because construction activities would be temporary and short-term in nature and would not combine with construction activities around the MMCP area to result in a cumulatively considerable impact.

Groundborne Noise and Vibration

New development in the MMCP area could include future construction activities that would use vibratory construction equipment and could expose future sensitive receptors to substantial vibration levels. The MMCP would be required to implement PEIR Mitigation Measure NOl-2, which requires vibration reduction measures to minimize construction-related vibration impacts. However, the ability for future projects in the MMCP area to conform to the vibration ordinance cannot be determined at the programmatic level. The PEIR identified impacts due to groundborne vibration as significant and unavoidable. Cumulative impacts, however, would be less than significant because construction activities would be temporary and short-term in nature and would not combine with construction activities around the MMCP area to result in a cumulatively considerable impact.

Project

Ambient Noise Level

The project proposes to replace the existing commercial office structure with an R&D structure and parking structure. The project is anticipated to generate 617 more average daily trips (ADT) than the existing land use. The addition of project-generated traffic would not result in a significant change in traffic noise levels and there are no sensitive receptors in the vicinity. The project proposes uses consistent with the MMCP and zoning. Considering the scope of the project and distance from residential uses, the project would not cause noise impacts related to collocation. The project would comply with City's Noise Abatement and Control Ordinance, and noise impacts would be less than significant.

Traffic Noise
Refer to the Ambient Noise Level discussion above. Traffic noise impacts would be less than significant.

Airport Land Use Compatibility
The adopted ALUCP for MCAS Miramar specifies that noise levels of up to 70 dB CNEL are compatible with R&D land uses, and noise levels between 70 and 80 dB CNEL are conditionally compatible provided interior noise levels do not exceed 50 dB CNEL. The project site is located within the 60-65 dB CNEL contour for MCAS Miramar, does not propose noise-sensitive land uses, and would not be subject to incompatible noise levels from aircraft noise, as defined by the ALUCP for R&D land uses. Impacts would be less than significant.

Municipal Code Compatibility
Operation of the project would include features such as heating, ventilation, and air conditioning (HVAC) systems that could create noise levels from stationary sources that would exceed property line limits. HVAC noise would be controlled in accordance with the property line limits established by the Noise Abatement and Control Ordinance. Impacts would be less than significant.

Construction Noise
Proposed Project construction noise would be generated by diesel engine driven construction equipment used for site preparation and grading, building construction, loading, unloading, and placing materials and paving. Construction noise is regulated by Section 59.5.0404 of the City's Noise Abatement and Control Ordinance. Construction would be restricted to between the hours of 7:00 a.m. and 7:00 p.m., and construction noise levels would not exceed a 12-hour equivalent noise level of 75 dB(A) Leq as assessed at or beyond the property line of a property zoned residential, given that there are no properties zoned residential in the vicinity of the Project site. Construction activities would be temporary and short-term in nature and would not combine with construction activities around the MMCP area, so cumulative impacts would be less than significant without mitigation. Therefore, construction noise impacts would be less than significant and the implementation of PEIR Mitigation Measure NOl-1 is not required.

Groundborne Noise and Vibration
Off-site exposure to ground-borne vibration would be temporary as it would be limited to the short-term construction period. Therefore, even though vibration may be perceptible, temporary impacts associated with equipment would be less than significant and implementation of PEIR Mitigation Measure NOl-2 is not required. As a R&D land use, the project would not generate excessive ground-borne vibration during operations. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR noise analysis. The project would not create any new significant noise impact, nor would it substantially increase the severity of noise impacts from that described in the PEIR.

Public Services and Facilities

PEIR

Public Services and Facilities impacts are evaluated in Section 5.1 O of the PEIR.

