THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 17, 2016 REPORT NO. HO-16-050

HEARING DATE: August 24, 2016

SUBJECT: THE SCRIPPS RESEARCH INSTITUTE (TSRI), PROCESS THREE DECISION

PROJECT NUMBER: 424480

OWNER/APPLICANT: Scripps Clinic and Research Foundation

SUMMARY:

Issues: Should the Hearing Officer approve the demolition of three buildings, and the construction of three buildings and a detached parking structure on the Scripps Research Institute campus within the University Community Planning area?

Staff Recommendations:

1. ADOPT Addendum No. 424480 to Environmental Impact Report Nos. 86-0884 and 88-0244/SCH Nos. 88062210 and 89071903, and ADOPT the Mitigation Monitoring and Reporting Program; and

2. APPROVE Coastal Development Permit No. 1531686; and

3. APPROVE Site Development Permit No. 1531687; and

4. APPROVE Planned Development Permit No. 1531688.

Community Planning Group Recommendation: On May 10, 2016, the University Community Planning Group voted 18-0-1 to recommend approval of the proposed project without conditions (Attachment 10).

Environmental Review: Addendum No. 424480 to Environmental Impact Report (EIR) Nos. 86-0884 and 88-0244/SCH Nos. 88062210 and 89071903 has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous EIRs, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project.

BACKGROUND

The project sites total 13.79-acres and are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court. Lots 1–3 are approximately 10.17 acres and Parcel 1 (formally Lots 9 and 10) is approximately 3.62 acres. The project sites are zoned IP-1-1, within the University Community Plan, Coastal Overlay Zone (Non-Appealable area), Coastal Height Limit Overlay Zone, First Public Roadway, Prime Industrial Lands, Community Plan Implementation Overlay Zone - Type B, Airport Influence Area (MCAS-Miramar, Review Area 1), Airport Safety Zone (Transition Zone), and the Parking Impact Overlay Zone (Beach and Campus). The University Community Plan identifies the land use designation for the sites as Industrial; more specifically, the Industrial Element designates the sites as Scientific Research. The City's General Plan identifies the land use designation for the sites as 'Industrial Employment.'

The properties are located approximately 3,810 feet from the Pacific Ocean. The properties are located in an area just west of Sorrento Valley Road and the entire area is located between the sea and the first public roadway paralleling the sea (Attachment 4); however, the sites are in the Non-Appealable area within the Coastal Overlay Zone. John Jay Hopkins Drive and General Atomics Court are not designated as a view corridor and do not contain intermittent or partial vista, viewshed or scenic overlook with views of the Pacific Ocean. The properties do not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway as identified in the University Community Plan and the Local Coastal Program Land Use Plan. The properties are not located within or adjacent to the Multiple Species Conservation Program-Multiple Habitat Planning Area and do not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

Lots 1-3 are part of the La Jolla Pines Technology Centre and the following are the existing approved permits that apply to Lots 1-3:

- September 25, 1989, Coastal Development Permit/Hillside Review Permit/Planned Industrial Development Permit No. 88-0244 was approved. This permit allowed up to 831,600 square feet of scientific research uses on eight lots totaling 56.4 acres and approval of the La Jolla Pines Technology Center Design Manual, dated November 1989.

- On February 17, 1993, Coastal Development Permit/Conditional Use Permit No. 92-0327 on Lot 2 and 3 for the Neuroscience Institute containing three buildings with a total of 40,550 square feet.

- On January 5, 1994, Coastal Development Permit/Conditional Use Permit/Community Plan Implementation Overlay Zone Permit No. 93-0381, an amendment of Permit No. 92-0327, was approved. This permit allowed 23,934 square feet of greenhouse/parking structure and mechanical building, and approximately 13,500 square feet for three additional buildings containing laboratory space, material processing, and building to house a magnet facility.

- On June 13, 1994, Amend and Restated Coastal Development Permit/Hillside Review Permit/Planned Industrial Development Permit No. 93-0531, an amendment of Permit No. 88-0244 was approved. This amendment revised the Table 1-A entitled 'Revised Project Trip Generation Rates,' originally approved within Permit No. 88-0244.

- On December 20, 1995, Coastal Development Permit/Planned Industrial Development Permit No. 95-0560, an amendment of Permit No. 93-0381, was approved. This permit allowed a 4,300 square foot addition to the existing 2,910 square foot Skaggs building. In addition, Condition No. 16 within the permit removes the greenhouse/parking structure and mechanical building, and processing building for the magnet facility as a permitted improvement on the project site (the structures were never constructed).

- On February 18, 1998, Coastal Development Permit/Conditional Use Permit No. 96-7785 was approved. This permit allowed for the 10,200 square foot NMR4 building and a one-story magnetic research facility.

Parcel 1 (formally Lots 9 and 10) are part of Torrey Pines Science Center and the following are the existing approved permits that apply to Parcel 1:

- September 26, 1988, Planned Industrial Development Permit No. 86-0884 was approved. This permit allowed up to 2,556,000 square feet of scientific research uses on 34 lots totaling 304 acres and approval of the Torrey Pines Science Center Design Manual, dated September 1988.

- July 15, 1998, Coastal Development Permit No. 98-0332, an amendment of Permit No. 86-0884 was approved. This amendment allowed for a two-story, 53,220 square foot research building over 26,610 square foot parking garage. (The building square footage is the maximum permitted per the development intensity restriction of Permit No. 86-0884 and the University Community Plan.)

DISCUSSION

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square feet with a basement mechanical room. The project would achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The Planned Development Permit is necessary in order to transfer 12,000 square feet of permitted (but non-utilized) development intensity from Lots 1–3 to Parcel 1 within Torrey Pines Subarea (Subarea 9) of the University Community Plan. Both the Site Development Matrixes within the Design Manuals have been revised to reflect the transfer (Attachment 12 and 13). The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for the sites.

Development of the proposed project requires the approval of a Process Three Site Development Permit for development within the Community Plan Implementation Overlay Zone - Type B, a

Process Three Planned Development Permit and a Process Two Coastal Development Permit to amend Permits 96-7785, 95-0560, 93-0531, 93-0381, 92-0506, 92-0327, 88-0244, 86-0884 and 98-0332. In review of the previous permits, staff has determined that the proposed development would not require a Conditional Use Permit. Condition No. 11 within this Permit provides language that the existing Permits shall remain in force and effect except where amended by this Permit.

Conclusion:

The project meets all applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for the sites per the adopted University Community Plan, Local Coastal Program Land Use Plan, the San Diego Municipal Code, and the General Plan. Therefore, staff recommendation to the Hearing Officer is to approve project as presented.

ALTERNATIVES

1. ADOPT Addendum No. 424480 to Environmental Impact Report Nos. 86-0884 and 88-0244/SCH Nos. 88062210 and 89071903, and ADOPT the Mitigation Monitoring and Reporting Program; and APPROVE Coastal Development Permit No. 1531686, Site Development Permit No. 1531687, and Planned Development Permit No. 1531688, with modifications.

2. DO NOT ADOPT Addendum No. 424480 to Environmental Impact Report Nos. 86-0884 and 88-0244/SCH Nos. 88062210 and 89071903, and DO NOT ADOPT the Mitigation Monitoring and Reporting Program; and Deny Coastal Development Permit No. 1531686, Site Development Permit No. 1531687, and Planned Development Permit No. 1531688, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

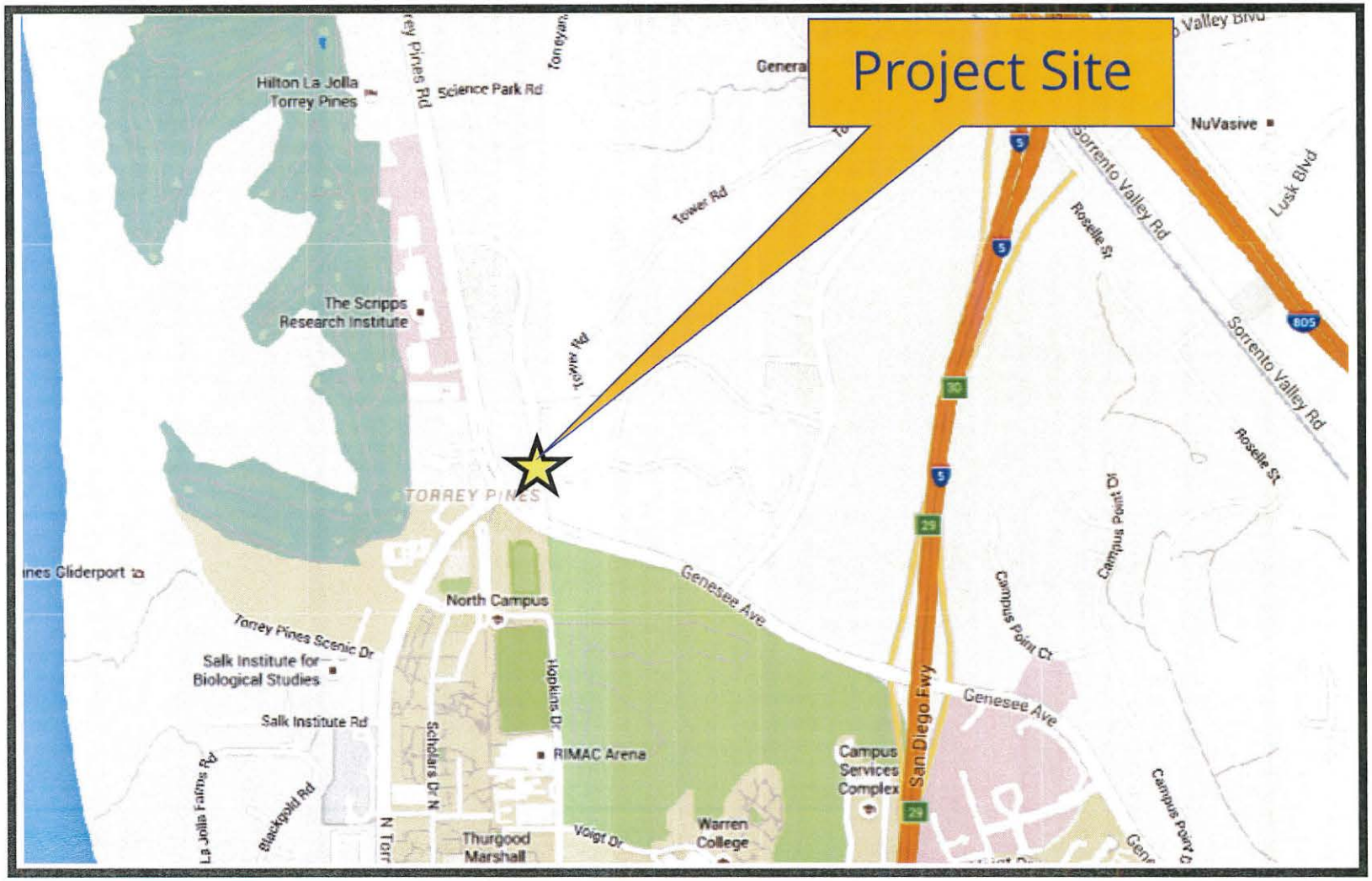
Jeffrey A. Peterson
Development Project Manager

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. First Public Roadway and Coastal Overlay Zone Maps
5. Project Data Sheet
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Draft Environmental Resolution

9. Copy of Recorded Permits and Design Manuals (Due to the size of the documents, a hard copy will be provided to the Hearting Officer, and are available upon request.)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. La Jolla Pines Technology Center updated Site Matrix dated August 2015 (Exhibit 'A')
13. Torrey Pines Science Center updated Site Matrix dated August 2015 (Exhibit 'A')
14. Project Plans

Internal Order Number: 24005876



Location Map

The Scripps Research Institute (TSRI); Project No. 424480

10308, 10590, & 10640 John Jay Hopkins Dr. and 3528 General Atomics Ct.

North

ATTACHMENT 1

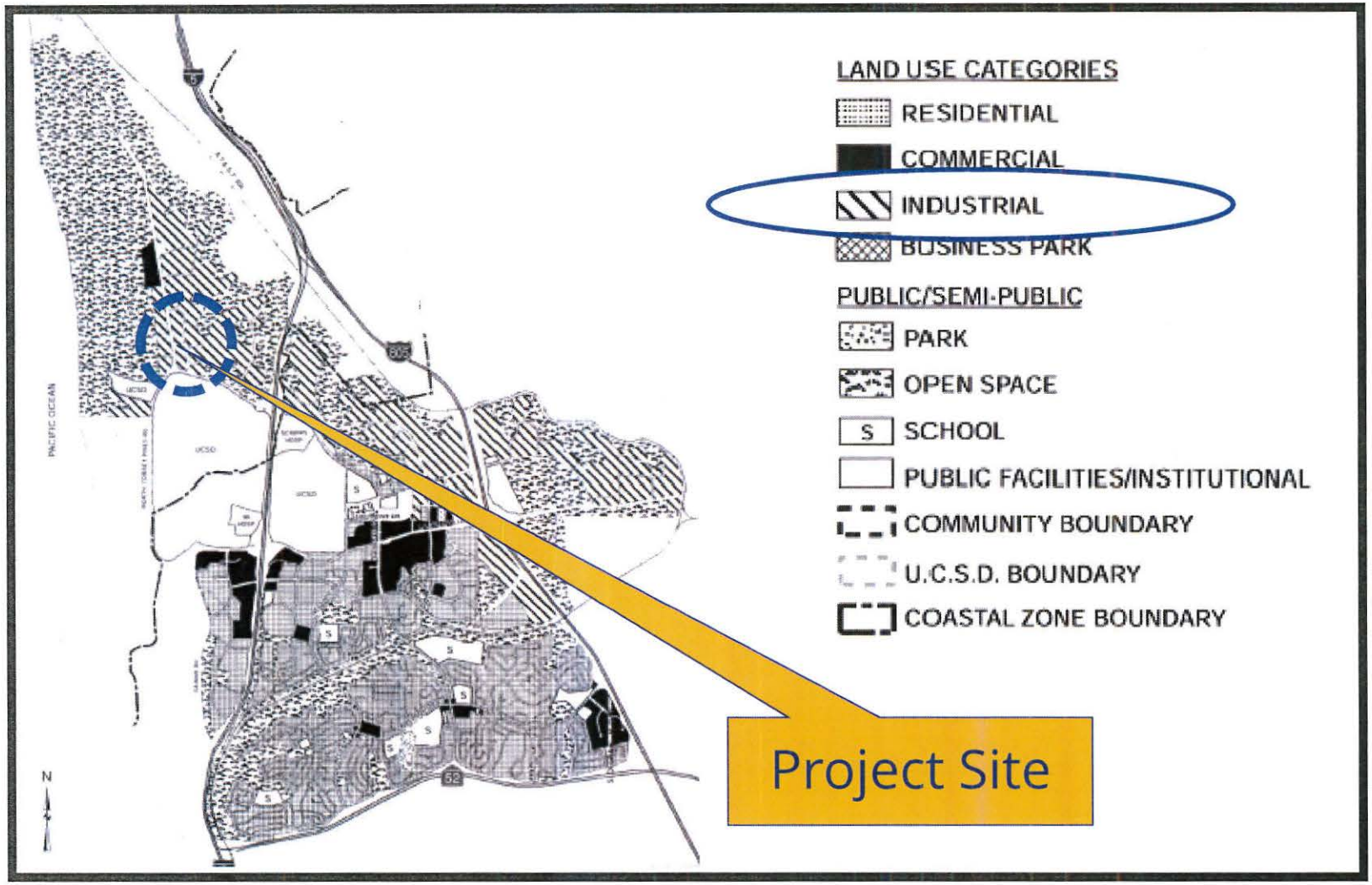
Aerial Photograph

The Scripps Research Institute (TSRI); Project No. 424480

10308, 10590, & 10640 John Jay Hopkins Dr. and 3528 General Atomics Ct.

North

ATTACHMENT 2



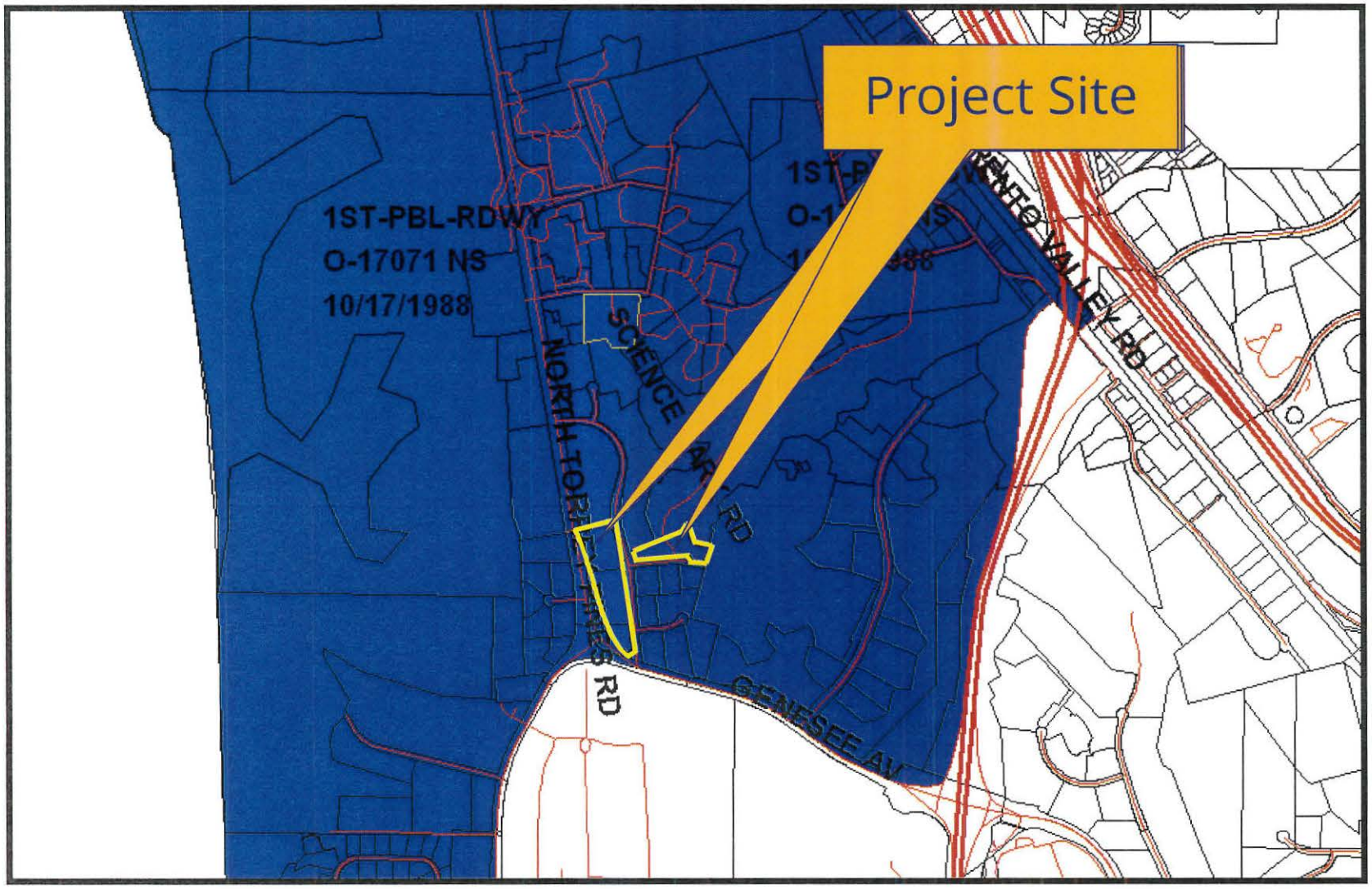
University Community Plan Land Use Map

The Scripps Research Institute (TSRI); Project No. 424480

10308, 10590, & 10640 John Jay Hopkins Dr. and 3528 General Atomics Ct.

North

ATTACHMENT 3



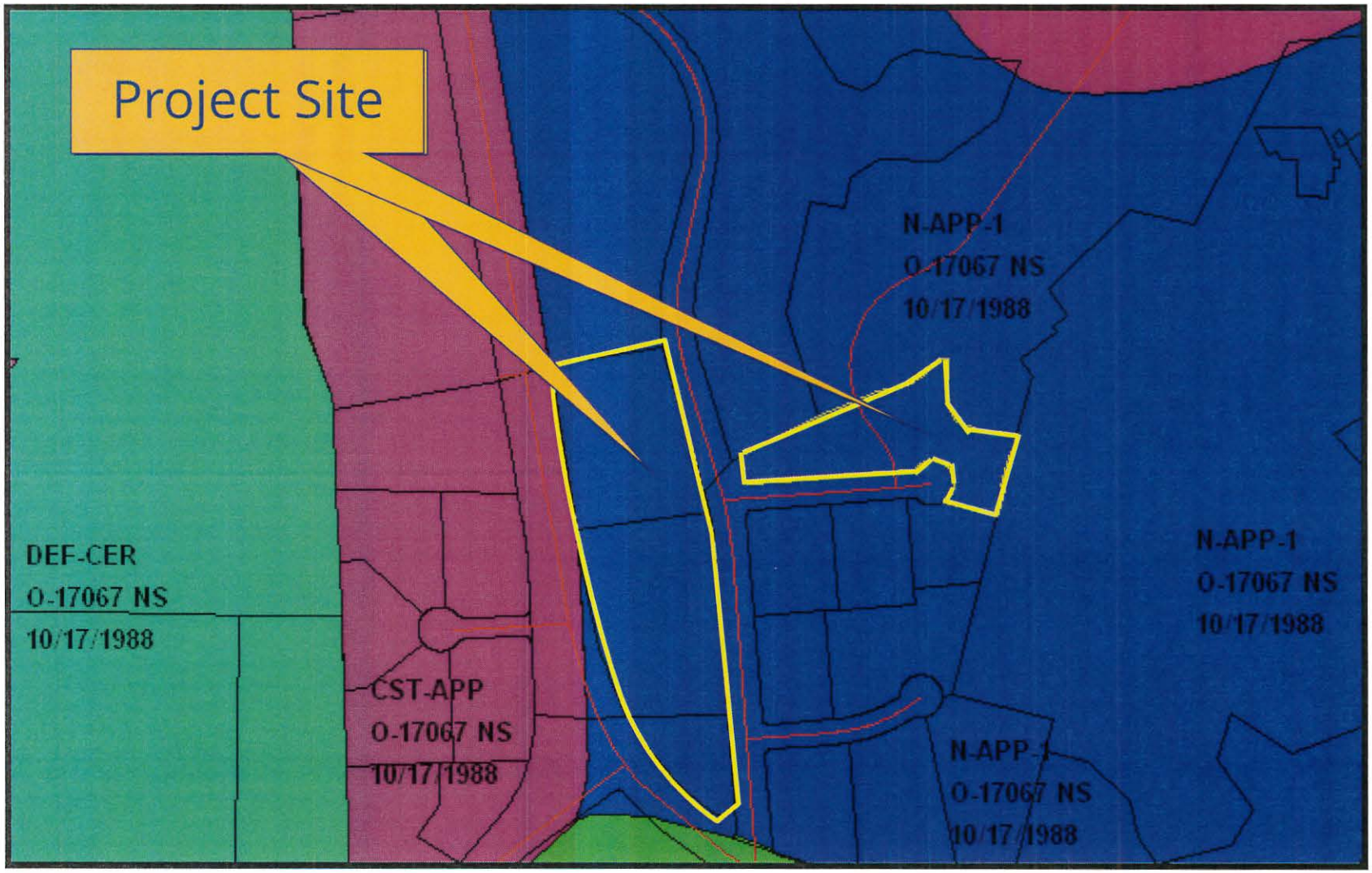
First Public Road Map

The Scripps Research Institute (TSRI); Project No. 424480

10308, 10590, & 10640 John Jay Hopkins Dr. and 3528 General Atomics Ct.

North

ATTACHMENT 4



Coastal Overlay Jurisdiction

The Scripps Research Institute (TSRI); Project No. 424480

10308, 10590, & 10640 John Jay Hopkins Dr. and 3528 General Atomics Ct.

North

ATTACHMENT 4

PROJECT DATA SHEET

PROJECT NAME:	TSRI –Project No. 424480
PROJECT DESCRIPTION:	Demolition of three buildings, and the construction of three buildings and a detached parking structure on the Scripps Research Institute campus.
COMMUNITY PLAN AREA:	University
DISCRETIONARY ACTIONS:	Coastal Development Permit, Site Development Permit and Planned Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial

ZONING INFORMATION:

ZONE:	IP-1-1
HEIGHT LIMIT:	30-foot (Coastal Height Limitation Overlay Zone)
LOT SIZE:	40,000 square feet
FLOOR AREA RATIO:	2.0
LOT COVERAGE:	NA
FRONT SETBACK:	20-foot (min.) and 25-foot (std.)
SIDE SETBACK:	15-foot
STREETSIDE SETBACK:	NA
REAR SETBACK:	25-foot
PARKING:	959 parking spaces (982 spaces proposed)

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Industrial; IP-1-1	Research and Development
SOUTH:	Industrial; IP-1-1	Research and Development
EAST:	Industrial; IP-1-1	Research and Development
WEST:	Industrial; IP-1-1	Research and Development

DEVIATIONS OR VARIANCES REQUESTED:	None.
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 10, 2016, the University Community Planning Group voted 18-0-1 to recommend approval of the proposed project without conditions.

HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1531686
SITE DEVELOPMENT PERMIT NO. 1531687
PLANNED DEVELOPMENT PERMIT NO. 1531688
THE SCRIPPS RESEARCH INSTITUTE (TSRI) - PROJECT NO. 424480 [MMRP]
AMENDMENTS TO COASTAL DEVELOPMENT/PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 95-0560, COASTAL DEVELOPMENT/HILLSIDE REVIEW/PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 93-0531, COASTAL DEVELOPMENT/HILLSIDE REVIEW/PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 88-0244, PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 86-0884, AND COASTAL DEVELOPMENT PERMIT NO. 98-0332

WHEREAS, the Scripps Clinic and Research Foundation, a California Non-Profit Corporation, Owner and Permittee, filed an application with the City of San Diego for a permit for the demolition of three buildings and construction of two two-story buildings and a parking structure on Lots 1–3, and construction of a single-story building with surface parking on the non-contiguous Parcel 1 (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1531686, 1531687, and 1531688 on portions of a 13.79 acres;

WHEREAS, the project sites are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court, in the IP-1-1 zone within the University Community Plan area, Community Plan Implementation Overlay Zone - Type B, and is within the Torrey Pines Subarea of the University Community Plan, the Coastal Height Limitation Overlay Zone, Coastal Permit Overlay Zone (Non-Appealable), Airport Influence Area Review Area 1 for MCAS Miramar, and Council District 1;

WHEREAS, the project site is legally described as: Lots 1, 2, and 3 of La Jolla Pines Technology Centre, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12960, filed in the Office of the County Recorder of San Diego County, August 12, 1992; and Parcel 1 of Parcel Map No. 18094 filed in the Office of the County Recorder of San Diego County, August 21, 1998, being a Lot Consolidation Parcel Map of Lots 9 and 10 of Torrey Pines Science Center Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12419, filed in the Office of the County Recorder of San Diego County, July 12, 1989, together with portions of General Atomics Court and John Jay Hopkins Drive as dedicated to public use;

WHEREAS, on August 24, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1531686, Site Development Permit No. 1531687, and Planned Development Permit No. 1531688 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 24, 2016.

FINDINGS:

I. Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; and

The project sites total 13.79-acres, and are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court. Lots 1–3 are approximately 10.17 acres and Parcel 1 (formally Lots 9 and 10) is approximately 3.62 acres. The properties are located approximately 3,810 feet from the Pacific Ocean. The properties are located in area just west of Sorrento Valley Road and the entire area is located between the sea and the first public roadway paralleling the sea; however, the sites are in the Non-Appealable area within the Coastal Overlay Zone. John Jay Hopkins Drive and General Atomics Court are not designated as a view corridor and do not contain intermittent or partial vista, viewshed or scenic overlook with views toward the Pacific Ocean. The properties do not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway as identified in the University Community Plan or the Local Coastal Program Land Use Plan.

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square foot with a basement mechanical room.

The proposed development would be located on private property and is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to meet the development regulations of the underlying zone and would enhance and protect any public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands; and

The project sites total 13.79-acres, and are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court. The properties are located approximately 3,810 feet from the Pacific Ocean. The properties are located in area just west of Sorrento Valley Road and the entire area is located between the sea and the first public roadway paralleling the sea; however, the sites are in the Non-Appealable area within the Coastal

Overlay Zone. The properties are not located within or adjacent to the Multiple Species Conservation Program Multiple Habitat Planning Area and do not contain any other type of Environmental Sensitive Lands as defined in San Diego Municipal Code Section 113.0103.

Addendum No. 424480 to Environmental Impact Report Nos. 86-0884 and 88-0244/SCH Nos. 88062210 and 89071903 has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous Environmental Impact Reports, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Biological Resources and Paleontological Resources would be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the proposed coastal development would not adversely affect Environmental Sensitive Lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program; and

The project sites total 13.79-acres, and are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court. Lots 1–3 are approximately 10.17 acres and Parcel 1 (formally Lots 9 and 10) is approximately 3.62 acres, for a combined total of 13.79 acres. The properties are located approximately 3,810 feet from the Pacific Ocean. The properties are located in area just west of Sorrento Valley Road and the entire area is located between the sea and the first public roadway paralleling the sea; however, the sites are in the Non-Appealable area within the Coastal Overlay Zone. John Jay Hopkins Drive and General Atomics Court are not designated as a view corridor and do not contain intermittent or partial vista, viewshed or scenic overlook with views toward the Pacific Ocean. The properties do not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway as identified in the University Community Plan or the Local Coastal Program Land Use Plan.

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square foot with a basement mechanical room.

The proposed development would be located on private property and is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to meet the development regulations of the underlying zone and

conforms to the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project sites total 13.79-acres, and are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court. The properties are located approximately 3,810 feet from the Pacific Ocean. The properties are located in area just west of Sorrento Valley Road and the entire area is located between the sea and the first public roadway paralleling the sea; however, the sites are in the Non-Appealable area within the Coastal Overlay Zone. The properties do not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway as identified in the University Community Plan or the Local Coastal Program Land Use Plan.

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square foot with a basement mechanical room.

The proposed development would be located on private property and is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site and public access to the water, public recreation facilities, or public parking facilities would not be adversely affected by the approval of this development. Therefore, the proposed development complies with the public access and recreation policies of Chapter 3 of the California Coastal Act

II. <u>Site Development Permit - Section 126.0504</u>

A. Findings for all Site Development Permits

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

The project sites total 13.79-acres, and are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court. Lots 1–3 are approximately 10.17 acres and Parcel 1 (formally Lots 9 and 10) is approximately 3.62 acres, for a combined total of 13.79 acres. The project sites are zoned IP-1-1, within the University Community Plan, Coastal Overlay Zone (Non-Appealable area), Coastal Height Limit Overlay Zone, First Public Roadway, Prime Industrial Lands, and the

Community Plan Implementation Overlay Zone - Type B (CPIOZ-B). The University Community Plan identifies the land use designation for the sites as Industrial; more specifically, the Industrial Element designates the sites as Scientific Research. The City's General Plan identifies the land use designation for the sites as 'Industrial Employment.'

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square foot with a basement mechanical room. As a component of the proposed project, the proposed new research and development buildings would achieve a Leadership in Energy and Environmental Design (LEED) Silver certification.

A Planned Development Permit is necessary in order to transfer 12,000 square feet of permitted (but non-utilized) development intensity from Lots 1–3 to Parcel 1 within Torrey Pines Subarea (Subarea 9) of the University Community Plan. The Site Development Matrixes within the La Jolla Pines Technology Center Design Manual and the Torrey Pines Science Center Design Manual have been revised to reflect the transfer. The proposed development would be located on private property and is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square foot with a basement mechanical room.

Addendum No. 424480 to Environmental Impact Report Nos. 86-0884 and 88-0244/SCH Nos. 88062210 and 89071903 has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous Environmental Impact Reports, no substantial changes have occurred with respect to the

circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Biological Resources and Paleontological Resources would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Coastal Development Permit No. 1531686, Site Development Permit No. 1531687, and Planned Development Permit No. 1531688, and other regulations and guidelines pertaining to the subject property per the San Diego Municipal Code. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee shall be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square foot with a basement mechanical room. As a component of the proposed project, the proposed new research and development buildings would achieve a Leadership in Energy and Environmental Design (LEED) Silver certification.

The Planned Development Permit is necessary in order to transfer 12,000 square feet of permitted (but non-utilized) development intensity from Lots 1–3 to Parcel 1 within Torrey Pines Subarea (Subarea 9) of the University Community Plan. The Site Development Matrixes within the La Jolla Pines Technology Center Design Manual and the Torrey Pines Science Center Design Manual have been revised to reflect the transfer. The proposed development would be located on private property and is not requesting nor does it require any deviations or variances from the applicable

regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed development complies with the regulations of the Land Development Code.

III. Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

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

The project sites total 13.79-acres, and are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court. Lots 1–3 are approximately 10.17 acres and Parcel 1 (formally Lots 9 and 10) is approximately 3.62 acres, for a combined total of 13.79 acres. The project sites are zoned IP-1-1, within the University Community Plan, Coastal Overlay Zone (Non-Appealable area), Coastal Height Limit Overlay Zone, First Public Roadway, Prime Industrial Lands, and the Community Plan Implementation Overlay Zone - Type B (CPIOZ-B). The University Community Plan identifies the land use designation for the sites as Industrial; more specifically, the Industrial Element designates the sites as Scientific Research. The City's General Plan identifies the land use designation for the sites as 'Industrial Employment.'

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square foot with a basement mechanical room. As a component of the proposed project, the proposed new research and development buildings would achieve a Leadership in Energy and Environmental Design (LEED) Silver certification.

The Planned Development Permit is necessary in order to transfer 12,000 square feet of permitted (but non-utilized) development intensity from Lots 1–3 to Parcel 1 within Torrey Pines Subarea (Subarea 9) of the University Community Plan. The Site Development Matrixes within the La Jolla Pines Technology Center Design Manual and the Torrey Pines Science Center Design Manual have been revised to reflect the transfer. The proposed development would be located on private property and is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square foot with a basement mechanical room.

