



THE CITY OF SAN DIEGO  
**REPORT TO THE PLANNING COMMISSION**

**DATE ISSUED:** February 19, 2015 **REPORT NO. PC-15-009**

**ATTENTION:** Planning Commission, Agenda of February 26, 2015

**SUBJECT:** NEXUS ESPLANADE - PROJECT NO. 353845  
PROCESS FOUR

**OWNER:** Alexandria Real Estate Equities, Inc. (Attachment 13)

**APPLICANT:** Michael D'Ambrosia, Gensler

**SUMMARY**

**Issue(s):** Should the Planning Commission approve the construction of a three-story Research and Development (R&D) building located on a vacant 2.5 acre site at 4750 Executive Drive within the University Community Plan area?"

**Staff Recommendations:**

1. **CERTIFY** Addendum to Mitigated Negative Declaration (MND) No. 5906, and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP); and
2. **APPROVE** Site Development Permit No. 1241280 and Planned Development Permit No. 1241282.

**Community Planning Group Recommendation:** The University Community Planning Group voted to recommend approval of the project, with no conditions, by a vote of 11-0-1, at their meeting on July 8, 2014 (Attachment 10).

**Environmental Review:** The City of San Diego as Lead Agency under CEQA has prepared an Addendum to Mitigated Negative Declaration (MND) No. 5906. Based on the initial study, the City of San Diego has determined that the project would not cause any significant effect on the environment not examined in the previously certified Mitigated Negative Declaration and no additional significant environmental effect will result from the proposal.

**Fiscal Impact Statement:** None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The project site is designated Scientific Research by the University Community Plan. The proposed project would allow development of a scientific research use on the project site and would include development of a new three story scientific research building. The project would not decrease or increase the amount of land designated for residential use and would therefore, have a neutral impact on housing.

## **BACKGROUND**

The original La Jolla Commons project, addressed as 4755 Nexus Science Center (Planned Commercial Development/Resource Protection Ordinance Permit No. 99-0762) was approved in association with a community plan amendment on November 14, 2000, by City Council. The community plan amendment revised Table 3 in the University Community Plan (UCP) to identify a mix of visitor and office commercial, scientific research and residential uses. The specific intensity and density of the project included a 15-story, 327 room hotel building, a 20-story, 450,000 square foot office building, a 2-story, 30,000 square foot scientific research building and a 32-story, 115 residential dwelling unit tower. In an amendment to PCD/RPO 99-0762, approved June 15, 2006 (Planned Development Permit No. 252591), the same overall mix of uses remained on-site; however, the density and intensity of specific uses were shifted resulting in an increase in residential units and a decrease in total office square footage and hotel square footage/rooms. The amount of scientific research square footage did not change as part of the amendment (Attachment 9). The existing building located at 4755 Nexus Center Drive was constructed under PCD/RPO No. 99-0762 (La Jolla Commons) and provides 30,300 square feet of Research and Development space, along with a total of 108 surface parking spaces.

The buildings located at 4757 and 4767 Nexus Center Drive were constructed consistent with Planned Industrial Development (PID) Permit No. 87-1049 ("La Jolla Triangle") (Attachment 9). The building addressed as 4757 Nexus Center Drive provides 69,240 square feet of Research and Development space, along with a total of 101 surface parking spaces. The building addressed as 4767 Nexus Center Drive provides 65,250 square feet of Research and Development space, along with 173 surface parking spaces and 80 subterranean parking spaces.

The vacant lot located at 4750 Executive Drive is regulated by Site Development Permit No. 9754, approved by City Council on January 17, 2006, for the Nexus University Science Center (Nexus), Project No. 5906. The original Nexus project was approved for the construction of three buildings on three existing parcels to include one (1) three-story building totaling 49,920 square feet on Parcel 1, one (1) two-story building totaling 89,678 square feet on Parcel 2, and one (1) two-story building totaling 51,858 square feet on Parcel 3; for a total of 191,456 square feet of Scientific Research use (Attachment 9).

The proposed development will consolidate all existing lots for development purposes, by amending all existing development permits with one Site Development Permit (SDP) and Planned Development Permit (PDP).

## **DISCUSSION**

### **Project Description:**

The Nexus Esplanade project proposes to construct a three-story, 78,000 square foot, Research and Development (R&D) building, including 8,500 square feet of amenity space and subterranean parking, located on an 11.27 acre project premise addressed as 4755-4767 Nexus Center Drive and 4750 Executive Drive. The project premise is within the IP-1-1 zone, Community Plan Implementation Overlay Zone (CPIOZ Type A), North University City Facilities Benefit Assessment District, Parking Impact Overlay Zone (Campus Impact Area), and the University Community Plan area. Additionally, The site is identified as Prime Industrial Lands in the General Plan. The Site Development Permit and Planned Development Permit are required because the prior three entitlements are being amended as part of this project.

The proposed project will be built on the existing graded, vacant lot that was previously entitled with the Nexus University Science Center (Nexus), Project No. 5906. All existing buildings will remain on the project premise and are not proposed to be modified as part of this proposed development. The proposed building will provide 150 parking spaces within the subterranean parking garage, and construct 83 surface parking spaces within the development area. The first and second floors of the building will provide 21,750 square feet for each floor. The third floor will provide 26,000 square feet, for a project total of 69,500 square feet of research and development space and 8,500 square feet of amenity space. The amenity space will be provided on the first and second floor with 4,250 square feet per floor.

The project site is located within the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1 for MCAS Miramar), FAA Part 77 Notification Area (550 feet), Overflight Notification Area (MCAS Miramar), Airport Safety Compatibility Transition Zone (MCAS Miramar) and is under the ALUCP 60-65 CNEL Noise Contour. The applicant has obtained and provided the FAA Determination of No Hazard to Air Navigation (Attachment 11). Additionally, MCAS Miramar submitted a letter to staff, dated April 15, 2014, stating that the applicant has provided information related to the Restrictive Use Easement for the project premise. The letter states that the applicant demonstrated the lot coverage will account for 24% of the square feet available across all project parcels; the property owner has the right to develop a parcel or combination of parcels with structural coverage no greater than 25% of the gross land area of such ownership; and as a result, the proposed project is in compliance with Section (1)(e)(1) of the Restrictive Use Easement (RUE) (Attachment 12).

### **General Plan/Community Plan Analysis**

#### **Land Use**

The project site is identified in the General Plan's Economic Prosperity Element as Prime Industrial Land on Figure EP-1. Prime industrial lands are areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. The General Plan provides several policies which are intended to protect base

sector industrial uses and those areas identified as prime industrial lands. These include Policies EP-A.1 through A.5 and EP-A.12 through A.15.

The proposed project is located within the Central Subarea of the University Community Plan (UCP) and is designated for Scientific Research use. The site is subject to the Community Plan Implementation Overlay Zone (CPIOZ) Type 'A' and is located within MCAS Miramar's Area of Influence, Overflight Notification Area, Transition Zone, a Restrictive Use Easement, and the 60-65 Community Noise Equivalent Level (CNEL) contour.

The uses contemplated by the UCP within areas designated for Scientific Research are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. The UCP's goals for industrial development are to:

- A) Ensure that industrial land needs as required for a balanced economy and balanced land use are met consistent with environmental considerations.
- B) Protect a reserve of manufacturing land from encroachment by non-manufacturing uses.
- C) Develop and maintain procedures to allow employment growth in the manufacturing sector.
- D) Encourage the development of industrial land uses that are compatible with adjacent non-industrial uses and match the skills of the local labor force.
- E) Emphasize the citywide importance of and encourage the location of scientific research uses in the North University area because of its proximity to the University of California at San Diego (UCSD).

The proposed project would help provide additional quality job opportunities including middle-income jobs and provide secondary employment and supporting uses. Retention and growth of scientific research use in this area would also provide greater opportunities for collaboration with other scientific research uses in the immediate vicinity, in the Torrey Pines Mesa area of the community as well as with UCSD.

Within the UCP, the CPIOZ Type 'A' is the major implementation tool for the Development Intensity Element. The purpose of the overlay zone is to limit uses and development intensity to the levels specified in the Land Use and Development Intensity Table of the UCP. Figure 26 of the Development Intensity Element identifies the site within subarea 31. Table 3 of the Development Intensity Element further identifies that the development intensity within the subarea not exceed 20,000 square feet per acre (sf/ac) of Scientific Research use. The project site is identified as 11.267 acres which would allow a maximum development intensity of 225,340 square feet of Scientific Research use. The project proposes to add 78,000 square feet to the existing 164,820 square feet of Scientific Research, for a total of 242,820 square feet, which exceeds the UCP Development Intensity of 20,000 sf/ac by 17,480 square feet. However, of that, 8,500 square feet shall be amenity space not used for any other purpose other than accessory to the main Scientific Research use. The amenity space will provide services to the

employees working on the project premise. As such, the net increase is 8,980 square feet which would not adversely affect the goals of the Development Intensity Element of the UCP.

According to the 2011 MCAS Miramar Airport Land Use Compatibility Plan (ALUCP), the site is located within MCAS Miramar Area of Influence, Overflight Notification Area, Transition Zone, a Restrictive Use Easement, and the 60-65 CNEL contour. A Determination of No Hazards has been obtained from the Federal Aviation Administration on May 9, 2014. In accordance with the MCAS Miramar ALUCP, the project lot coverage would be less than 25 percent, would include less than 300 people per acre, and would include a compatible land use.

### Urban Design

The proposed project implements the design recommendations found in the Central Subarea section of the UCP Urban Design Element which seek to improve the central community's urban form and cohesiveness. These include articulation of buildings, utilizing building elements, colors and materials that are not disturbing to the eye, concealing rooftop equipment and providing eating and seating areas for employees.