New Public Facilities
The PEIR identified that the implementation of the proposed MMCP would not result directly in the construction of new or expanded facilities; however, future facilities that are proposed in the MMCP, as well as the MMCP's policy framework and supplemental development regulations (SDRs), which support the expansion of public services and facilities in order to adequately serve the growing population in the community, would facilitate the future construction of new or expanded police stations, fire stations, libraries, schools, and parks and recreational facilities. Buildout of the proposed MMCP would result in population growth which could increase demand on existing facilities and necessitate the construction of new or expanded facilities in order to maintain public services at the desired performance standards. Environmental review would occur at the time of future project review and approval for each future facility. As the location and need for potential future facilities cannot be determined at this time, it is unknown what specific impacts may occur associated with the future construction and operation of such facilities, and, as such, no feasible Mitigation Framework exists. Thus, as it cannot be ensured all impacts associated with the construction and operation of potential future facilities would be mitigated to less than significant, the PEIR identified project and cumulative impacts as significant and unavoidable.

Recreational Demand
The PEIR identified that the proposed MMCP would result in a buildout of approximately 58,741 dwelling units and a population of approximately 143,000 residents by 2050. In order to maintain the Value Standard established by the City for parks and recreational facilities, the community of Mira Mesa would be required to provide park facilities totaling 14,300 Recreational Value Points upon buildout under the proposed MMCP. The existing and planned park facilities at this time total 11,196 Recreational Value Points, leaving a deficit of recreational facilities. Due to the increase in population and the existing deficit of appropriate recreational facilities, it is possible the increased use of the facilities could result in substantial physical deterioration. The proposed MMCP contains policies and SD Rs that support the maintenance of existing facilities, as well as the provision of new facilities as the community grows, which would serve to reduce the impact; however, it is unknown to what extent these potential future facilities would be able to accommodate increases in demand for recreational facilities, and no feasible Mitigation Framework exists. Thus, the PEIR identified project and cumulative impacts as significant and unavoidable.

Expanded Recreational Facilities
The PEIR identified that the implementation of the proposed MMCP would result in a deficit of population-based recreation facilities. While the proposed MMCP contains policies and SDRs that would support and require the development of future park/recreational facilities and includes planned park facilities in the community, the proposed MMCP would not directly result in the construction of these planned facilities. Nonetheless, the proposed MMC P's policies and SD Rs would facilitate the future development of parks and recreational facilities, the construction of which could result in physical environmental impacts. While these impacts would be assessed during project-level environmental review, it cannot be ensured the impacts would be less than significant,

and no feasible Mitigation Framework exists. Therefore, the PEIR identified project and cumulative impacts as significant and unavoidable.

Project

New Public Facilities
The proposed project would not change the existing demand for police or fire protection services because the operation of the project would not result in a substantial increase in employees or population. The project would replace the existing office uses with R&D uses and parking that are consistent with the site's zoning of IL-3-1 and land use designation of Industrial Employment /Technology Park. Therefore, the project would not substantially increase the need for new police or fire department staff or facilities. Additionally, the project would not introduce inhabitants to the project area which would require additional schools, parks, or other recreational facilities. Impacts would be less than significant.

Recreational Demand
The proposed project involves the replacement of existing office uses with R&D uses and parking. The project would not introduce inhabitants or visitors that would use existing recreational facilities or create the need for new facilities. The proposed project would not result in physical deterioration of an existing open space area or any recreation facilities. Impacts would be less than significant.

Expanded Recreational Facilities
The proposed project does not involve or require the construction or expansion of recreational facilities, and no impact will occur. No impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR public services and facilities analysis. The project would not create any new significant public services and facilities impact, nor would it substantially increase the severity of public services and facilities impacts from that described in the PEIR.

Public Utilities

PEIR

Public Utilities impacts are evaluated in Section 5.11 of the PEIR.

Water Supply
The PEIR identified that according to the water supply assessment, which utilized the City's Urban Water Management Plan based upon SANDAG's Series 14 Forecast land use, there is sufficient water supply to serve the proposed MMCP's estimated annual usage of 1,149 acre-feet per year and future water demands within the Public Utilities Department's (PU D's) service area in normal, single-dry year, and multiple-dry year forecasts. Therefore, the PEIR identified project and cumulative impacts as less than significant with no mitigation required.