Addendum No. 424480 to Environmental Impact Report Nos. 86-0884 and 88-0244/SCH Nos. 88062210 and 89071903 has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous Environmental Impact Reports, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Biological Resources and Paleontological Resources would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Coastal Development Permit No. 1531686, Site Development Permit No. 1531687, and Planned Development Permit No. 1531688, and other regulations and guidelines pertaining to the subject property per the San Diego Municipal Code. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee shall be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project proposes the demolition of three buildings totaling 19,439 square feet and subsequent construction of two two-story buildings and a detached parking structure on Lots 1–3. The two office and research buildings proposed for Lots 1–3 would be approximately 77,000- and 70,000-square foot structures, each with one level of underground parking. A single-story Nuclear Magnetic Resonance (NMR) building with surface parking would be constructed on the non-contiguous Parcel 1, and would consist of approximately 12,000 square foot with a basement mechanical room. As a component of the proposed project, the proposed new research and development buildings would achieve a Leadership in Energy and Environmental Design (LEED) Silver certification.

The Planned Development Permit is necessary in order to transfer 12,000 square feet of permitted (but non-utilized) development intensity from Lots 1–3 to Parcel 1 within Torrey Pines Subarea (Subarea 9) of the University Community Plan. The Site Development Matrixes within the La Jolla Pines Technology Center Design Manual and the Torrey Pines Science Center Design Manual have been revised to reflect the transfer. The proposed development would be located on private property and is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed development complies with the regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1531686, Site Development Permit No. 1531687, and Planned Development Permit No. 1531688 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1531686, 1531687, and 1531688, a copy of which is attached hereto and made a part hereof.

_____

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: August 24, 2016

Internal Order Number: 24005876

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24005876

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1531686
SITE DEVELOPMENT PERMIT NO. 1531687
PLANNED DEVELOPMENT PERMIT NO. 1531688
THE SCRIPPS RESEARCH INSTITUTE (TSRI) - PROJECT NO. 424480 [MMRP]
AMENDMENTS TO COASTAL DEVELOPMENT/PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 95-0560, COASTAL DEVELOPMENT/HILLSIDE REVIEW/PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 93-0531, COASTAL DEVELOPMENT/HILLSIDE REVIEW/PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 88-0244, PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 86-0884, AND COASTAL DEVELOPMENT PERMIT NO. 98-0332
HEARING OFFICER

This Coastal Development Permit No. 1531686, Site Development Permit No. 1531687, and Planned Development Permit No. 1531688, amendment to Permits 96-7785, 95-0560, 93-0531, 93-0381, 92-0506, 92-0327, 88-0244, 86-0884 and 98-0332, is granted by the Hearing Officer of the City of San Diego to the Scripps Clinic and Research Foundation, a California Non-Profit Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0708, 126.0504, and 126.0604. The project sites total 13.79 acres are located at 10308, 10590, and 10640 John Jay Hopkins Drive and 3528 General Atomics Court. Lots 1–3 are approximately 10.17 acres and Parcel 1 (formally Lots 9 and 10) is approximately 3.62 acres. The is project sites are in the IP-1-1 zone within the University Community Plan area, Community Plan Implementation Overlay Zone - Type B, and is within the Torrey Pines Subarea of the University Community Plan, the Coastal Height Limitation Overlay Zone, Coastal Permit Overlay Zone (Non-Appealable), Airport Influence Area Review Area 1 for MCAS Miramar, and Council District 1.

The project site is legally described as: Lots 1, 2, and 3 of La Jolla Pines Technology Centre, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12960, filed in the Office of the County Recorder of San Diego County, August 12, 1992; and Parcel 1 of Parcel Map No. 18094 filed in the Office of the County Recorder of San Diego County, August 21, 1998, being a Lot Consolidation Parcel Map of Lots 9 and 10 of Torrey Pines Science Center Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 12419, filed in the Office of the County Recorder of San Diego County, July 12, 1989, together with portions of General Atomics Court and John Jay Hopkins Drive as dedicated to public use.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of three buildings and construction of two two-story buildings and a parking structure on Lots 1–3, and construction of a single-story building with surface parking on the non-contiguous Parcel 1, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 24, 2016, on file in the Development Services Department.

The project shall include:

a. Lots 1–3: Demolition of three buildings totaling 19,439 square feet and construction of two two-story office and research buildings that are approximately 77,000- and 70,000-square feet with one level of underground parking in each of the structures, and construction of a detached four-level parking structure, approximately 200,260 square feet, containing approximately 643 parking spaces. Demolition would include the existing Skaggs Nuclear Magnetic Resonance (NMR) Building and Equipment Annex III (Lot 2), the Taub NMR 4 Building and Mechanical Yard (Lot 2), and the Electrical Building (Lot 3). The existing Hazen Center Facility (Lot 3) will remain on the site;

b. Parcel 1: Construction of a one story building approximately 12,000-square feet with a basement mechanical room, and the existing the Dorris Neuroscience Center (Parcel 1) will remain on the site;

c. Transfer of 12,000 square feet of permitted (non-utilized) development intensity from Lots 1–3 to Parcel 1;

d. A Leadership in Energy and Environmental Design (LEED) Silver certification;

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

f. Off-street parking;; 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 September 8, 2019.

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

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

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

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

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

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

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

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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. The entitlement and conditions of Coastal Development/Planned Industrial Development Permit No. 95-0560, Coastal Development/Hillside Review/Planned Industrial Development Permit No. 93-0531, Coastal Development/Hillside Review/Planned Industrial Development Permit No. 88-0244, Planned Industrial Development Permit No. 86-0884, and Coastal Development Permit No. 98-0332 shall remain in force and effect except where amended by this Permit.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Addendum No. 424480 to Environmental Impact Report Nos. 86-0884 and 88-0244/SCH Nos. 88062210 and 89071903, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 424480 to Environmental Impact Report Nos. 86-0884 and 88-0244/SCH Nos. 88062210 and 89071903, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources
Paleontological Resources

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any permit for each building site, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways adjacent to each site with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

16. Prior to the issuance of any permit for each building site, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramps with City standard curb ramps with truncated domes adjacent to each site, on North Torrey Pines Road, John Jay Hopkins Drive and General Atomics Court, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit on Lots 1, 2 and 3, the Owner/Permittee shall assure by permit and bond the closure of the existing curb ramp, located at the northeast corner of the intersection of North Torrey Pines Road and Genesee Road, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit on Lots 1, 2 and 3, the Owner/Permittee shall assure by permit and bond the replacement of the existing two driveways with two 30-foot wide City standard driveways and construct another new 30-foot wide standard driveways, on John Jay Hopkins Drive, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit on Parcel 1, the Owner/Permittee shall assure by permit and bond the construction of a 30-foot wide City standard driveway, on General Atomics Court, satisfactory to the City Engineer.

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

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

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

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

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

25. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, 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.

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

GEOLOGY REQUIREMENTS:

27. Prior to issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.

28. Prior to exoneration of the bond and grading permit close-out, the Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department.

PARK & RECREATION REQUIREMENTS:

29. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape construction documents for review and approval.

LANDSCAPE REQUIREMENTS:

30. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permitee 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.

31. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater 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 Office of the Development Services Department.

32. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents 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 Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).

33. 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 Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

34. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

35. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

36. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, 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:

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

38. The Brush Management Program shall incorporate Alternative Compliance measures for Parcel 1 in lieu of standard brush management zones. Zone One shall extend out from the north face of the structure to the north property line, approximately 25 feet, as shown on Exhibit 'A.' There shall be no Zone Two. Any openings along the north face of the structure, extending west from the northwest corner for a length of 90 feet, plus a 45 foot perpendicular return along the east face of the structure, shall be upgraded to Dual-Glazed, Dual-Tempered Panes in addition to standard CBC 7A requirements.

39. Prior to issuance of any Building Permits for Parcel 1, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape

Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

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

41. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Brush Management Program shall be implemented.

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

PLANNING/DESIGN REQUIREMENTS:

43. Unless otherwise specified herein, the development on Lots 1, 2, and 3 shall conform at all times with the applicable development standards and design guidelines in effect for the La Jolla Pines Technology Center. The development intensity for La Jolla Pines Technology Center is updated in accordance with Site Development Matrix dated August 2015 (Exhibit 'A').

44. Unless otherwise specified herein, the development on Parcel 1 shall conform at all times with the applicable development standards and design guidelines in effect for the Torrey Pines Science Center. The development intensity for Torrey Pines Science Center is updated in accordance with Site Development Matrix dated August 2015 (Exhibit 'A').

45. 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.

46. Prior to issuance of building permits, the Owner/Permittee shall provide documentation that the project has been submitted to the U.S. Green Building Council for review and will achieve at least a Leadership in Energy and Environmental Design (LEED) Silver Certification. Construction documents shall note all criteria included in the design and construction of the project as identified in the LEED certification application.

47. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit 'A,' the design guidelines in effect for the La Jolla Pines Technology Center and the Torrey Pines Science Center, or City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS:

49. Prior to issuance of occupancy, the I-5/Genesee Avenue Interchange Project shall be fully constructed and open to traffic.

50. Owner/Permittee shall maintain no fewer than 959 parking spaces (982 spaces proposed, 22 accessible parking spaces, 81 carpool/zero emissions parking spaces, 52 short-term bicycle parking, 51 long-term bicycle parking, and 21 motorcycle parking) on the property at all times in the approximate locations shown on Exhibit 'A.' All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

51. Owner/Permittee shall provide a shuttle service to the offsite parking locations as shown on Exhibit 'A' for any period for which the minimum parking required cannot be provided onsite.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

52. 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 Director and the City Engineer.

53. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director 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.

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

55. Prior to Final Inspection, all public water and sewer facilities, if required shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

56. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this

permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 24, 2016 and Resolution No. _____.

Permit Type/PTS Approval No.: Coastal Development Permit No. 1531686
Site Development Permit No. 1531687
Planned Development Permit No. 1531688
Date of Approval: August 24, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Jeffrey A. Peterson
Development Project Manager

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

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

Scripps Clinic and Research Foundation, a California Non-Profit Corporation
Owner/Permittee

By _____

Name:
Title:

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

HEARING OFFICER
RESOLUTION NUMBER _____
ADOPTED ON AUGUST 24, 2016
ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NOS. 86-0884/SCH NO. 88062210
AND 88-0244/SCH NO. 89071903
THE SCRIPPS RESEARCH INSTITUTE (TSRI) - PROJECT NO. 424480 [MMRP]

WHEREAS, on July 20, 2015, the Scripps Clinic and Research Foundation, a California Non-Profit Corporation, submitted an application to Development Services Department for a Site Development Permit (SDP), Coastal Development Permit (CDP), and a Planned Development Permit (PDP) for the TSRI Lots 1-3 and Parcel 1 (formerly Lots 9 and 10) [Project]; and

WHEREAS, on September 26, 1988, the Planning Director, CERTIFIED Environmental Impact Report No. 86-0884/SCH No. 88062210, a copy of which is on file in the Development Services Department, in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on September 25, 1989, the Planning Director CERTIFIED Environmental Impact Report No. 88-0244/SCH No. 89071903, a copy of which is on file in the Development Services Department, in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on July 20, 2015, The Scripps Research Institute submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project(s); and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final ENVIRONMENTAL IMPACT REPORT, if such Addendum meets the requirements of CEQA; and

BE IT RESOLVED, by the Hearing Officer of the City of San Diego as follows:

1. That the information contained in the final Environmental Impact Report Nos. 86-0884/SCH No. 88062210 and 88-0244/SCH No. 89071903 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Hearing Officer prior to making a decision on the Project.

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

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Reports.

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

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Hearing Officer adopts Addendum to Environmental Impact Report Nos. 86-0884/SCH No. 88062210 and 88-0244/SCH No. 89071903 with respect to the Project, a copy of which is on file in the office of the Development Services Department.

6. That pursuant to CEQA Section 21081.6, the Hearing Officer adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. The Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED by the Hearing Officer of San Diego on August 24, 2016.

_____

Jeffrey A. Peterson
Development Project Manager
Development Services

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 1531686
SITE DEVELOPMENT PERMIT NO. 1531687
PLANNED DEVELOPMENT PERMIT NO. 1531688
PROJECT NO. 424480

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Environmental Impact Report Nos. 86-0884/SCH No. 88062210 and 88-0244/SCH No. 89071903 shall be made conditions of Coastal Development Permit No. 1531686, Site Development Permit No. 1531687, and Planned Development Permit No. 1531688, as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS**."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: http://www.sandiego.gov/development-services/industry/information/standtemp

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY –** The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary,

overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

   NOTE: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

   CONTACT INFORMATION:
   a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
   b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 424480 and/or Environmental Document Number 424480, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency: **Not Applicable**

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas

including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Pre-construction Survey	Prior to Start of Construction
Paleontology	Paleontology Reports	Paleontology Site Observation

C. SPECIFIC MMRP ISSUE AREA REQUIREMENTS

BIOLOGICAL RESOURCES (PROTECTIONS DURING CONSTRUCTION)

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), 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.).

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.

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.

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.

BIOLOGICAL RESOURCES (RAPTOR)

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 (precon) 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 precon 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 DSD 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. If nesting birds are not detected during the precon survey, no further mitigation is required.

PALEONTOLOGICAL RESOURCES

In order to avoid potential impacts to paleontological resources, the following mitigation measures shall be implemented by the permit holder:

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans, but prior to the first precon meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City Paleontology Guidelines.
2. MMC would provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

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

III. During Construction

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

1. The monitor shall be present full time during grading/excavation/ trenching activities as identified on the PME that could result in

impacts to formations with high and moderate resource sensitivity. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.

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

B. *Discovery Notification Process*

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

C. *Determination of Significance*

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

IV. Night and/or Weekend Work

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

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

B. If night work becomes necessary during the course of construction

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

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

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the paleontological monitoring program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
   a. For significant paleontological resources encountered during monitoring, the paleontological recovery program shall be included in the Draft Monitoring Report.
   b. Recording Sites with the San Diego Natural History Museum
      The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the paleontological monitoring program in accordance with the City's Paleontological

Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. *Handling of Fossil Remains*

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

C. *Curation of fossil remains: Deed of Gift and Acceptance Verification*

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. *Final Monitoring Report(s)*

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

ATTACHMENT 9

Copy of Recorded Permits and Design Manuals

- Coastal Development/Planned Industrial Development Permit No. 95-0560,
- Coastal Development/Hillside Review/Planned Industrial Development Permit No. 93-0531,
- Coastal Development/Hillside Review/Planned Industrial Development Permit No. 88-0244,
- Planned Industrial Development Permit No. 86-0884, and
- Coastal Development Permit No. 98-0332

- La Jolla Pines Technology Center Design Manual, and
- Torrey Pines Science Center Design Manual

(Due to the size of the documents, a hard copy will be provided to the Hearting Officer, and are available upon request.)

THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name:	Project Number:	Distribution Date:
TSRI Lots 1-3 & 9-10	424480	7/15/2015

Project Scope/Location:

SUSTAINABLE EXPEDITE (Process 3) CDP, SDP, & PDP: PDP to amend PID 88-0244 & 95-0560 (LJ Pines Tech Ctr), PID 86-0884 (Torrey Pines Sci Ctr); CDP for dev. in Coastal & amend CDP 95-0560 & 96-7785 (LJ Pines) & CDP 98-0332 (TP Sci Ctr). SDP for dev. in CPIOZ-B; Trans. 12,000 SF of dev. from lots 1-3 to 9-10; Demo 3 R&D bldgs on Lots 1-3 and construct 2 R&D bldgs on lots 9-10; Lot 1-3 is 10.17 aces, lot 9-10 is 3.62 acres. IP-1-1 zone. CSTL (Non-Appeal)

Applicant Name:	Applicant Phone Number:
Jon Ohlson	619- 685-3990

Project Manager:	Phone Number:	Fax Number:	E-mail Address:
Jeffrey A. Peterson	(619) 446-5237	(619) 321-3200	JAPeterson@sandiego.gov

Committee Recommendations (To be completed for Initial Review):

	Members Yes	Members No	Members Abstain
☒ Vote to Approve	18	0	1 chair
☐ Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
☐ Vote to Deny	Members Yes	Members No	Members Abstain
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			☐ Continued

CONDITIONS:
none

NAME: Janay Kruger	TITLE: Chair
SIGNATURE: Janay Kruger	DATE: 5/24/16

Attach Additional Pages If Necessary.

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

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

Ownership Disclosure Statement

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

Project Title

TSRI Lots 1-3, La Jolla Pines Technology Centre & Lots 9&10, T.P. Pines Science Center

Project No. *For City Use Only*

424180

Project Address:

10582/10590/10640 John Jay Hopkins Dr., San Diego, CA 92121

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ **Yes** ☐ **No**

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature : Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature : Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature : Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature : Date:

Project Title: TSRI Lots 1-3, L.J. Pines Technology Centre & Lots 9&10, Torrey Pines Science Center

Project No. *(For City Use Only)* 424480

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

Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? CA Corporate Identification No. 33-0435954

☐ Partnership

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

Corporate/Partnership Name (type or print): The Scripps Research Institute
☒ Owner ☐ Tenant/Lessee
Street Address: 10550 N. Torrey Pines Rd., TPC16
City/State/Zip: La Jolla, CA 92037
Phone No: (858)784-8088 Fax No: (858)784-8118
Name of Corporate Officer/Partner (type or print): Donna J. Weston
Title (type or print): Sr. V.P., CFO, Treasurer
Signature : Date: 5/6/15

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

ATTACHMENT 11

Intranet @ Scripps

Leadership Overview

As a non-profit organization, The Scripps Research Institute (TSRI) is governed by its Board of Trustees. The Board of Trustees establishes policies, exercises powers as stated in the bylaws, controls property, and conducts the affairs for the institute. The Board of Trustees delegates certain powers to the **administration** of the institute, while serving as the ultimate decision-making unit, and is advised by TSRI's **Board of Scientific Governors**—comprised of some of the world's top scientists.

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ATTACHMENT 11

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Thomas E. Northrup, Esq., Ph.D.
General Counsel and Secretary

Tamara L. Barnas
Executive Administrator and Assistant Secretary

EXHIBIT "A"

La Jolla Pines Technology Centre Design Guidelines
Site Development Matrix - Updated August 2015

Lot No.	Owner	Gross Lot Area (acres)	Net Lot* Area (acres)	Gross Building Area @ 18,000 sf per acre	Gross Building Area @ 20,000 sf ** per acre	Maximum Surface Parking 1 per	2008 APZ Designation	APZ Covereage Limitation	ADT'S (8 / 1000 sf) bldg @ 18,000 sf per acre	ADT'S (8 / 1000 sf) bldg @ 20,000 sf per acre
1	TSRI	1.3	1.3	21,870 ***	24,470 ***	49	N/A	Not Applicable	175	196
2	TSRI	4.85	4.85	81,600 ***	91,295 ***	183	TZ	Not Applicable	653	730
3	TSRI	4.05	4.05	68,130 ***	76,235 ***	153	TZ	Not Applicable	545	610
4	SH	10.72	10.72	192,960	214,400	429	TZ/APZII	APZ II applies to 25%	1544	1544
5	Novartis	4.77	4.74	85,320	94,800	190	TZ	Not Applicable	683	683
6	Novartis	10.93	6.73	121,140	134,600	269	TZ/APZ II	APZ II applies to 95%	969	969
7a	Lankford	5.53	5.53	99,540	110,600	221	APZ II	Applies to 100%	796	796
7b	Burnham	4.45	4.45	68,100 ***	77,000 ***	154	APZ II	Applies to 100%	545	545
8	SH	2.19	2.19	39,420	43,800	88	APZ II	Applies to 100%	315	315
TOTALS		48.79	44.56	778,080	867,200	1736			6225	6388

Notes: Lots 1 & 2 are recalculated per Guy Winton letter of May 30, 1997 to reflect taking of property for Intersection.

* Net is defined for this project as the gross acreage shown on recorded Final Map Nos. 12960 and 17077. less the required open space designated for the site by the University Community Plan and the project certified environmental impact report.

** TDM Plan dated March 31, 1992 and LCP Amendment received final approval from the California Coastal Commission on August 12, 1992 and was adopted by the City Council on October 6, 1992 as Resolution No. 280818.

Lot 4 Interim Parking. Lot 4 may be utilized to provide interim surface parking for up to 1,400 autos for a period of time not to exceed 15 years from the date of implementation of this document and is subject to approval of a Conditional Use Permit via the hearing Officer

*** Lot 7b was permitted a transfer of 12,000 square feet of allowable Gross Building Area under Permit PID/HRP/CDP No. 93-0531 adopted December 1, 1993. Lots 1-3 were permited to transfer a total of 12,000 square feet of allowable Gross Floor Area to Parcel 1 of the Torrey Pines Science Center under SDP/CDP/PDP, Development Services Project No. 424480.

**** Maximum surface parking ratio based on 20,000 sf per acre.

ATTACHMENT 12

Torrey Pines Science Center PID
Site Development Matrix

EXHIBIT "A"

Table 1 - Building Area Allocations
Revised August 2015

Lot Number	CDP Approval	Lot Area (Gross Acres)	Building Area* (Gross S/f)	APZ-II Coverage Limitation	Max Lot Coverage S/F	Minimum Parking @ 2/1000 SF	Maximum Parking @ 3/1000 SF
1	Yes	2.0	45,478	None	43,560	91	136
2	Yes	3.0	67,020	None	65,340	134	201
3		1.8	28,800	None	39,204	58	86
4		1.4	32,400	None	30,492	65	97
5		1.0	28,723	None	21,780	57	86
6	Yes	1.8	37,500	None	39,204	75	112
7	Yes	1.6	37,500	None	34,848	75	113
8	Yes	1.2	42,865	None	26,136	86	129
**** Parcel 1	Yes	3.6	65,220	None	78,408	130	161
11		3.5	82,504	None	76,230	165	248
12		2.7	50,300	None	58,806	101	151
13	Yes	2.5	52,800	None	54,450	106	158
14		2.6	60,000	None	74,052	120	180
15	Yes	4.9	82,500	None	89,298	165	330
16		3.0	33,200	None	52,272	66	100
17	Yes	2.7	45,000	Full	47,045	90	135
*** 18 (5)		2.0	40,000	Full	34,848	80	120
*** 19 (3)	Yes	5.3	82,390	Full	92,347	165	247
*** 20 (4)		1.6	40,000	Full	27,878	80	120
*** 21 (2)		2.6	68,700	Full	45,302	138	207
*** 22 (1)		2.1	57,500	Full	36,590	115	173
23		5.4	79,000	Full	94,090	188	267
24		3.8	90,900	Full	66,211	182	273
25		2.8	61,500	Full	48,787	123	185
26		2.8	64,200	Full	48,787	129	193
** 27		4.9	124,400	Full	85,378	249	374
28	Yes	6.3	107,000	Full	109,771	214	321
29		2.0	48,200	Full	34,848	97	145
30		4.5	112,400	Full	78,408	225	338
Sub-Total		**85.4**	**1,768,000**		**1,634,370**	**3,569**	**5,386**
31		60	800,000	Partial	1,415,700	1,600	2,400
32		4.1	Combined	Full	Combined	Combined	Combined
33		0.7	Total	Full	Total	Total	Total
34		0.2		Full			
Sub-Total		**65**	**800,000**		**1,415,700**	**1,600**	**2,400**
Total		**150.4**	**2,568,000**		**3,050,070**	**5,169**	**7,786**

* Development rights may be transfferred among lots so as the total of 1,768,000 SF total of develoipment is not exceeded on the Torrey Pines Science Center site and 800,000 SF of development is not exceeded on the General Atomics site. Requests to tansfer development rights shall be supported by revision of this Building Area Allocations Table and must be approved by the Planning Director as part of the Lot Development Review Process described in Section IV of this report.

** Does not include .5 acres of pad area within the Caltrans right-of-way.

*** The property lines of Lots 18 through 22 have been adjusted per Parcel Map Number 17448. These lot numbers will not be used in the Maste PID for continuity. Numbers in parenthesis are the parcel numbers per the lot line adjustment parcel map.

**** Lots 9 and 10 was combined into a single parcel referred to as "Parcel 1" per Parcel Map # 18094.

**** Parcel 1 received a transfer of 12,000 SF from Lots 1-3 of PM 12960, within sub-area 9, per Development Services Project N0.424480.

THE SCRIPPS RESEARCH INSTITUTE

SDP / CDP SUBMITTAL PACKAGE

LOTS 1-3 LA JOLLA PINES TECHNOLOGY CENTRE AND PARCEL 1 (FORMERLY LOTS 9 & 10) TORREY PINES SCIENCE CENTER LA JOLLA, CA 92021

10582,10590 & 10648 JOHN JAY HOPKINS DRIVE

PROJECT DATA FOR LOTS 1-3

DEVELOPMENT SUMMARY LOT 1-3

PROJECT DESCRIPTION

1. DEMOLITION OF THE EXISTING. ONE STORY SKAGGS AND EQUIPMENT ANNEX III NMR BUILDING, THE ONE STORY TAUB NMR 4 BUILDING AND MECHANICAL YARD, THE EXISTING ELECTRICAL BUILDING AND STORAGE CONTAINERS AND ALL ASSOCIATED LANDSCAPE, HARDSCAPE, PAVING AND UTILITIES ON LOTS 1 & 2 AND THE DEMOLITION OF THE ONE STORY MACHINE SHOP AND MECHANICAL YARD ALONG WITH ASSOCIATED SITE IMPROVEMENTS ON LOT 3.
2. CONSTRUCTION OF ONE 77,000 SF TWO-STORY OFFICE AND RESEARCH BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING GARAGE AND ONE 70,000 SF TWO-STORY OFFICE AND RESEARCH BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING GARAGE SUBJECT TO THE FOLLOWING DESIGN GUIDELINES.
   A. THE TOTAL GROSS FLOOR AREA OF ALL BUILDINGS AS DEFINED BY THE CITY OF SAN DIEGO MUNICIPAL CODE SHALL NOT EXCEED 204,000 SQUARE FEET. SEE DEVELOPMENT MATRIX
   B. THE PROPOSED BUILDING(S) SHALL BE REASONABLY SIMILAR TO THE DESIGN GUIDELINES REPRESENTED IN THE DESIGN MANUAL OF LA JOLLA PINES TECHNOLOGY CENTRE.
   C. THE BUILDINGS SHALL COMPLY WITH THE HEIGHT LIMITATIONS CONTAINED IN THE COASTAL HEIGHT OVERLAY ZONE.
3. CONSTRUCTION OF A NEW THREE (3) TIER CONCRETE "OPEN" PARKING STRUCTURE ABOVE A ONE (1) LEVEL BASEMENT PARKING STRUCTURE CONFORMING TO THE REQUIREMENTS OF SDMC SECTION 113.0234, AND WILL NOT BE INCLUDED AS "GROSS SQUARE FOOTAGE".
4. OFF-STREET PARKING FACILITIES PER CITY OF SAN DIEGO STANDARDS (CHAPTER 14, ARTICLE 2 DIVISION 5).
5. CONSTRUCTION OF ASSOCIATED SITE IMPROVEMENTS INCLUDING GRADING, SITE UTILITIES, DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND HARDSCAPE.
6. A PLANNED DEVELOPMENT PERMIT TO AMEND PID No's 86-0884 / 95-0560 TO TRANSFER 12,000 SF OF NON-UTILIZED ENTITLED SQUARE FOOTAGE FROM LOTS 1, 2, & 3 TO PARCEL 1 OF PM 18094.

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND DELINEATED AND DESIGNATED AS LOT 1, LOT 2 AND LOT 3 OF PARCEL MAP THEREOF 12960 LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO IN THE STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NO. (A.P.N.) 340-190-03, 11&12.

SITE ADDRESS

10582,10590 AND 10648 JOHN JAY HOPKINS DRIVE, SAN DIEGO, CALIFORNIA.

EXISTING CONDITIONS

THE EXISTING BUILDINGS: 10582 NMR EQUIPMENT ANNEX III, 10582 SKAGGS NMR, 10590 TAUB NMR4 ADDITION ARE OCCUPIED AT THIS TIME.

THE BUILDINGS DO NOT MEET THE CURRENT NEEDS FOR SCRIPPS AND REQUIRE DEMOLITION FOR NEW DEVELOPMENT.

THE EXISTING SURFACE PARKING WILL ALSO BE REMOVED AND REDEVELOPED. NEW PARKING WILL BE PROVIDED IN A NEW PARKING STRUCTURE NOTED ABOVE, ALONG WITH SURFACE PARKING.

EXISTING PERMITS

CDP/CUP DEVELOPMENT PERMITS LOTS 1-3:

88-0244	ORIGINAL PERMIT FOR 56.4 ACRE SITE. MINIMUM PARKING RATIO 1/500 S.F. TORREY PAINES REPLACED A.T. 5:1 RATIO. TRIP GENERATION 8/1000
92-0327	THE 40,550 SF OF THE NEUROSCIENCE INSTITUTE. 472 PARKING SPACES. A PEDESTRIAN TUNNEL, BENEATH N. TORREY PINES ROAD WHICH WILL CONNECT SCRIPPS BECKMAN WITH LOT 3.
92-0506	BECKMAN DEVELOPMENT. 267 PARKING SPACES ON LOT 2.
93-0381	PERMIT FOR 27,934SF. GREENHOUSE, 8,146 SF LAB SPACE, 17705F MATERIAL PROCESSING BUILDING,2,768 SF MECHANICAL BUILDING FOR MAGNET. MINIMUM 455 PARKING SPACES. RELINQUISH RIGHTS TO ACCESS N. TORREY PINES ROAD. PARKING STRUCTURE.
83-0531	CDP/HRP/PID FOR PARCEL 2,LOT 7, LA JOLLA PINES TECHNOLOGY CENTRE. TABLE LIST GROSS BUILDING AREA AND ADTS FOR LOT 1-3.
95-0560	SKAGGS CENTER ADDITION-4,300 SF (GFA) ADDITION TO THE 2,910 SF (GFA) SKAGGS SCIENTIFIC RESEARCH STRUCTURE LOCATED NORTHEAST CORNER OF LOT 2, MIN. 437 PARKING SPACES. NOTES THAT PHASE 2 STRUCTURES OF 93-0381 ARE NO LONGER PERMITTED IMPROVEMENTS ON THE PROJECT SITE. CONFORM WITH PID 88-0244 & CDP 92-0327.
96-7785	CDP/CUP TSRI NMR4. CONSTRUCTION OF 10,200SF MAGNETIC RESEARCH FACILITY AND PARKING LOT EXPANSION ON LOT 1. CUP FOR PARKING LOT 1 SHALL EXPIRE 2/18/2008. THE MND LIST THE BUILDING AS 11,500SF IT ALSO LIST 445 PARKING SPACES.

BUILDING USE

EXISTING USE - "RESEARCH AND DEVELOPMENT"
PROPOSED USE - "RESEARCH AND DEVELOPMENT" (NO CHANGE)

LAND USE INFORMATION AND OVERLAYS

INDUSTRIAL PARK ZONE (IP-1-I)
AIRPORT INFLUENCE AREA (AIA)- MCAS MIRAMAR-SAFETY ZONE TZ (300 PEOPLE PER ACRE)
COASTAL HEIGHT LIMIT
COASTAL (CITY REVIEW)
COMMUNITY PLAN IMPLEMENTATION ZONE (B) (CPIOZ B)
FIRE BRUSH ZONES 300' BUFFER
FIRE HAZARD SEVERITY ZONE
FIRST PUBLIC ROAD-WAY
PARKING IMPACT
PRIME INDUSTRIAL LANDS
SENSITIVE BIOLOGIC RESOURCES - NO
STEEP HILLSIDES - NO
COASTAL BEACHES - NO
SENSITIVE COASTAL BLUFFS - NO
100 YEAR FLOOD PLAIN - NO
HISTORIC DISTRICT-NO
GEOLOGIC HAZARD CATEGORIES - 51
EARTHQUAKE FAULT BUFFER - NO
FAA PART 77 NOTIFICATION AREA - NO
COMMUNITY PLAN - UNIVERSITY

SITE AREA / DEVELOPMENT REQUIREMENTS

TOTAL GROSS SITE AREA:	10.17 ACRES (443,005 S.F.)
LOT 1	1.3 ACRES (56,628 S.F.)
LOT 2	4.05 ACRES (176,418 S.F.)
LOT 3	4.82 ACRES (209,958 S.F.)

FLOOR AREA RATIOS:

MAXIMUM ALLOWED FLOOR AREA RATIO: N/A
(SEE LA JOLLA PINES TECHNOLOGY CENTRE: SITE DEVELOPMENT MATRIX DATED JULY 1999)

LOT COVERAGE

EXISTING NSI AUDITORIUM BUILDING:	7,951 S.F.
EXISTING NSI THEORY BUILDING:	6,358 S.F.
EXISTING NSI LAB BUILDING:	10,677 S.F.
EXISTING ACCUMULATION BUILDING:	1,200 S.F.
PROPOSED BUILDING 1 :	37,842 S.F.
PROPOSED BUILDING 2 :	37,796 S.F.
PROPOSED PARKING STRUCTURE :	50,993 S.F.
TOTAL LOT COVERAGE AREA:	152,817 S.F.
TOTAL GROSS SITE AREA:	10.17 ACRES (443,005 S.F.)
TOTAL LOT COVERAGE PERCENTAGE:	34.5%

SET BACKS FROM BASED IP-1-1 ZONE

	REQUIRED	PROPOSED
FRONT YARD:	45' (SEE NOTE BELOW)	45' ALONG N. TORREY PINES RD.
STREEET SIDE YARD:	20'	20' ALONG JOHN JAY HOPKINS DR.
REAR YARD:	25'	N/A

NOTE: REFERENCE TO CITY OF SAN DIEGO MEMORANDUM DATED MAY 24 1995, SUBJECT TO APPROVED BUILDING FRONT YARD SETBACK ON NORTH TORREYPINES FOR CDP/CUP/CPIOZ NO 93-0381, LOT 2.