### Sustainable Design

The General Plan's Conservation Element includes several climate change related policies aimed at reducing green house gas emissions from future development and city operations. These policies also promote energy and water conservation in new development. The project is seeking to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating. LEED consists of rating systems for the design, construction and operation of high performance green buildings, homes and neighborhoods. Developed by the U.S. Green Building Council (USGBC), LEED is intended to provide building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

### Environmental Analysis:

An Addendum to Mitigated Negative Declaration (MND) No. 5906 has been prepared to analyze the environmental impacts of the proposed Nexus Esplanade project. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following categories: transportation/traffic circulation and paleontological resources (Attachment 7). The following mitigation measure is included in Addendum to MND No. 5906 and summarized here.

### Transportation/Traffic Circulation

Mitigation measures in the Final Mitigated Negative Declaration (MND) No. 5906 identified a significant direct impact at the La Jolla Village Drive/Towne Centre Drive intersection. The Nexus MMRP identified that this impact would be mitigated through the addition of a westbound right turn lane, a northbound through lane, and a southbound right turn lane. This mitigation measure has been incorporated. With implementation of these measures as part of the proposed project and inclusion as a project condition through the MMRP, as detailed in Section V of this

Addendum, potential transportation/traffic circulation impacts would be reduced to below a level of significance.

#### Paleontological Resources

Mitigation measures in the Final Mitigated Negative Declaration (MND) No. 5906 for Paleontological Resources remain in effect for the project site. To mitigate the paleontological resource impact, the Nexus MMRP required a paleontological monitoring during grading. The project would implement this same paleontological mitigation to reduce its potential impact to paleontological resources to below a level of significance.

#### Conclusion:

Staff has determined the proposed Nexus Esplanade project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Site Development Permit and Planned Development Permit. Addendum Mitigated Negative Declaration (MND) No. 5906 has been prepared for this project and all potential environmental impacts will be mitigated.

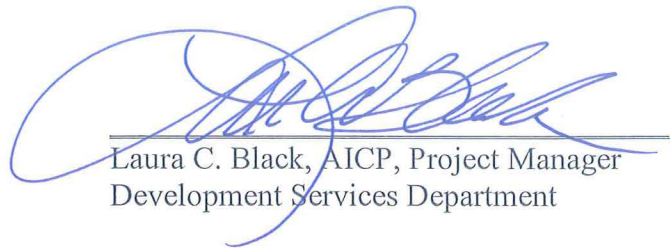
#### ALTERNATIVES:

1. **Approve** Site Development Permit No. 1241280 and Planned Development Permit No. 1241282, with modifications.
2. **Deny** Site Development Permit No. 1241280 and Planned Development Permit No. 1241282, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake  
Assistant Deputy Director  
Development Services Department



Laura C. Black, AICP, Project Manager  
Development Services Department

WESTLAKE/LCB

#### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings

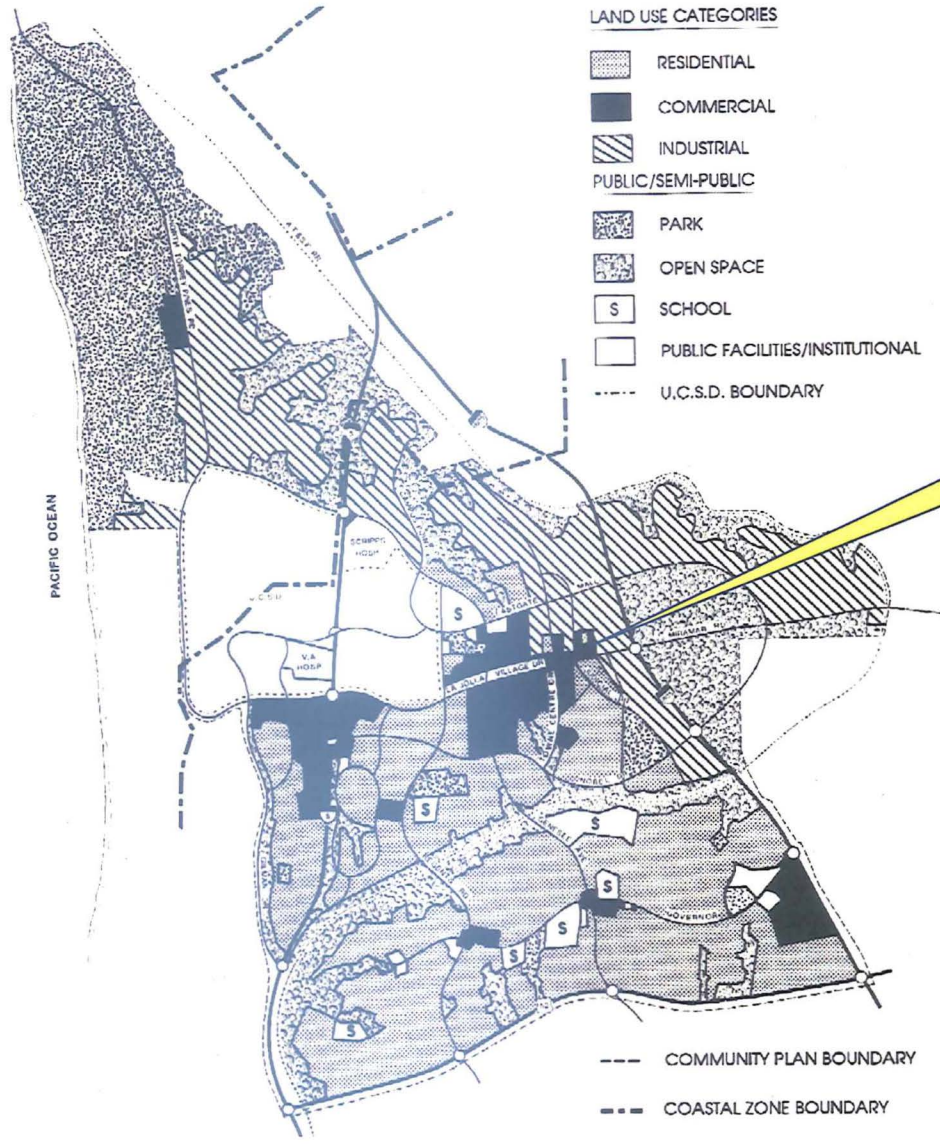
6. Draft Permit with Conditions
7. Environmental Resolution with MMRP
8. Project Site Plans
9. Copy of Recorded (existing) Permits
10. Community Planning Group Recommendation
11. FAA Determination of No Hazard
12. MCAS Miramar Letter dated April 15, 2014
13. Ownership Disclosure Statement
14. Project Chronology