New Facilities

Stormwater Infrastructure

The PEIR identified that systematic improvements and replacement of the public stormwater facilities throughout the MMCP area are expected to take place as needed due to aging and substandard infrastructure. Upgrades such as increasing capacity and replacement of existing stormwater pipelines are an ongoing process performed by the City's Stormwater Department under its Municipal Waterways Maintenance Plan. The proposed MMCP also includes policy 6.15 which calls for improvements to existing storm drain outfalls and drain discharge systems. Future stormwater improvement projects, as well as future development projects proposed within the MMCP area, would be reviewed by the City to identify and determine any significant adverse effects to the City's stormwater system, as well as any significant environmental impacts associated with the installation of new stormwater infrastructure. Given the programmatic nature of the proposed MMCP, and the lack of site-specific information regarding potential new stormwater infrastructure at this time, no feasible Mitigation Framework exists. The PEIR identified project and cumulative impacts as significant and unavoidable.

Sewer Infrastructure

The PEIR identified that systematic improvements to sewer facilities throughout the MMCP area are expected to be provided as gradual replacement of aging and substandard infrastructure is needed. Upgrades such as increasing the capacity and replacement of existing sewer pipelines and mains are an ongoing process. Upgrades to sewer infrastructure are administered by the City's PUD and are handled on a project-by-project basis. Future development projects proposed within the MMCP area would be reviewed by the City to identify and determine any significant adverse effects to the City's sewer facilities, as wel l as any significant environmental impacts associated with the installation of new sewer facilities. Given the programmatic nature of the proposed M MCP and the lack of sitespecific information regarding improvements to existing sewer infrastructure and potential new sewer facilities, no feasible Mitigation Framework exists. The PEIR identified project and cumulative impacts as significant and unavoidable.

Water Infrastructure

The PEIR identified that systematic improvements to water facilities throughout the MMCP area are expected to be provided as gradual replacement of aging and substandard infrastructure is needed. Upgrades such as increasing the capacity and replacement of existing water pipelines and mains are an ongoing process. Upgrades to water infrastructure are administered by the City's PUD and are handled on a project-by-project basis. Future development projects proposed within the MMCP area would be reviewed by the City to identify and determine any significant adverse effects to the City's water distribution system, as well as any significant environmental impacts associated with the installation of new water infrastructure. Nevertheless, given the lack of site-specific information regarding potential new water facilities, no feasible Mitigation Framework exists. The PEIR identified project and cumulative impacts as significant and unavoidable.

Communication Systems

The PEIR identified that no specific communications systems improvements are proposed as part of the MMCP; however, certain policies may encourage the future development of communications infrastructure, such as proposed MMCP Policies 3.42 and 3.43 which direct the City to facilitate the implementation of Intelligent Transportation Systems and emerging technologies, and Policy 4.6 which directs the City to work with utility providers to accelerate the undergrounding of overhead communication lines and electrical distribution lines within residential neighborhoods. As individual development projects are initiated under the proposed MMCP, coordination with communications utility providers would occur as part of the project design and review process to identify any needed improvements to communication facilities. Future communications systems infrastructure would undergo a project-level review by the City to determine any significant environmental impacts associated with the installation of this infrastructure. Nevertheless, given the lack of site-specific information regarding potential new communications systems infrastructure, no feasible Mitigation Framework exists. The PEIR identified project and cumulative impacts as significant and unavoidable.

Solid Waste

The PEIR identified that it is anticipated that the implementation of the proposed MMCP would increase the solid waste management needs within the MMCP area due to increased population and development. The proposed MMCP would provide more concentrated land uses within portions of the MMCP area which would result in an increase in solid waste generated. When land uses are more concentrated, per-unit environmental impacts associated with solid waste management, such as collection truck miles per ton collected, are reduced. Greater efficiencies and expanded opportunities for the recycling of marginally marketable items becomes more feasible. Future development projects implemented within the MMCP area would be required to comply with the solid waste regulations of the SDMC. In addition, any future discretionary development exceeding the City's 60-ton solid waste threshold must prepare a waste management plan targeting a 75 percent waste reduction. Implementation of WMPs at the project level would ensure consistency with Assembly Bill 341 and the City's CAP. Therefore, the PEIR identified project and cumulative impacts on solid waste management from the implementation of the proposed MMCP as less than significant, with no mitigation required.