MAXIMUM BUILDING HEIGHT ALLOWED

COASTAL HEIGHT OVERLAY ZONE (PROPOSITION D), PER SDMC SECTION 132.0505	= 30'-0"
MAX BUILDING HEIGHT OF FUTURE PROPOSED BUILDING PER BUILDING TECHNICAL BULLETIN BLDG-5-4 (SLOPED SITE):	= 42'-0"

DEVELOPMENT INTENSITY PER UNIVERSITY COMMUNITY PLAN

THE DEVELOPMENT INTENSITY PER UNIVERSITY COMMUNITY IS WITHIN THE SUB-AREA 9 UNDER LA JOLLA PINES TECHNOLOGY CENTRE. BASED ON THE SITE DEVELOPMENT MATRIX UPDATED JULY 1999. SEE REFERENCE SHEET A1.1 FOR SUMMARY OF LOT 1, 2 AND 3.
THE GROSS BUILDING AREA @20,000 SF/PER ACRE WILL ALLOW TOTAL 204,000 S.F.

SITE DEVELOPMENT MATRIX

PER JULY 1999 UPDATE

LOT NO.	OWNER	GROSS LOT AREA (ACRES)	NET LOT AREA* (ACRES)	GROSS FLOOR AREAS @ 20,000SF**/PER ACRE	MAXIMUM SURFACE PARKING 1 PER 500 @ 20,000SF**/PER ACRE	ADT'S (8 TRIPS / 1000SF) BLDG @ 20,000SF PER ACRE
1	TSRI	1.3	1.3	26,000	52	208
2	TSRI	4.85	4.85	97,000	194	776
3	TSRI	4.05	4.05	81,000	162	648
TOTALS		10.2	10.2	204,000 SF (GFA)	408	1,632

NOTES
* NET IS DEFINED FOR THIS PROJECT AS THE GROSS ACREAGE SHOWN ON RECORDED FINAL MAP NOs. 12960 AND 17077, LESS THE REQUIRED OPEN SPACE DESIGNATED FOR THE SITE BY THE UNIVERSITY COMMUNITY PLAN AND THE PROJECT CERTIFIED ENVIRONMENT IMPACT REPORT.
** TDM PLAN DATED MARCH 31, 1992 AND LCP AMENDMENT RECEIVED FINAL APPROVAL FROM THE CALIFORNIA COASTAL COMMISSION ON AUGUST 12, 1992 AND WAS ADOPTED BY THE CITY COUNCIL ON OCTOBER 6, 1992 AS RESOLUTION No. 280818

CDP/CUP TSRI-NMR4 DEVELOPMENT PERMIT LOTS 1-3
PERMIT NO. 96-7785 DECEMBER 9, 1997.

EXISTING DEVELOPMENTS

LOT NO.	ADDRESS	BUILDING NAME	GROSS FLOOR AREAS SF (GFA)	CURRENT STATUS	EXISTING PARKING PROVIDED***	MINIMUM PARKING REQUIRED AFTER DEMOLITION***	ADT
1	N/A	N/A	N/A	N/A	LOT 1 = 117	-7	
2	10582	SKAGGS NMR & EQUIPT. ANNEX	7,334 SF	TO BE DEMOLISHED	LOT 2 = 314	-4	-58 ADT (DEMO)
	10590	TAUB NMR4	10,410 SF	TO BE DEMOLISHED			-83 ADT (DEMO)
	10648	ACCUMULATION (HAZMAT STORAGE)	896 SF	TO REMAIN			0 ADT
3	10610	MECH SHOP	1,695 SF	TO BE DEMOLISHED	LOT 3 = 14	-4	-14 ADT (DEMO)
	10630	LABORATORY BUILDING	12,000 SF	TO REMAIN			96 ADT
	10620	AUDITORIUM	10,250 SF	TO REMAIN			82 ADT
	10640	THEORY CENTER	18,300 SF	TO REMAIN			147 ADT
SUBTOTAL			60,885 SF (GFA)	41,446 SF (GFA) AFTER DEMO	445 SPACES	267 (BECKMAN AGREEMENT 445-15 = 430 SPACES	155 ADT WILL BE GAINED FROM DEMOLITION 325 ADT UTILIZED BY EXISTING STRUCTURES REMAINING

*** PER CDP/CUP 96-7785 THE MND LISTED THE APPROVED 445 PARKING SPACES INCLUDING THE 267 CARS FOR THE BECKMAN DEVELOPMENT
NOTE: PARKING REQUIREMENTS FOR THE SKAGGS NMR, TAUB NMR4 AND THE MACHINE SHOP ARE AS NOTED PER AGREEMENT IN SCR #159623

PROPOSED DEVELOPMENTS

LOT NO.	OWNER	BUILDING NAME	GROSS FLOOR AREAS SF (GFA)	CURRENT STATUS	PARKING REQUIRED BASED ON 2.5/1000	PARKING PROPOSED BASED ON 3/1000	PARKING PROPOSED PER LOCATION	ADT
1	TSRI	B 2_ R/D BUILDING						
		UNDERGROUND GARAGE AT ELEV. 398.75	(37,835 SF)	TWO LEVELS WITH ONE LEVEL GARAGE BELOW				
		FIRST LEVEL AT ELEV 410.0	37,835 SF					
		SECOND LEVEL AT ELEV 424.0	39,165 SF					
		TOTAL	77,000 SF (GFA)		193	231	98	616 ADT
2	TSRI	B 1_ R/D BUILDING						
		UNDERGROUND GARAGE AT ELEV. 398.75	(34,269 SF)	TWO LEVELS WITH ONE LEVEL GARAGE BELOW				
		FIRST LEVEL AT ELEV 410.0	34,269 SF					560 ADT
		SECOND LEVEL AT ELEV 424.0	35,731 SF		175	210	86	
		TOTAL	70,000 SF (GFA)					
	TSRI	G1_ PARKING STRUCTURE	N/A	FOUR LEVELS	N/A	N/A	643	
3	TSRI	SURFACE PARKING	N/A	N/A	N/A	N/A	26	
	TSRI	FUTURE RESEARCH & DEVELOPMENT	3554 SF	TBD	N/A	N/A	N/A	0 ADT
SUBTOTAL			150,554 SF (GFA)		193+175+430=798 SPACES	231+210+430=871 SPACES	853 SPACES	1,176 ADT UTILIZED BY PROPOSED STRUCTURES
PROPOSED TOTAL GROSS FLOOR AREA			192,000 SF (GFA)	(150,554 PROPOSED + 41,446 SF EXISITING)				
TRANSFER TO PARCEL 1			12,000 SF (GFA)					
TOTAL OF ENTITLEMENTS FOR LOT 1-3			204,000 SF (GFA)					

PROPOSED PARKING DATA

	AREA	PARKING	REQUIRED ADA* ADA	VAN	SUBTOTAL	PROPOSED ADA ADA	VAN	SUBTOTAL	OTHER PARKING REQUIRED CARPOOL	S.T. BICYCLE	L.T. BICYCLE	MOTORCYCLE
B-1 UNDERGROUND PARKING GARAGE	34,269 SF	86 SPACES	3	1	4	3	1	4	7	11	0	2
B-2 UNDERGROUND PARKING GARAGE	37,835 SF	98 SPACES	3	1	4	3	1	4	8	11	0	2
SURFACE PARKING		26 SPACES	1	1	2	10	1	11	3	5	0	1
G-1 FREE STANDING OPEN PARKING GARAGE												
FIRST LEVEL AT ELEV. 405.4	50,216 SF	152 SPACES	11	3	14	11	3	14	52	18	44	13
SECOND LEVEL AT ELEV. 416.65	49,761 SF	175 SPACES			0			0				
THIRD LEVEL AT ELEV. 426.83	49,761 SF	175 SPACES			0			0				
FOURTH LEVEL AT ELEV 437	50,522 SF	141 SPACES			0			0				
SUBTOTAL	200,260 SF	643 SPACES										
TOTAL PARKING		853 SPACES	18	6	24	27	6	33	70	45	44	18

*ACCESSIBLE PARKING SPACES BASED ON 2013 CBC TABLE 11B-208.2,
FOR 853 SPACES, 18 SPACES ARE REQUIRED (853x2%=18), 24 ARE PROVIDED DUE TO THE PARKING BEING DISTRIBUTED AROUND FOUR LOCATIONS

PROPOSED OTHER PARKING SPACES BASED ON SAN DIEGO MUNICIPAL CODE CHAPTER 14-2-5-27

	PERCENT OF TOTAL PARKING	REQUIRED	PROVIDED
CARPOOL/ZERO EMISSION DESIGNATED PARKING MINIMUM	8% OF 853	68	70
SHORT TERM (S.T.) BICYCLE PARKING MINIMUM: (PERMENANTLY ANCHORED RACKS)	5% OF 853	43	45
LONG TERM (L.T.) BICYCLE PARKING MINIMUM: (WITH LOCKERS OR COVERED LOCKABLE ROOM W/RACKS)	5% OF 853	43	44
MOTORCYCLE PARKING MINIMUM.	2% OF 853	18	18

*NOTE: MINIMUM PARKING TO BE PROVIDED UNDER THE RESEARCH AND DEVELOPMENT USE IS 2.5/1000, MAXIMUM PARKING PERMITTED IS 4.0/1000.

PROJECT TEAM

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ADT DATA

TOTAL OF EXISTING ADT FOR LOTS 1 -3:	480 ADT
ADT GAINED FROM DEMOLITION OF EXISTING BLDGS:	-155 ADT
TOTAL ADT UTILIZED AFTER DEMOLITION:	325 ADT
ADT FOR PROPOSED BUILDING 1 & 2	1,176 ADT
TOTAL ADT UTILIZED FOR LOTS 1-3:	1,501 ADT
ADT ALLOCATED TO LOTS 1-3 PER SITE DEVELOPMENT MATIX @ 20,000 S.F./ACRE	1,632 ADT
AVAILABLE ADT: (1,632 - 1,501)	131 ADT
ADT TO BE TRANSFERRED TO PARCEL 1:	96 ADT
ADT REMAINING FOR LOTS 1-3 AFTER TRANSFER:	35 ADT

PALEONTOLOGICAL RESOURCES

THE PROJECT IS PROPOSING APPROXIMATELY 64,900 CUBIC YARDS OF GRADING WITH A MAXIMUM CUT OF APPROXIMATELY 19'. THE CLIENT (TSRI) ACKNOWLEDGES THE REQUIREMENT TO IMPLEMENT THE SPECIFIC PALEONTOLOGICAL RESOURCE MITIGATION, MONITORING AND REPORTING PROGRAM AS A CONDITION OF THIS DISCRETIONARY PERMIT.

LONG-TERM BICYCLE PARKING & FACILITIES

WHERE 10 OR MORE LONG-TERM BICYCLE PARKING SPACES ARE REQUIRED, EMPLOYEE SHOWER FACILITIES SHALL BE PROVIDED ON PREMISES.

REQUIRED FACILITIES WILL BE PROVIDED IN SUBSEQUENT TENANT IMPROVEMENT PACKAGES.

SHEET INDEX

GENERAL	
T0.0	COVER SHEET - LOTS 1, 2 & 3
T0.1	COVER SHEET - PARCEL 1
CIVIL	
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C2.0	GRADING PLAN LOTS 1, 2 & 3
C2.1	GRADING PLAN PARCEL 1
C3.0	UTILITY PLAN LOTS 1, 2 & 3
C3.1	UTILITY PLAN PARCEL 1
LANDSCAPE	
L1.0	CONCEPTUAL LANDSCAPE / SITE PLAN
L1.1 /L1.2	CONCEPTUAL LANDSCAPE / SITE PLAN / EXISTING PLANT IMAGES
ARCHITECTURAL	
AS100	EXISTING OVERALL SITE
AS101	DEMOLITION SITE PLAN
AS102	SITE PLAN - LOTS 1, 2 & 3
AS103	SITE PLAN - PARCEL 1
AS104	FIRE DEPT ACCESS AND ADA PLAN
AE101.1	BUILDING 1 - BASEMENT & LEVEL 1 FLOOR PLAN
AE101.2	BUILDING 1 - LEVEL 2 & ROOF PLAN
AE102.1	BUILDING 2 - BASEMENT & LEVEL 1 FLOOR PLAN
AE102.2	BUILDING 2 - LEVEL 2 & ROOF PLAN
AE103.1	PARKING STRUCTURE - LEVELS 1 & 2
AE103.2	PARKING STRUCTURE - LEVELS 3 & 4
AE104.1	NMR BUILDING - BASEMENT, LEVEL 1 FLOOR & ROOF PLAN
AE201	BUILDING 1 - EXTERIOR ELEVATIONS
AE202	BUILDING 2 - EXTERIOR ELEVATIONS
AE203	PARKING STRUCTURE - EXTERIOR ELEVATIONS
AE204	NMR BUILDING - EXTERIOR ELEVATIONS
AE301	SITE SECTIONS
AE311	COASTAL HEIGHT COMPLIANCE - LOTS 1, 2 & 3
AE312	COASTAL HEIGHT COMPLIANCE - PARCEL 1

PROJECT SUMMARY

THIS SDP/CDP SUBMITTAL IS FOR THE UTILIZATION OF EXISTING ENTITLEMENTS FOR LOTS 1-3 OF THE LA JOLLA PINES TECHNOLOGY CENTRE AND THE TRANSFER OF 12,000 SF OF UNUSED ENTITLEMENTS FROM LOTS 1-3 TO PARCEL 1 OF THE TORREY PINES SCIENCE CENTER. BOTH OF THESE SITES ARE WITHIN SUB-AREA 9 OF THE UNIVERSITY COMMUNITY PLAN. A PRELIMINARY REVIEW SUBMITTED TO THE CITY CONFIRMED THE TRANSFER WAS ACCEPTABLE PER THE COMMUNITY PLAN GUIDELINES. THE RESULTING DENSITIES ARE WITHIN THE REQUIREMENTS OF THE UNIVERSITY COMMUNITY PLAN.

CODE ANALYSIS

APPLICABLE CODES

DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE MOST CURRENT VERSION OF THE FOLLOWING DOCUMENTS:

- 2013 CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24)
- 2013 CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24)
- 2013 CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24)
- 2013 CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24)
- 2013 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)
- 2013 CALIFORNIA ELEVATOR CODE (PART 7 OF TITLE 24)
- 2013 CALIFORNIA FIRE CODE (PART 9 OF TITLE 24)
- 2013 CAL GREEN (PART 11 OF TITLE 24)
- ACCESSIBILITY REGULATIONS AS PRESCRIBED BY THE 2013 CALIFORNIA BUILDING CODE, CHAPTER 11
- AMERICANS WITH DISABILITIES ACT GUIDELINES, AS AMENDED, 28 CFR PART 36 AND 36 CFR 1911.
- ALL LOCAL CODES AND ORDINANCES ADOPTED BY THE CITY OF SAN DIEGO.

PROPOSED PARKING STRUCTURE

TYPE OF CONSTRUCTION PER C.B.C.:	TYPE II-B
OCCUPANCY PER C.B.C.:	S-2
NUMBER OF STORIES:	4 LEVELS
HEIGHT:	40'-0" MAX.

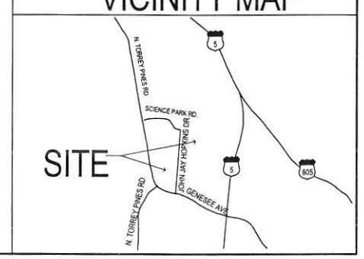
PROPOSED BUILDINGS 1 & 2 AT LOT 1-3

TYPE OF CONSTRUCTION PER C.B.C.:	TYPE II-B (MAIN FLOOR LEVELS) TYPE I-B (UNDERGROUND PARKING GARAGE)
OCCUPANCY PER C.B.C.:	B
NUMBER OF STORIES:	2 LEVELS WITH UNDERBUILDING GARAGE
HEIGHT:	40'-0" MAX.

PROPOSED BUILDING AT PARCEL 1 WEST

TYPE OF CONSTRUCTION PER C.B.C.:	TYPE V-B
OCCUPANCY PER C.B.C.:	S-2
NUMBER OF STORIES:	1 LEVEL WITH UNDERBUILDING SERVICE YARD
HEIGHT:	40'-0" MAX.

VICINITY MAP



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Landscape Architect
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3067 Fifth Avenue
San Diego, CA 92103
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STAMP

KEY PLAN

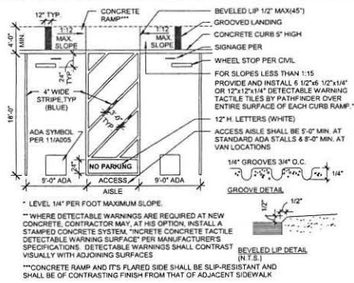
NO.	DESCRIPTION	DATE
	SDP/CDP RESUBMIT	12.08.15
	SDP / CDP RESUBMIT	10.20.15
	SDP /CDP RESUBMIT	08.27.15
	SDP / CDP RESUBMITTAL	07.15.2015
	SDP / CDP SUBMITTAL	05.04.2015

CLIENT: THE SCRIPPS RESEARCH INSTITUTE
PROJECT: TSRI
ADDRESS: LA JOLLA, CA 92037
PROJECT NO. 14257
SCALE: AS SHOWN
TITLE: **COVER SHEET - LOTS 1, 2 & 3**

SHEET 1 OF 29

T0.0

PARKING STALL REQUIREMENTS



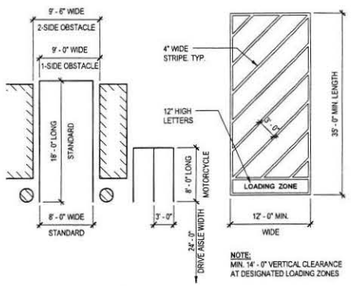
* LEVEL 1/4" PER FOOT MAXIMUM SLOPE.

** WHERE DETECTABLE WARNINGS ARE REQUIRED AT NEW CONCRETE, CONTRACTOR MAY, AT HIS OPTION, INSTALL A STAMPED CONCRETE SYSTEM. "INCRETE CONCRETE TACTILE DETECTABLE WARNING SURFACE" PER MANUFACTURER'S SPECIFICATIONS. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES

***CONCRETE RAMP AND IT'S FLARED SIDE SHALL BE SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF ADJACENT SIDEWALK

ACCESSIBLE PARKING STALLS

1/8" = 1'-0"



NOTE:
MIN. 14' - 0" VERTICAL CLEARANCE AT DESIGNATED LOADING ZONES

TYPICAL PARKING STALL DIMENSIONS

1/8" = 1'-0"

DESIGN CRITERIA

THE DESIGN OF ALL BUILDINGS, SITE ELEMENTS, AND LANDSCAPE SHALL COMPLY WITH THE DESIGN GUIDELINES ESTABLISHED UNDER THE FOLLOWING:

1. TORREY PINES SCIENCE CENTER PLANNED INDUSTRIAL DEVELOPMENT
2. LA JOLLA PINES TECHNOLOGY CENTRE DESIGN MANUAL

CAMPUS-WIDE PARKING

THESE PARKING CALCULATIONS ARE FOR REFERENCE ONLY, AND ARE BASED ON MASTER PLAN AND PARKING SUMMARY PROVIDED IN THE CDP NO. 96-7785, DECEMBER 9, 1997.

EXISTING PARKING STALLS – CAMPUS WIDE

PARKING AREA	USAGE	SPACES
IMMUNOLOGY	EMPLOYEE	194
IMMUNOLOGY	RESERVED	63
IMMUNOLOGY	VISITOR/HANDICAP	8
MOLECULAR BIOLOGY	EMPLOYEE/RESERVED	165
MOLECULAR BIOLOGY	VISITOR/HANDICAPPED	2
EAST OF MBB	EMPLOYEE	115
BACK ROAD	EMPLOYEE/RESERVED	22
WEST OF AOP	EMPLOYEE/RESERVED	10
NORTH OF AOP	VISITOR	83
EAST OF AOP	VISITOR	98
LOT 1 (WEST CAMPUS)	VISITOR	69
LOT 2 (WEST CAMPUS)	VISITOR	101
LOT 3 (WEST CAMPUS)	VISITOR	103
PARKING STRUCTURE	EMPLOYEE	445
PARKING STRUCTURE	VISITOR	190
SHILEY SPORTS CENTER	EMPLOYEE / VISITOR	150
LOT 2&3 (EAST CAMPUS)	EMPLOYEE	439
LOT 4 (EAST CAMPUS)	EMPLOYEE	998
VENDOR DOCK	VISITOR	5
NMR4		6
ACTUAL TOTAL		**3,260**

REQUIRED PARKING STALLS – CAMPUS WIDE

BUILDING AREA	SQ. FT.	PARKING RATE	SPACES
IMMUNOLOGY	117,956	1: 400	295
MOLECULAR BIOLOGY	115,928	1: 400	290
STEIN	84,485	1: 400	211
BECKMAN	152,935	AGREEMENT	267
ORIGINAL NMR COMPLEX	2,800	AGREEMENT	2
NMR EXPANSION	4,200	AGREEMENT	5
NSI	40,000	AGREEMENT	117
CHILD CARE	8,450	AGREEMENT	16
HOSPITAL	286,000	ON BEDS	
HOSPITAL BEDS	173	1.75/BED	303
CLINIC	225,375	1:250	901
SHILEY SPORTS CENTER	29,505	1:200	148
NMR4	10,400	AGREEMENT	4
ACTUAL TOTAL			**2,618**

SUSTAINABILITY

1. ALL NEW BUILDINGS SHALL BE LEED SILVER OR BETTER.
2. THE CONSERVATION ELEMENT OF THE CITY'S GENERAL PLAN CONTAINS CLIMATE CHANGE AND SUSTAINABLE DEVELOPMENT GOALS AND POLICIES WHICH EXCEED THE EXPECTATIONS OF THE SUSTAINABLE BUILDING EXPEDITE PROGRAM. SEE SHEETS AS102 & AS103 FOR A LIST OF THE PROPOSED SUSTAINABLE, CLEAN AND GREEN BUILDING DEVELOPMENT ELEMENTS PROPOSED.

NOTES

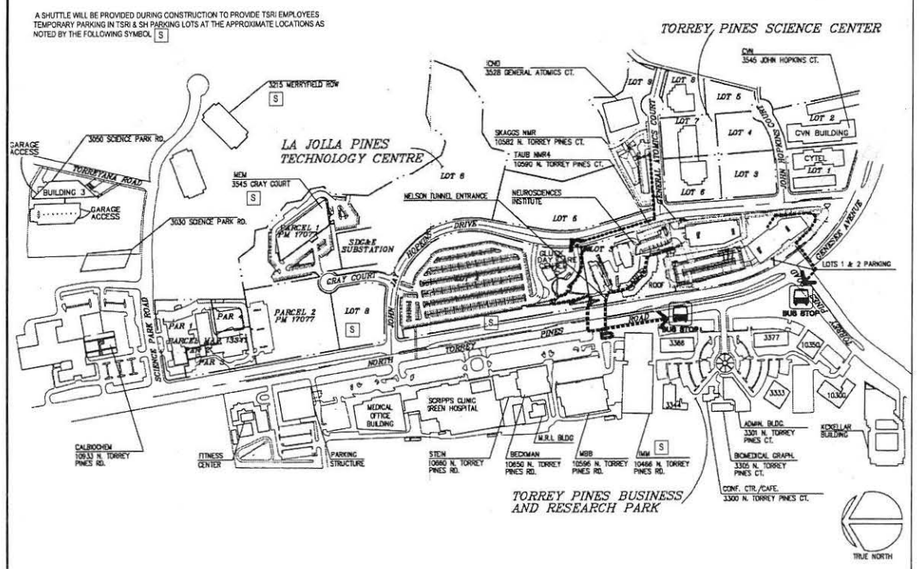
SITE SPECIFIC WASTE MANAGEMENT

A SITE SPECIFIC WASTE MANAGEMENT PLAN COVERING PRE-CONSTRUCTION DEMOLITION, CONSTRUCTION, AND POST CONSTRUCTION USE AND INFORMATION ON ADEQUATE LANDFILL SPACE AVAILABLE TO SERVE THE SITE IS REQUIRED TO BE SUBMITTED BY THE APPLICANT AND APPROVED BY THE CITY'S ENVIRONMENTAL SERVICES DEPARTMENT, PRIOR TO OBTAINING ANY FUTURE DEVELOPMENT PERMITS. IN ADDITION, THE PLAN SHOULD INCLUDE INFORMATION ON HOW THE PROJECT WOULD COMPLY WITH THE CITY'S WASTE MANAGEMENT AND RECYCLING ORDINANCES, AND STATE AND FEDERAL STATUTES.

ALL MECHANICAL EQUIPMENT, TRASH STORAGE, SERVICE AREAS AND UTILITY APPURTENANCES SHALL BE SCREENED FROM PUBLIC VIEW. SCREENING MAY INCLUDE WALLS AND LANDSCAPING.

ADA ROUTES ON CAMPUS

A SHUTTLE WILL BE PROVIDED DURING CONSTRUCTION TO PROVIDE TSRI EMPLOYEES TEMPORARY PARKING IN TSRI & SH PARKING LOTS AT THE APPROXIMATE LOCATIONS AS NOTED BY THE FOLLOWING SYMBOL S



GENERAL ATOMICS COURT PROJECT DATA FOR PARCEL 1

DEVELOPMENT SUMMARY PARCEL 1

PROJECT DESCRIPTION

1. TRANSFER OF 12,000 S.F. OF DEVELOPMENT INTENSITY TO PARCEL 1 FROM LOTS 1, 2 AND 3 WITHIN SUB AREA 9 OF THE UNIVERSITY COMMUNITY PLAN.
2. DEMOLITION OF THE EXISTING 55 SURFACE PARKING SPACES AND ASSOCIATED LANDSCAPING, HARDSCAPE AND UTILITIES ON PARCEL ONE WEST.
3. CONSTRUCTION OF A 12,000 SF (GFA) ONE-STORY NMR FACILITY BUILDING WITH LOADING DOCK AND 5,600 SF (NON GFA) MECHANICAL STORAGE BASEMENT. THE PROJECT SHALL SUBJECT TO THE FOLLOWING DESIGN GUIDELINES:
   A. THE TOTAL GROSS FLOOR AREA OF ALL BUILDINGS AS DEFINED BY THE CITY OF SAN DIEGO MUNICIPAL CODE SHALL NOT EXCEED 12,000 SQUARE FEET OF THE GROSS FLOOR AREA.
   B. THE PROPOSED BUILDING(S) SHALL BE REASONABLY SIMILAR TO THE REQUIREMENTS OF THE TORREY PINES SCIENCE CENTER GUIDELINES.
   C. THE BUILDINGS SHALL COMPLY WITH THE HEIGHT LIMITATIONS CONTAINED IN THE COASTAL HEIGHT OVERLAY ZONE.
4. CONSTRUCTION OF A NEW SURFACE PARKING AREA AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, SITE UTILITIES, DRAINAGE SYSTEM, LANDSCAPING, IRRIGATION AND HARDSCAPE.

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP 18094

ASSESSOR'S PARCEL NO. (A.P.N.) 340-170-09, 340-170-10

SITE ADDRESS

3528 GENERAL ATOMICS COURT, SAN DIEGO, CALIFORNIA 92121.

EXISTING CONDITIONS

THE EXISTING 52,900 S. F. TWO STORY BUILDING LOCATED AT 3528 GENERAL ATOMICS COURT (ICND) IS OCCUPIED AT THIS TIME AND WILL REMAIN ON THE EAST SIDE OF PARCEL 1. THE BUILDING IS CURRENTLY SUPPORTED BY 159 PARKING SPACES. AT PARCEL 1 EAST, THERE ARE 51 SURFACE PARKING SPACES AND 53 PARKING SPACES UNDER THE EXISTING BUILDING. AT PARCEL 1 WEST, THERE ARE 55 SURFACE PARKING SPACES TO BALANCE THE TOTAL PARKING COUNT.

EXISTING PERMITS

CDP DEVELOPMENT PERMITS LOTS 9-10:

86-0884 ORIGINAL PID FOR DEVELOPMENT OF TORREY PINES SCIENCE CENTRE
98-0332 COASTAL DEVELOPMENT PERMIT FOR 3.614 ACRE SITE (157,425.84 S.F.).

LOT COVERAGE

EXISTING DNC BUILDING LOT COVERAGE AREA:	26,124 S.F.
PROPOSED NMR BUILDING LOT COVERAGE AREA:	11,940 S.F.
TOTAL LOT COVERAGE AREA:	38,064 S.F.
TOTAL GROSS SITE AREA:	3.62 ACRES (157,687. S.F.)
TOTAL LOT COVERAGE PERCENTAGE:	24.13%

SITE AREA / DEVELOPMENT REQUIREMENTS

PARCEL 1 TOTAL GROSS SITE AREA: 3.62 ACRES (157,687. S.F.)

SET BACKS FROM BASED IP-1-1 ZONE

FRONT YARD:		
MIN. FRONT	20' (UP TO 50%)	20' (UP TO 50%)
STD. FRONT	25'	25'
STREET SIDE YARD:	20' SEE NOTE BELOW	20' SEE NOTE BELOW
REAR YARD:	25'	25'

NOTE : PARKING MAY ENCROACH UP TO 5 FEET INTO STD STREET SIDE YARD AT IP ZONE, BUT MAY NOT BE COVERED OR ENCLOSED.

MAXIMUM BUILDING HEIGHT ALLOWED

COASTAL HEIGHT OVERLAY ZONE (PROPOSITION D),
PER SDMC SECTION 132.0505
MAX BUILDING HEIGHT OF FUTURE PROPOSED BUILDING = 30'-0"
PER BUILDING TECHNICAL BULLETIN BLDG-5-4 (SLOPED SITE): = 40'-0"

DEVELOPMENT INTENSITY PER UNIVERSITY COMMUNITY PLAN

THE DEVELOPMENT INTENSITY PER UNIVERSITY COMMUNITY IS WITHIN THE SUB-AREA 9.
(MAXIMUM DEVELOPABLE BUILDING GROSS FLOOR AREA PER THE UNIVERSITY COMMUNITY LAND USE AND DEVELOPMENT INTENSITY TABLE FOR SUB AREA 9 AT 20,000 SF PER ACRE = 3.62 ACRES x 20,000 SF/AC = 72,400 SF (GFA))

BUILDING USE

EXISTING USE - PARKING LOT
PROPOSED USE - "RESEARCH AND DEVELOPMENT"

LAND USE INFORMATION AND OVERLAYS

INDUSTRIAL PARK ZONE IP-1-1
AIRPORT INFLUENCE AREA (AIA)- MCAS MIRAMAR-SAFETY ZONE TZ (300 PEOPLE PER ACRE)
COASTAL HEIGHT LIMIT
COASTAL (CITY REVIEW)
COMMUNITY PLAN IMPLEMENTATION ZONE (B) (CPIOZ B)
FIRE BRUSH ZONES 300' BUFFER
FIRE HAZARD SEVERITY ZONE
FIRST PUBLIC ROAD-WAY
PARKING IMPACT
PRIME INDUSTRIAL LANDS
SENSITIVE BIOLOGIC RESOURCES - NO
STEEP HILLSIDES - NO
COASTAL BEACHES - NO
SENSITIVE COASTAL BLUFFS - NO
100 YEAR FLOOD PLAIN - NO
HISTORIC DISTRICT-NO
GEOLOGIC HAZARD CATEGORIES - 25, 51 & 52
EARTHQUAKE FAULT BUFFER - NO
FAA PART 77 NOTIFICATION AREA - NO
COMMUNITY PLAN - UNIVERSITY

TORREY PINES SCIENCE CENTER PARCEL 1
EXISTING COASTAL DEVELOPMENT PERMIT NO 98-0332

EXISTING DEVELOPMENT

BUILDING ADDRESS	BUILDING NAME	BUILDING AREA(SF)	SURFACE PARKING	BELOW BUILDING GRADE PARKING	TOTAL PARKING	PARKING RATIO	ADT
3528	DNC BUILDING	52,900 SF(GFA)	51 SPACES	53 SPACES	104 SPACES	1.97/1000	424
	PARKING LOT	N/A	55 SPACES	N/A	55 SPACES	N/A	
TOTALS		52,900 SF(GFA)	106 SPACES	53 SPACES	159 SPACES	3/1000	424

ADT DATA

MAX ADT AT 1,000 SF OF BUILDING AREA BASED ON 18,000 SF PER ACRE = (3.62 ACRES X 18,000 SF / 1000 X 8)	521 ADT
MAX ADT AT 1,000 SF OF BUILDING AREA BASED ON 20,000 SF PER ACRE = (3.62 ACRES X 20,000 SF / 1000 X 8)	579 ADT
MAX ADT AT 1,000 SF OF BUILDING AREA PROPOSED = (64,400 SF / 1000 X 8)	516 ADT

PROPOSED DEVELOPMENT

OWNER	BUILDING NAME	BUILDING AREA(SF)	SURFACE PARKING	BELOW BUILDING GRADE PARKING	TOTAL PARKING	PARKING RATIO	ADT
TSRI	EXIST'G DNC BUILDING	52,900 SF(GFA)	51 SPACES	53 SPACES	104 SPACES	1.97/1000	424
TSRI	NEW NMR BUILDING	11,500 (GFA)	25 SPACES	0 SPACES	25 SPACES	2.17/1000	92
TOTALS		64,400 SF(GFA)	76 SPACES	53 SPACES	129 SPACES	2/1000	516

PROPOSED PARKING DATA

		REQUIRED ADA*			PROPOSED ADA			PROPOSED OTHER PARKING			
		ADA	VAN	SUBTOTAL	ADA	VAN	SUBTOTAL	CARPOOL	S.T. BICYCLE	L.T. BICYCLE	MOTORCYCLE
EXISTING DNC BELOW GRADE PARKING GARAGE	53 SPACES	0	0	0	0	0	0	4	3	3	1
EXISTING SURFACE PARKING	51 SPACES	3	1	4	3	1	4	4	0	0	0
NEW NMR SURFACE PARKING	25 SPACES	1	1	2	1	1	2	3	4	4	2
TOTAL PARKING	129 SPACES	4	2	6	4	2	6	11	7	7	3

* ACCESSIBLE PARKING SPACES BASED ON 2013 CBC TABLE 11B-208.2. FOR 129 SPACES, 5 SPACES ARE REQUIRED, 6 ARE PROVIDED DUE TO THE PARKING BEING SHARED AROUND TWO LOCATIONS

PROPOSED OTHER PARKING SPACES BASED ON SAN DIEGO MUNICIPAL CODE CHAPTER 14-2-5-27

	PERCENT OF TOTAL PARKING	REQUIRED	PROVIDED
CARPOOL/ZERO EMISSION DESIGNATED PARKING MINIMUM	8% OF 129	11	11
SHORT TERM (S.T.) BICYCLE PARKING MINIMUM (PERMENANTLY ANCHORED RACKS)	5% OF 129	7	7
LONG TERM (L.T.) BICYCLE PARKING MINIMUM (WITH LOCKERS OR COVERED LOCKABLE ROOM W/RACKS)	5% OF 129	7	7
MOTORCYCLE PARKING MINIMUM	2% OF 129	3	3

* NOTE: PER PID 86-0884 THE MAXIMUM SURFACE PARKING TO BE PROVIDED IS 2/1000 S.F. THE MINIMUM PARKING REQUIREMENT IS 2/1000 S.F. AND THE MAXIMUM IS 3/1000 S.F.