**Aerial Photo**  
**NEXUS ESPLANADE**  
**PROJECT NO. 353845**







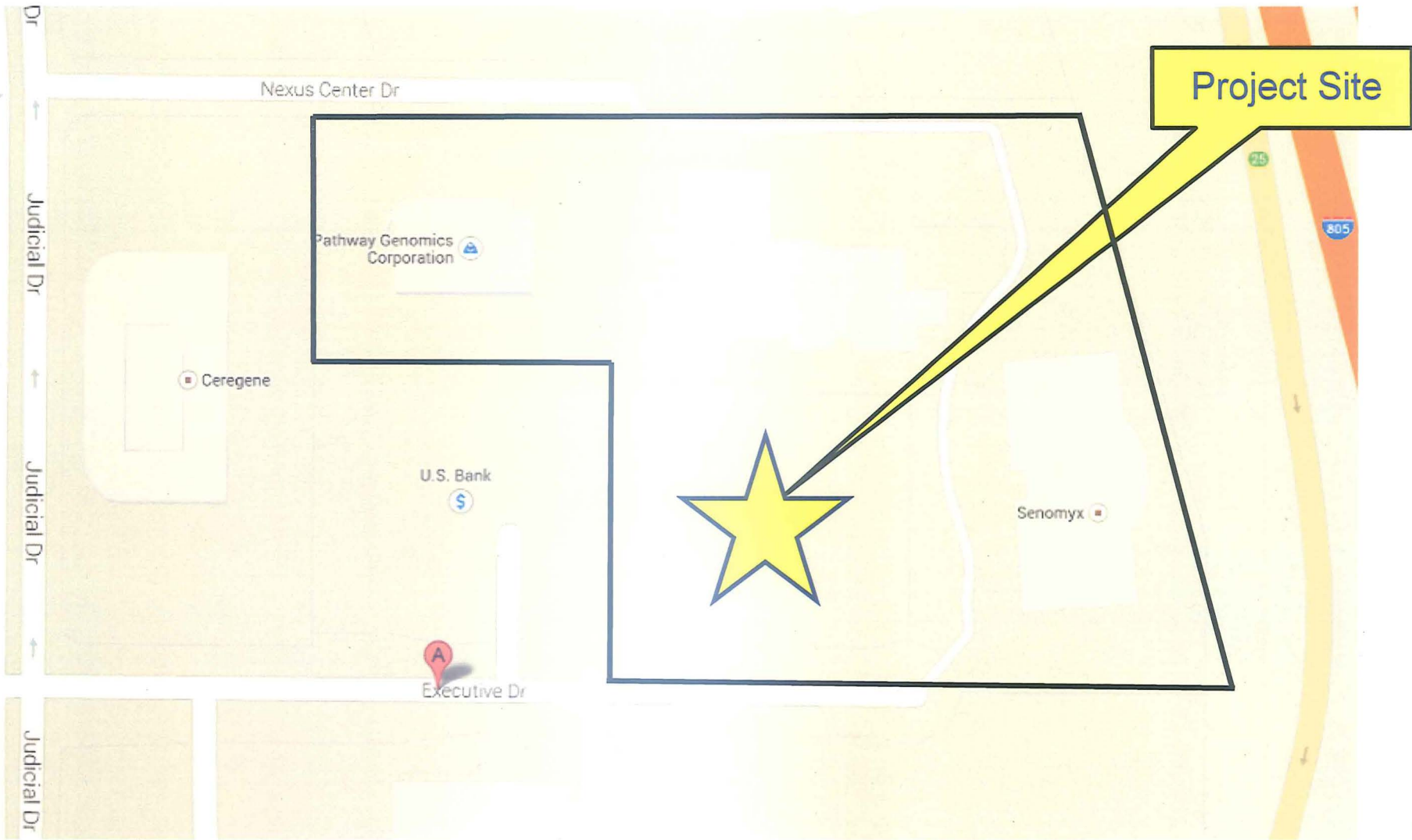
**Project Site**



# Land Use Map

**NEXUS ESPLANADE - 4750 EXECUTIVE DRIVE**  
**PROJECT NO. 353845**





## Project Location Map

NEXUS ESPLANADE – 4750 EXECUTIVE DRIVE  
PROJECT NO. 353845



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Nexus Esplanade	
<b>PROJECT DESCRIPTION:</b>	Construction of a three-story Research and Development (R&D) building located on a vacant 2.5 acre site at 4750 Executive Drive.	
<b>COMMUNITY PLAN AREA:</b>	University	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit and Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Scientific Research / Prime Industrial Lands	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> IP-1-1 (Industrial-Park Zone that provides for high quality science and business park development)		
<b>HEIGHT LIMIT:</b> none / 56'6" proposed		
<b>PROJECT SIZE:</b> vacant lot – 2.5 acres / entire project premise 11.27 acres		
<b>FRONT SETBACK:</b> 20 foot minimum		
<b>SIDE SETBACK:</b> 15 foot minimum		
<b>REAR SETBACK:</b> 25 foot minimum		
<b>PARKING:</b> 695 parking spaces provided for 11.27 acre premise		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Scientific Research; IH-2-1	Industrial
<b>SOUTH:</b>	Scientific Research; IP-1-1 and CV-1-2	Industrial – BioMed and La Jolla Commons Campus
<b>EAST:</b>	Scientific Research; RS-1-14	Interstate 805
<b>WEST:</b>	Scientific Research; IP-1-1	Industrial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None requested	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On July 8, 2014, the University Community Planning Group voted 11-0-1 to recommend approval of the project with no conditions.	

PLANNING COMMISSION RESOLUTION NO. XXXX-PC  
 SITE DEVELOPMENT PERMIT NO. 1241280  
 PLANNED DEVELOPMENT PERMIT NO. 1241282  
**NEXUS ESPLANADE - PROJECT NO. 353845 [MMRP]**

WHEREAS, Alexandria Real Estate Equities, Inc., Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new three-story, Research and Development (R&D) building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1241280 and 1241282) on portions of a 11.27 acre site;

WHEREAS, the project site is located at 4755-4767 Nexus Center Drive and 4750 Executive Drive (vacant lot) within the IP-1-1 zone, Community Plan Implementation Overlay Zone (CPIOZ Type A), North University City Facilities Benefit Assessment District, Parking Impact Overlay Zone (Campus Impact Area), Prime Industrial Lands, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1 for MCAS Miramar), FAA Part 77 Notification Area (550 feet), Over flight Notification Area (MCAS Miramar), Airport Safety Compatibility Transition Zone (MCAS Miramar), 60-65 CNEL Noise Contour and within the University Community Plan area;

WHEREAS, the project site is legally described as the east half of the northwest quarter of the northeast corner and the northeast quarter of southwest quarter of the northeast quarter of pueblo lot 1307, according to miscellaneous map no. 36, dated November 14, 1921 (4755 Nexus Center Drive); Parcel 1 and 2 of Parcel map 17892, dated August 6, 1997 (4757 and 4767 Nexus Center Drive); and Parcel 1 of Parcel map 20044, dated July 7, 2006 (4750 Executive Drive);

WHEREAS, on February 26, 2015, the Planning Commission of the City of San Diego considered Site Development Permit No. 1241280 and Planned Development Permit No.1241282 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated February 26, 2015.

**Site Development Permit - Section 126.0504**

**A. Findings for all Site Development Permits**

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

The project premise is identified in the General Plan's Economic Prosperity Element as Prime Industrial Land on Figure EP-1. Prime industrial lands are areas that support export-orientated base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of an even larger area that provides a significant benefit to the regional economy and meets the General Plan goals and objects to encourage a strong economic base. The proposed development is located within the Central Subarea of the University Community Plan (UCP) and is designated for scientific research uses. The proposed development would construct a three-story, 78,000 square foot scientific research building that will help provide additional quality job opportunities including middle-income jobs and provide

secondary employment and supporting uses. Retention and growth of scientific research use in this area will also provide greater opportunities for collaboration with other scientific research uses in the immediate vicinity, in the Torrey Pines Mesa area of the community as well as with University of California San Diego (UCSD). The new scientific research building will provide 8,500 square feet of amenity space to serve the tenants of the new building and the four existing buildings on the project premise in a campus-like setting, thereby implementing the goals and policies of the University Community Plan. The UCP encourages providing amenities and support services in the primary scientific research industrial areas. Therefore, the proposed development will not adversely affect the University Community Plan.

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

The proposed development will not be detrimental to the public health, safety, and welfare. The project, together with the existing surrounding land development and the University Community Plan area conforms with a wide variety of the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The project is consistent with these City's policies and requirements. Additionally, the permit controlling the development proposed for this site contains conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions, the Mitigation Monitoring Reporting Program (MMRP), and implementation of project design features would result in a project which will not be detrimental to the public health, safety, and welfare. The proposed grading for the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety and welfare. The proposed development is consistent with the City's policies and requirements.

The proposed development will have adequate levels of essential public services available to it (including police, fire, and medical) and will not have a significant unmitigated impact on the provision of such services with the implementation of mitigation measures. Other services, such as schools, public parks, and libraries, would also be adequate for the proposed development, as would necessary utilities such as electricity, water, and sewer. The proposed development is required to comply with operational constraints and development controls intended to assure the continued public health, safety, and welfare. Conditions of approval address lighting, the generation of noise, landscaping and the placement of the new building. Storm water impacts from the proposed project would be avoided through Best Management Practices (BMPs), including site design and the installation of appropriate filtration devices. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction of the proposed development apply to this site. Therefore, the proposed development will 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**

The proposed development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1241280 and Planned Development Permit No. 1241282.

## **B. Supplemental Findings--Environmentally Sensitive Lands**

### **1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The proposed development has been designed within the existing vacant lot that was previously graded and does not contain environmentally sensitive lands. The proposed development is within a scale consistent with the University Community Plan. Additionally, the proposed development is consistent with the existing uses and intensity of use with the surrounding industrial developments.

The project site was previously graded with the implementation of the Nexus University Science Center (Nexus), Project No. 5906, and is consistent with the University Community Plan. By incorporating the mitigation measures identified within the Addendum to Mitigated Negative Declaration (MND) No. 5906, the proposed development will not disturb environmentally sensitive lands. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in no disturbance to environmentally sensitive lands.

### **2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

The University Community Plan was designed to minimize alterations to natural landforms. The proposed development has been sited to minimize erosion, flood, and fire hazards. The proposed development complies with the Region-wide erosion control plans. Additionally, the project meets all city-wide requirements related to storm water runoff and Best Management Practices (BMPs) related to storm water runoff. The proposed development will not result in undue or significant risks from geologic forces based on the review of geotechnical reports provided by the geotechnical consultant and project design measures. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

### **3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

When adopted, the University Community Plan analyzed environmentally sensitive lands within the plan area per City Council Policy 600-40. The proposed development has been sited and designed to prevent adverse impacts on adjacent lands and is consistent with the requirements of the Environmentally Sensitive Lands regulations. The proposed project premise is surrounded by urban land uses, Interstate 805, and is not located within nor is it adjacent to the City's Multiple Species Conservation Plan (MSCP)/Multiple Habitat Planning Area (MHPA) or properties containing environmentally sensitive lands. Therefore, the proposed development has been sited and designed to prevent adverse impacts on adjacent lands and is consistent with the requirements of the Environmentally Sensitive Lands regulations.

### **4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The proposed development is consistent with the Environmentally Sensitive Lands regulations. The original entitlement for the Nexus University Science Center (Nexus), Project No. 5906, required project specific mitigation to counter impacts to sensitive habitats of scrub oak chaparral, Diegan coastal sage scrub, baccharis scrub, native grasslands and southern mixed chaparral. The project premise is not within or adjacent to the City's Multiple Habitat Planning Area (MHPA) for the MSCP. All mitigation has been performed with the original entitlements and no further mitigation is required for environmentally sensitive lands. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The proposed development is located approximately three (3) miles east from public beaches and the local shoreline. Nevertheless, the proposed development will not alter the drainage patterns in the area and will not concentrate nor redirect runoff. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

Pursuant to the California Environmental Quality Act (CEQA), an Addendum to Mitigated Negative Declaration (MND) No. 5906 has been prepared which identifies mitigation measures to address potentially significant impacts to Transportation/Traffic Circulation and Paleontological Resources. All potentially significant impacts will be mitigated to a level less than significant through implementation of the Mitigation and Monitoring Reporting Program (MMRP). Therefore, the nature and extent of the mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**Planned Development Permit - Section 126.0604**

**A. Findings for all Planned Development Permits**

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

The project premise is identified in the General Plan's Economic Prosperity Element as Prime Industrial Land on Figure EP-1. Prime industrial lands are areas that support export-orientated base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of an even larger area that provides a significant benefit to the regional economy and meets the General Plan goals and objects to encourage a strong economic base. The proposed development is located within the Central Subarea of the University Community Plan (UCP) and is designated for scientific research uses. The proposed development would construct a three-story, 78,000 square foot scientific research building that will help provide additional quality job opportunities including middle-income jobs and provide secondary employment and supporting uses. Retention and growth of scientific research use in this area will also provide greater opportunities for collaboration with other scientific research

uses in the immediate vicinity, in the Torrey Pines Mesa area of the community as well as with University of California San Diego (UCSD). The new scientific research building will provide 8,500 square feet of amenity space to serve the tenants of the new building and the four existing buildings on the project premise in a campus-like setting, thereby implementing the goals and policies of the University Community Plan. The UCP encourages providing amenities and support services in the primary scientific research industrial areas. Therefore, the proposed development will not adversely affect the University Community Plan.