Project

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Water Supply

The project would be consistent with the existing land use and zoning designations for the project site, and, therefore, would be consistent with existing water demand projections contained in the PEIR's water supply assessment. Additionally, the project does not meet thresholds for a new water supply assessment. Therefore, the project would not use excessive amounts of water beyond projected available supplies. Impacts would be less than significant.

New Facilities

The project involves the replacement of the existing office uses with R&D uses, consistent with the project's existing zoning of IL-3-1 and land use designation of Industrial Employment/ Technology

Park. The project site is currently served by existing underground water, stormwater, and sewer lines located within the adjacent streets. Infrastructure improvements would be limited to connections with these underground utility lines located within the adjacent streets, and no off-site improvements are required to serve the project. Impacts would be less than significant.

Solid Waste

A Waste Management Plan (WMP) was prepared for the project (RECON August 2024) because the project would exceed the City's CEQA thresholds for requiring the preparation of a WMP for projects involving the construction, demolition, and/or renovation of 40,000 square feet or more of building space. As stated in the project's Waste Management Plan, the project would exceed the Construction & Demolition diversion threshold of 75 percent in Assembly Bill 341. The project would comply with the City Recycling Ordinance and the SDMC. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR Public Utilities analysis. The project would not create any new significant Public Utilities impact, nor would it substantially increase the severity of Public Utilities impacts from that described in the PEIR.

Transportation/Circulation

PEIR

Transportation impacts are evaluated in Section 5.12 of the PEIR.

Transportation Policy Compliance

Pedestrian Facilities

The PEIR identified that the proposed MMCP would be consistent with and would implement the General Plan's safety and accessibility, connectivity, and walkability policies. Pedestrian-focused policies contained in the proposed MMCP include enhancements to pedestrian travel within the MMCP area, such as implementing the multi-use urban pathway system, constructing sidewalk and intersection improvements, and installing missing sidewalks and curb ramps. In addition, the impact fee study for the MMCP would include planned pedestrian improvements to install curb ramps, sidewalks, and audible pedestrian signals to meet Americans with Disability Act standards. Implementation of the MMCP would not restrict or impede pedestrian connectivity and would not conflict with any adopted policies or plans addressing pedestrian facilities. Thus, the PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

Bicycle Facilities

The PEIR identified that the proposed MMCP includes facilities that build on those identified in the San Diego Regional Bicycle Plan and City of San Diego Bicycle Master Plan, while also identifying new recommendations and improving upon existing facilities through an emphasis on protected facilities

such as multi-use paths and cycle tracks. Bicycle-focused policies contained in the proposed MMCP are consistent with current Regional and City plans that include providing and supporting a continuous network of safe, convenient, and attractive bicycle facilities throughout the community, and enhancing safety, comfort, and accessibility for all levels of bicycle riders. The MMCP supports improvements such as wayfinding marking, bicycle signals, buffered bicycle lanes, and protected bicycle facilities. Implementation of the proposed MMCP would not restrict or impede bicycle connectivity and would not conflict with any adopted policies or plans addressing bicycle facilities. Thus, the PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

Transit Facilities

The PEIR identified that the General Plan includes policies for supporting the provision of higher-frequency transit services and implementing transit priority measures to help bypass congested areas. Transit-focused policies contained in the proposed MMCP support the implementation of the transit improvements identified in the Regional Plan by prioritizing the transit system and improving the efficiency of transit services. The MMCP includes the implementation of transit priority signals on key transit corridors and roadway right-of-way specifically for high-quality transit facilities. In addition, the MMCP provides for a complete bicycle and pedestrian network connecting with and improving access to transit. Thus, the implementation of the proposed MMCP would not interfere with the implementation of planned transit improvements and would provide policy support for their implementation. The PEIR identified project and cumulative impacts related to conflicts with plans or policies addressing existing or planned transit facilities as less than significant, with no mitigation required