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Landscape Architect
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STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
	SDP/CDP RESUBMIT	04.28.16
	SDP/CDP RESUBMIT	12.08.15
	SDP / CDP RESUBMIT	10.20.15
	SDP / CDP RESUBMIT	08.27.15
	SDP / CDP RESUBMITTAL	07.15.2015
	SDP / CDP SUBMITTAL	05.04.2015

CLIENT: THE SCRIPPS RESEARCH INSTITUTE

PROJECT: TSRI

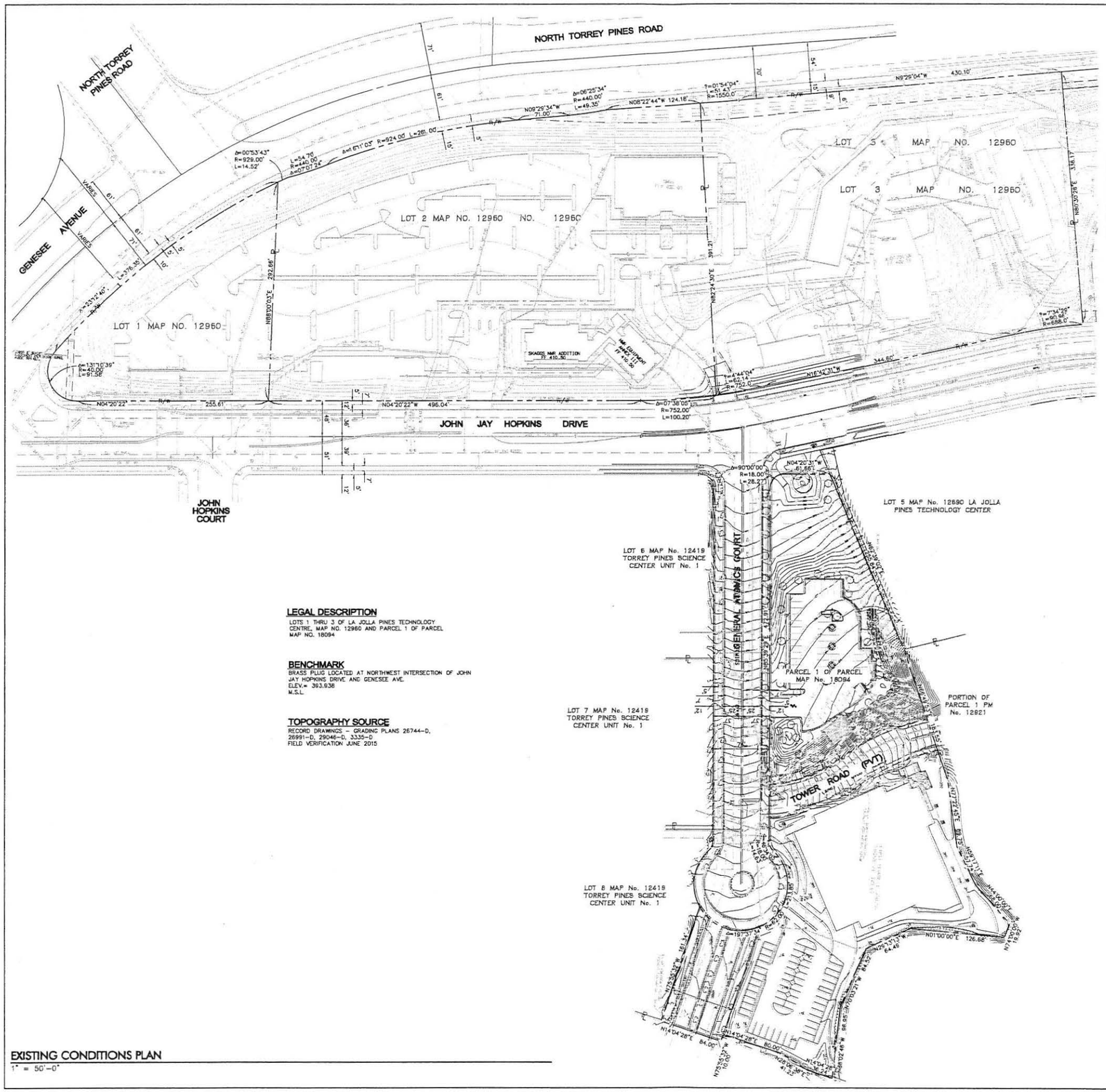
ADDRESS: LA JOLLA, CA 92037

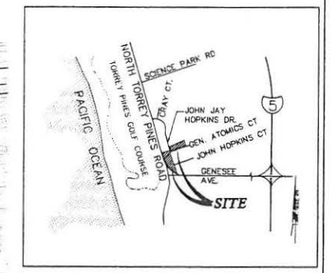
PROJECT NO.: 14257

SCALE: AS SHOWN

TITLE: COVER SHEET - PARCEL I

T0.I





VICINITY MAP

NO SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING STORM DRAIN CO
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING STREET LIGHT
- EXISTING CURB
- PROPERTY LINE
- EXISTING RECLAIMED WATER

LEGAL DESCRIPTION

LOTS 1 THRU 3 OF LA JOLLA PINES TECHNOLOGY CENTRE, MAP NO. 12960 AND PARCEL 1 OF PARCEL MAP NO. 18094

BENCHMARK

BRASS PLUG LOCATED AT NORTHWEST INTERSECTION OF JOHN JAY HOPKINS DRIVE AND GENESEE AVE.
ELEV.= 393.938
M.S.L.

TOPOGRAPHY SOURCE

RECORD DRAWINGS – GRADING PLANS 26744–D, 26991–D, 29046–D, 3335–D
FIELD VERIFICATION JUNE 2015

EXISTING CONDITIONS PLAN

1" = 50'–0"

SCALE: 1"=50'

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STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
	SDP/CDP RESUBMITTAL	04-28-2016
	SDP/CDP RESUBMIT	12-08-2015
3	SDP/CDP RESUBMIT	10-21-2015
2	SDP/CDP REVIEW NO. 2	08-25-2015
1	SDP/CDP SUBMITTAL	05-04-2015

CLIENT: THE SCRIPPS RESEARCH INSTITUTE

PROJECT: TSRI

ADDRESS: LA JOLLA, CA 92037

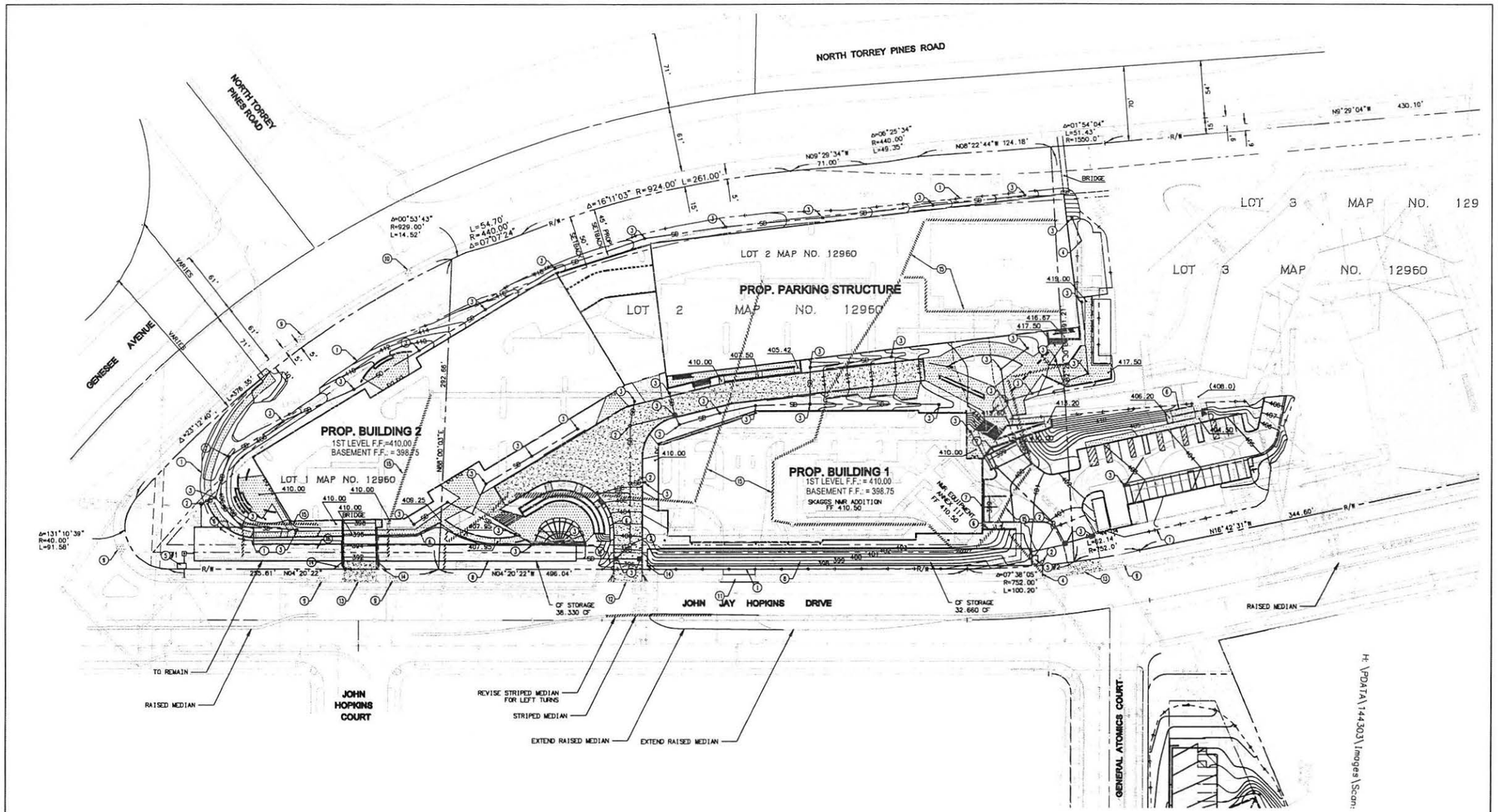
PROJECT NO: 144303

SCALE: AS SHOWN

TITLE

EXISTING CONDITIONS PLAN PARCEL I

C1.0



GRADING QUANTITIES

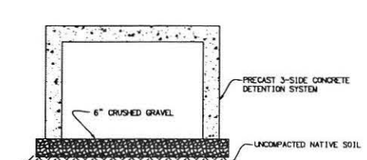
TOTAL AMOUNT OF SITE TO BE GRADED: 6.8 ACRES
PERCENT OF TOTAL SITE GRADED: 50%
AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0 ACRES
PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 0%
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0%
PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
AMOUNT OF CUT: 64,900 CY
AMOUNT OF FILL: 1,000 CY
MAXIMUM HEIGHT OF FILL SLOPE 2' FEET 2:1 SLOPE RATIO
MAXIMUM HEIGHT OF CUT SLOPE 19' FEET 2:1 SLOPE RATIO
AMOUNT OF EXPORT SOIL: 63,900 CY
RETAINING WALLS: HOW MANY: 7
MAXIMUM LENGTH 665'
MAXIMUM HEIGHT: 7'

LEGEND

- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- GRADING LIMITS
- EXISTING CONTOUR
- PROPOSED CONTOUR — 455
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING SEWER
- PROPOSED STORM DRAIN — SD
- PROPOSED RETAINING WALL
- EASEMENT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- EXISTING STORM DRAIN TO BE REMOVED

SHEET NOTES

1. LIMIT OF GRADING/WORK
2. STORM DRAIN CLEANOUT
3. CATCH BASIN
4. CONNECT TO EXISTING STORM DRAIN
5. MODULAR WETLAND
6. RETAINING WALL
7. TRENCH DRAIN
8. PROPOSED DETENTION STRUCTURE (WITH OPEN BOTTOM)
9. REMOVE AND REPLACE EXISTING CURB RAMP
10. REMOVE EXISTING CURB RAMP AND INSTALL CURB, GUTTER, AND SIDEWALK
11. REMOVE EXISTING 30' DRIVEWAY AND INSTALL CURB, GUTTER, AND SIDEWALK
12. CONSTRUCT 30' COMMERCIAL DRIVEWAY
13. REMOVE EXISTING 30' DRIVEWAY AND REPLACE WITH NEW 30' DRIVEWAY WITH SIDEWALK TRANSITIONS
14. SIGHT VISIBILITY TRIANGLE, 10' ON EACH SIDE, NO STRUCTURE, TREES OR SHRUBS TALLER THAN 31" ARE ALLOWED
15. REMOVE EXISTING STORM DRAIN
16. REMOVE EXISTING STAIRS



UNDERGROUND DETENTION SYSTEM

SCALE: 1"=40'

40 20 0 40 80 120
SCALE: 1"=40'

GRADING PLAN
1" = 40'-0"

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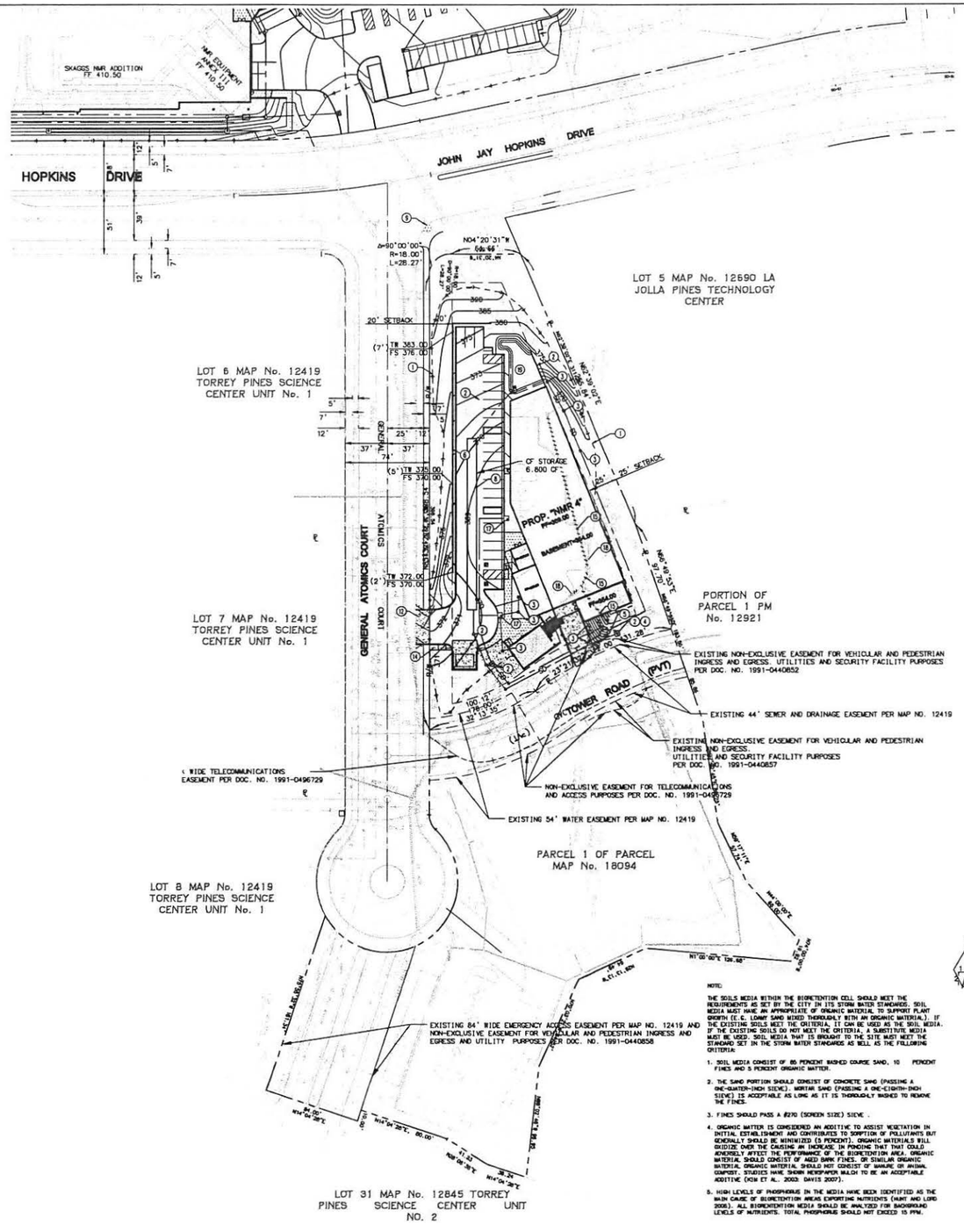
KEY PLAN

NO.	DESCRIPTION	DATE
	SDP/CDP RESUBMITTAL	06-14-2016
	SDP/CDP RESUBMITTAL	04-28-2016
	SDP/CDP RESUBMIT	12-08-2015
3	SDP/CDP RESUBMIT	10-21-2015
2	SDP/CDP REVIEW NO. 2	08-25-2015
1	SDP/CDP SUBMITTAL	05-04-2015

CLIENT: THE SCRIPPS RESEARCH INSTITUTE
PROJECT: TSRI
ADDRESS: LA JOLLA, CA 92037
PROJECT NO.: 144303
SCALE: AS SHOWN
TITLE: GRADING PLAN LOTS 1, 2 & 3

C2.0

ATTACHMENT 14



GRADING PLAN
1" = 40'-0"

LEGEND

PROPOSED PROPERTY LINE	
BUILDING SETBACK	SETBACK
GRADING LIMITS	
EXISTING CONTOUR	
PROPOSED CONTOUR	455
EXISTING WATER	
EXISTING STORM DRAIN	
EXISTING SEWER	
PROPOSED STORM DRAIN	SD
PROPOSED RETAINING WALL	
EASEMENT LINE	
PROPOSED ASPHALT	
PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVING	
EXISTING STORM DRAIN TO BE REMOVED	

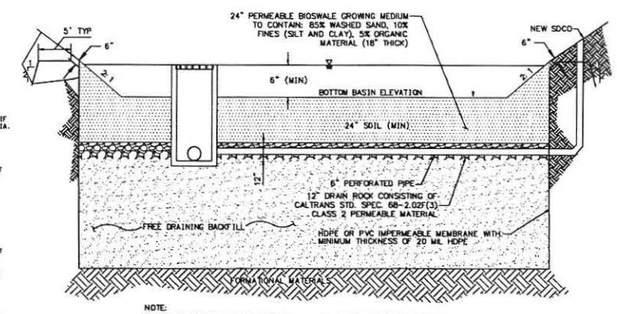
SHEET NOTES

1. LIMIT OF GRADING/WORK
2. STORM DRAIN CLEANOUT
3. CATCH BASIN
4. CONNECT TO EXISTING STORM DRAIN
5. STORM WATER PUMP STATION
6. RETAINING WALL
8. PROPOSED DETENTION STRUCTURE (CLOSED BOTTOM)
9. REMOVE AND REPLACE EXISTING CURB RAMP
12. CONSTRUCT 30' COMMERCIAL DRIVEWAY
14. SIGHT VISIBILITY TRIANGLE, 10' ON EACH SIDE, NO STRUCTURE, TREES OR SHRUBS TALLER THAN 31" ARE ALLOWED
15. REMOVE EXISTING STORM DRAIN
17. CURB INLET
18. REMOVE EXISTING SAND/OIL SEPARATOR
19. BIORETENTION BASIN (885 SF)

NOTE:

THE SOILS MEDIA WITHIN THE BIORETENTION CELL SHOULD MEET THE REQUIREMENTS AS SET BY THE CITY IN ITS STORM WATER STANDARDS. SOIL MEDIA MUST HAVE AN APPROPRIATE OF ORGANIC MATERIAL TO SUPPORT PLANT GROWTH (E.G. LOAMY SAND MIXED THOROUGHLY WITH AN ORGANIC MATERIAL). IF THE EXISTING SOILS MEET THE CRITERIA, IT CAN BE USED AS THE SOIL MEDIA. IF THE EXISTING SOILS DO NOT MEET THE CRITERIA, A SUBSTITUTE MEDIA MUST BE USED. SOIL MEDIA THAT IS BROUGHT TO THE SITE MUST MEET THE STANDARD SET IN THE STORM WATER STANDARDS AS WELL AS THE FOLLOWING CRITERIA:

1. SOIL MEDIA CONSIST OF 85 PERCENT WASHED COURSE SAND, 10 PERCENT FINES AND 5 PERCENT ORGANIC MATTER.
2. THE SAND PORTION SHOULD CONSIST OF CONCRETE SAND (PASSING A ONE-QUARTER-INCH SIEVE). MORTAR SAND (PASSING A ONE-EIGHTH-INCH SIEVE) IS ACCEPTABLE AS LONG AS IT IS THOROUGHLY WASHED TO REMOVE THE FINES.
3. FINES SHOULD PASS A #270 (SCREEN SIZE) SIEVE .
4. ORGANIC MATTER IS CONSIDERED AN ADDITIVE TO ASSIST VEGETATION IN INITIAL ESTABLISHMENT AND CONTRIBUTES TO SORPTION OF POLLUTANTS BUT GENERALLY SHOULD BE MINIMIZED (5 PERCENT). ORGANIC MATERIALS WILL OXIDIZE OVER THE CAUSING AN INCREASE IN PONDING THAT THAT COULD ADVERSELY AFFECT THE PERFORMANCE OF THE BIORETENTION AREA. ORGANIC MATERIAL SHOULD CONSIST OF AGED DARK FINES. OR SIMILAR ORGANIC MATERIAL ORGANIC MATERIAL SHOULD NOT CONSIST OF MANURE OR ANIMAL COMPOST. STUDIES HAVE SHOWN WOODPAPER MULCH TO BE AN ACCEPTABLE ADDITIVE (KIM ET AL. 2003; DAVIS 2007).
5. HIGH LEVELS OF PHOSPHORUS IN THE MEDIA HAVE BEEN IDENTIFIED AS THE MAIN CAUSE OF BIORETENTION AREAS EXPORTING NUTRIENTS (HUNT AND LORD 2006). ALL BIORETENTION MEDIA SHOULD BE ANALYZED FOR BACKGROUND LEVELS OF NUTRIENTS. TOTAL PHOSPHORUS SHOULD NOT EXCEED 15 PPM.



NOTE:
1. ALL SOIL/ROCK LAYERS OF BASIN SHALL BE LEVEL
2. LINER MEMBRANE SHALL BE PROPERLY SEALED TO CATCH BASIN AND PERIMETER CURB
3. LINER SHALL EXTEND VERTICALLY TO FORMATIONAL MATERIAL. BOTTOM OF BASIN SHALL BE UNDISTURBED NATIVE MATERIAL.
4. BOTTOM OF BASIN SHALL BE OPEN TO FORMATIONAL MATERIALS.

BIORETENTION BASIN (PVT)
N.T.S.

SCALE: 1"=40'

40 20 0 40 80 120
SCALE: 1"=40'

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KEY PLAN

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	SDP/CDP RESUBMITTAL	06-29-2016
	SDP/CDP RESUBMITTAL	06-22-2016
	SDP/CDP RESUBMITTAL	06-14-2016
	SDP/CDP RESUBMITTAL	04-28-2016
	SDP/CDP RESUBMIT	12-08-2015
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2	SDP/CDP REVIEW NO. 2	08-25-2015
1	SDP/CDP SUBMITTAL	05-04-2015

CLIENT: THE SCRIPPS RESEARCH INSTITUTE
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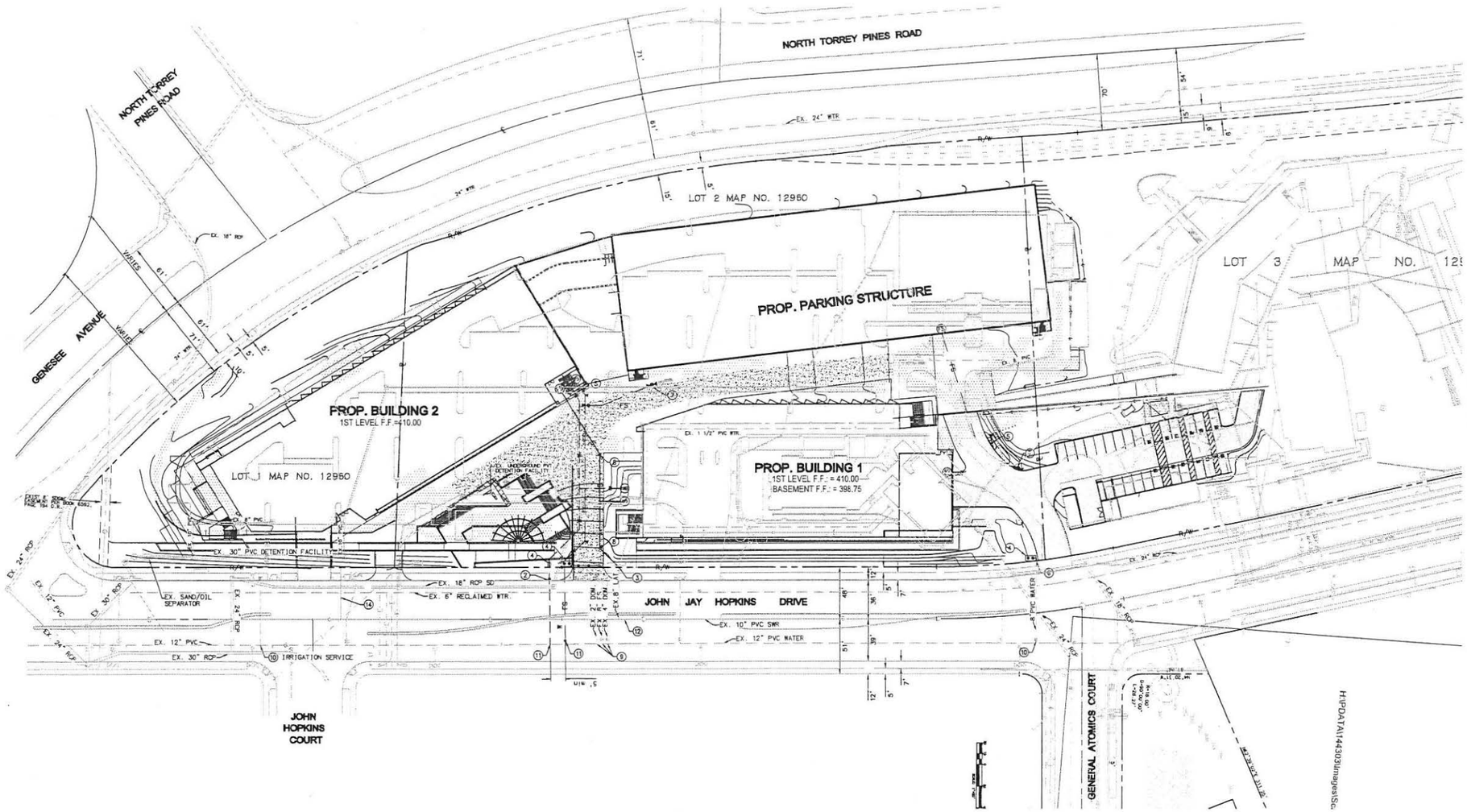
PROJECT NO. 144303
SCALE: AS SHOWN
TITLE: GRADING PLAN PARCEL I

C2.1

ATTACHMENT 14



LEGEND

PROPOSED PROPERTY LINE	
EASEMENT	
PROP. MHPA LINE	
BUILDING SETBACK	
LIMITS OF IMPROVEMENTS BY OTHERS	
EXISTING WATER	
EXISTING STORM DRAIN	
EXISTING SEWER	
PROPOSED SEWER MAIN (PVT.)	S
PROPOSED FIRE WATER MAIN (PVT)	FS
PROPOSED WATER MAIN (PVT)	W
EXIST. UTILITIES TO BE REMOVED	
PROPOSED WATER SERVICE	W
PROPOSED FIRE SERVICE	FS
PROPOSED SEWER SERVICE	S
PROPOSED PRIVATE FIRE HYDRANT	FH
EXIST. FIRE HYDRANT TO REMAIN	FH

SHEET NOTES:

1. CONNECT TO EXISTING WATER MAIN
2. PROPOSED PUBLIC WATER METER
3. CONNECT TO EXISTING SEWER MAIN
4. PROPOSED PRIVATE BACKFLOW PREVENTER
5. PROPOSED PRIVATE PIV & FDC
6. CONNECT TO EXISTING FIRE SERVICE
7. PROPOSED PRIVATE FIRE HYDRANT
8. PROPOSED PRIVATE SEWER CLEANOUT
9. EXISTING WATER/FIRE SERVICE TO BE ABANDONED
10. EXISTING WATER/FIRE SERVICE TO REMAIN
11. PROPOSED WATER/FIRE SERVICE
12. EXISTING SEWER LATERAL TO REMAIN
13. PROPOSED SEWER LATERAL
14. EXISTING SEWER LATERAL TO BE ABANDONED

SCALE: 1"=40'

40 20 0 40 80 120
SCALE: 1"=40'

UTILITY PLAN
1" = 40'-0"

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STAMP

REGISTERED PROFESSIONAL ENGINEER
No. 45045
Exp. 3-31-16
CIVIL
STATE OF CALIFORNIA

KEY PLAN

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	SDP/CDP RESUBMITTAL	04-28-2016
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ADDRESS: LA JOLLA, CA 92037

PROJECT NO: 144303

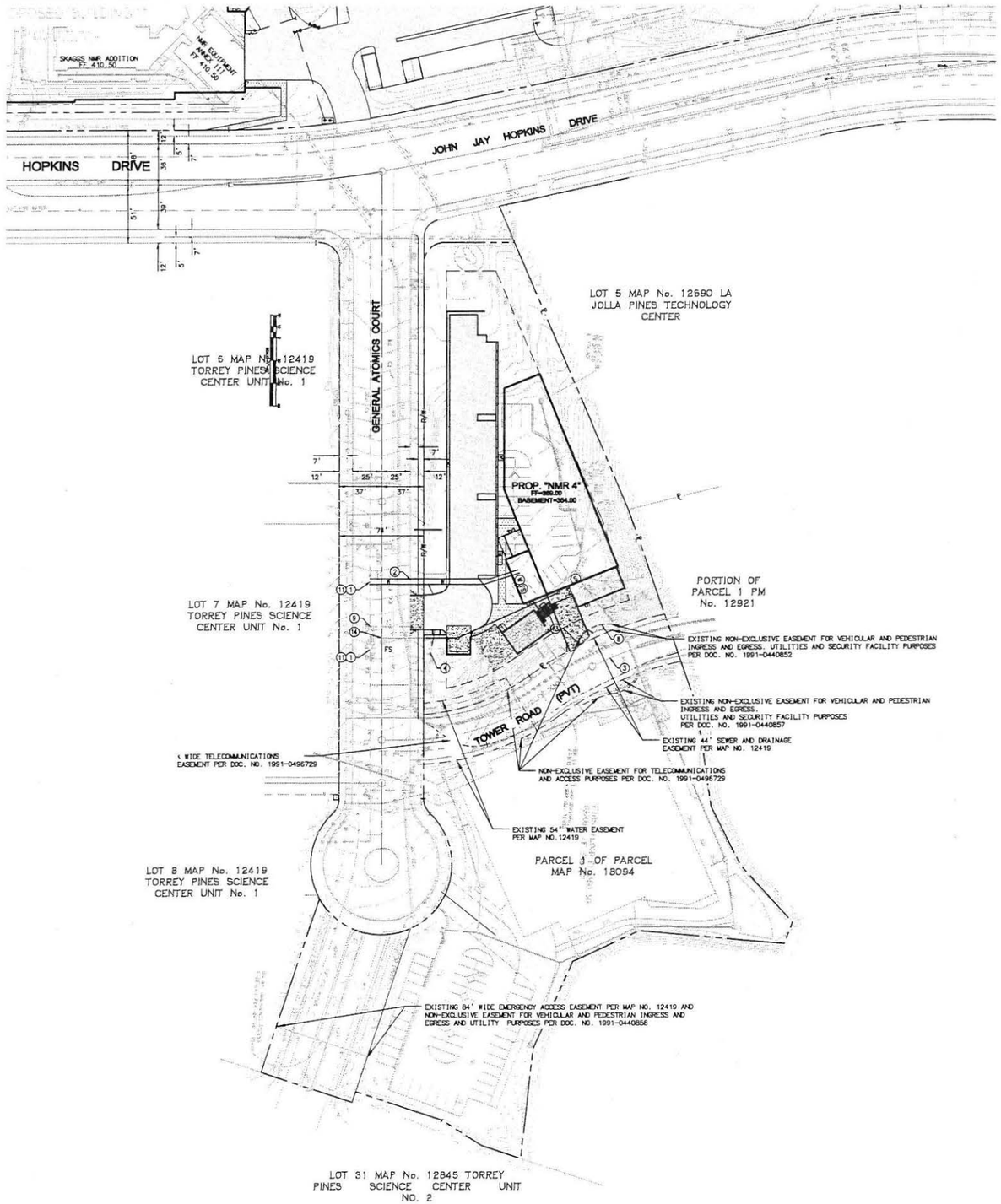
SCALE: AS SHOWN

TITLE

UTILITY PLAN
LOTS 1, 2 & 3

C3.0

ATTACHMENT 14



SHEET NOTES:

1. CONNECT TO EXISTING WATER MAIN
2. PROPOSED PUBLIC WATER METER
3. CONNECT TO EXISTING SEWER MAIN
4. PROPOSED BACKFLOW PREVENTER
5. PROPOSED FDC
6. PROPOSED DETENTION PIPE
8. EXISTING SEWER LATERAL TO BE ABANDONED
11. PROPOSED FIRE/WATER SERVICE
13. PROPOSED SEWER LATERAL
14. EXISTING SEWER LATERAL TO BE ABANDONED