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

The proposed development will not be detrimental to the public health, safety, and welfare. The project, together with the existing surrounding land development and the University Community Plan area conforms with a wide variety of the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The project is consistent with these City's policies and requirements. Additionally, the permit controlling the development proposed for this site contains conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions, the Mitigation Monitoring Reporting Program (MMRP), and implementation of project design features would result in a project which will not be detrimental to the public health, safety, and welfare. The proposed grading for the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety and welfare. The proposed development is consistent with the City's policies and requirements.

The proposed development will have adequate levels of essential public services available to it (including police, fire, and medical) and will not have a significant unmitigated impact on the provision of such services with the implementation of mitigation measures. Other services, such as schools, public parks, and libraries, would also be adequate for the proposed development, as would necessary utilities such as electricity, water, and sewer. The proposed development is required to comply with operational constraints and development controls intended to assure the continued public health, safety, and welfare. Conditions of approval address lighting, the generation of noise, landscaping and the placement of the new building. Storm water impacts from the proposed project would be avoided through Best Management Practices (BMPs), including site design and the installation of appropriate filtration devices. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction of the proposed development apply to this site. Therefore, the proposed development will 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 proposed development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San



Diego effective for this site and incorporated into Site Development Permit No. 1241280 and Planned Development Permit No. 1241282.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1241280 and Planned Development Permit No. 1241282 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1241280 and 1241282, a copy of which is attached hereto and made a part hereof.

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Laura C. Black, AICP  
Development Project Manager  
Development Services

Adopted on: February 26, 2015

Job Order No. 24004320

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004320

Site Development Permit No. 1241280

Planned Development Permit No. 1241282

**NEXUS ESPLANADE - PROJECT NO. 353845 [MMRP]**

Amendment to Planned Commercial Development (PCD) and Resource Protection Ordinance (RPO) Permit No. 99-0762; Planned Industrial Development (PID) Permit No. 87-1049; and Site Development Permit (SDP) No. 9754

**PLANNING COMMISSION**

This Site Development Permit No. 1241280 and Planned Development Permit No. 1241282, Amendment to Planned Commercial Development (PCD) and Resource Protection Ordinance (RPO) Permit No. 99-0762; Planned Industrial Development (PID) Permit No. 87-1049; and Site Development Permit (SDP) No. 9754, is granted by the Planning Commission of the City of San Diego to Alexandria Real Estate Equities, Inc., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0604. The 11.27 acre project premise is located at 4755-4767 Nexus Center Drive and 4750 Executive Drive (vacant lot) within the IP-1-1 zone, Community Plan Implementation Overlay Zone (CPIOZ Type A), North University City Facilities Benefit Assessment District, Parking Impact Overlay Zone (Campus Impact Area), Prime Industrial Lands, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1 for MCAS Miramar), FAA Part 77 Notification Area (550 feet), Over flight Notification Area (MCAS Miramar), Airport Safety Compatibility Transition Zone (MCAS Miramar), 60-65 CNEL Noise Contour and within the University Community Plan area. The project site is legally described as: The east half of the northwest quarter of the northeast corner and the northeast quarter of southwest quarter of the northeast quarter of pueblo lot 1307, according to miscellaneous map no. 36, dated November 14, 1921 (4755 Nexus Center Drive); Parcel 1 and 2 of Parcel map 17892, dated August 6, 1997 (4757 and 4767 Nexus Center Drive); and Parcel 1 of Parcel map 20044, dated July 7, 2006 (4750 Executive Drive).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new three-story, Research and Development (R&D) building,

described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 26, 2015, on file in the Development Services Department.

The project shall include:

- a. Construction of a three-story, 78,000 square foot Research and Development (R&D) building, which will include 8,500 square feet of accessory uses;
- b. Retain existing buildings addressed as 4755 Nexus Center Drive, 4757 Nexus Center Drive and 4767 Nexus Center Drive, as shown on "Exhibit A".
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Incorporation of sustainable building techniques sufficient to achieve, at a minimum, Leadership in Energy and Environmental Design (LEED) Silver Certification; and
- f. 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 March 12, 2018.
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 sign and return 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Addendum to Mitigated Negative Declaration No. 5906, Project No. 353845, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Addendum to Mitigated Negative Declaration No. 5906, Project No. 353845, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**Transportation/Traffic Circulation  
Paleontological Resources**

**ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 26-foot wide City standard driveway, on Executive Drive, per Standard Drawing SDG-163, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the enhanced paving and private storm drain systems that are located within the proposed water easement, satisfactory to the City Engineer.

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

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

18. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.
19. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
21. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 in accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
22. 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:**

23. 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 prior to issuance of any construction permits.
24. 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 prior to exoneration of the bond and grading permit close-out.

**LANDSCAPE REQUIREMENTS:**

25. 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 Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including

Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

26. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan 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.'

27. Prior to issuance of any construction permits for structures, 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 Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

28. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

29. 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. 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.

30. 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 it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

#### **PLANNING/DESIGN REQUIREMENTS:**

31. 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.

32. Prior to issuance of building permits, the Owner/Permittee shall provide documentation that the project has been registered with the U.S. Green Building Council for review and will

achieve at least a Leadership in Energy and Environmental Design (LEED) Silver Certification or equivalent. Construction documents shall note all criteria included in the design and construction of the project as identified in the LEED certification application or LEED equivalent application.

33. The 8,500 square feet of accessory uses within the 78,000 square foot R&D building cannot be utilized for any other use except uses which are clearly accessory to the primary use in accordance with the guidelines stated in the University Community Plan (UCP). Accessory uses may be allowed up to a maximum 10% of total project square footage per the UCP.

34. Accessory uses may be allowed to occupy up to a maximum 10% of total project square footage per the following guidelines in accordance with the UCP:

- a. The facilities shall be located within the principal building of the project and shall not be freestanding;
- b. Commercial facilities shall be oriented to the interior of the project;
- c. Signage shall be minimal and directed toward users on the premises. Any street-oriented signs shall be for directional purposes only; and
- d. Advertising for the support of commercial services shall be limited to the industrial tenants only.

35. Prior to issuance of building permits for the research and development (R&D) building, construction documents shall illustrate that the premises will not process, manufacture or store bulk quantities of hazardous materials greater than 10,000 gallons, to the satisfaction of the Development Services Department.

36. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

37. 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**

38. No fewer than 695 off-street parking spaces shall be permanently maintained on the property within the approximate location shown on Exhibit "A", including 17 disabled accessible/ 4 van accessible and 56 carpool spaces. A minimum of 35 short term and 35 long term bicycle parking spaces, and 14 motorcycle parking spaces shall be provided on-site. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate decision-maker.



39. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the following improvements at the La Jolla Village Drive/Town Center Drive intersection, to the satisfaction of the City Engineer, provided these improvements have not already been constructed by another project:

- a. Additional westbound right-turn lane, and
- b. Additional northbound through lane, and
- c. Additional southbound right-turn lane

40. Prior to issuance of first certificate of occupancy, Owner/Permittee shall implement a Transportation Demand Management Plan to include partially subsidized transit passes; bicycle lockers and showers; carpool/vanpool/low emission vehicle reserved parking spaces; and transit/carpool/vanpool information kiosks, satisfactory to the City Engineer.

41. Prior to issuance of the first building permit, Owner/Permittee shall provide a copy of a recorded mutual access agreement between all parcels/lots affected, satisfactory to the City Engineer.

42. Prior to issuance of the first building permit, Owner/Permittee shall provide a copy of a recorded shared parking agreement per the City's standard format between all affected parties, satisfactory to the City Engineer.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

43. Prior to the issuance of first certificate of occupancy, the Owner/Permittee shall assure, by permit and bond the design and construction of a 12-inch diameter water main within a 24' water easement and must abandon portions of the existing 12-inch diameter water main as shown on approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.

44. 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, the City Engineer.

45. 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) (BFPD), 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.

46. The Owner/Permittee shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water easement, including but not limited to structures, enhanced paving, or landscaping. No structures or landscaping shall be installed in or over the

water easement that would inhibit vehicular access to replace a section of main or provide access to any appurtenance or isolated section of main.

47. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water facilities in the vicinity of the project site, due to the construction activities associated with this project. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water facility in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

49. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

50. 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 Planning Commission of the City of San Diego on February 26, 2015, and Resolution No. XXXX-PC.

Site Development Permit No. 1241280  
Planned Development Permit No. 1241282  
Date of Approval: February 26, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Laura C. Black, AICP  
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.