Roadway Facilities

The PEIR identified that the proposed MMCP would support goals and policies included in the General Plan, to provide a balanced, multimodal transportation network where each travel mode can contribute to an efficient network of services meeting varied user needs. The General Plan advocates for interconnected street networks within and between communities, and the MMCP would support this effort by creating a walkable and bicycle-friendly environment and supporting transit as a primary mode of travel for many users. Roadway improvements include but are not limited to, re purposing vehicle travel lanes to provide protected bicycle facilities and flexible lanes for SMART corridors, signal operational improvements for corridor management, reserving right-of-way to implement multi-use paths, and providing bicycle and pedestrian signal enhancements to improve safety. Implementation of the proposed MMCP would not conflict with any adopted policies or plans addressing roadway facilities. Thus, the PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

Design Hazards

The PEIR identified that the design of roadways in the MMCP area would be required to conform with applicable Federal, State, and City design criteria, which contain provisions to minimize roadway hazards. Compliance with these standards and design to the satisfaction of the City of San Diego's City Engineer would avoid roadway hazards. As further described in the PEIR, the proposed MMCP

project would provide higher quality bicycle facilities and improving pedestrian connectivity with the closure of facility gaps. These multimodal enhancements are intended to improve safety for bicycles and pedestrians on the roadway. The PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

VMT

The PEIR analyzed residential, employment, and retail land use VMT. The residential and retail analyses are not applicable to the proposed project. For employment land uses, the PEIR identified that the average VMT per employee for Mira Mesa is greater than the 85% threshold under the Base Year (2012) conditions. The VMT per employee for the Mira Mesa community is 120.2% of the Base Year (2012) regional average.

By Horizon Year 2050, with the implementation of the proposed MMCP, the VMT efficiency of Mira Mesa would be expected to substantially improve. In Year 2050, the VMT per employee for the Mira Mesa community improves to 92.4% of the Base Year (2012) regional average. However, the employment land use would exceed the 85% threshold, and therefore, the VMT transportation impacts related to employment uses in the MMCP are considered significant. No feasible Mitigation Framework exists to reduce the MMCP's employee VMT impacts. Overall, the proposed MMCP's horizon year lower VMT/employee compared to the 2012 Base Year is largely because the proposed MMCP was designed to self-mitigate by increasing the transportation efficiency in the community guided by the General Plan and Climate Action Plan. The proposed MMCP is also consistent with the City of San Diego's Complete Communities: Mobility Choices ordinance, which includes planning strategies that work together to create incentives to build homes near transit, provide more mobility choices, enhance opportunities for places to walk, bike, relax and play, and more quickly bring neighborhood benefits where needed the most. As a result, the MMCP improves not only the community's VMT efficiencies, but also the citywide VMT/employee efficiency. Nevertheless, the PEIR identified project and cumulative impacts as significant and unavoidable.

Emergency Access

The PEIR identified that a Traffic Control Plan/Permit would be implemented on a future project-by-project basis for any lane closures in the public right-of-way or driveway closures, which would ensure access at all times, including emergency service providers. Site design of future development would be subject to the emergency access requirements of the City's Fire Code and review by the San Diego Fire-Rescue Department to ensure adequate emergency access during operation of any given project. Additionally, the proposed MMCP aims to improve circulation and mobility throughout the MMCP area. This includes the development and implementation of a comprehensive Intelligent Transportation System, which would help better manage and improve the local transportation system, including incident and emergency response. Therefore, the MMCP would not create significant impediments for emergency access, and the PEIR identified project and cumulative impacts as less than significant with no mitigation required.

Project

A VMT Assessment was prepared for the project (CR Associates, December 2025).

Transportation Policy Compliance
The project involves the replacement of existing office uses with R&D and parking uses that would be consistent with the land use designation of Industrial Employment/ Technology Park and zoning of IL-3-1. The project does not propose any changes to transportation facilities. The project would not conflict with an adopted program, plan, ordinance, or policy addressing the transportation system, including transit, roadways, bicycle, and pedestrian facilities. Impacts would be less than significant.