SCALE: 1"=40'

40 20 0 40 80 120

SCALE: 1"=40'

UTILITY PLAN

1" = 40'-0"

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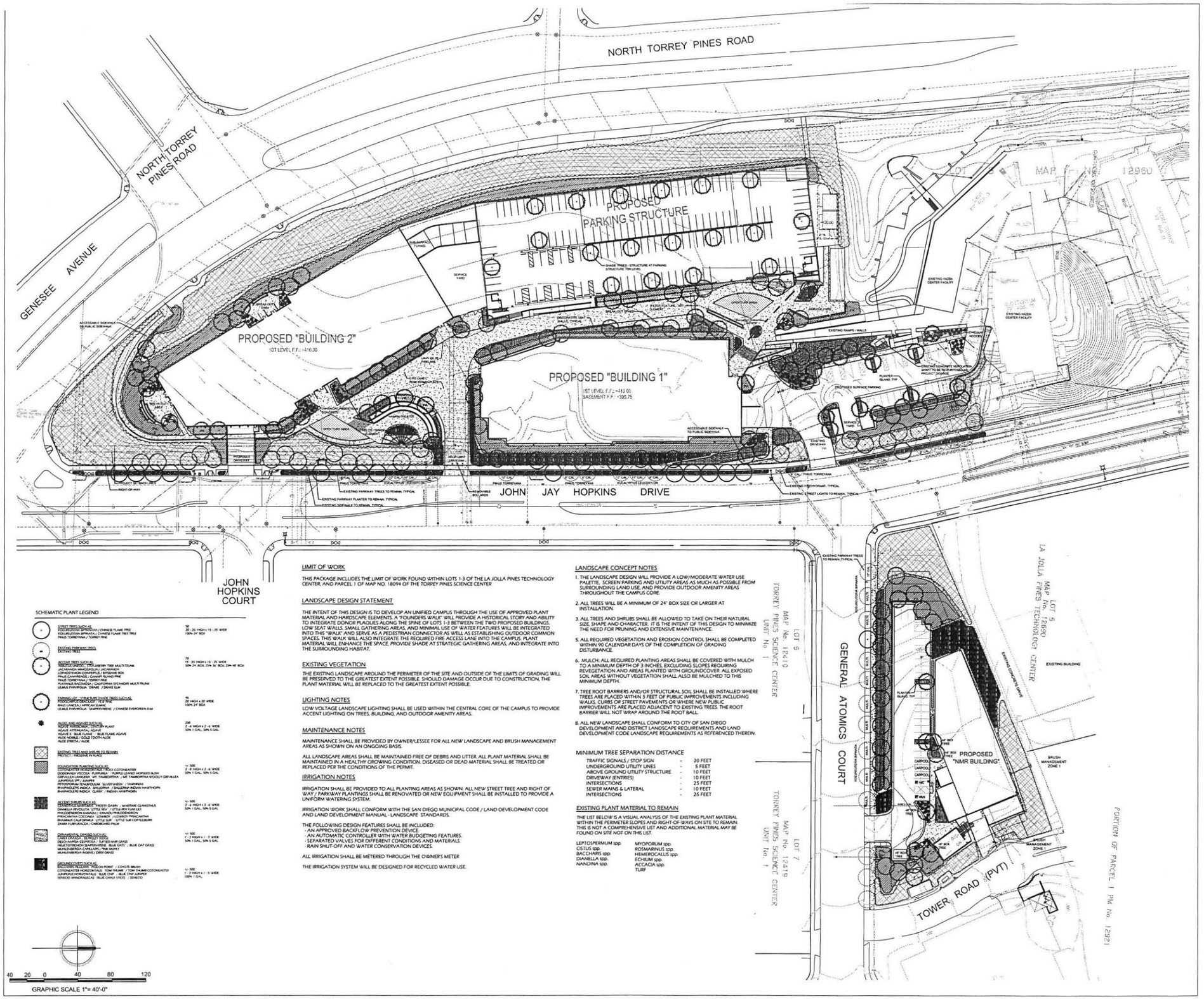
TITLE

UTILITY PLAN
PARCEL I

C3.1



SCHEMATIC PLANT LEGEND

STREET TREES SUCH AS: FOUQUIERIERIA SPINOSA / CHINESE FLAME TREE KOELREUTERIA BIPINNATA / CHINESE FLAME TREE TREE PINUS TORREYANA / TORREY PINE	50 20' - 25' HIGH x 15' - 25' WIDE 100% 24" BOX
EXISTING PARKWAY TREES EXISTING TREES	
ACCENT TREES SUCH AS: ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK JACARANDA MIMOSIFOLIA / JACARANDA PINUS CANARIENSIS / CANARY ISLAND PINE PINUS CHAMAEROPS / CANARY ISLAND PINE PINUS TORREYANA / TORREY PINE PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK ULMUS PARVIFOLIA / DRAKE ELM	70 15' - 30' HIGH x 15' - 25' WIDE 50% 24" BOX, 25% 36" BOX, 25% 48" BOX
PARKING LOT / STRUCTURE SHADE TREES SUCH AS: PODOCARPUS GRACILIOR / YEW PINE RHUS LANCEA / AFRICAN SUMAC ULMUS PARVIFOLIA / SAWTOOTH ELM / CHINESE EVERGREEN ELM	90 20' HIGH x 20' WIDE 100% 24" BOX
ACCENT AND ACCENT SUCH AS: ARCTOSTAPHYLOS DENSIFLORA / MANZANITA PLANT AGAVE ATTENUATA / AGAVE AGAVE S. BLUE FLAME / BLUE FLAME AGAVE ALOE NOBILIS / GOLD TOOTH ALOE ALOE STRICTA / ALOE	250 2' - 6' HIGH x 2' - 6' WIDE 50% 1 GAL, 50% 5 GAL
EXISTING TREES AND SHRUBS TO REMAIN PROTECT / PRESERVE IN PLACE	
FOUNDATION PLANTING SUCH AS: COTONEASTER HORIZONTALIS / ROCK COTONEASTER DODONAEA VISCOSA "PURPUREA" / PURPLE LEAVED HOPSEED BUSH GREVILLEA LANIGERA / MT. TAMBOITHA / MT. TAMBOITHA WOOLLY GREVILLEA JUNIPERUS SPP / JUNIPER PITTOSPORUM TENUIFOLIUM / SILVER QUEEN / TAWHIWHI RHAPHIOLEPIS INDICA "CLARA" / INDIAN HAWTHORN RHAPHIOLEPIS INDICA "CLARA" / INDIAN HAWTHORN	+/- 500 2' - 6' HIGH x 2' - 6' WIDE 50% 1 GAL, 50% 5 GAL
ACCENT SHRUBS SUCH AS: ARCTOSTAPHYLOS "PROSTY DUNN" / MARITIME CEANOTHUS DIANELLA REVOLUTA / LITTLE REV / LITTLE REV FLAX LILY PHILODENDRON SANDOU / SANDO/PHILODENDRON PITTOSPORUM COCCINEA / LEMMON / LEMMON PITTOSPORUM RHAMNUS CALIFORNICA / LITTLE SUR / LITTLE SUR COFFEEBERRY ZAMIA FURFURACEA / CARDBOARD PALM	+/- 500 2' - 6' HIGH x 2' - 6' WIDE 50% 1 GAL, 50% 5 GAL
ORNAMENTAL GRASSES SUCH AS: CAREX DIVULSA / BERKELEY SEDGE MUHLENBERGIA RIGENS / DEER GRASS / DEER HAIR GRASS NELETOTHAMON SAMPSONIANUS / BLUE OATS / BLUE OAT GRASS MUHLENBERGIA CAPILLARIS / PINK MUHLY MUHLENBERGIA RIGENS / DEER GRASS	+/- 500 1' - 2' HIGH x 1' - 2' WIDE 50% 1 GAL, 50% 5 GAL
GROUNDCOVERS SUCH AS: ARCTOSTAPHYLOS UVA-URSI / KINNICKINNICK COTONEASTER HORIZONTALIS / TOM THUMB / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS / BLUE CHIP / BLUE CHIP JUNIPER SENECIO MANDRALISCAE / BLUE CHALK STICKS / SENECIO	+/- 500 1' - 2' HIGH x 1' - 5' WIDE 100% 1 GAL

LIMIT OF WORK

THIS PACKAGE INCLUDES THE LIMIT OF WORK FOUND WITHIN LOTS 1-3 OF THE LA JOLLA PINES TECHNOLOGY CENTER, AND PARCEL 1 OF MAP NO. 18094 OF THE TORREY PINES SCIENCE CENTER

LANDSCAPE DESIGN STATEMENT

THE INTENT OF THIS DESIGN IS TO DEVELOP AN UNIFIED CAMPUS THROUGH THE USE OF APPROVED PLANT MATERIAL AND HARDSCAPE ELEMENTS. A "FOUNDERS WALK" WILL PROVIDE A HISTORICAL STORY AND ABILITY TO INTEGRATE DONOR PLAQUES ALONG THE SPINE OF LOTS 1-3 BETWEEN THE TWO PROPOSED BUILDINGS. LOW SEAT WALLS, SMALL GATHERING AREAS, AND MINIMAL USE OF WATER FEATURES WILL BE INTEGRATED INTO THIS "WALK" AND SERVE AS A PEDESTRIAN CONNECTOR AS WELL AS ESTABLISHING OUTDOOR COMMON SPACES. THIS WALK WILL ALSO INTEGRATE THE REQUIRED FIRE ACCESS LANE INTO THE CAMPUS. PLANT MATERIAL WILL ENHANCE THE SPACE, PROVIDE SHADE AT STRATEGIC GATHERING AREAS, AND INTEGRATE INTO THE SURROUNDING HABITAT.

EXISTING VEGETATION

THE EXISTING LANDSCAPE AROUND THE PERIMETER OF THE SITE AND OUTSIDE OF THE LIMITS OF GRADING WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE. SHOULD DAMAGE OCCUR DUE TO CONSTRUCTION, THE PLANT MATERIAL WILL BE REPLACED TO THE GREATEST EXTENT POSSIBLE.

LIGHTING NOTES

LOW VOLTAGE LANDSCAPE LIGHTING SHALL BE USED WITHIN THE CENTRAL CORE OF THE CAMPUS TO PROVIDE ACCENT LIGHTING ON TREES, BUILDING, AND OUTDOOR AMENITY AREAS.

MAINTENANCE NOTES

MAINTENANCE SHALL BE PROVIDED BY OWNER/LESSEE FOR ALL NEW LANDSCAPE AND BRUSH MANAGEMENT AREAS AS SHOWN ON AN ONGOING BASIS.

ALL LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD MATERIAL SHALL BE TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IRRIGATION NOTES

IRRIGATION SHALL BE PROVIDED TO ALL PLANTING AREAS AS SHOWN. ALL NEW STREET TREE AND RIGHT OF WAY / PARKWAY PLANTINGS SHALL BE RENOVATED OR NEW EQUIPMENT SHALL BE INSTALLED TO PROVIDE A UNIFORM WATERING SYSTEM.

IRRIGATION WORK SHALL CONFORM WITH THE SAN DIEGO MUNICIPAL CODE / LAND DEVELOPMENT CODE AND LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.

THE FOLLOWING DESIGN FEATURES SHALL BE INCLUDED:
- AN APPROVED BACKFLOW PREVENTION DEVICE.
- AN AUTOMATIC CONTROLLER WITH WATER BUDGETING FEATURES.
- SEPARATED VALVES FOR DIFFERENT CONDITIONS AND MATERIALS.
- RAIN SHUT-OFF AND WATER CONSERVATION DEVICES.

ALL IRRIGATION SHALL BE METERED THROUGH THE OWNER'S METER

THE IRRIGATION SYSTEM WILL BE DESIGNED FOR RECYCLED WATER USE.

LANDSCAPE CONCEPT NOTES

1. THE LANDSCAPE DESIGN WILL PROVIDE A LOW/MODERATE WATER USE PALETTE. SCREEN PARKING AND UTILITY AREAS AS MUCH AS POSSIBLE FROM SURROUNDING LAND USE, AND PROVIDE OUTDOOR AMENITY AREAS THROUGHOUT THE CAMPUS CORE.
2. ALL TREES WILL BE A MINIMUM OF 24" BOX SIZE OR LARGER AT INSTALLATION.
3. ALL TREES AND SHRUBS SHALL BE ALLOWED TO TAKE ON THEIR NATURAL SIZE, SHAPE AND CHARACTER. IT IS THE INTENT OF THIS DESIGN TO MINIMIZE THE NEED FOR PRUNING AND EXTENSIVE MAINTENANCE.
5. ALL REQUIRED VEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING DISTURBANCE.
6. MULCH: 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.
7. TREE ROOT BARRIERS AND/OR STRUCTURAL SOIL 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 PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
8. ALL NEW LANDSCAPE SHALL CONFORM TO CITY OF SAN DIEGO DEVELOPMENT AND DISTRICT LANDSCAPE REQUIREMENTS AND LAND DEVELOPMENT CODE LANDSCAPE REQUIREMENTS AS REFERENCED THEREIN.

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS / STOP SIGN	-	20 FEET
UNDERGROUND UTILITY LINES	-	5 FEET
ABOVE GROUND UTILITY STRUCTURE	-	10 FEET
DRIVEWAY (ENTRIES)	-	10 FEET
INTERSECTIONS	-	25 FEET
SEWER MAINS & LATERAL	-	10 FEET
INTERSECTIONS	-	25 FEET

EXISTING PLANT MATERIAL TO REMAIN

THE LIST BELOW IS A VISUAL ANALYSIS OF THE EXISTING PLANT MATERIAL WITHIN THE PERIMETER SLOPES AND RIGHT-OF-WAYS ON SITE TO REMAIN. THIS IS NOT A COMPREHENSIVE LIST AND ADDITIONAL MATERIAL MAY BE FOUND ON SITE NOT ON THIS LIST.

LEPTOSPERMUM spp.	MYOPORUM spp.
CISTUS spp.	ROSMARINUS spp.
BACCHARIS spp.	HEMEROCALLIS spp.
DIANELLA spp.	ECHIUM spp.
NANDINA spp.	ACCACIA spp.
	TURF

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	SDP / CDP SUBMITTAL	05.04.2015

CLIENT: THE SCRIPPS RESEARCH INSTITUTE

PROJECT: TSRI

ADDRESS: LA JOLLA, CA 92037

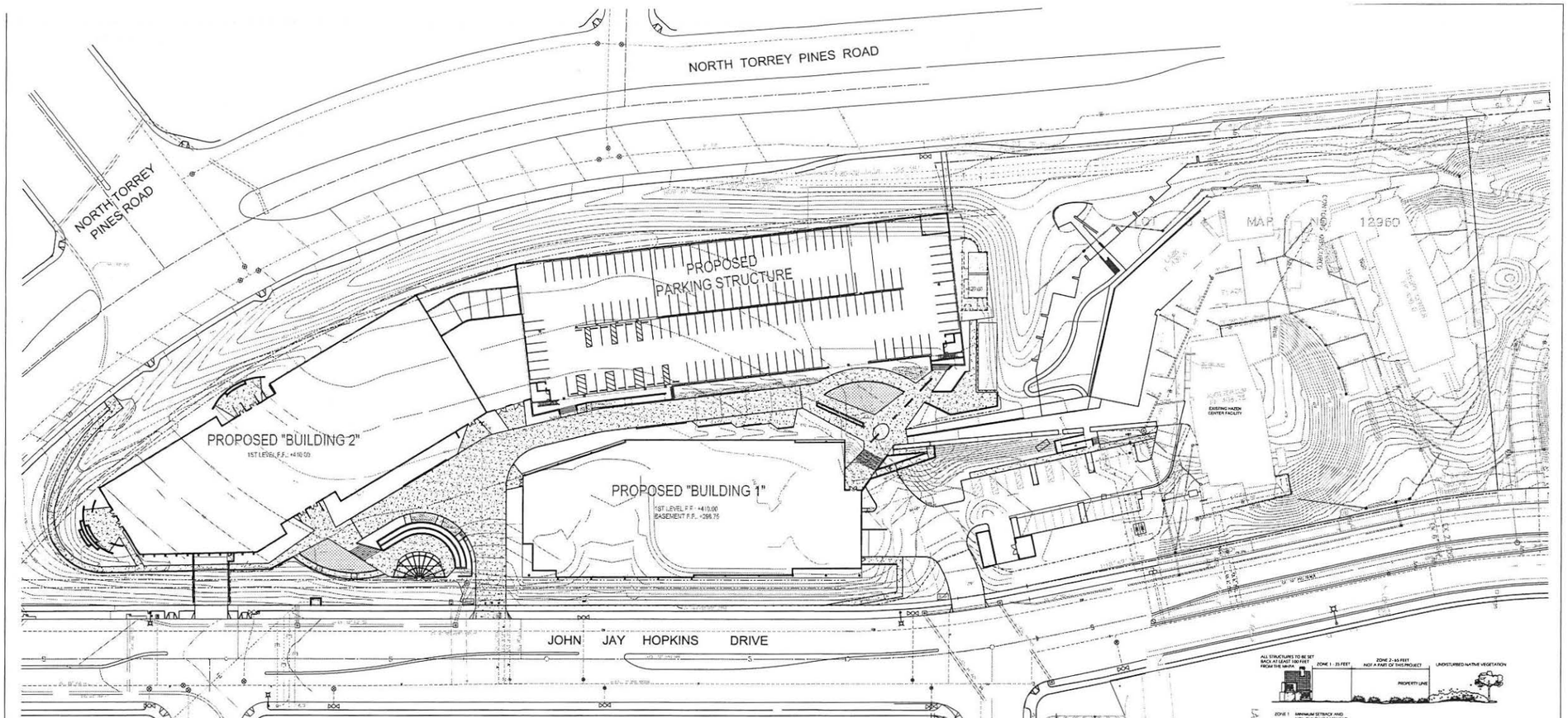
PROJECT NO.: 14257

SCALE: AS SHOWN

TITLE: CONCEPTUAL LANDSCAPE / SITE PLAN

LI.0

ATTACHMENT 14



BUILDING NOTE:

PER CITY STAFF AND THE CITY FIRE MARSHAL, THE FOLLOWING DETERMINATION SHALL APPLY TO THE NRM LOT 10 PORTION OF THIS PROJECT:

ANY OPENINGS ALONG THE NORTH FACE OF THE NRM STRUCTURE, EXTENDING WEST FROM THE NORTHWEST CORNER FOR A LENGTH OF 90 FEET, PLUS A 45 FOOT PERPENDICULAR RETURN ALONG THE EAST FACE OF THE STRUCTURE SHALL BE UPGRADED TO DUAL-GLAZED, DUAL-TEMPERED PANES (WHERE STANDARD CBC 7A REQUIREMENTS CALL FOR DUAL-GLAZED WINDOWS WITH ONE TEMPERED PANE). A ZONE ONE CONDITION SHALL BE PROVIDED OUT TO THE NORTH PROPERTY LINE AND EAST TO TOWER ROAD. THERE SHALL BE NO ZONE TWO.

PARCEL 1 OF MAP NO. 18094 SURFACE PARKING LANDSCAPE CALCULATIONS (INDUSTRIAL DEVELOPMENT)

VEHICLE USE AREA, GREATER THAN 6,000 SF

REQUIRED PLANTING AREA:		PLANTING AREA PROVIDED:	EXCESS AREA PROVIDED:
VUA INSIDE STREET YARD	11,647 SF x 0.05 = 582 SF	626 SF	44 SF
REQUIRED PLANT POINTS:		PLANT POINTS PROVIDED:	POINTS PROVIDED WITH TREES (AT LEAST HALF):
VUA INSIDE STREET YARD	11,647 SF x 0.05 = 582 POINTS	562	660
STREET YARD			
PLANTING AREA REQUIRED:		PLANTING AREA PROVIDED:	EXCESS AREA PROVIDED:
TOTAL AREA	31,366 SF x 25% = 7,842 SF	16,125 SF	8,287 SF
PLANT POINTS REQUIRED:		PLANT POINTS PROVIDED	EXCESS POINTS PROVIDED
TOTAL AREA	31,366 SF x 0.05 = 1,568 POINTS	2,145	577
PERIMETER PLANTING			
PLANTING AREA REQUIRED:		PLANTING AREA PROVIDED:	
TOTAL LENGTH	130 LF x 5 = 650 SF	650 SF	
PLANT POINTS REQUIRED:		PLANT POINTS PROVIDED	EXCESS POINTS PROVIDED
PLANTING AREA REQUIRED	650 SF x 0.2 = 130 POINTS	130	N/A
FACADE PLANTING			
PLANTING AREA REQUIRED:		PLANTING AREA PROVIDED:	
LENGTH OF STREET WALL	218 LF x 50% x 9 = 972 SF	975 SF	
PLANT POINTS REQUIRED:		PLANT POINTS PROVIDED	EXCESS POINTS PROVIDED
PLANTING AREA REQUIRED	972 SF x 0.5 = 486 POINTS	615	129
REMAINING YARD			
PLANTING AREA REQUIRED		PLANTING AREA PROVIDED	EXCESS AREA PROVIDED:
TOTAL AREA	11,233 SF x 30% = 3,370 SF	11,173 SF	7,803 SF
PLANT POINTS REQUIRED:		PLANT POINTS PROVIDED	EXCESS POINTS PROVIDED:
TOTAL AREA	11,233 SF x 0.05 = 562 POINTS	1,490	928

BRUSH MANAGEMENT NOTES

1. THE BRUSH MANAGEMENT ZONE PROGRAM IS BASED UPON A STANDARD ZONE ONE WIDTH OF 35 FEET.
2. BECAUSE OF THE EXISTING BUILDING LOCATED ALONG THE NORTH / WEST PROPERTY LINE, THE BRUSH MANAGEMENT CRITERIA SHALL CONFORM AND MEET ALTERNATIVE COMPLIANCE AND ADHERE TO CBC 7A REQUIREMENTS.
3. FINAL DESIGN / LAYOUT OF BRUSH MANAGEMENT ZONES TO BE DETERMINED DURING THE SCR PROCESS. UNDER NO CIRCUMSTANCES SHALL ZONE TWO BRUSH MANAGEMENT EXTEND INTO MITIGATION AREAS OF THE MHPA.
4. BRUSH MANAGEMENT IS REQUIRED IN ALL BASE ZONES WHEN A PUBLIC OR PRIVATELY OWNED STRUCTURE IS WITHIN 100' OF NATIVE OR NATURALIZED VEGETATION.
5. WHEN BRUSH MANAGEMENT IS REQUIRED, A COMPREHENSIVE PROGRAM SHALL BE IMPLEMENTED THAT REDUCES FIRE HAZARDS AROUND STRUCTURES BY PROVIDING AN EFFECTIVE FIRE BREAK BETWEEN ALL STRUCTURES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION.
6. BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, IS LEAST FLAMMABLE, AND SHALL CONSIST OF PAVEMENT OR PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH A GRADIENT OF 4:1 OR GREATER. MINIMUM BRUSH MANAGEMENT ZONE ONE WIDTH SHALL BE 35'.
7. NO STRUCTURES SHALL ALLOWED WITHIN 100 FEET FROM THE MHPA BOUNDARY.
8. PER SDMC CHAPTER 14, ARTICLE 2, DIVISION 4 SECTION 12, BRUSH MANAGEMENT REQUIREMENT FOR ZONES ONE ARE AS FOLLOW:

ZONE ONE REQUIREMENTS:

a. THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
b. ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES. STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION.
c. PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4' IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE RESISTIVE.
d. TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
e. PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
   1. WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES HIGH, OR
   2. WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
f. ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
g. ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

BRUSH MANAGEMENT MAINTENANCE NOTES

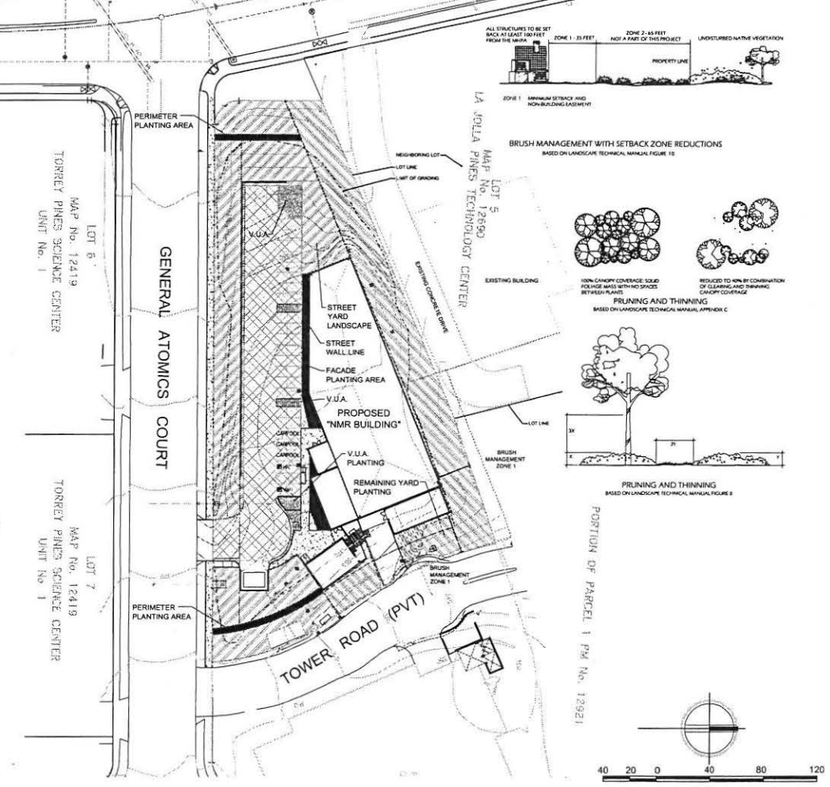
BRUSH MANAGEMENT MAINTENANCE:

LESSEE WILL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE BRUSH MANAGEMENT ZONES. REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DANGER OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE, ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE.

BRUSH MANAGEMENT ZONE 1:

ZONE ONE IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTING SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT ZONE PLANTING SHALL MEET ALL CITY WIDE LANDSCAPE REGULATIONS.



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LICENSED LANDSCAPE ARCHITECT
DAVID A. CHANEY
SIGNATURE
8/31/16
RENEWAL DATE
6-21-2015
DATE
STATE OF CALIFORNIA

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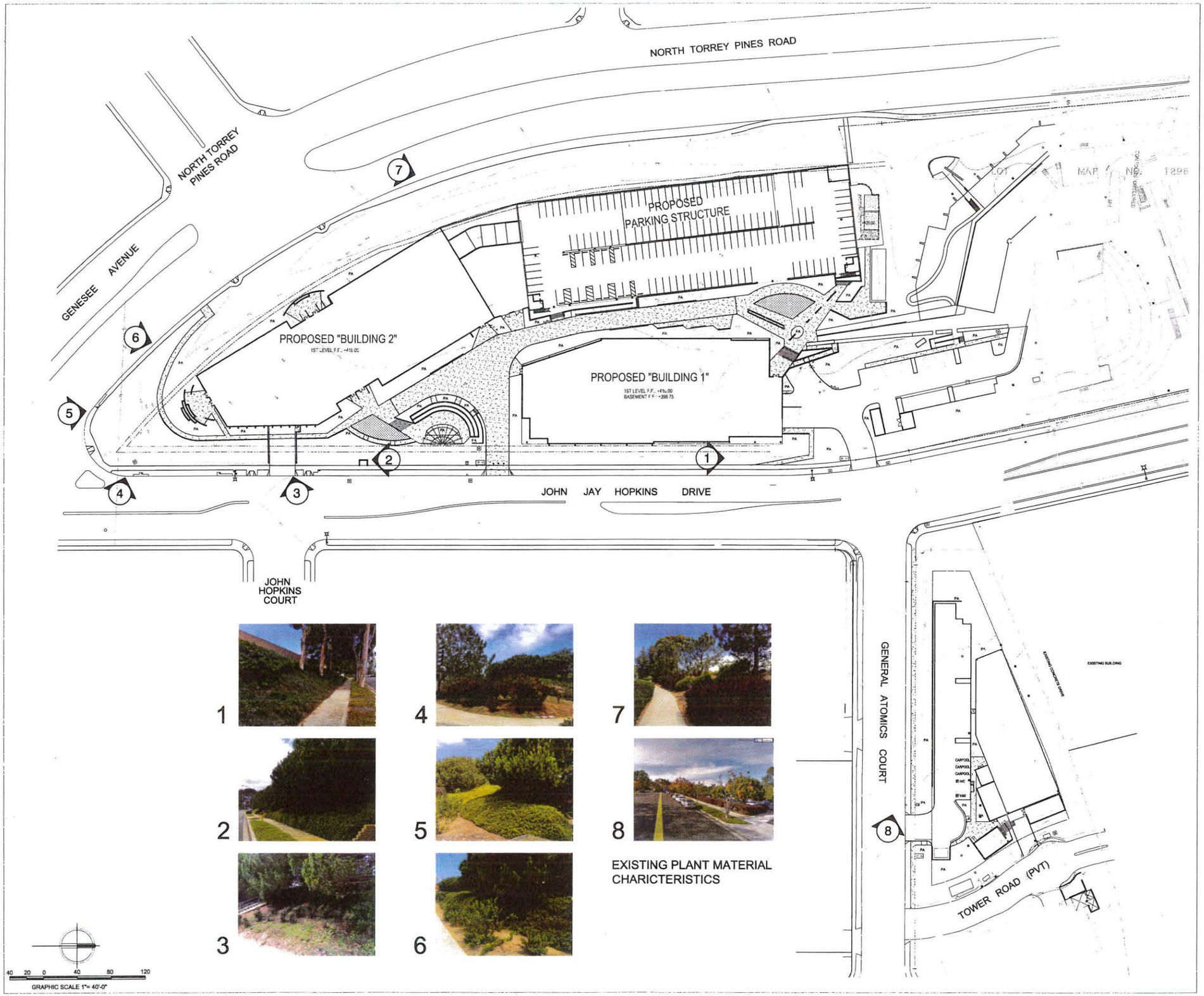
L1.1



EXISTING PLANT MATERIAL CHARICTERISTICS

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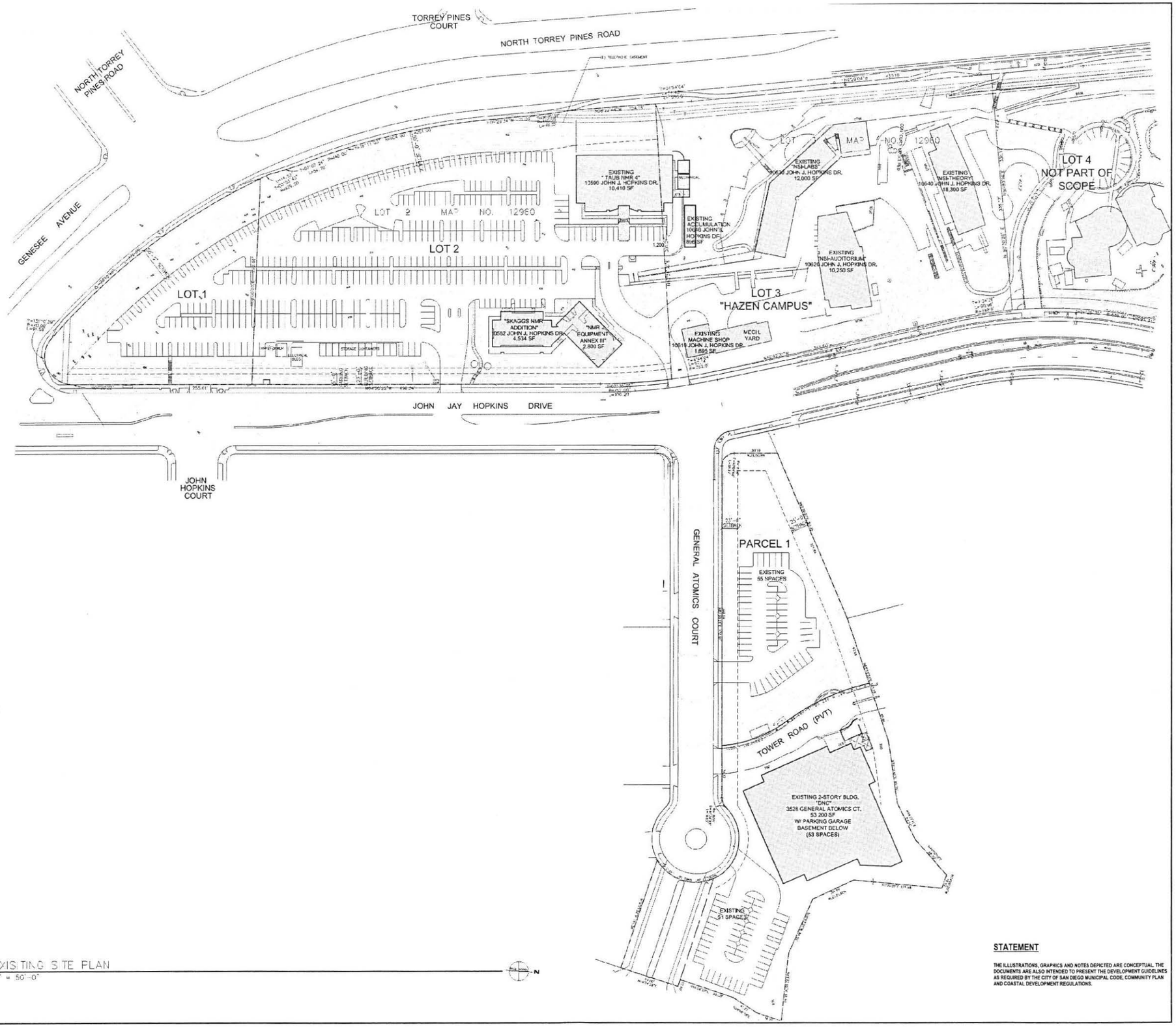
SCALE AS SHOWN

TITLE

EXISTING PLANT MATERIAL IMAGES

L1.2

ATTACHMENT 14



EXISTING SITE PLAN
1" = 50'-0"

N

STATEMENT

THE ILLUSTRATIONS, GRAPHICS AND NOTES DEPICTED ARE CONCEPTUAL. THE DOCUMENTS ARE ALSO INTENDED TO PRESENT THE DEVELOPMENT GUIDELINES AS REQUIRED BY THE CITY OF SAN DIEGO MUNICIPAL CODE, COMMUNITY PLAN AND COASTAL DEVELOPMENT REGULATIONS.