4755 Nexus Centre Drive

ARE – SD Region No. 33, LLC, a Delaware limited  
liability company

By: Alexandria Real Estate Equities, L.P.,  
a Delaware limited partnership,  
Managing Member

By: ARE-QRS CORP., a Maryland corporation,  
General Partner

By: \_\_\_\_\_

Its: \_\_\_\_\_

**4757/4767 Nexus Centre Drive**

ARE – 4757 Nexus Centre, LLC, a Delaware limited liability company

By: Alexandria Real Estate Equities, L.P.  
a Delaware limited partnership,  
Managing Member

By: ARE-QRS CORP., a Maryland corporation,  
General Partner

By: \_\_\_\_\_

Its: \_\_\_\_\_

**4750 Executive Drive**

ARE – SD Region No. 34, LLC, a Delaware limited liability company

By: Alexandria Real Estate Equities, L.P.,  
a Delaware limited partnership,  
Managing Member

By: ARE-QRS CORP., a Maryland corporation,  
General Partner

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

PLANNING COMMISSION  
RESOLUTION NUMBER XXXX-PC

**NEXUS ESPLANADE – PROJECT NO. 353845 [MMRP]**

Adopted on February 26, 2015

WHEREAS, on, January 14, 2003, Nexus Properties, LLC, submitted an application to Development Services Department for a Site Development Permit and Rezone for the Nexus University Science Center (Project); and

WHEREAS, on January 17, 2006, the City Council adopted Resolution No. R-301156, Certifying Mitigated Negative Declaration No. 5906 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 March 6, 2014, Alexandria Real Estate Equities, Inc., submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

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

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

1. That the information contained in the final Mitigated Negative Declaration No. 5906 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Planning Commission 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 Addendum 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 Mitigated Negative Declaration or that any significant effects previously examined will be substantially more severe than shown in the Addendum.
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 Planning Commission adopts Addendum to Mitigated Negative Declaration No. 5906 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 Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. That Development Services Department Staff 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: \_\_\_\_\_  
Laura C. Black, AICP  
Development Project Manager  
Development Services Department

**EXHIBIT A****MITIGATION MONITORING AND REPORTING PROGRAM****SITE DEVELOPMENT PERMIT AND PLANNED DEVELOPMENT PERMIT**

PROJECT NO. 353845

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 Mitigated Negative Declaration No. 5906 shall be made conditions of SITE DEVELOPMENT PERMIT AND PLANNED DEVELOPMENT PERMIT as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its

cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

**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 353845 and/or Environmental Document Number 353845, 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 will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
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
Paleontology	Paleontology Reports	Paleontology Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**TRANSPORTATION/TRAFFIC CIRCULATION**

Prior to the issuance of the first building permit, the applicant shall assure by permit and bond the following improvements at the La Jolla Village Drive/Town Center Drive intersection, to the satisfaction of the City Engineer, provided these improvements have not already been constructed by another project:

- a. Additional westbound right-turn lane, and

- b. Additional northbound through lane, and
- c. Additional southbound right-turn lane

## **PALEONTOLOGICAL RESOURCES**

### **I. Prior to Permit Issuance**

#### **A. Entitlements Plan Check**

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

#### **B. Letters of Qualification have been submitted to ADD**

1. The Applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the Applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the Applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

### **II. Prior to Start of Construction**

#### **A. Verification of Records Search**

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

#### **B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon meeting, the Applicant shall schedule a focused Precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored  
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-inch) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
  1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
  2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
  3. The monitor shall document field activity via the CSV. The CSVs 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 photographs of the resource in context, if possible.

**C. Determination of Significance**

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

**IV. Night and/or Weekend Work****A. If night and/or weekend work is included in the contract**

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
2. The following procedures shall be followed.
  - a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV 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 Sections III - During Construction.
  - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact MMC, or by 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 Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.

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

**V. Post Construction**

**A. Preparation and Submittal of Draft Monitoring Report**

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines, which describe 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.

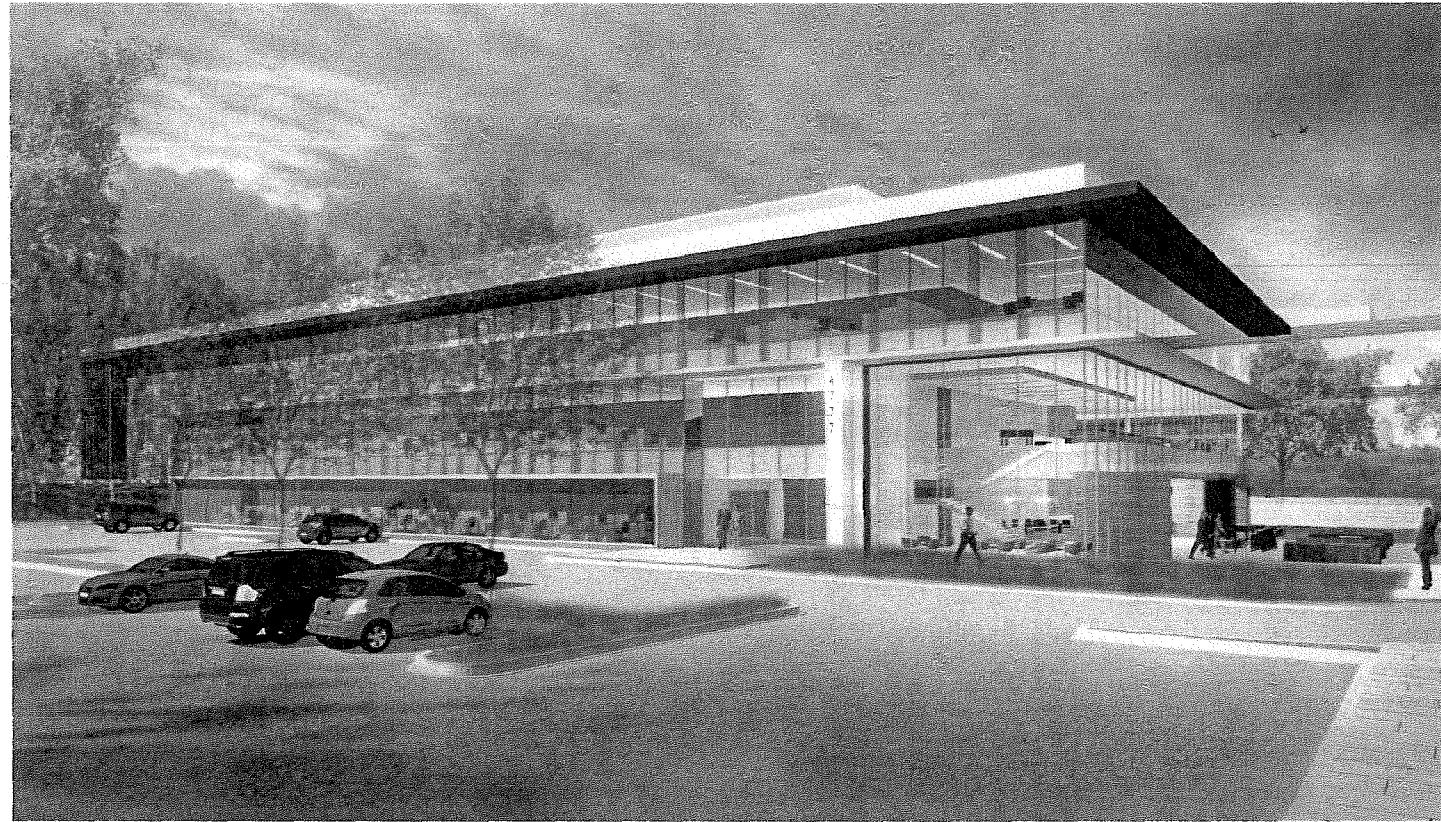
The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



ALEXANDRIA  
 4660 LA JOLLA VILLAGE DR.  
 SUITE 725  
 SAN DIEGO, CA 92121

225 Broadway  
 Suite 1600  
 San Diego, CA 92101  
 Telephone 619.557.2500  
 Facsimile 619.557.2520

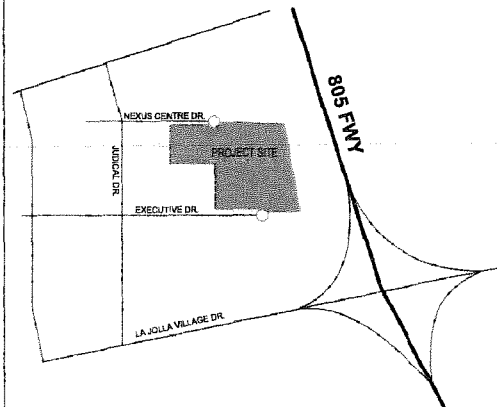
**Gensler**



**NEXUS ESPLANADE - SITE DEVELOPMENT PERMIT AMENDMENT**  
 NEXUS CENTRE DRIVE - SAN DIEGO - CA 92122

Issue	Date & Issue Description	By	Check
	01/03/2014		
	SDP AMENDMENT COMPLETENESS		
	01/03/2014		
	SDP AMENDMENT FULL SUBMITTAL		
	03/08/2014		
	SDP RESUBMITTAL 01		
	04/16/2014		
	SDP RESUBMITTAL 02		
	08/10/2014		
	SDP RESUBMITTAL 03		
	10/15/2014		
	SDP RESUBMITTAL 04		
	12/11/2014		
	SDP RESUBMITTAL 05		

**VICINITY MAP**



**SHEET INDEX**

**ARCHITECTURAL**

A00.50	DEMO SITE PLAN
A00.51	SITE PLAN
A00.52	FIRE ACCESS PLAN
A02.00	NEW LOWER LEVEL
A02.01	NEW BLDG CONSTRUCTION PLANS
A02.02	NEW BLDG CONSTRUCTION PLANS
A09.01	NEW BLDG EXTERIOR ELEVATIONS
A09.02	3D SIMULATIONS
A09.04	SITE SECTIONS