Design Hazards
There would be no hazardous design features or incompatible uses introduced as a result of the project; the proposed R&D and parking uses would be compatible with the site's land use designation and zoning. The project's paved internal roadways would not include sharp curves. Impacts would be less than significant.

VMT
In 2020, the City of San Diego certified the Complete Communities: Housing Solutions and Mobility Choices Program Environmental Impact Report (PEIR), which included amendments to the San Diego Municipal Code (SDMC) to implement the Complete Communities: Mobility Choices Program. The purpose of the Mobility Choices Program is to ensure that new development mitigates transportation-related VMT impacts to the extent feasible while incentivizing growth within the City's urbanized areas (Mobility Zones 1, 2, and 3).

The Project is located in Mobility Zone 2 and is therefore subject to the Mobility Choices regulations. Pursuant to SDMC §143.1103(b)(1), development in Mobility Zone 2 must provide VMT Reduction Measures totaling at least five (5) points. Based on the information provided, the Project meets this requirement through the following measure identified in Appendix T – Mobility Choices Regulations: Implementation Guidelines:

- *VMT Reduction Measure 17 – Long-Term Bicycle Parking Beyond Minimum Requirements*
  The Project is required to provide 14 long-term bicycle parking spaces. The Project proposes 34 long-term spaces, approximately 143% above the minimum requirement, resulting in 29 points under this measure (2 points per 10% increment above the minimum).

Based on the VMT Reduction Measure described above, the Project exceeds the minimum 5-point requirement and is therefore in compliance with the Mobility Choices Program. The VMT reduction measure would be included as a condition of approval for the project. Although the Project will implement all applicable Mobility Choices requirements and feasible VMT Reduction Measures, its VMT generation would continue to exceed the City's VMT significance threshold. While the Project's transportation impact remains significant and unavoidable, this is consistent with the VMT transportation impacts related to employment uses in the MMCP, which were also are considered significant and unavoidable.

Emergency Access

The existing driveway off Vista Sorrento Parkway would be rebuilt to current standards per City Standard Drawings with appropriate widths, sight distance, curb returns, spacing, permitted turn movements, and accommodation of delivery vehicles. Therefore, the project would provide adequate emergency access. In conclusion, no project-specific significant effects that are peculiar to the project or its site would occur, and there would be no cumulative impact. Impacts would be less than significant, and no additional analysis is necessary.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR Transportation analysis. The project would not create any new significant Transportation impact, nor would it substantially increase the severity of Transportation impacts from that described in the PEIR.

Visual Effects and Neighborhood Character

PEIR

Visual Effects and Neighborhood Character impacts are evaluated in Section 5.13 of the PEIR.

Scenic Vistas
The PEIR identified that the proposed MMCP identifies future trail improvements/extensions and new pocket parks, linear parks, parklets, and scenic overlooks that will provide public access to scenic views of the MMCP area's canyons and natural resources and includes policies that emphasize views to the MMCP area's natural resources, coastal views, and open space areas. Although development in the MMCP area is anticipated to be concentrated in the proposed Urban Village areas and would occur within existing developed areas, it cannot be known at this program level of analysis without site-specific plans whether future redevelopment will result in a substantial obstruction of the scenic overlooks identified in the proposed MMCP. Thus, the PEIR identified impacts as significant and unavoidable, and no feasible Mitigation Framework is available at this time. However, cumulative development and projects in surrounding communities would not contribute to localized visual impacts, and cumulative impacts would be less than significant.

Visual Character
The PEIR identified that the proposed MMCP includes policies intended to direct future development in a manner that improves the community's sense of place by transitioning towards a pedestrian-friendly community with unique districts and villages. The proposed MMCP-planned Urban Villages are primarily focused on infill development with a mix of compact uses, and mobility improvements support a pedestrian-oriented area with connections to transit and employment. This shift in character from a predominantly commercial and industrial employment center to a higher density, mixed-use Urban Village and employment hub would not substantially adversely alter the existing neighborhood character of the MMCP area as a whole. The PEIR identified project and cumulative impacts as less than significant, with no mitigation required.