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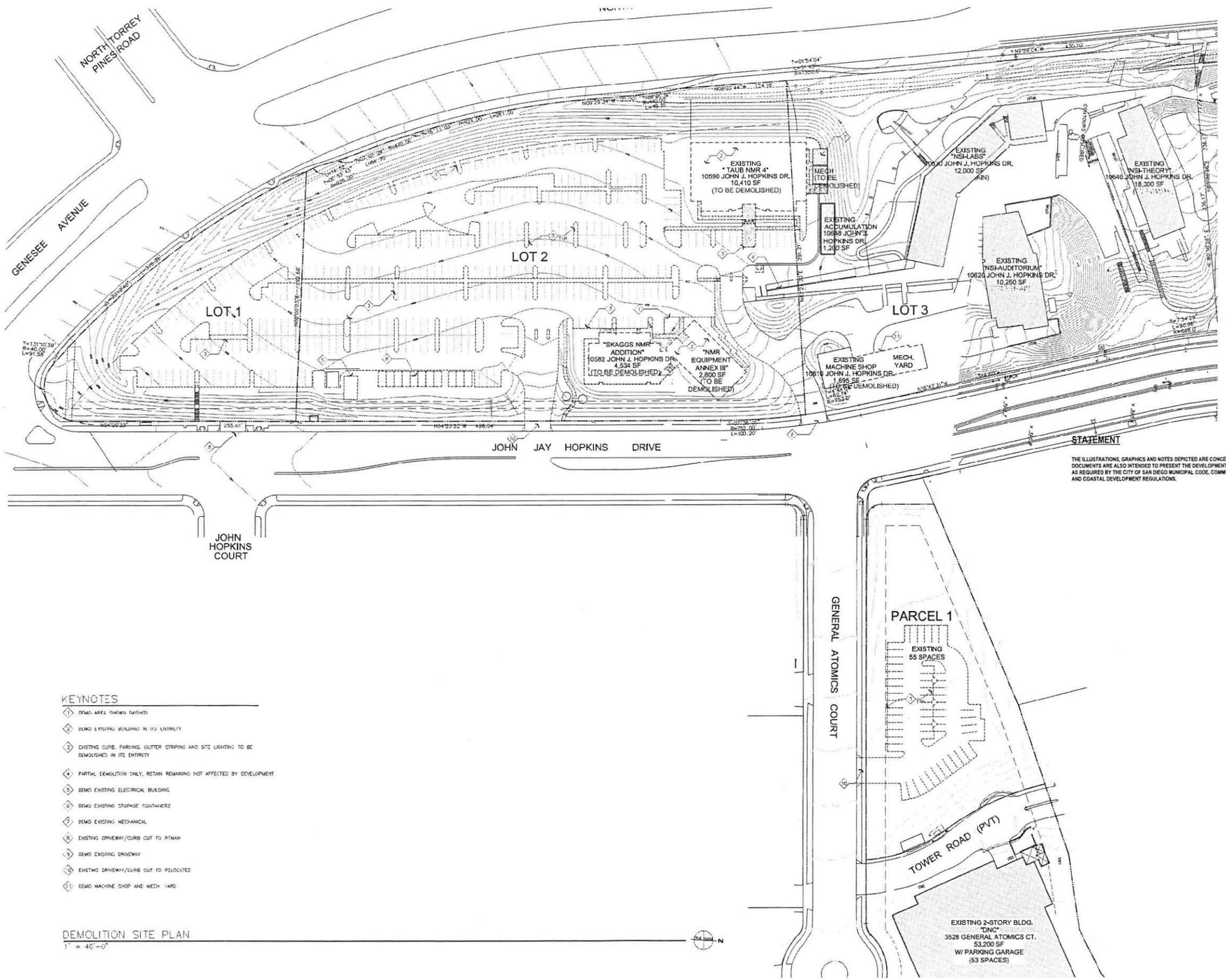
SCALE AS SHOWN

TITLE

EXISTING OVERALL SITE

AS100



KEYNOTES

1. DEMO AREA SHOWN HATCHED
2. DEMO EXISTING BUILDING IN ITS ENTIRETY
3. EXISTING CURB, PARKING, GUTTER STRIPING AND SITE LIGHTING TO BE DEMOLISHED IN ITS ENTIRETY
4. PARTIAL DEMOLITION ONLY, RETAIN REMAINING NOT AFFECTED BY DEVELOPMENT
5. DEMO EXISTING ELECTRICAL BUILDING
6. DEMO EXISTING STORAGE CONTAINERS
7. DEMO EXISTING MECHANICAL
8. EXISTING DRIVEWAY/CURB CUT TO RETAIN
9. DEMO EXISTING DRIVEWAY
10. EXISTING DRIVEWAY/CURB CUT TO RELOCATED
11. DEMO MACHINE SHOP AND MECH. YARD

DEMOLITION SITE PLAN

1" = 40'-0"

N

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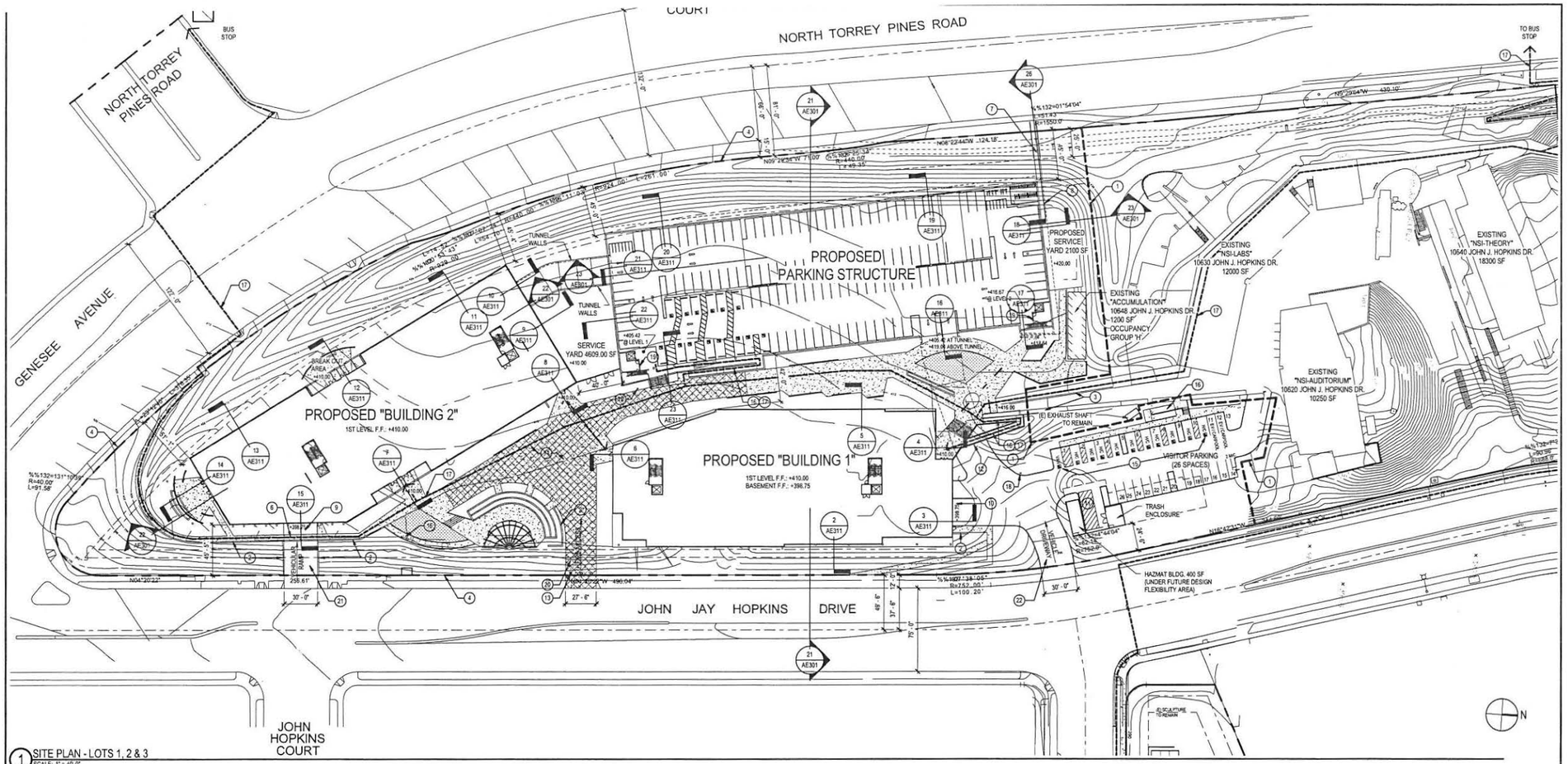
TITLE: **DEMOLITION SITE PLAN**

SHEET 11 OF 28 SHEETS

AS101

ATTACHMENT 14



1 SITE PLAN - LOTS 1, 2 & 3
SCALE: 1" = 40'-0"

MCAS MIRAMAR CLUP REQUIREMENTS

1. NO SUBSTANCES WILL BE RELEASED INTO THE AIR, NOR ELECTROMAGNETIC EMISSIONS, OR LIGHT EMISSIONS THAT WILL AFFECT AIRCRAFT OR GROUND INSTRUMENTATION.
2. THE CONSTRUCTION ASSEMBLIES OF THE SHELL BUILDING SHALL BE SUCH THAT THE INDOOR NOISE LEVELS ATTRIBUTABLE TO THE AIRPORT OPERATIONS OF MCAS MIRAMAR SHALL NOT EXCEED THE LEVEL INDCATED IN THE COMPREHENSIVE LAND USE PLAN.

COASTAL HEIGHT REQUIREMENT NOTES

1. SEE SHEET AE311 & AE312 FOR GRADE ELEVATIONS, BUILDING ELEVATIONS, HIGH POINT OF GRADE, LOW POINT OF GRADE, & SECTION DRAWINGS THAT DEMONSTRATE COMPLIANCE.

ENGINEERING NOTES

1. NO EXISTING EASEMENTS.
2. SEE SHEET C3.0 & C3.1 FOR EXISTING & PROPOSED UTILITIES.
3. SEE SHEET AE301 FOR SITE SECTIONS.
4. SEE SHEET C2.0 & C2.1 FOR TOP OF WALL AND BOTTOM OF WALL ELEVATIONS FOR SITE RETAINING WALLS.
5. LOTS 1-3 WILL BE TIED TOGETHER AS ONE PROPERTY BY THE CONSTRUCTION OF THE PROPOSED BUILDINGS WHICH WILL CROSS OVER THE EXISTING PROPERTY LINES. IF REQUIRED, A MUTUAL ACCESS AGREEMENT WILL BE SUBMITTED TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICES, WHEN PLANS ARE SUBMITTED FOR BUILDINGS PERMITS, AS A CONDITION OF THIS PERMIT.
6. LOTS 1-3 WILL BE TIED TOGETHER AS ONE PROPERTY BY THE CONSTRUCTION OF THE PROPOSED BUILDINGS, PREVENTING THE INDIVIDUAL SALE OF EACH LOT. IF REQUIRED, SHARED PARKING AGREEMENTS WILL BE SUBMITTED TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICES FOR LOTS 1-3, AS A CONDITION OF THIS PERMIT.

SITE LIGHTING NOTES

1. SITE LIGHTING TO BE DIRECTED OR SHIELDED TO PREVENT LIGHT FROM SHINING OFF THE PREMISES.

ENVIRONMENTAL NOTES

1. SEE BIOLOGY REPORT BY RECON ENVIRONMENTAL.
3. STORMWATER RUNOFF WILL BE CONTROLLED PER THE CIVIL DRAWINGS C2.0, C2.1, C3.0 & C3.1 WITH THE REQUIRED SWPPP WHICH INCLUDES BEST MANAGEMENT PRACTICES AND THE NOTICE OF INTENT TO THE STATE REGIONAL WATER QUALITY CONTROL

SUSTAINABLE BUILDING NOTES

THIS PROJECT WILL COMPLY WITH THE USGBC REQUIREMENTS FOR A LEED SILVER RATING OR BETTER, LEED CREDITS UNDER CONSIDERATION AT THIS POINT ARE THE FOLLOWING: (NOTE FINAL POINTS MAY VERY BASED ON DESIGN DEVELOPMENT, BUT IN NO EVENT PRODUCE LESS THAN A LEED SILVER RATING)

1. SUSTAINABLE SITES.
   CONSTRUCTION ACTIVITY POLLUTION PREVENTION - PREREQ 1
   CREDITS
   A. SITE SELECTION
   B. ALTERNATIVE TRANSPORTATION
   C. ALTERNATIVE TRANSPORTATION - BICYCLE STORAGE
   D. ALTERNATIVE TRANSPORTATION - LOW EMITTING FUEL VEHICLES
   E. ALTERNATIVE TRANSPORTATION - PARKING CAPACITY
   F. HEAT ISLAND EFFECT - NON-ROOF
   G. HEAT ISLAND EFFECT - ROOF
   H. TENANT DESIGN AND CONSTRUCTION GUIDELINES
2. WATER EFFICIENCY
   WATER USE REDUCTION - PREREQ 1
   CREDITS
   A. WATER EFFICIENT LANDSCAPE
   B. WATER USE REDUCTION 30%
3. ENERGY AND ATMOSPHERE
   PREREQ'S
   1. FUNDAMENTAL COMMISSIONING OF THE BUILDING ENERGY SYSTEMS (ALSO A CAL GREEN REQUIREMENT)
   2. MINIMUM ENERGY PERFORMANCE
   3. FUNDAMENTAL REFRIGERANT MANAGEMENT
   CREDITS
   A. OPTIMIZE ENERGY PERFORMANCE -12%
   B. OPTIMIZE ENERGY PERFORMANCE - 14%
   C. ENHANCED COMMISSIONING
   D. ENHANCED REFRIGERANT MANAGEMENT
   E. GREEN POWER
4. MATERIALS & RESOURCES
   STORAGE & COLLECTION RECYCLABLES - PREREQ 1
   CREDITS
   A. CONSTRUCTION WASTE MANAGEMENT - 50% RECYCLED OR SALVAGE
   B. CONSTRUCTION WASTE MANAGEMENT - 75% RECYCLED OR SALVAGE
   C. RECYCLED CONTENT - 10% OF CONTENT
   D. RECYCLED CONTENT - 20% OF CONTENT
   E. REGIONAL MATERIALS - 10% REGIONAL MATERIALS
   F. REGIONAL MATERIALS - 20% REGIONAL MATERIALS
   G. CERTIFIED WOOD
5. INDOOR ENVIRONMENTAL QUALITY.
   PREREQ'S
   1. MINIMUM INDOOR AIR QUALITY PERFORMANCE
   2. ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL
   CREDITS
   A. OUTDOOR AIR MONITORING
   B. INCREASED VENTILATION
   C. CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT - DURING CONSTRUCTION
   D. LOW EMITTING MATERIALS - ADHESIVES AND SEALANTS
   E. LOW EMITTING MATERIALS - PAINT AND COATINGS
   F. LOW EMITTING MATERIALS - FLOORING SYSTEMS
   G. LOW EMITTING MATERIALS - COMPOSITE WOOD AND AGRIFIBER PRODUCTS
   H. TENANT DESIGN AND CONSTRUCTION GUIDELINES
6. INNOVATION IN DESIGN PROCESS
   CREDITS
   A. LEED ACCREDITED PROFESSIONAL
7. REGIONAL PRIORITY
   CREDITS
   A. SITE SELECTION
   B. ONSITE RENEWABLE ENERGY

GEOLOGY NOTES

1. THE OWNER/PERMITTEE SHALL SUBMIT AN AS-GRADED GEOTECHNICAL REPORT PREPARED IN ACCORDANCE WITH THE CITY'S "GUIDELINES FOR GEOTECHNICAL REPORTS" FOLLOWING COMPLETION OF THE GRADING. THE AS-GRADED GEOTECHNICAL REPORT SHALL BE REVIEWED FOR ADEQUACY BY THE GEOLOGICAL SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO EXONERATION OF THE BOND AND GRADING PERMIT CLOSE OUT.
2. A GEOTECHNICAL INVESTIGATION REPORT OR UPDATE LETTER THAT

PARK AND RECREATION NOTES

1. THE OWNER/PERMITTEE SHALL ENSURE THAT PARK & RECREATION REVIEWS AND APPROVES LANDSCAPE PLANS PRIOR TO BUILDING PERMIT ISSUANCE.

KEYNOTES:

1 LIMIT OF WORK LINE
2 PROPOSED RETAINING WALL. SEE CIVIL PLANS
3 EXISTING SITE WALL TO REMAIN
4 PROPERTY LINE
6 PEDESTRIAN BRIDGE OVER DRIVEWAY
7 BRIDGE TO TORREY PINES ROAD FROM 4TH LEVEL OF PARKING STRUCTURE
8 CANTILEVERED WALKWAY AT 4TH LEVEL OF THE PARKING STRUCTURE
9 PARKING BASEMENT ENTRANCE AT BUILDING 2
10 PARKING BASEMENT ENTRANCE AT BUILDING 1
11 LOADING/UNLOADING AREA PER DETAIL ON SHEET T0.1
12 TUNNEL ENTRANCE TO PARKING STRUCTURE
13 REMOVABLE BOLLARDS FOR FIRELANE ACCESS
14 FIRELANE
15 ACCESSIBLE PARKING STALL PER DETAIL ON SHEET T0.1
16 ACCESSIBLE RAMP
17 ACCESSIBLE PATH OF TRAVEL
18 PROPOSED LOCATION OF NEW FIRE HYDRANT
19 RIDESHARE INFORMATION BULLETIN BOARD
20 FIRELANE ACCESS. GRADE NOT TO EXCEED 15% FOR CONCRETE OR 12% FOR ASPHALT SURFACES.
21 VEHICULAR RAMP. GRADE NOT TO EXCEED 14%.
22 VEHICULAR DRIVEWAY. GRADE NOT TO EXCEED 5%.

NOTES:

1. NOTE THAT SINCE THE PROJECT SITE IS LOCATED WITHIN THE AIRPORT SAFETY ZONE (TRANSITION ZONE), RESEARCH & DEVELOPMENT USES ARE NOT PERMITTED TO PROCESS, MANUFACTURE, OR STORE BULK QUANTITIES OF HAZARDOUS MATERIALS (GREATER THAN 10,000 GALLONS), PER SECTION 132.1515, TABLE 132-15F.

2. THE PROPOSED STRUCTURE IS LOCATED ON A LOT THAT IS IN A VERY HIGH FIRE SEVERITY ZONE. THE MATERIALS AND METHODS OF CONSTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY STRUCTURES, SHALL BE IN ACCORDANCE WITH CHAPTER 7A, AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO. [SDMC 145.0701(B); 55.5001]

STATEMENT

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STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
	SDP/CDP RESUBMIT	04.28.16
	SDP/CDP RESUBMIT	12.08.15
	SDP /CDP RESUBMIT	08.27.15
	SDP / CDP RESUBMITTAL	07.15.2015
	SDP / CDP SUBMITTAL	05.04.2015

CLIENT: THE SCRIPPS RESEARCH INSTITUTE

PROJECT: TSRI

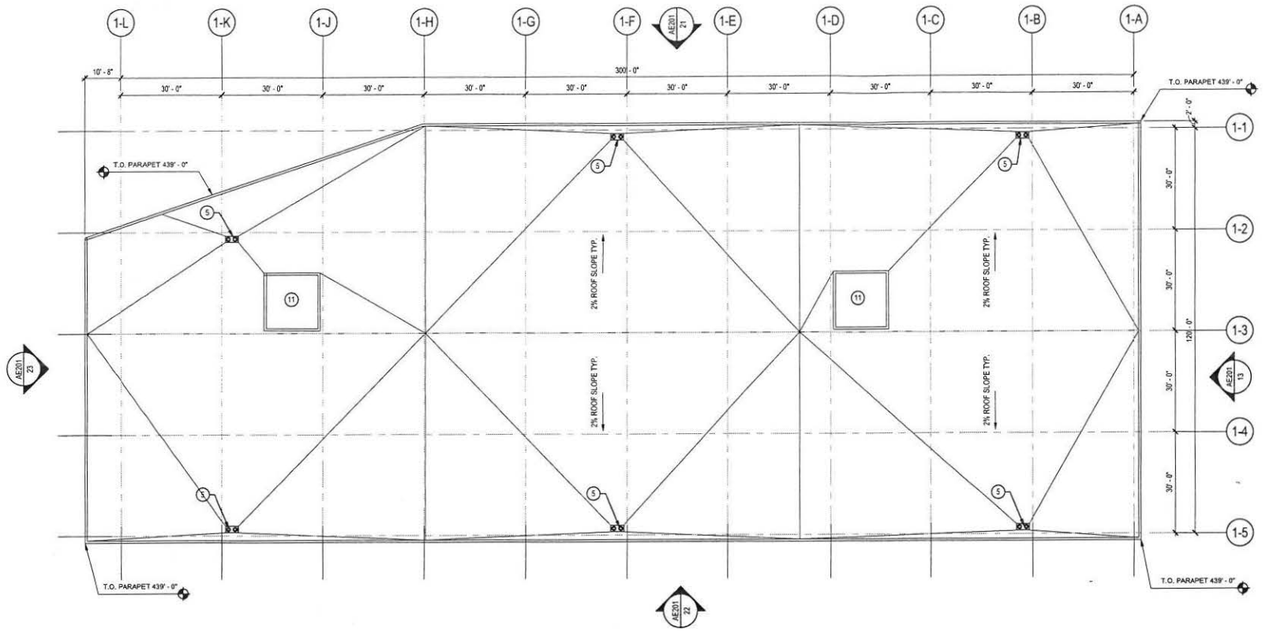
ADDRESS: LA JOLLA, CA 92037

PROJECT NO. 14257

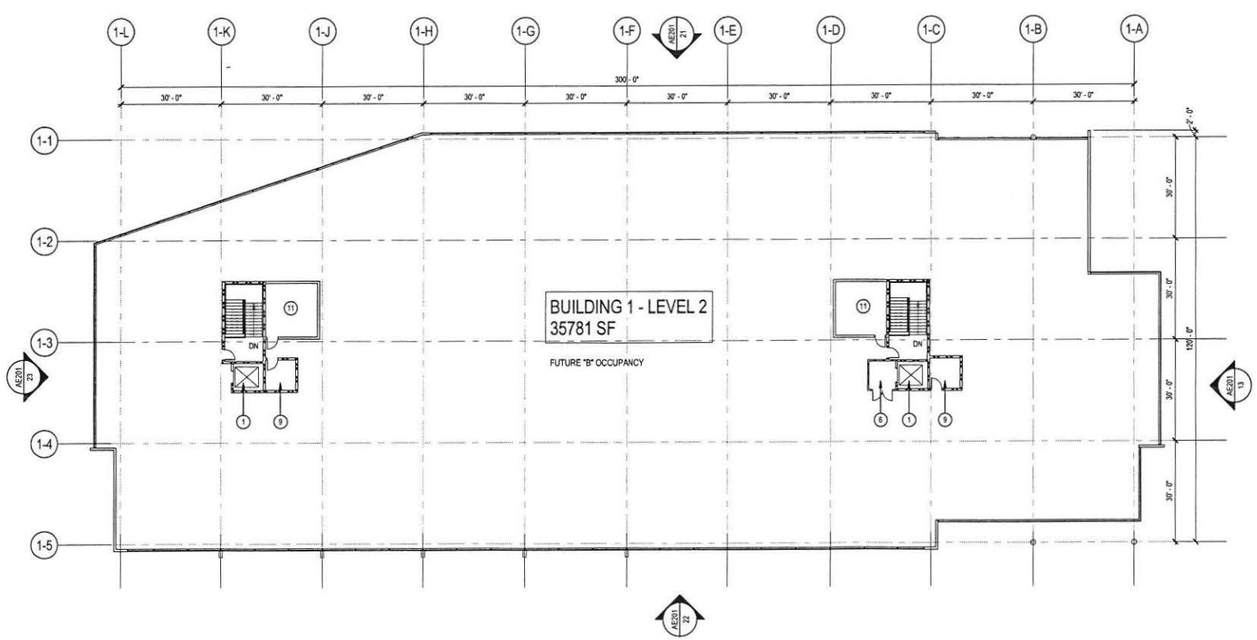
SCALE: As indicated

TITLE: SITE PLAN - LOTS 1, 2 & 3

ATTACHMENT 1



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



1 BLDG 1 - LEVEL 2
SCALE: 1/16" = 1'-0"

KEYNOTES:

1 ELEVATOR
2 SHORT TERM BICYCLE STORAGE
3 MOTORCYCLE PARKING
4 WHEEL STOP AT ACCESSIBLE PARKING STALL - TYPICAL
5 ROOF DRAIN & OVERFLOW
6 ELEVATOR VESTIBULE
7 LOADING/UNLOADING AREA
8 TUNNEL TO PARKING STRUCTURE LEVEL 1. 12% MAXIMUM SLOPE
9 ELEVATOR MACHINE ROOM
10 BASEMENT PARKING ENTRANCE 12% MAXIMUM DRIVEWAY SLOPE
11 MECHANICAL EXHAUST ROOF WELL

STATEMENT

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PROJECT TSRI

ADDRESS LA JOLLA, CA 92037

PROJECT NO. 14257

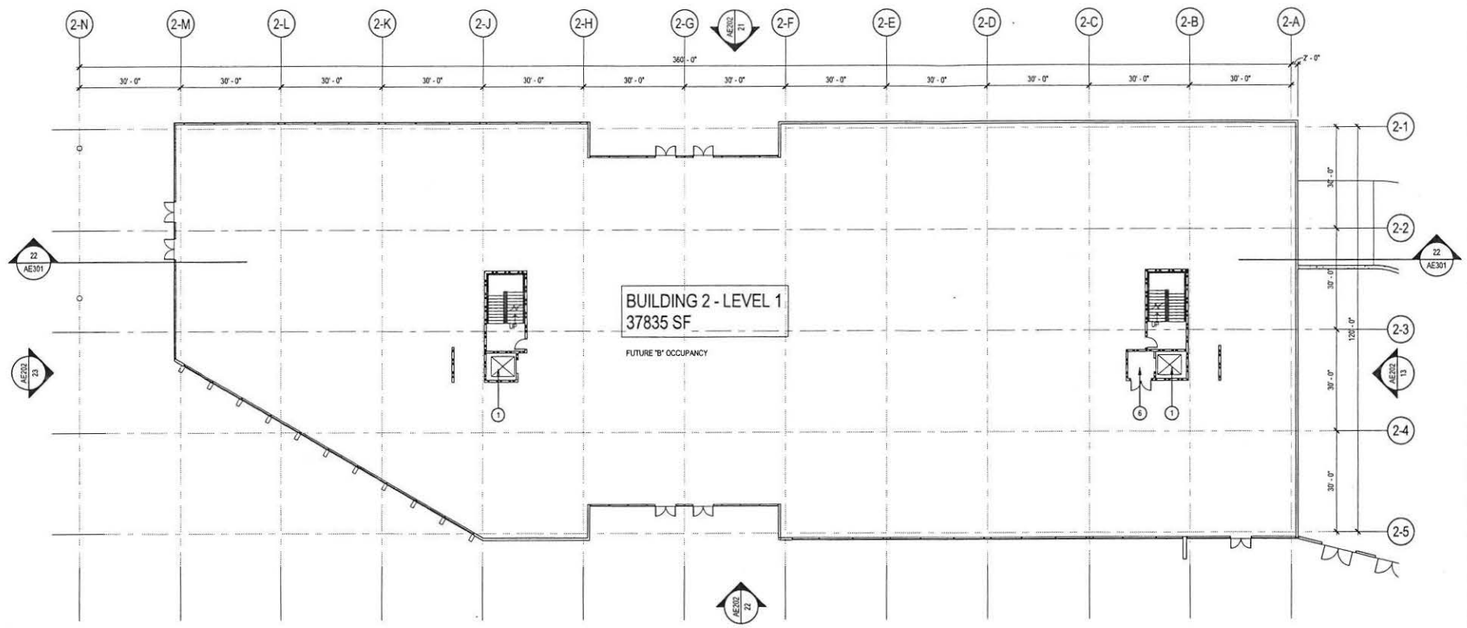
SCALE As indicated

TITLE

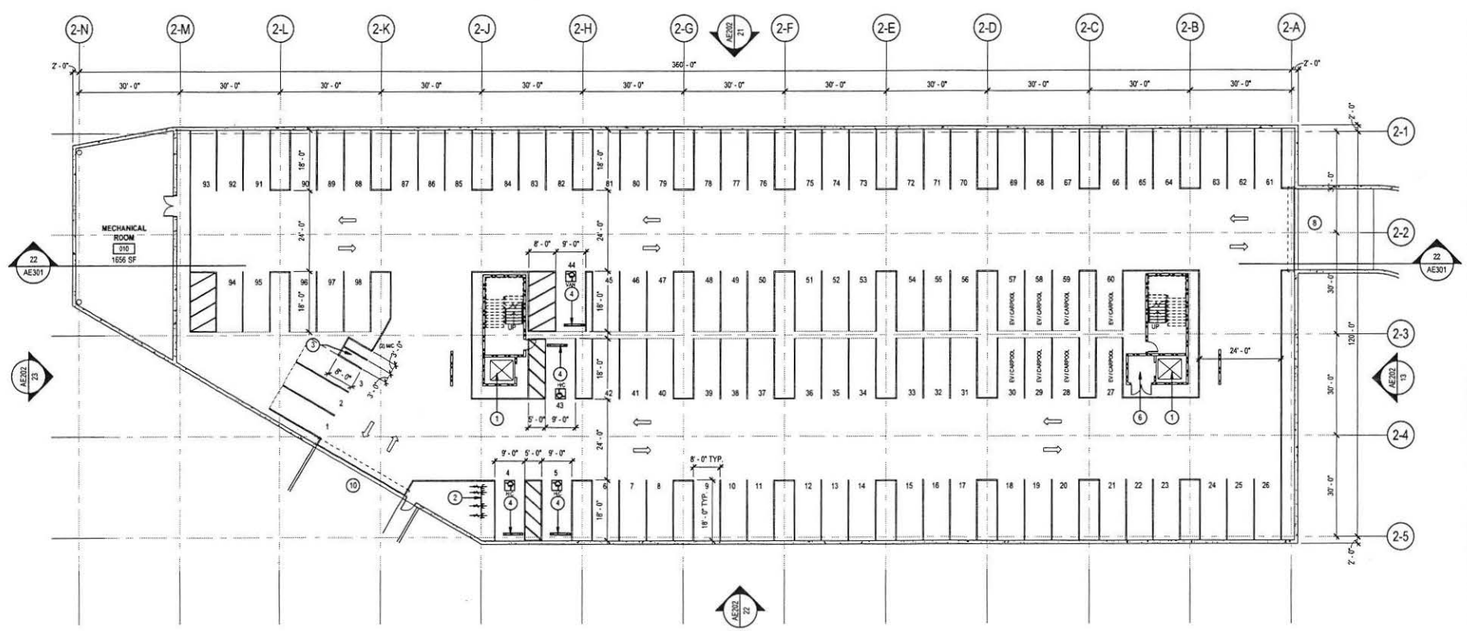
BUILDING 1 - LEVEL 2 & ROOF PLAN

AE101.2

ATTACHMENT 14



2 BLDG 2 - LEVEL 1
SCALE: 1/16" = 1'-0"



1 BLDG 2 - BASEMENT LEVEL
SCALE: 1/16" = 1'-0"

KEYNOTES:

1 ELEVATOR
2 SHORT TERM BICYCLE STORAGE
3 MOTORCYCLE PARKING
4 WHEEL STOP AT ACCESSIBLE PARKING STALL - TYPICAL
5 ROOF DRAIN & OVERFLOW
6 ELEVATOR VESTIBULE
7 LOADING/UNLOADING AREA
8 TUNNEL TO PARKING STRUCTURE LEVEL 1. 12% MAXIMUM SLOPE
9 ELEVATOR MACHINE ROOM
10 BASEMENT PARKING ENTRANCE. 12% MAXIMUM DRIVEWAY SLOPE
11 MECHANICAL EXHAUST ROOF WELL

STATEMENT

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	SDP / CDP SUBMITTAL	05.04.2015