**SHEET INDEX**

**GENERAL PROJECT INFORMATION**

G00.00	DRAWING INDEX, VICINITY MAP, LOCATION MAP & PROJECT INFORMATION
G00.01	ENTITLEMENTS & PROJECT DATA
G00.02	DISCRETIONARY SITE PLAN BOUNDARY EXHIBIT

**CIVIL**

C1.0	EXISTING CONDITIONS PLAN
C1.1	EXISTING WATER EASEMENTS INFORMATION
C1.2	EASEMENTS PROPOSED & EASEMENTS TO BE VACATED
C2.0	SCHEMATIC GRADING
C2.1	SCHEMATIC GRADING
C3.0	UTILITY PLAN
C3.1	UTILITY PLAN

**LANDSCAPE**

L1.01	HARDSCAPE PLAN AND LEGEND
L2.01	LANDSCAPE AND REVEGETATION PLAN AND LEGEND
L2.02	EXISTING VEGETATION PLAN AND LEGEND
L3.01	LANDSCAPE CALCULATIONS
L4.01	BRUSH MANAGEMENT PLAN

**PROJECT TEAM**

BUILDING OWNER / CLIENT: ALEXANDRIA REAL ESTATE EQUITIES, INC

4660 LA JOLLA VILLAGE DRIVE, SUITE 725  
 SAN DIEGO, CA 92122  
 658.638.2800 / FAX: 658.630.8191  
 JEFF HUGHESON  
 EMAIL: jhugheson@are.com

ARCHITECT: GENSLER ARCHITECTS

225 BROADWAY, SUITE 1600  
 SAN DIEGO, CA 92101  
 619.557.2500 / FAX: 619.557.2520  
 DARREL FULLBRIGHT  
 EMAIL: darrel\_fullbright@gensler.com

CIVIL ENGINEER: RBF

9755 CLAIRMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124  
 658.614.5000 / FAX: 658.614.5001  
 BRIAN OLIVER  
 EMAIL: bkoliver@rbf.com

LANDSCAPE ARCHITECT: SPURLOCK PORIER

2122 HANCOCK STREET  
 SAN DIEGO, CA 92110  
 619.581.0090  
 LEIGH KYLE  
 EMAIL: lkyle@sp-land.com

GEO/TECHNICAL: GEOCCON

6660 FLANDERS DRIVE  
 SAN DIEGO, CA 92121-2974  
 658.658.6900 / FAX: 658.658.6159  
 SHAWN WEEEDON  
 EMAIL: weedon@geocconinc.com

ENVIRONMENTAL: RECON

1927 FIFTH AVENUE  
 SAN DIEGO, CA 92101-2358  
 619.308.8333 / FAX: 619.308.9334  
 LANCE LAVERZAGT  
 EMAIL: lance@reconenvironmental.com

TRAFFIC ENGINEER: KIMLEY HORN

401 B STREET, SUITE 600  
 SAN DIEGO, CA 92101  
 619.234.8411 / FAX: 619.234.9433  
 MYCHAL LOOMIS, P.E.  
 EMAIL: mychal.loomis@kimleyhorn.com

Real/Signature



Project Name  
 Nexus Esplanade SDP Amendment

Project Number

55 7134 000

CAD File Name

G00-00

Description

INDEX

Scale

**G00.00**



ALEXANDRIA  
4660 LA JOLLA VILLAGE DR.  
SUITE 725  
SAN DIEGO, CA 92121

225 Broadway  
Suite 1600  
San Diego, CA 92101  
Telephone 619.557.2500  
Facsimile 619.557.2520



LOT 6

4755 NEXUS CENTER DRIVE (EXST.)  
LEGAL DESCRIPTION: THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTH-EAST CORNER AND THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF PUEBLO LOT 1307 OF THE PUEBLO LANDS OF SAN DIEGO...  
APN: 345-250-06-00  
EXISTING USE: 4755 NEXUS - OCCUPIED R&D BUILDING TO REMAIN  
YEAR CONSTRUCTED: 2006  
LAND USE INFORMATION AND OVERLAYS: INDUSTRIAL PARK ZONE, AIRPORT INFLUENCE AREA (AAA), COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ), MFR/MAR COMPREHENSIVE LAND USE PLAN SAFETY ZONE, AIRPORT ENVIRONMENTAL OVERLAY ZONE, FIRE BRUSH ZONES 300 BUFFER, FIRE HAZARD SEVERITY ZONE...

EXISTING DEVELOPMENT PERMITS  
PLANNED COMMERCIAL DEVELOPMENT (P.C.D.) 89-0782

SITE AREA  
TOTAL GROSS SITE AREA: 2.251 ACRES (98,054 S.F.)  
MAX BUILDING COVERAGE: 60% = 1,3506 ACRES (58,832 S.F.)  
EXISTING BUILDING COVERAGE: 15.45% = 15,150 S.F. / 98,054 S.F.

GROSS FLOOR AREA  
4755 NEXUS BASEMENT 15,894 S.F.\*\*  
LEVEL 1 15,150 S.F.  
LEVEL 2 18,150 S.F.  
TOTAL GROSS SQUARE FOOTAGE 30,300 S.F.  
TOTAL BUILDING AREA 45,894 S.F.\*\*

TOTAL ON-SITE GROSS SF 30,300 S.F.  
\* THE BASEMENT LEVEL GROSS FLOOR AREA IS EXEMPT FROM INCLUSION IN THE GROSS FLOOR AREA CALCULATION PER MUNICIPAL CODE SECTION 113.024(A.2.3)  
\*\* THESE TOTALS ARE FOR INFORMATION ONLY. THEY ARE NOT THE GROSS FLOOR AREA TOTALS AS DEFINED BY THE MUNICIPAL CODE.

PARKING TABULATION  
MINIMUM PARKING TO BE PROVIDED PER SDMC BASED ON THE USE OF RESEARCH AND DEVELOPMENT: 113  
EXISTING SURFACE PARKING PROVIDED: 102  
SHARED PARKING AGREEMENT W/ 4767 NEXUS (P15P 284785): 11  
TOTAL PARKING PROVIDED: 113  
PARKING RATIO PER 1000 S.F. 2.57/1000

PARKING MATRIX / DIAGRAM

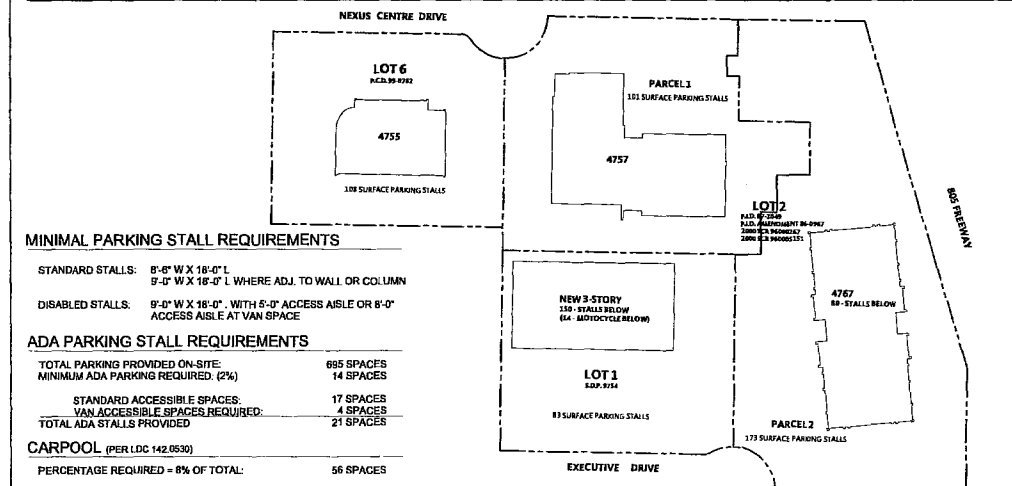


Table with 5 columns: LOT 1, LOT 2 PARCEL 1, LOT 2 PARCEL 2, LOT 6, SUBTOTAL. Rows include SURFACE PARKING, STRUCTURED PARKING, and PARKING RATIO.

LOT 2

4757 & 4767 NEXUS CENTER DRIVE (EXST.)  
LEGAL DESCRIPTION: PARCEL 1 & 2 OF PARCEL MAP 17892, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA...  
APN: 345-012-14-00 & 345-012-15-00  
EXISTING USE: 4757 NEXUS (PARCEL 1) - OCCUPIED R&D BUILDING TO REMAIN  
YEAR CONSTRUCTED: 4757 - BLDG 1987 / MECH. YARD 1997  
LAND USE INFORMATION AND OVERLAYS: INDUSTRIAL PARK ZONE, AIRPORT INFLUENCE AREA (AAA), COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ), MFR/MAR COMPREHENSIVE LAND USE PLAN SAFETY ZONE, AIRPORT ENVIRONMENTAL OVERLAY ZONE, FIRE BRUSH ZONES 300 BUFFER, FIRE HAZARD SEVERITY ZONE...

EXISTING DEVELOPMENT PERMITS  
PLANNED INDUSTRIAL PERMIT (P.I.D.) 87-1048  
PROCESS 2000 SUBSTANTIAL CONFORMANCE REVIEW 85-0667  
PROCESS 2000 SUBSTANTIAL CONFORMANCE REVIEW 8600267 (ADD MECHANICAL YARD)  
860005151 (NEW BUILDING 4767 NEXUS)

SITE AREA  
TOTAL GROSS SITE AREA (APPROX) 6.82 ACRES (294,011 S.F.)  
MAX BUILDING COVERAGE: 25% = 1.83 ACRES (71,002 S.F.)  
EXISTING BUILDING COVERAGE: 23.7% = 67,280 S.F. / 284,011 S.F.