Existing Landforms
The PEIR identified that it is anticipated that future development in accordance with the proposed MMCP would not result in substantial landform alteration because the MMCP area is largely

developed with existing urban land uses concentrated on the relatively flat mesa top that characterizes most of the MMCP area. While the proposed MMCP would intensify some uses, the proposed MMCP contains policies to ensure that redevelopment takes into account existing landforms. As future development projects within the MMCP area are proposed, they would be reviewed to determine whether grading plans demonstrate compliance with the City's SDMC regarding grading and if a permit is required. Thus, the PEIR identified project and cumulative impacts related to landform alteration as less than significant, with no mitigation required.

Light and Glare
The PEIR identified that with adherence to the City's outdoor lighting and glare regulations, the MHPA Land Use Adjacency Guidelines, and MCAS Miramar ALUCP's lighting and glare regulations, project and cumulative impacts associated with lighting and glare would be less than significant with no mitigation required.

Landmark Trees
The PEIR identified that no designated distinctive or landmark trees occur within the MMCP area. Mature stands of trees can be found on the floor of canyon areas; however, such areas are not proposed for development. The proposed MMCP includes policies that promote the planting of new trees, and future development within the MMCP area would be subject to City Council Policy 900-19, which provides for the protection of street trees. Therefore, the PEIR identified project and cumulative impacts related to the loss of distinctive or landmark trees as less than significant with no mitigation required.

Project

Scenic Vistas
The project site is currently occupied by office land uses and does not include a public viewing area of the open space west of the site. Implementation of the project would replace the existing office building with R&D and a parking structure, and the project would not encroach upon or otherwise impact the open space west of the site. The project would be consistent with the designated MMCP land uses and zoning and heigh regulations. In conclusion, the proposed project and the associated impacts were addressed in the PEIR analysis. No project-specific significant effects would occur, and the project would not contribute to the significant cumulative impact identified in the MMCP PEIR. Impacts would be less than significant.

Visual Character
The project involves the replacement of an existing office land use with an R&D building and a parking structure. Therefore, the character of the site would be similar to existing conditions. Additionally, the project would be consistent with the site's zoning of IL-3-1 and land use designation of Industrial Employment/ Technology Park. Impacts would be less than significant.

Existing Landforms
The project involves the replacement of an existing office land use with an R&D building and a parking structure. Therefore, the landform of the site would be similar to existing conditions.

Additionally, the project would be consistent with the site's zoning of IL-3-1 and land use designation of Industrial Employment/ Technology Park. Impacts would be less than significant.

Light and Glare
The project site is located in an area that is developed with primarily commercial and industrial uses, with open space to the west. The existing light conditions in the project area include building lights, security lights, and adjacent commercial and industrial uses. The project would include lighting typical of industrial park land uses; such lighting would not create a new source of substantial light that would adversely affect daytime or nighttime views in the area. The project would adhere to the City's light and glare regulations. Additionally, the project would comply with MSCP land use adjacency guidelines regarding light and glare. The project would be consistent with the designated MMCP land uses and zoning. Impacts would be less than significant.

Landmark Trees
Project implementation may result in the removal of onsite cultivated trees; however, the project would not result in the loss of any distinctive or landmark trees or stand of mature trees as identified in the MMCP. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a substantial change to the PEIR Visual Effects and Neighborhood Character analysis. The project would not create any new significant Visual Effects and Neighborhood Character impact, nor would it substantially increase the severity of Visual Effects and Neighborhood Character impacts from that described in the PEIR.

CONCLUSION

Overall, implementation of the proposed would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified PEIR.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Section 15162 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports the use of the previously certified PEIR, under CEQA Guidelines Section 15162, in that both environmental documents adequately covers the proposed project.