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ADDRESS LA JOLLA, CA 92037

PROJECT NO. 14257

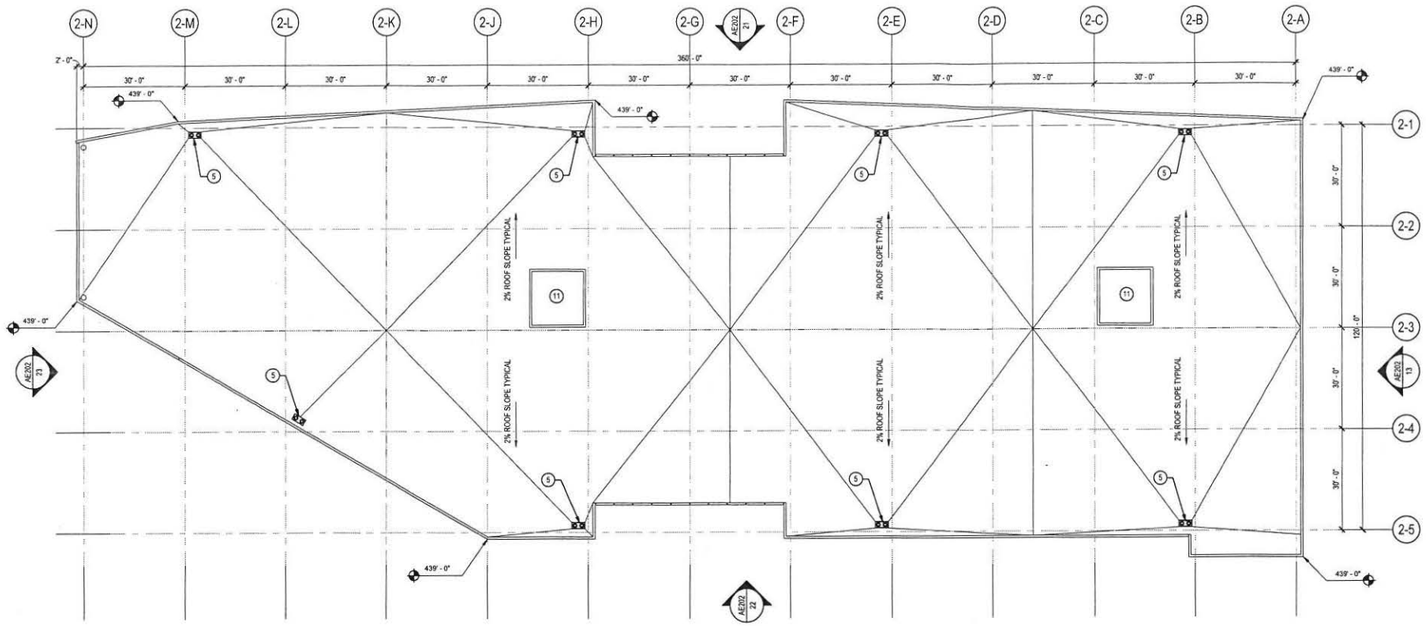
SCALE As indicated

TITLE

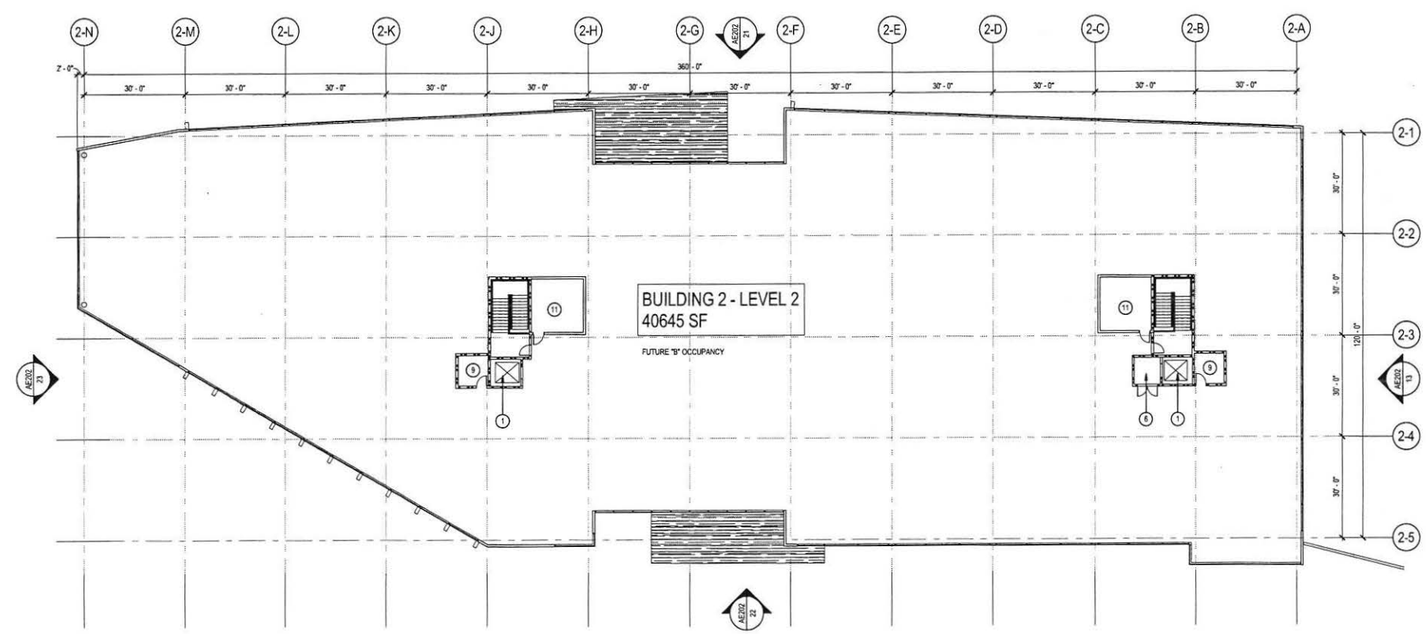
BUILDING 2 - BASEMENT & LEVEL 1 FLOOR PLAN

AE102.1

ATTACHMENT 14



2 BLDG 2 - ROOF LEVEL
SCALE: 1/16" = 1'-0"



1 BLDG 2 - LEVEL 2
SCALE: 1/16" = 1'-0"

KEYNOTES:

1 ELEVATOR
2 SHORT TERM BICYCLE STORAGE
3 MOTORCYCLE PARKING
4 WHEEL STOP AT ACCESSIBLE PARKING STALL - TYPICAL
5 ROOF DRAIN & OVERFLOW
6 ELEVATOR VESTIBULE
7 LOADING/UNLOADING AREA
8 TUNNEL TO PARKING STRUCTURE LEVEL 1. 12% MAXIMUM SLOPE
9 ELEVATOR MACHINE ROOM
10 BASEMENT PARKING ENTRANCE. 12% MAXIMUM DRIVEWAY SLOPE
11 MECHANICAL EXHAUST ROOF WELL

STATEMENT

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PROJECT TSRI

ADDRESS LA JOLLA, CA 92037

PROJECT NO. 14257

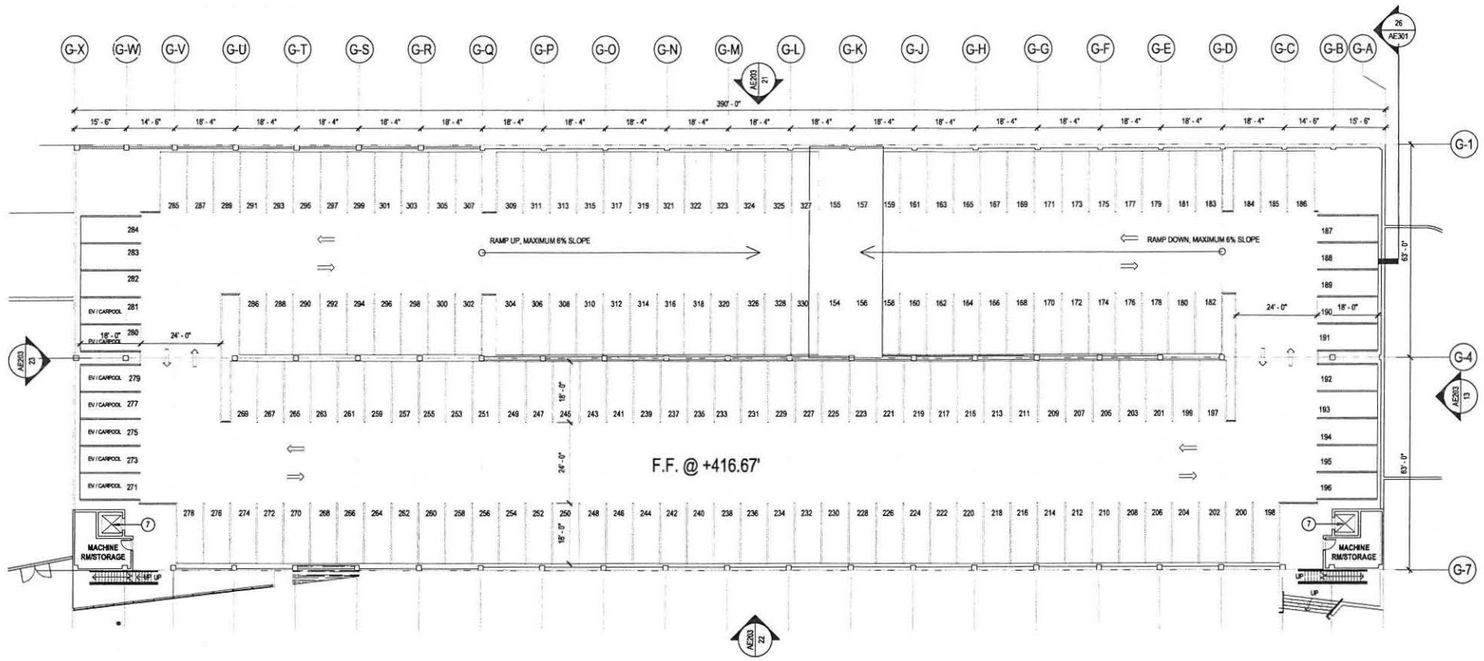
SCALE As indicated

TITLE

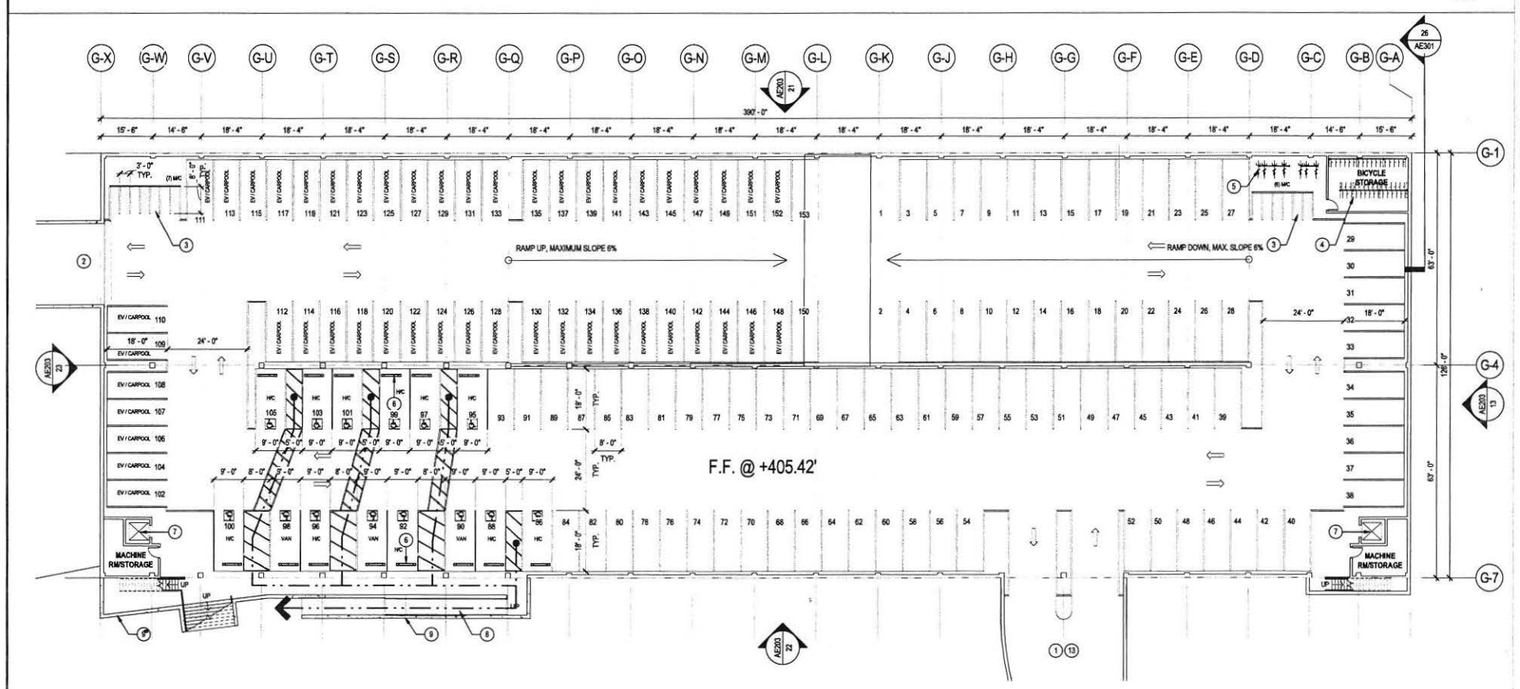
BUILDING 2 - LEVEL 2 & ROOF PLAN

AE102.2

ATTACHMENT 14



2 GARAGE LEVEL 2
SCALE: 1/16" = 1'-0"



1 GARAGE BASEMENT LEVEL 1
SCALE: 1/16" = 1'-0"

KEYNOTES:

1. PARKING STRUCTURE MAIN ENTRY/EXIT
2. TUNNEL TO BUILDING 2 BASEMENT LEVEL PARKING. MAX. SLOPE 12%
3. MOTORCYCLE PARKING
4. LONG TERM BICYCLE STORAGE
5. SHORT TERM BICYCLE STORAGE
6. WHEEL STOP AT ACCESSIBLE PARKING STALL - TYPICAL
7. ELEVATOR
8. ACCESSIBLE RAMP
9. CONCRETE RETAINING WALL
10. TREE PLANTER
11. LIGHT POLE
12. BRIDGE TO NORTH TORREY PINES ROAD
13. TUNNEL

STATEMENT

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PROJECT: TSRI

ADDRESS: LA JOLLA, CA 92037

PROJECT NO. 14257

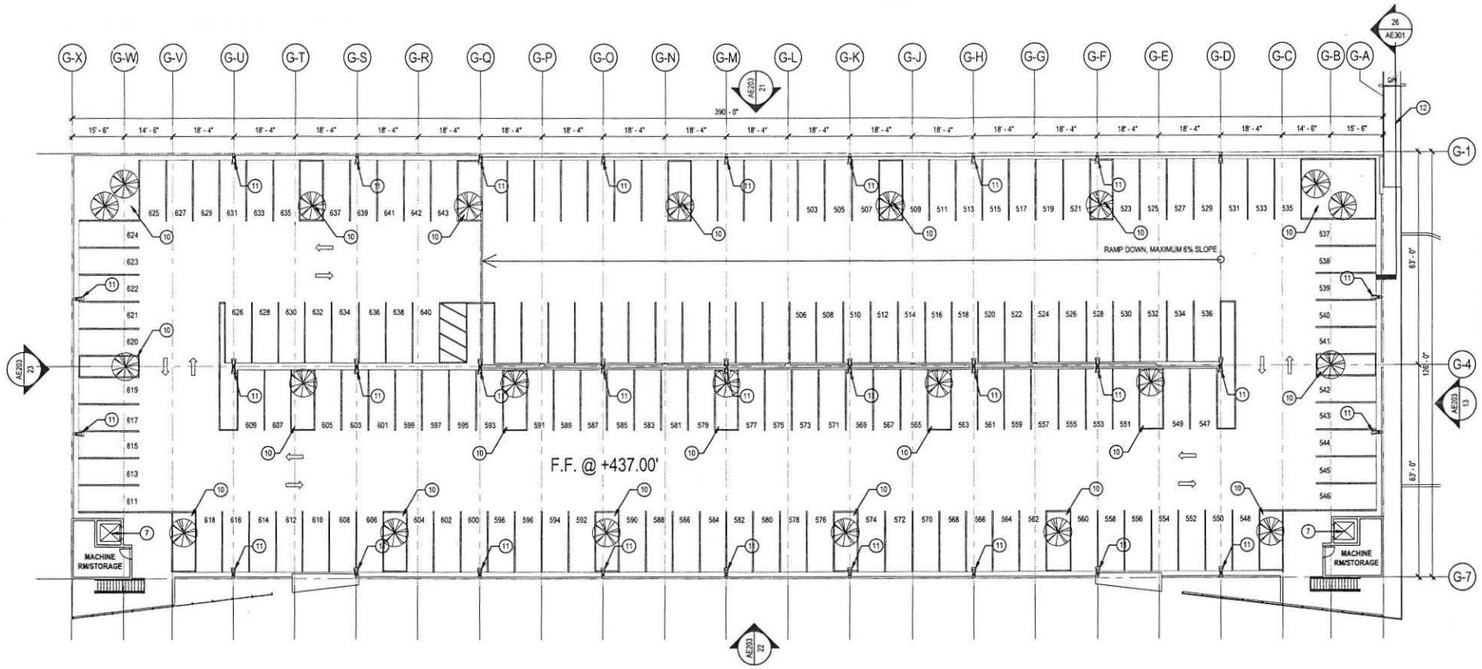
SCALE: As indicated

TITLE

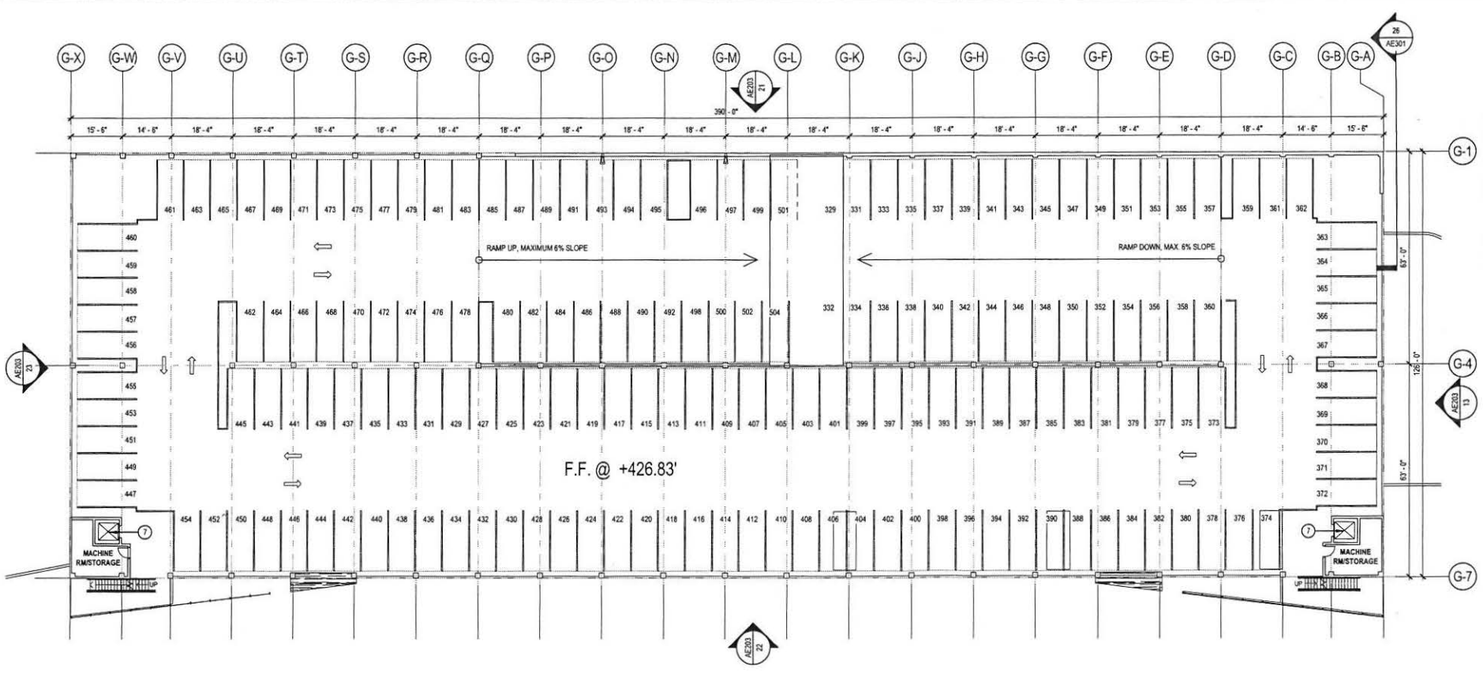
PARKING STRUCTURE - LEVELS 1 & 2

AE103.1

ATTACHMENT 14



2 GARAGE LEVEL 4
SCALE: 1/16" = 1'-0"



1 GARAGE LEVEL 3
SCALE: 1/16" = 1'-0"

KEYNOTES:

1 PARKING STRUCTURE MAIN ENTRY/EXIT
2 TUNNEL TO BUILDING 2 BASEMENT LEVEL PARKING. MAX. SLOPE 12%
3 MOTORCYCLE PARKING
4 LONG TERM BICYCLE STORAGE
5 SHORT TERM BICYCLE STORAGE
6 WHEEL STOP AT ACCESSIBLE PARKING STALL - TYPICAL
7 ELEVATOR
8 ACCESSIBLE RAMP
9 CONCRETE RETAINING WALL
10 TREE PLANTER
11 LIGHT POLE
12 BRIDGE TO NORTH TORREY PINES ROAD
13 TUNNEL

STATEMENT

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ADDRESS LA JOLLA, CA 92037

PROJECT NO. 14257

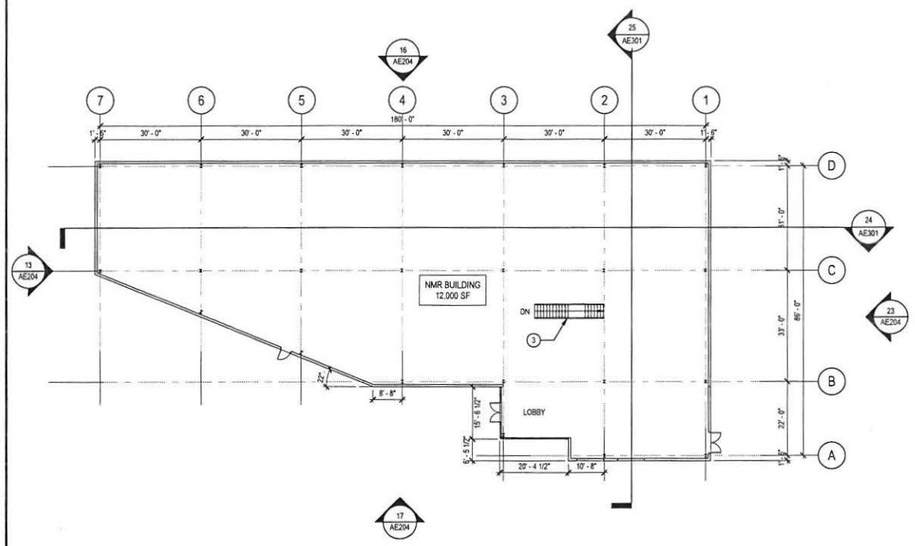
SCALE As indicated

TITLE

PARKING STRUCTURE - LEVELS 3 & 4

AE103.2

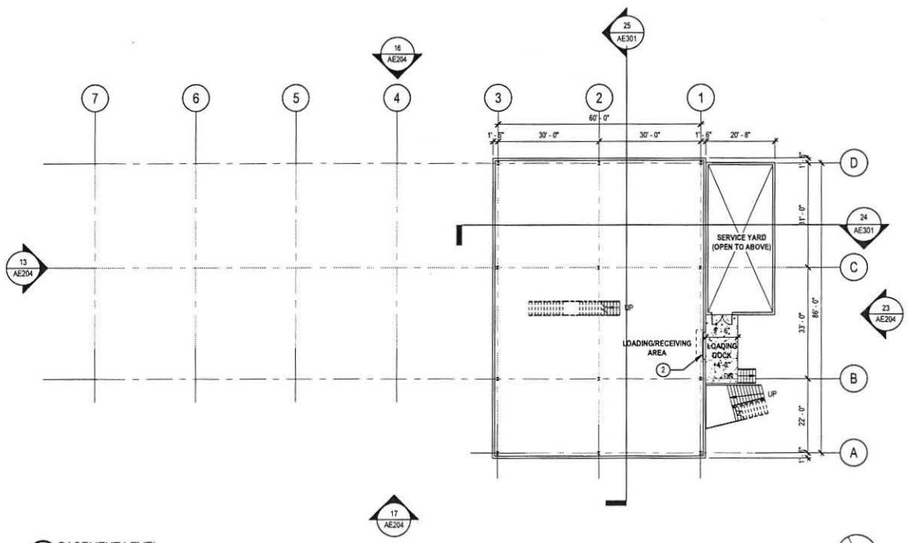
ATTACHMENT 14



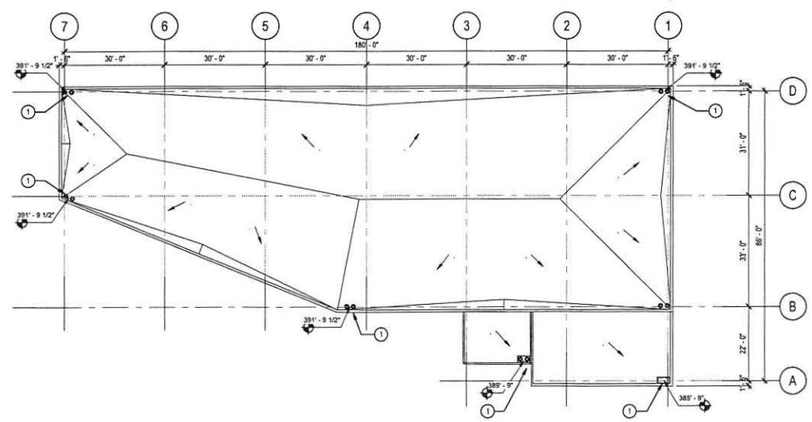
1 NMR BUILDING-LEVEL 1
SCALE: 1/16" = 1'-0"

KEYNOTES:

1 ROOF DRAIN & OVERFLOW
2 ROLL UP DOOR
3 STAIRS TO BASEMENT



2 BASEMENT LEVEL
SCALE: 1/16" = 1'-0"



3 ROOF LEVEL
SCALE: 1/16" = 1'-0"

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PROJECT NO.: 14257

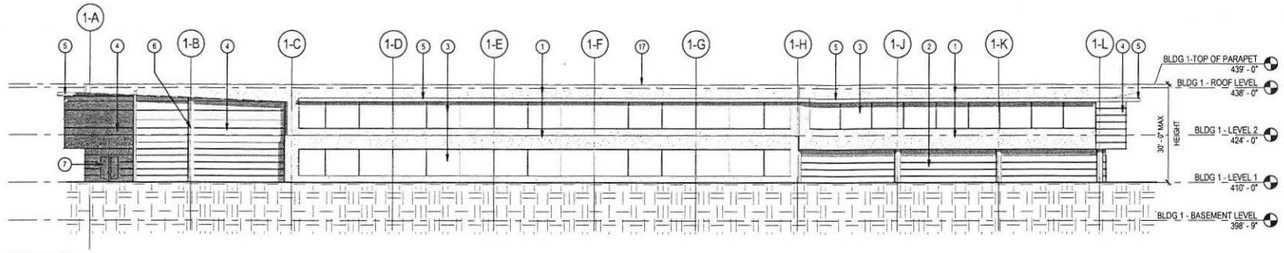
SCALE: As indicated

TITLE

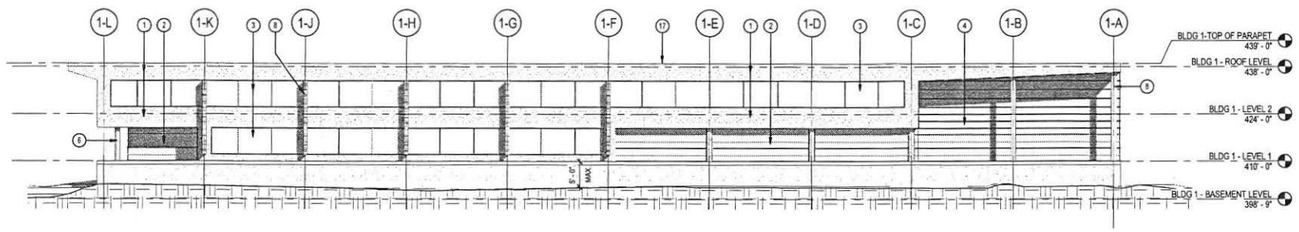
NMR BUILDING - BASEMENT, LEVEL I FLOOR & ROOF PLAN

AE104.1

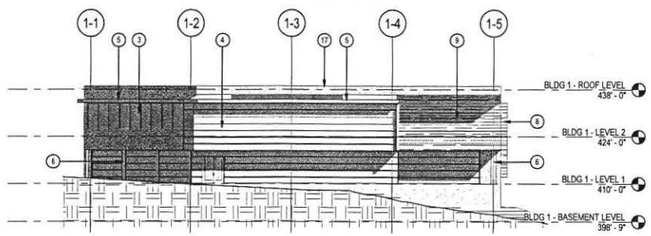
ATTACHMENT 14



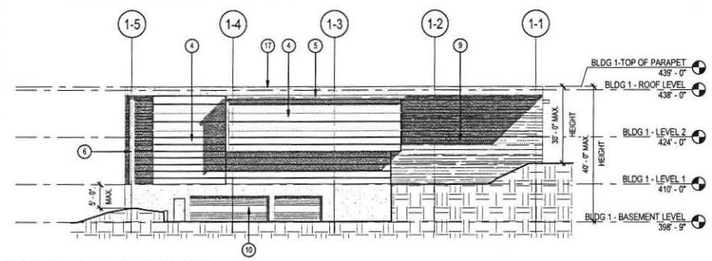
21 BUILDING 1 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



22 BUILDING 1 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



23 BUILDING 1 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



13 BUILDING 1 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES:

1. PRE-CAST CONCRETE
2. STOREFRONT WINDOW
3. RIBBON WINDOW
4. GLASS CURTAIN WALL
5. WOOD CANOPY
6. FLAT ALUMINUM METAL COLUMN COVER
7. STOREFRONT DOOR
8. WOOD FIN
9. EXTERIOR WOOD PANELING
10. ROLL UP DOOR
11. PEDESTRIAN BRIDGE OVER DRIVEWAY
12. TUNNEL
13. LIGHT POLE
14. PERFORATED METAL SCREEN OR GREEN WALL
15. CMU WALL
16. FINISH GRADE
17. ROOF PARAPET

NOTES:

1. THE EXTERIOR WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CBC SECTION 707A.3. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY MAY COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
   - -NONCOMBUSTIBLE MATERIAL
   - -IGNITION-RESISTANT MATERIAL
   - -ONE LAYER OF 5/8-INCH TYPPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING ON THE EXTERIOR SIDE OF THE FRAMING.
2. THE EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING REQUIREMENTS:
   - -BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING
   - -BE CONSTRUCTED OF GLASS BLOCK UNITS
   - -HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
   - -BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

STATEMENT

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ADDRESS: LA JOLLA, CA 92037

PROJECT NO. 14257

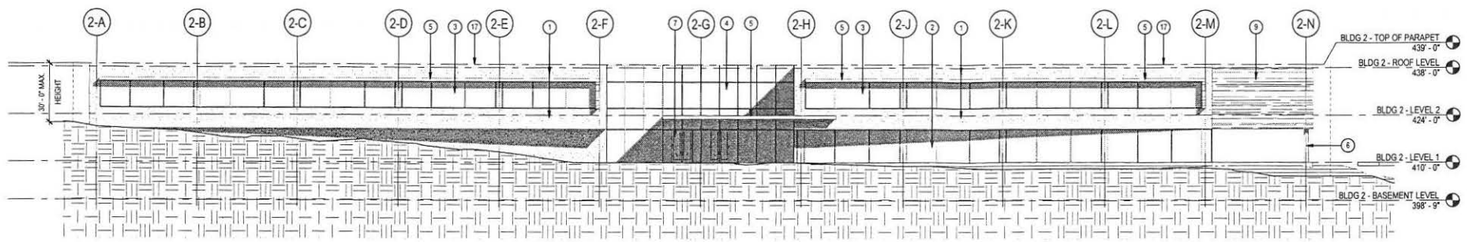
SCALE: As indicated

TITLE

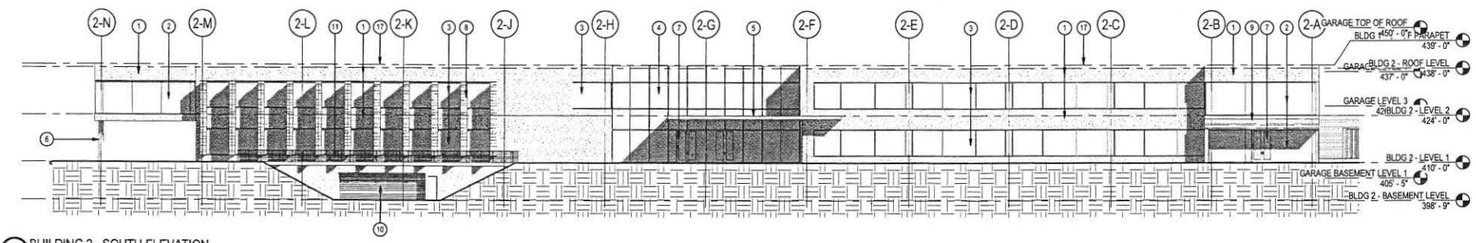
BUILDING I - EXTERIOR ELEVATIONS

AE201

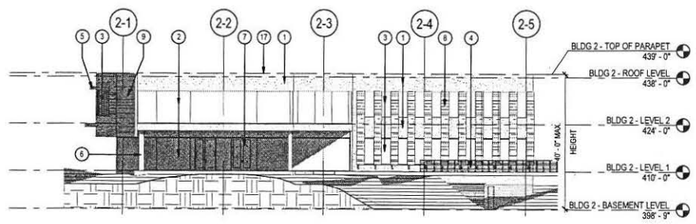
ATTACHMENT 14



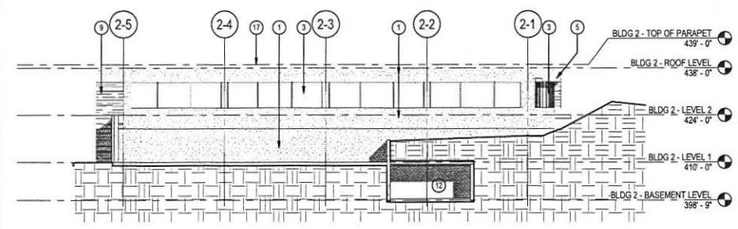
21 BUILDING 2 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



22 BUILDING 2 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



23 BUILDING 2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



13 BUILDING 2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES:

1. PRE-CAST CONCRETE
2. STOREFRONT WINDOW
3. RIBBON WINDOW
4. GLASS CURTAIN WALL
5. WOOD CANOPY
6. FLAT ALUMINUM METAL COLUMN COVER
7. STOREFRONT DOOR
8. WOOD FIN
9. EXTERIOR WOOD PANELING
10. ROLL UP DOOR
11. PEDESTRIAN BRIDGE OVER DRIVEWAY
12. TUNNEL
13. LIGHT POLE
14. PERFORATED METAL SCREEN OR GREEN WALL
15. CMU WALL
16. FINISH GRADE
17. ROOF PARAPET

NOTES:

1. THE EXTERIOR WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CBC SECTION 707A.3: THE EXTERIOR WALL COVERING OR WALL ASSEMBLY MAY COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
   - -NONCOMBUSTIBLE MATERIAL
   - -IGNITION-RESISTANT MATERIAL
   - -ONE LAYER OF 5/8-INCH TYPPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING ON THE EXTERIOR SIDE OF THE FRAMING.
2. THE EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING REQUIREMENTS:
   - -BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING
   - -BE CONSTRUCTED OF GLASS BLOCK UNITS
   - -HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
   - -BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

STATEMENT

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KEY PLAN

NO.	DESCRIPTION	DATE
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	SDP / CDP RESUBMITTAL	07.15.2015
	SDP / CDP SUBMITTAL	05.04.2015

CLIENT: THE SCRIPPS RESEARCH INSTITUTE

PROJECT: TSRI

ADDRESS: LA JOLLA, CA 92037

PROJECT NO. 14257

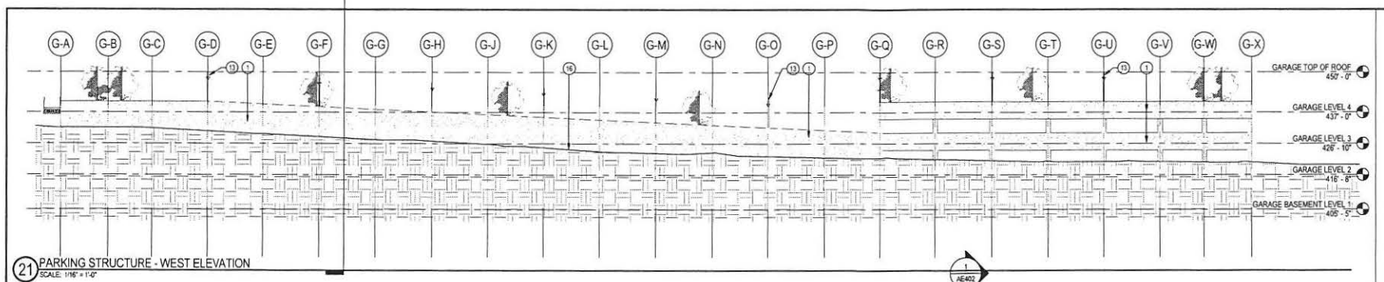
SCALE: As indicated

TITLE

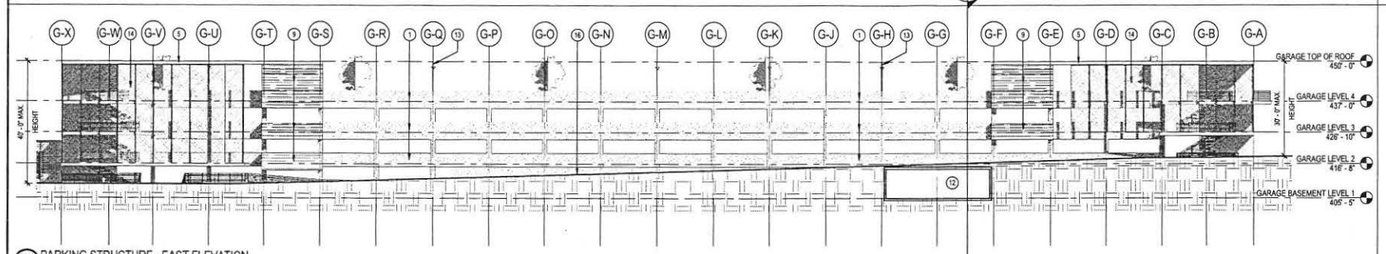
BUILDING 2 - EXTERIOR ELEVATIONS

AE202

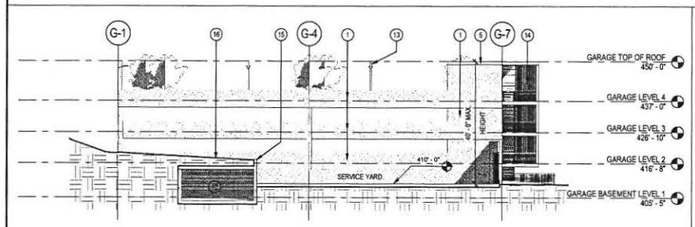
ATTACHMENT 14



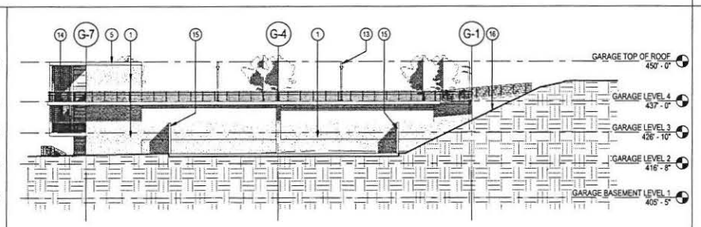
21 PARKING STRUCTURE - WEST ELEVATION
SCALE: 1/16" = 1'-0"



22 PARKING STRUCTURE - EAST ELEVATION
SCALE: 1/16" = 1'-0"



23 PARKING STRUCTURE - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



13 PARKING STRUCTURE - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES:

1. PRE-CAST CONCRETE
2. STOREFRONT WINDOW
3. RIBBON WINDOW
4. GLASS CURTAIN WALL
5. WOOD CANOPY
6. FLAT ALUMINUM METAL COLUMN COVER
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14. PERFORATED METAL SCREEN OR GREEN WALL
15. CMU WALL
16. FINISH GRADE
17. ROOF PARAPET

NOTES:

1. THE EXTERIOR WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CBC SECTION 707A.3. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY MAY COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
   - -NONCOMBUSTIBLE MATERIAL
   - -IGNITION-RESISTANT MATERIAL
   - -ONE LAYER OF 5/8-INCH TYPPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING ON THE EXTERIOR SIDE OF THE FRAMING.
2. THE EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING REQUIREMENTS:
   - -BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING
   - -BE CONSTRUCTED OF GLASS BLOCK UNITS
   - -HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
   - -BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
3. IN ORDER FOR THE PARKING STRUCTURE TO BE EXCLUDED FROM GROSS FLOOR AREA, THE PARKING STRUCTURE DESIGN COMPLIES WITH A COMBINATION OF AT LEAST TWO OF THE FOLLOWING DESIGN CRITERIA ITEMS FOR THE ENTIRE STRUCTURE:
   - A. THE PARKING STRUCTURE INCLUDES AT LEAT ONE SUBTERRANEAN FLOOR WHERE THE VERTICAL DISTANCE BETWEEN ADJACENT GRADE AND THE FINISHED FLOOR ABOVE IS 5 FEET OR LESS.
   - B. THE PARKING STRUCTURE IS PART OF A WRAPPED DESIGN TO SCREEN PARKED VEHICLES WITHIN THE STRUCTURE FROM THE ADJACENT PUBLIC RIGHT OF WAY.
   - C. THE PARKING STRUCTURE IS SCREENED FROM THE ADJACENT PUBLIC RIGHT OF WAY ON AT LEAST TWO ELEVATIONS, OR
   - D. THE PARKING STRUCTURE IS AT LEAST 40 PERCENT OPEN ON AT LEAST TWO ELEVATIONS.

STATEMENT

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CLIENT THE SCRIPPS RESEARCH INSTITUTE

PROJECT TSRI

ADDRESS LA JOLLA, CA 92037

PROJECT NO. 14257

SCALE As indicated

TITLE

PARKING STRUCTURE - EXTERIOR ELEVATIONS

AE203

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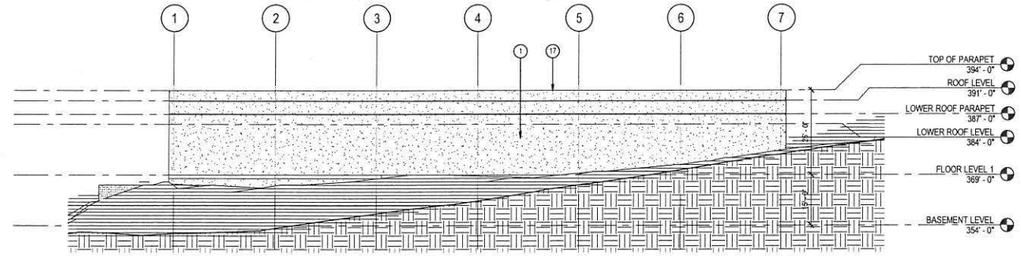
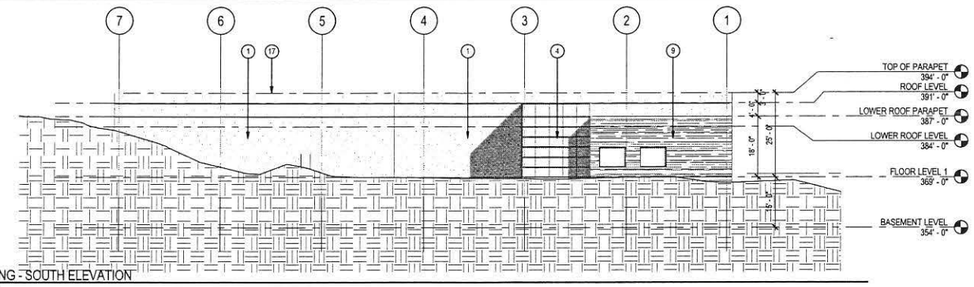
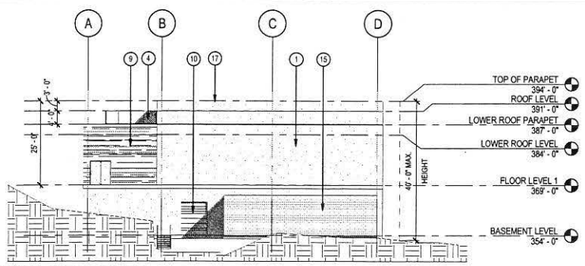


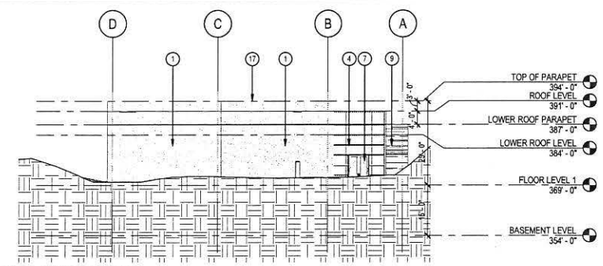
16 NMR BUILDING - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



17 NMR BUILDING - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



23 NMR BUILDING - EAST ELEVATION
SCALE: 1/16" = 1'-0"



13 NMR BUILDING - WEST ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES:

1. PRE-CAST CONCRETE
2. STOREFRONT WINDOW
3. RIBBON WINDOW
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5. WOOD CANOPY
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NOTES:

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   - -BE CONSTRUCTED OF GLASS BLOCK UNITS
   - -HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
   - -BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
3. BRUSH MANAGEMENT ZONE ONE - ANY OPENINGS ALONG THE NORTH FACE OF THE STRUCTURE, EXTENDING WEST FROM THE NORTHEAST CORNER FOR A LENGTH OF 90 FEET, PLUS A 45-FT PERPENDICULAR RETURN ALONG THE EAST FACE OF THE STRUCTURE SHALL BE UPGRADED TO DUAL-GLAZED. DUAL-TEMPERED PANES (WHERE STANDARD CBC 7A REQUIREMENTS CALL FOR DUAL-GLAZED WINDOWS WITH ONE TEMPERED PANE). A ZONE ONE CONDITION SHALL BE PROVIDED OUR TO THE NORTH PROPERTY LINE AND EAST TO TOWER ROAD.

STATEMENT

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	SDP / CDP RESUBMITTAL	07.15.2015
	SDP / CDP SUBMITTAL	05.04.2015

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PROJECT TSRI

ADDRESS LA JOLLA, CA 92037

PROJECT NO. 14257

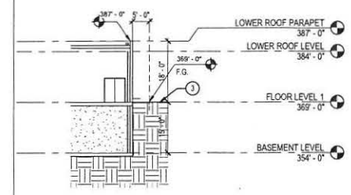
SCALE As indicated

TITLE

NMR BUILDING - EXTERIOR ELEVATIONS

AE204

ATTACHMENT 14



6 NMR BUILDING - WALL SECTION 5
SCALE: 1/16" = 1'-0"

KEYNOTES:

1 COASTAL HEIGHT LIMIT ENVELOPE
2 EXISTING GRADE
3 NEW FINISH GRADE
4 EXISTING FINISH GRADE TO REMAIN
5 EXTERIOR POLE LIGHT

STATEMENT

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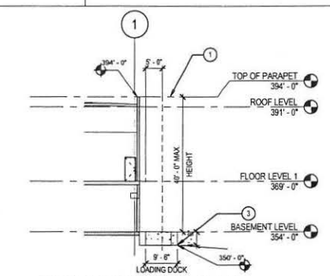
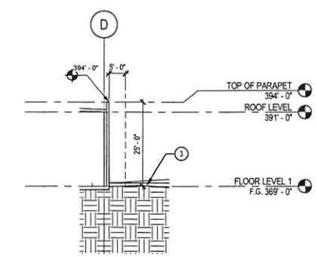
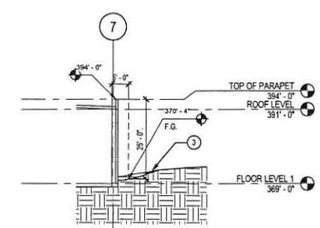


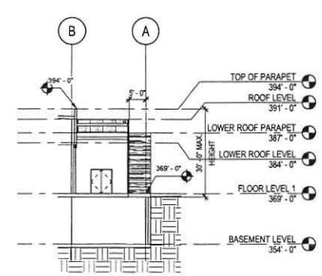
2 NMR BUILDING - WALL SECTION 1
SCALE: 1/16" = 1'-0"



3 NMR BUILDING - WALL SECTION 2
SCALE: 1/16" = 1'-0"



4 NMR BUILDING - WALL SECTION 3.
SCALE: 1/16" = 1'0"



5 NMR BUILDING - WALL SECTION 4
SCALE: 1/16" = 1'-0"

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PROJECT TSRI

ADDRESS LA JOLLA, CA 92037

PROJECT NO. 14257

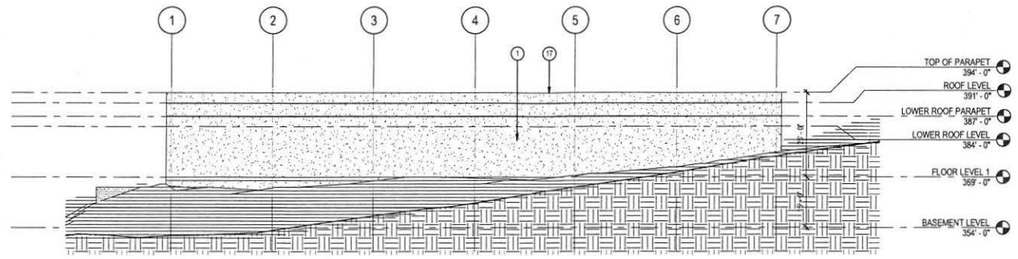
SCALE As indicated

TITLE

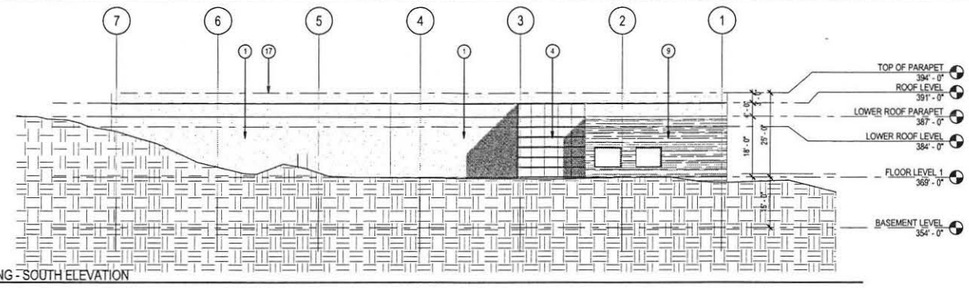
COASTAL HEIGHT COMPLIANCE - PARCEL I

AE312

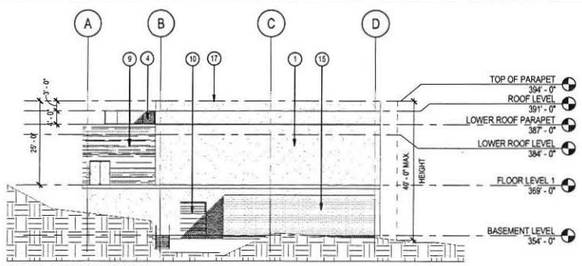
ATTACHMENT 14



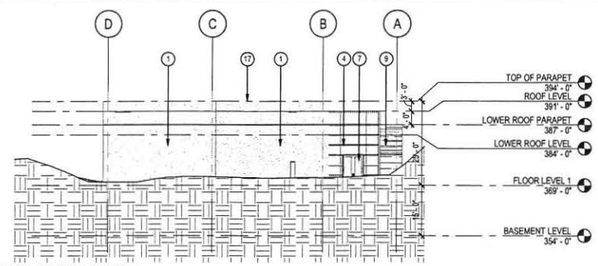
16 NMR BUILDING - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



17 NMR BUILDING - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



23 NMR BUILDING - EAST ELEVATION
SCALE: 1/16" = 1'-0"



13 NMR BUILDING - WEST ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES:

1. PRE-CAST CONCRETE
2. STOREFRONT WINDOW
3. RIBBON WINDOW
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   - -NONCOMBUSTIBLE MATERIAL
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   - -BE CONSTRUCTED OF GLASS BLOCK UNITS
   - -HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
   - -BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
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CLIENT: THE SCRIPPS RESEARCH INSTITUTE

PROJECT: TSRI

ADDRESS: LA JOLLA, CA 92037

PROJECT NO. 14257

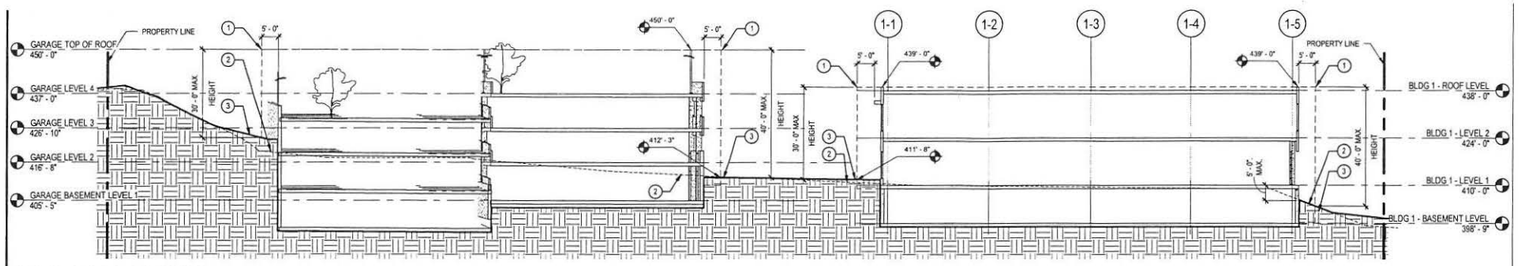
SCALE: As indicated

TITLE

NMR BUILDING - EXTERIOR ELEVATIONS

AE204

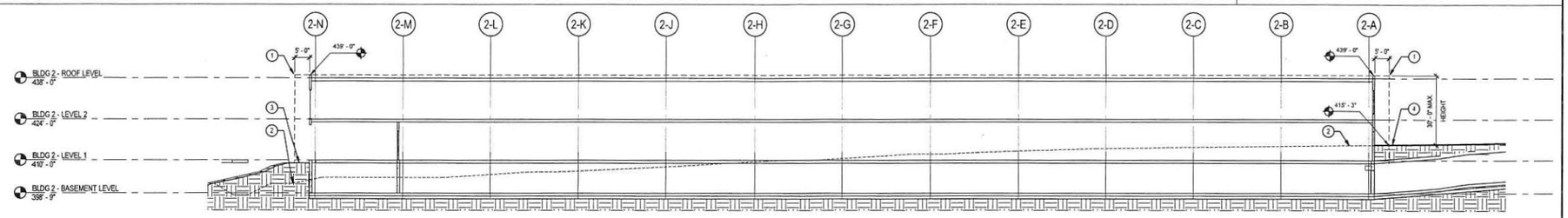
ATTACHMENT 14



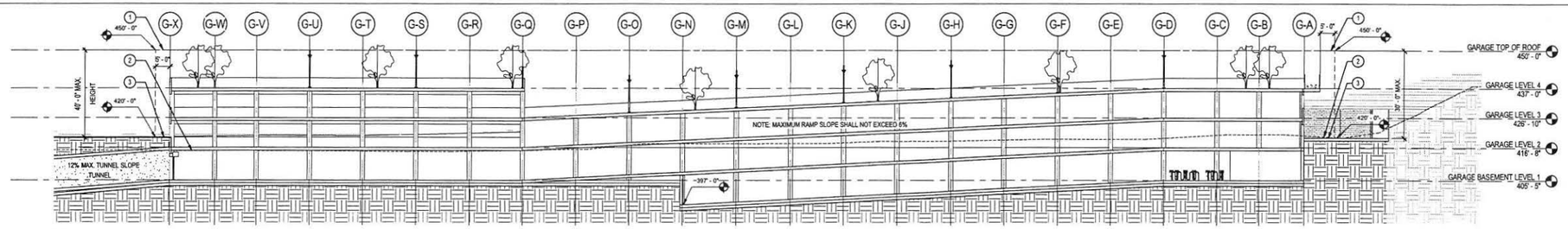
21 CONCEPTUAL SITE SECTION
SCALE: 1/16" = 1'-0"

KEYNOTES:

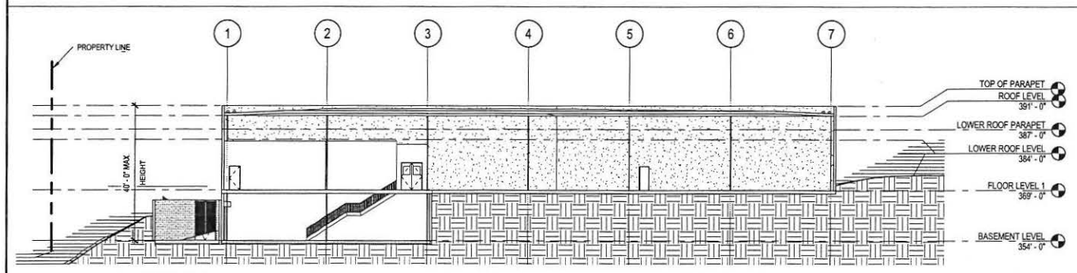
1. COASTAL HEIGHT LIMIT ENVELOPE
2. EXISTING GRADE
3. NEW FINISH GRADE
4. EXISTING FINISH GRADE TO REMAIN
5. EXTERIOR POLE LIGHT



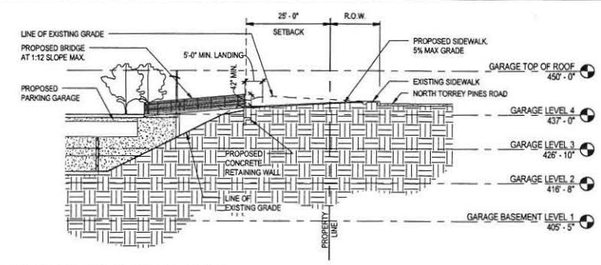
22 BLDG 2 SECTION
SCALE: 1/16" = 1'-0"



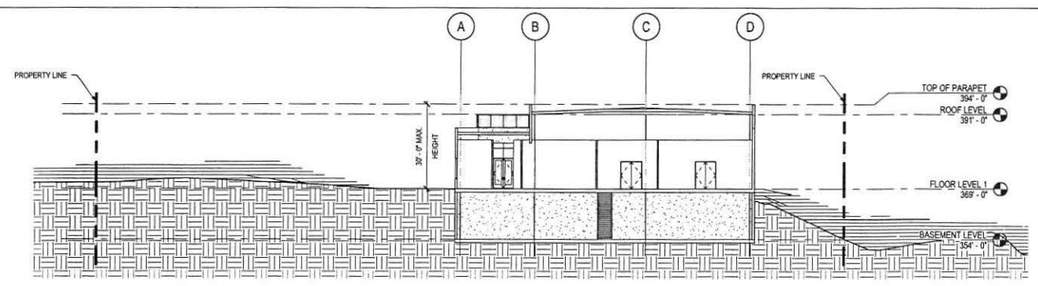
23 GARAGE SECTION
SCALE: 1/16" = 1'-0"



24 NMR BUILDING - SITE LONGITUDINAL SECTION
SCALE: 1/16" = 1'-0"



26 SECTION AT PEDESTRIAN BRIDGE
SCALE: 1/16" = 1'-0"



25 NMR BUILDING - SITE CROSS SECTION
SCALE: 1/16" = 1'-0"

STATEMENT

THE ILLUSTRATIONS, GRAPHICS AND NOTES DEPICTED ARE CONCEPTUAL. THE DOCUMENTS ARE ALSO INTENDED TO PRESENT THE DEVELOPMENT GUIDELINES AS REQUIRED BY THE CITY OF SAN DIEGO MUNICIPAL CODE, COMMUNITY PLAN AND COASTAL DEVELOPMENT REGULATIONS.

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San Diego, CA 92103
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STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
	SDP/CDP RESUBMIT	04.28.16
	SDP/CDP RESUBMIT	12.08.15
	SDP / CDP RESUBMIT	08.27.15
	SDP / CDP RESUBMITTAL	07.15.2015
	SDP / CDP SUBMITTAL	05.04.2015

CLIENT: THE SCRIPPS RESEARCH INSTITUTE

PROJECT: TSRI

ADDRESS: LA JOLLA, CA 92037

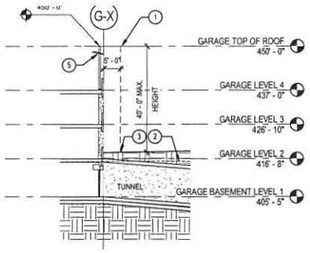
PROJECT NO.: 14257

SCALE: As indicated

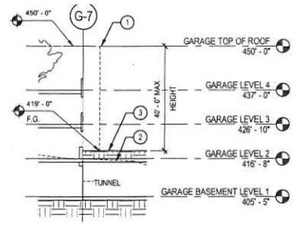
TITLE: SITE SECTIONS

AE301

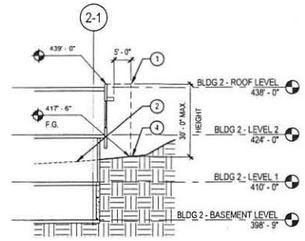
ATTACHMENT 14



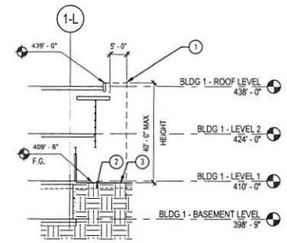
21 GARAGE - WALL SECTION 6
SCALE: 1/16" = 1'-0"



16 GARAGE - WALL SECTION 1
SCALE: 1/16" = 1'-0"



11 BLDG 2 - WALL SECTION 5
SCALE: 1/16" = 1'-0"



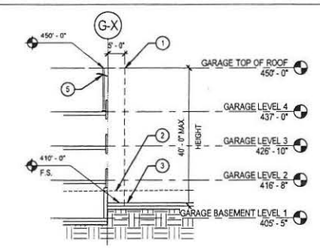
6 BLDG 1 - WALL SECTION 5
SCALE: 1/16" = 1'-0"

KEYNOTES:

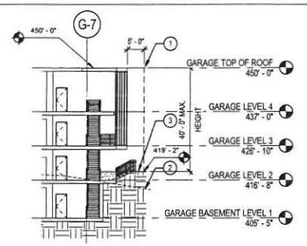
1 COASTAL HEIGHT LIMIT ENVELOPE
2 EXISTING GRADE
3 NEW FINISH GRADE
4 EXISTING FINISH GRADE TO REMAIN
5 EXTERIOR POLE LIGHT

STATEMENT

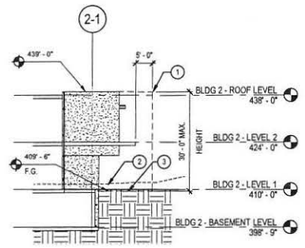
THE ILLUSTRATIONS, GRAPHICS AND NOTES DEPICTED ARE CONCEPTUAL. THE DOCUMENTS ARE ALSO INTENDED TO PRESENT THE DEVELOPMENT GUIDELINES AS REQUIRED BY THE CITY OF SAN DIEGO MUNICIPAL CODE, COMMUNITY PLAN AND COASTAL DEVELOPMENT REGULATIONS.



22 GARAGE - WALL SECTION 7
SCALE: 1/16" = 1'-0"



17 GARAGE - WALL SECTION 2
SCALE: 1/16" = 1'-0"



12 BLDG 2 - WALL SECTION 6
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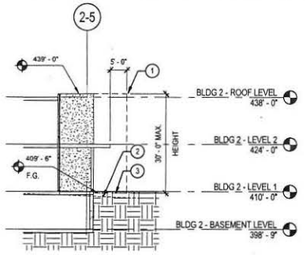

7 BLDG 2 - WALL SECTION 1
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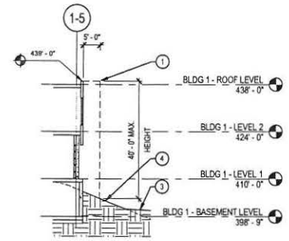

2 BLDG 1 - WALL SECTION 1
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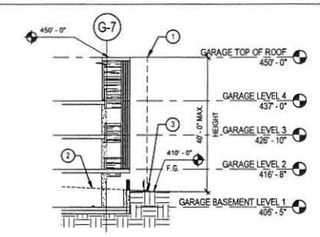
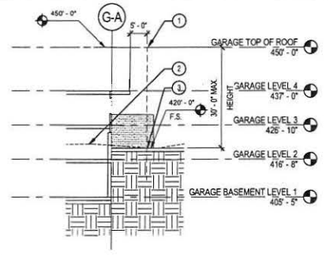
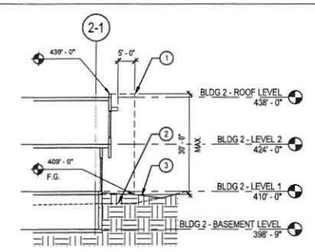


23 GARAGE - WALL SECTION 8
SCALE: 1/16" = 1'-0"



18 GARAGE - WALL SECTION 3
SCALE: 1/16" = 1'-0"



13 BLDG 2 - WALL SECTION 7
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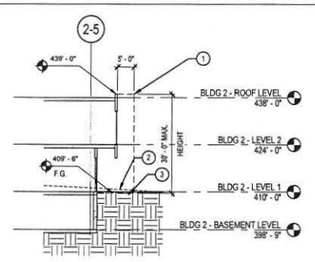

8 BLDG 2 - WALL SECTION 2
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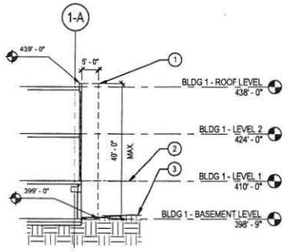

3 BLDG 1 - WALL SECTION 2
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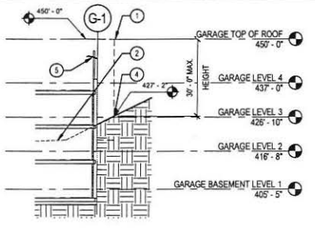

19 GARAGE - WALL SECTION 4
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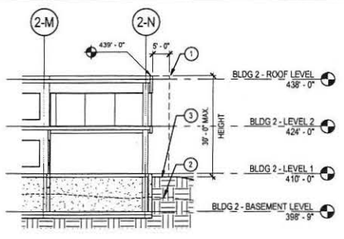

14 BLDG 2 - WALL SECTION 8
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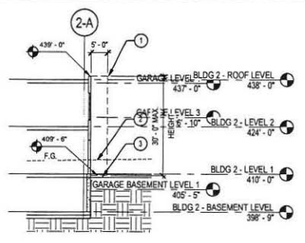

9 BLDG 2 - WALL SECTION 3
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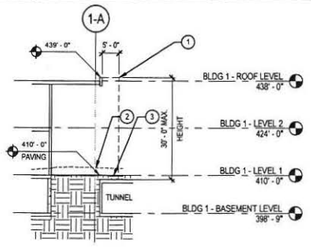

4 BLDG 1 - WALL SECTION 3
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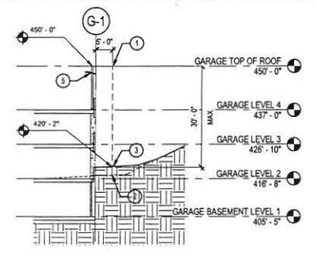

20 GARAGE - WALL SECTION 5
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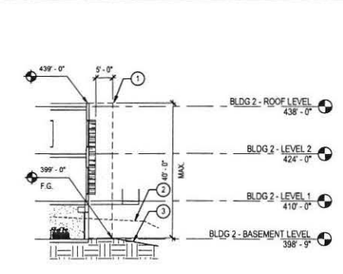

15 BLDG 2 - WALL SECTION 9
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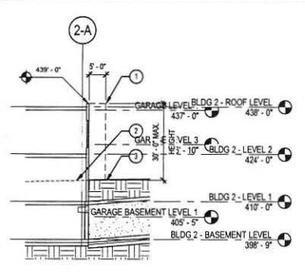

10 BLDG 2 - WALL SECTION 4
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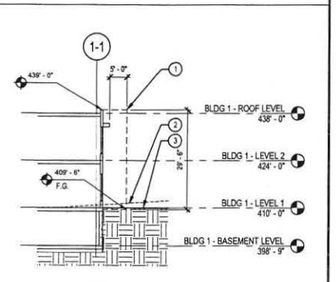

5 BLDG 1 - WALL SECTION 4
SCALE: 1/16" = 1'-0"

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STAMP

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CLIENT: THE SCRIPPS RESEARCH INSTITUTE

PROJECT: TSRI

ADDRESS: LA JOLLA, CA 92037

PROJECT NO. 14257

SCALE: As indicated

TITLE

COASTAL HEIGHT COMPLIANCE - LOTS 1, 2 & 3

AE311

ATTACHMENT 14