GROSS FLOOR AREA  
4757 NEXUS LEVEL 1 38,500 S.F.  
LEVEL 2 32,740 S.F.  
TOTAL GROSS SQUARE FOOTAGE 69,240 S.F.  
4767 NEXUS SUBTERRANEAN PARKING 32,640 S.F.\*\*  
LEVEL 1 32,640 S.F.  
LEVEL 2 32,640 S.F.  
TOTAL GROSS SQUARE FOOTAGE 65,280 S.F.  
TOTAL BUILDING AREA 87,920 S.F.\*\*

TOTAL ON-SITE GROSS SF 134,520 S.F.  
\* THE BASEMENT LEVEL GROSS FLOOR AREA IS EXEMPT FROM INCLUSION IN THE GROSS FLOOR AREA CALCULATION PER MUNICIPAL CODE SECTION 113.024(A.2.3)  
\*\* THESE TOTALS ARE FOR INFORMATION ONLY. THEY ARE NOT THE GROSS FLOOR AREA TOTALS AS DEFINED BY THE MUNICIPAL CODE.

PARKING TABULATION  
MINIMUM PARKING TO BE PROVIDED PER P.I.D. 86-0967 419  
MINIMUM PARKING TO BE PROVIDED PER P.I.D. AMENDMENT 87-1048 502  
MINIMUM PARKING TO BE PROVIDED PER SCR 86005151 366  
EXISTING SURFACE PARKING PROVIDED: 255  
EXISTING GARAGE PARKING PROVIDED: 86  
TOTAL PARKING PROVIDED: 336  
PARKING RATIO PER 1000 S.F. 2.48/1000

LOT 1

VACANT LOT EXECUTIVE DRIVE  
LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP 20044, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA...  
APN: 345-012-01-00  
EXISTING USE: N/A - VACANT PROPERTY  
YEAR CONSTRUCTED: N/A  
LAND USE INFORMATION AND OVERLAYS: INDUSTRIAL PARK ZONE, AIRPORT INFLUENCE AREA (AAA), COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ), MFR/MAR COMPREHENSIVE LAND USE PLAN SAFETY ZONE, AIRPORT ENVIRONMENTAL OVERLAY ZONE, FIRE BRUSH ZONES 300 BUFFER, FIRE HAZARD SEVERITY ZONE...

EXISTING DEVELOPMENT PERMITS  
SITE DEVELOPMENT NO. 8754  
LOT 1 BEING A PORTION OF THE OVERALL SITE DEVELOPMENT PERMIT

SITE AREA  
TOTAL GROSS SITE AREA (APPROX) 5.578 ACRES (242,217 S.F.)  
MAX BUILDING COVERAGE (LOT 1 ONLY): 45.0% = 1.146 ACRES (49,920 S.F.)  
EXISTING BUILDING COVERAGE: N/A

GROSS FLOOR AREA  
VACANT  
PROPOSED  
ESPLANADE 4 SUBTERRANEAN PARKING 32,640 S.F.\*\*  
LEVEL 1 26,000 S.F.\*  
LEVEL 2 26,000 S.F.\*  
TOTAL GROSS SQUARE FOOTAGE 78,000 S.F.  
TOTAL BUILDING AREA 69,500 S.F.\*\*

TOTAL ON-SITE GROSS SF 78,000 S.F.  
\* 4,300 SF OF AMENITY SPACE THAT IS ACCESSORY TO THE BUILDING USE AND EXEMPT FROM THE GROSS FLOOR AREA CALCULATION PER MUNICIPAL CODE SECTION 113.024(A.2.3)  
\*\* THESE TOTALS ARE FOR INFORMATION ONLY. THEY ARE NOT THE GROSS FLOOR AREA TOTALS AS DEFINED BY THE MUNICIPAL CODE.

PARKING TABULATION  
MINIMUM PARKING TO BE PROVIDED PER SDP 8754 175 SPACES (86 STRUCTURED SPACES)  
PARKING RATIO PER 1000 S.F. 3.5/1000 (PER SDP 8754)  
PROPOSED  
PROPOSED SURFACE PARKING PROVIDED: 83  
PROPOSED GARAGE PARKING PROVIDED: 150  
TOTAL PARKING PROVIDED: 233  
PARKING RATIO PER 1000 S.F. - PROPOSED 3.35/1000

BUILDING MATRIX / DIAGRAM

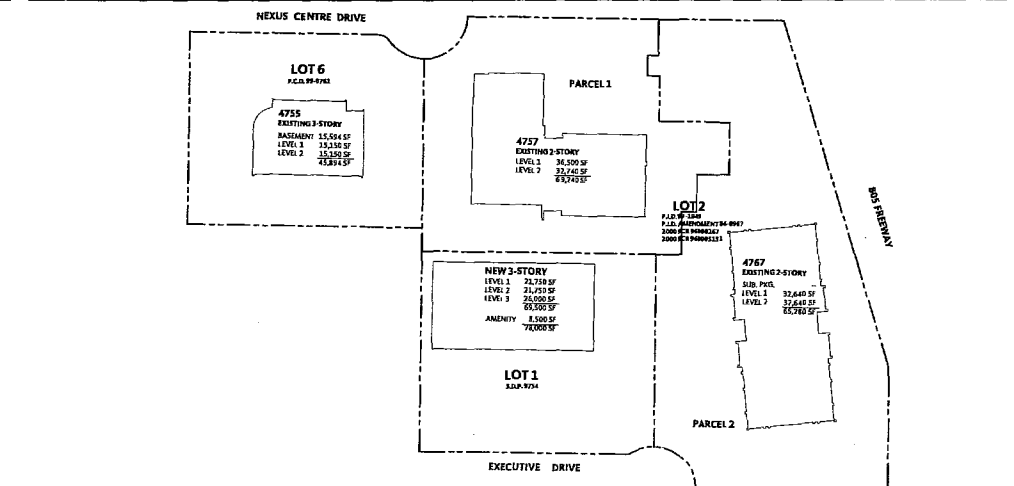


Table with 5 columns: BUILDING LEVEL, 4755 NEXUS (EXST.), 4767 NEXUS (EXST.), 4767 NEXUS (EXST.), NEW BLDG. EXECUTIVE, NEW ACCESSORY. Rows include BASEMENT, LEVEL 1, LEVEL 2, LEVEL 3, and BLDG. SUB TOTAL.

COMBINED ENTITLEMENTS

PROJECT DEVELOPMENT LOT 1, LOT 2, & LOT 6  
LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP 20044, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA...  
APN: 345-012-01-00  
EXISTING USE: N/A - VACANT PROPERTY  
YEAR CONSTRUCTED: N/A  
LAND USE INFORMATION AND OVERLAYS: INDUSTRIAL PARK ZONE, AIRPORT INFLUENCE AREA (AAA), COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ), MFR/MAR COMPREHENSIVE LAND USE PLAN SAFETY ZONE, AIRPORT ENVIRONMENTAL OVERLAY ZONE, FIRE BRUSH ZONES 300 BUFFER, FIRE HAZARD SEVERITY ZONE...

DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT (SDP) AMENDMENT

SITE AREA  
TOTAL GROSS SITE AREA (APPROX) 11.287 ACRES (490,790 S.F.)  
MAX BUILDING COVERAGE (CLUP): 25% = 2.816 ACRES (122,820 S.F.)  
EXISTING BUILDING COVERAGE: N/A

GROSS FLOOR AREA  
LOT 1 - VACANT LOT (SDP 8754) 49,920 S.F.  
LOT 2 - 4757 & 4767 NEXUS (P.I.D. 86-0967) 123,300 S.F.  
LOT 6 - 4755 NEXUS (P.C.D. 89-0782) 30,300 S.F.  
TOTAL GROSS SQUARE FOOTAGE COMBINED ENTITLEMENTS 213,220 S.F.  
EXISTING GROSS S.F. CURRENTLY CONSTRUCTED 164,820 S.F.  
EXISTING S.F. AVAILABLE FOR DEVELOPMENT 48,400 S.F.

TOTAL GROSS SF PROPOSED 242,820 S.F.\*\*  
SEE BUILDING MATRIX / DIAGRAM BELOW FOR PROPOSED BLDG. S.F. DISTRIBUTION TABULATION TABLE USED FOR PARKING REQUIREMENT  
\*\* PROJECT SITE IN UNIVERSITY COMMUNITY PLAN (UCP) SUBAREA 31 - DEVELOPMENT INTENSITY ELEMENT ALLOWS FOR 26,000 SF PER ACRE OF SCIENTIFIC RESEARCH USE - 226,340 SF

PARKING TABULATIONS  
SEE PARKING MATRIX / DIAGRAM BELOW FOR PROPOSED CAMPUS PARKING  
FLOOR AREA RATIO (F.A.R.)  
ALLOWABLE TOTAL ENTITLED SF = 213,220 S.F. = 0.43  
TOTAL SITE AREA = 490,790 S.F.  
PROPOSED TOTAL GROSS SF = 242,820 S.F.  
TOTAL SITE AREA = 490,790 S.F.