Marlene Watanabe
Associate Planner

MW/mw

cc: Martin Mendez, Development Project Manager, Development Services Department

Attachments:
Figure 1 – Project Vicinity
Figure 2 – Project Site

Appendices (provided under separate cover):
Biology Study Report, Recon, 2025.
Drainage Study, Latitude 33 Planning & Engineering, December 2025

Geotechnical Investigation Report and Addendum, GEOCON Incorporated, March 2024, August 2024
Storm Water Quality Management Plan, Latitude 33 Planning & Engineering, December 2025
VMT Analysis, CR Associates, December 2025
Climate Action Plan Consistency Checklist, Latitude 33 Planning & Engineering, January 2023



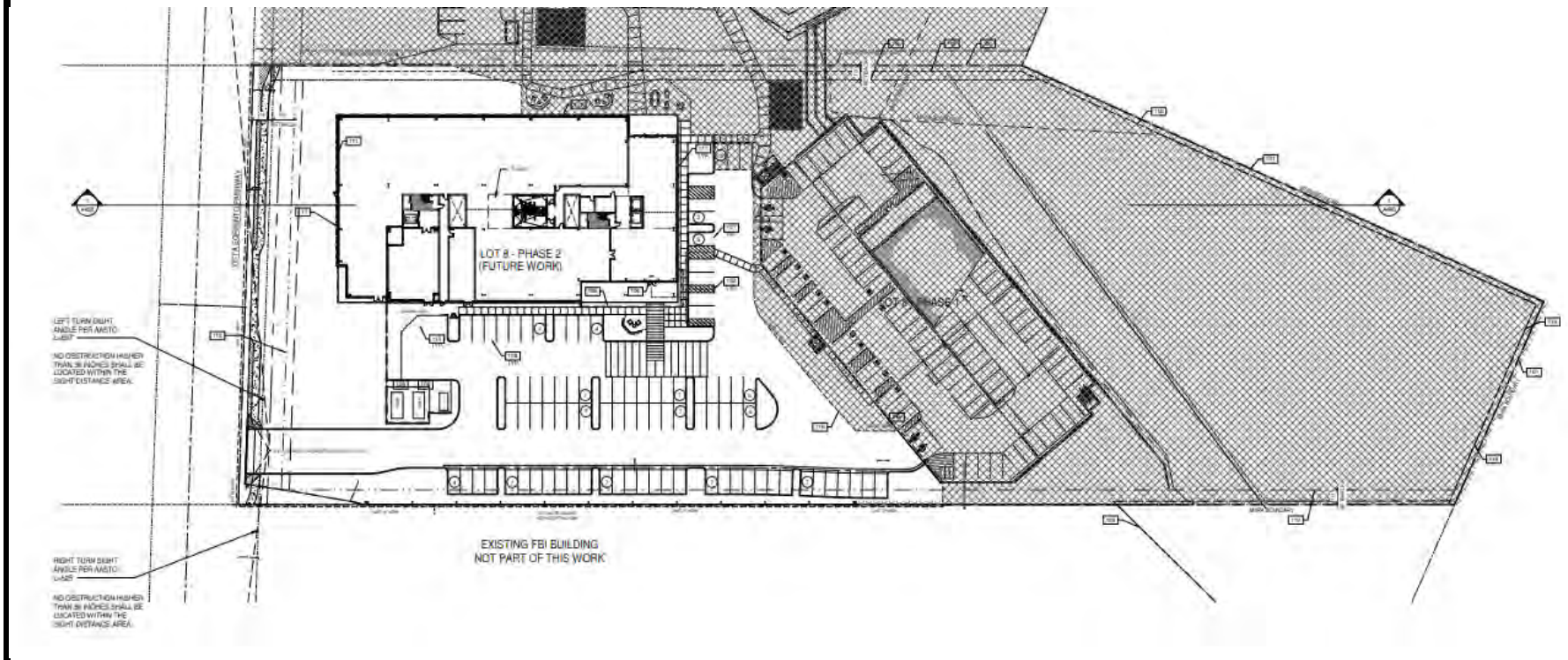
The City of SAN DIEGO

Project Location

10509 Vista Sorrento/PRJ-1062368

Development Services Department

FIGURE No. 1



The City of SAN DIEGO

Site Plan

10509 Vista Sorrento/PRJ-1062368

Development Services Department

FIGURE No. 2