PROJECT SUMMARY

PROJECT DESCRIPTION  
1. COMBINING THE ENTITLEMENTS FROM LOT 2 THAT INCLUDES PARCELS 1 & 2 OF PARCEL MAP 17892, LOT 6 OF PARCEL MAP 14466 (P.C.D. 89-0782), AND LOT 1 OF PARCEL MAP 7892 (SIP 8754) TO MASTER PLAN A RESEARCH AND DEVELOPMENT CAMPUS.  
2. DEMOLITION OF SOME EXISTING SITE IMPROVEMENTS CONSISTING OF SURFACE PARKING, LANDSCAPING, DRAINAGE, AND UNDERGROUND UTILITIES.  
3. EXISTING BUILDINGS ON CAMPUS TO REMAIN. BUILDING 4755 ON LOT 6 AND BUILDINGS 4757 AND 4767 ON LOT 2. ASSOCIATED HAZMAT AND TRASH ENCLOSURES TO REMAIN.  
4. NEW BUILDING CONSTRUCTION INCLUDES A 3-STORY 78,000 SF RESEARCH AND DEVELOPMENT BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING. THE TOTAL ENTITLEMENT SQUARE FOOTAGE IS ANTICIPATED TO BE 242,820 SF. THE NEW BUILDING WILL ACHIEVE LEED SILVER CERTIFICATION.  
5. NEW SITE IMPROVEMENTS WILL INCLUDE GRADING, SITE UTILITIES, SITE RETAINING WALLS, LANDSCAPING, IRRIGATION AND HARDSCAPE.  
6. NEW ACCESSORY IMPROVEMENTS INCLUDE A NEW HAZMAT AND TRASH ENCLOSURE FOR NEW 3-STORY RESEARCH AND DEVELOPMENT BUILDING. ACCESSORY IMPROVEMENTS DETERMINED BY THE CITY MANAGER TO BE CONSISTENT WITH THE LAND USE AND DEVELOPMENT STANDARDS IN EFFECT FOR THE SITE PER THE ADOPTED COMMUNITY PLAN, CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, PUBLIC AND PRIVATE IMPROVEMENT REQUIREMENT OF THE CITY ENGINEER, THE UNDERLYING ZONE, CONDITIONS OF THE PERMIT, AND ANY OTHER APPLICABLE REGULATIONS OF THE SDMC FOR THIS SITE.

PROPOSED USES  
PROPOSED USE - RESEARCH & DEVELOPMENT (R & D)  
EXISTING STRUCTURES (NO CHANGE) - R & D

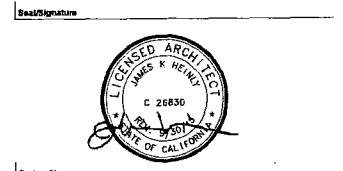
APPLICABLE CODES  
DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL BUILDING CODES AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE MOST CURRENT VERSION OF THE FOLLOWING DOCUMENTS:

Table with 2 columns: Code Title and Part. Lists various California codes including Administrative Code, Building Code, Fire Code, and Green Building Standards Code.

CODE ANALYSIS

Table with 2 columns: Building Name and Code Analysis. Rows include 4755 NEXUS CENTER DRIVE (EXST.), 4757 NEXUS CENTER DRIVE (EXST.), 4767 NEXUS CENTER DRIVE (EXST.), NEW RESEARCH & DEVELOPMENT BLDG., NEW ACCESSORY BLDG., and NEW PARKING STRUCTURE.

Table with 4 columns: Issue, Date, Issue Description, By, Check. Lists various SDP amendment completion dates from 07/03/2014 to 12/11/2014.



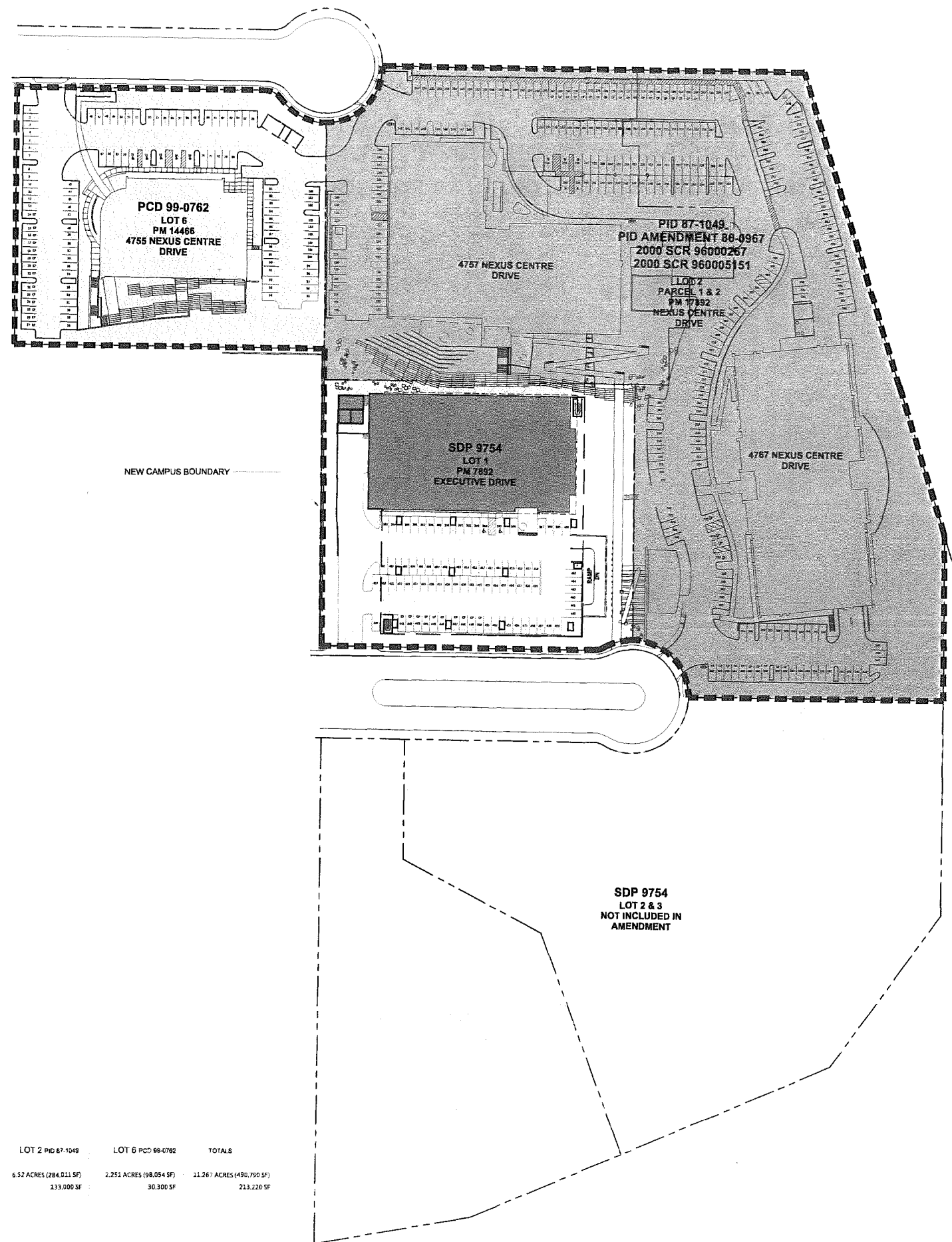
Project Name: Nexus Esplanade SDP Amendment  
Project Number: 557334.000  
CAD File Name: G00-01  
Description: ENTITLEMENTS & PROJECT DATA  
Scale: G00.01  
02/01/2014 Gensler



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 4660 LA JOLLA VILLAGE DR.  
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 SAN DIEGO, CA 92121

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 Suite 1600  
 San Diego, CA 92101  
 Telephone 619.557.2500  
 Facsimile 619.557.2520

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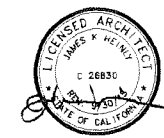


EXISTING ENTITLEMENTS

	LOT 1 SDP 8754	LOT 2 PID 87-1049	LOT 6 PCD 99-0762	TOTALS
TOTAL GROSS SITE AREA	2.496 ACRES (108,725 SF)	6.52 ACRES (284,011 SF)	2.251 ACRES (98,054 SF)	11.267 ACRES (490,790 SF)
GROSS SQUARE FOOTAGE AS ENTITLED	49,920 SF	133,000 SF	30,300 SF	213,220 SF

Issue	Date & Issue Description	By	Check
--	01/03/2014		
	SDP AMENDMENT COMPLETENESS		
--	01/30/2014		
	SDP AMENDMENT FULL SUBMITTAL		
	03/06/2014		
	SDP RESUBMITTAL 01		
	04/16/2014		
	SDP RESUBMITTAL 02		
	09/10/2014		
	SDP RESUBMITTAL 03		
	10/15/2014		
	SDP RESUBMITTAL 04		
	12/11/2014		
	SDP RESUBMITTAL 05		

Signature



Project Name  
 Nexus Esplanade SDP Amendment

Project Number  
 55 7134 000

CAD File Name  
 G00 02

Description  
 DISCRETIONARY SITE PLAN BOUNDARY EXHIBIT

Scale

**G00.02**

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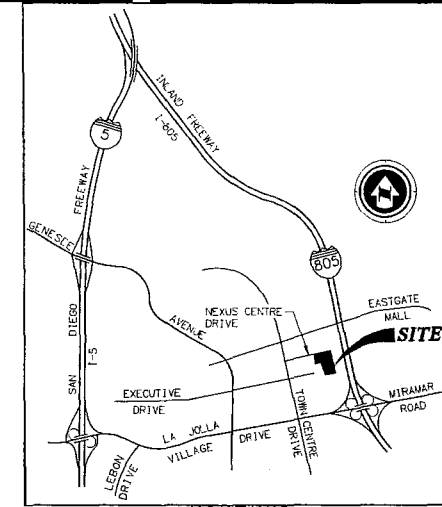
ALEXANDRIA,  
4660 LA JOLLA VILLAGE DR.  
SUITE 725  
SAN DIEGO, CA 92121

**Gensler**

225 Broadway  
Suite 1600  
San Diego, CA 92101  
Telephone: 619.557.2500  
Facsimile: 619.557.2520

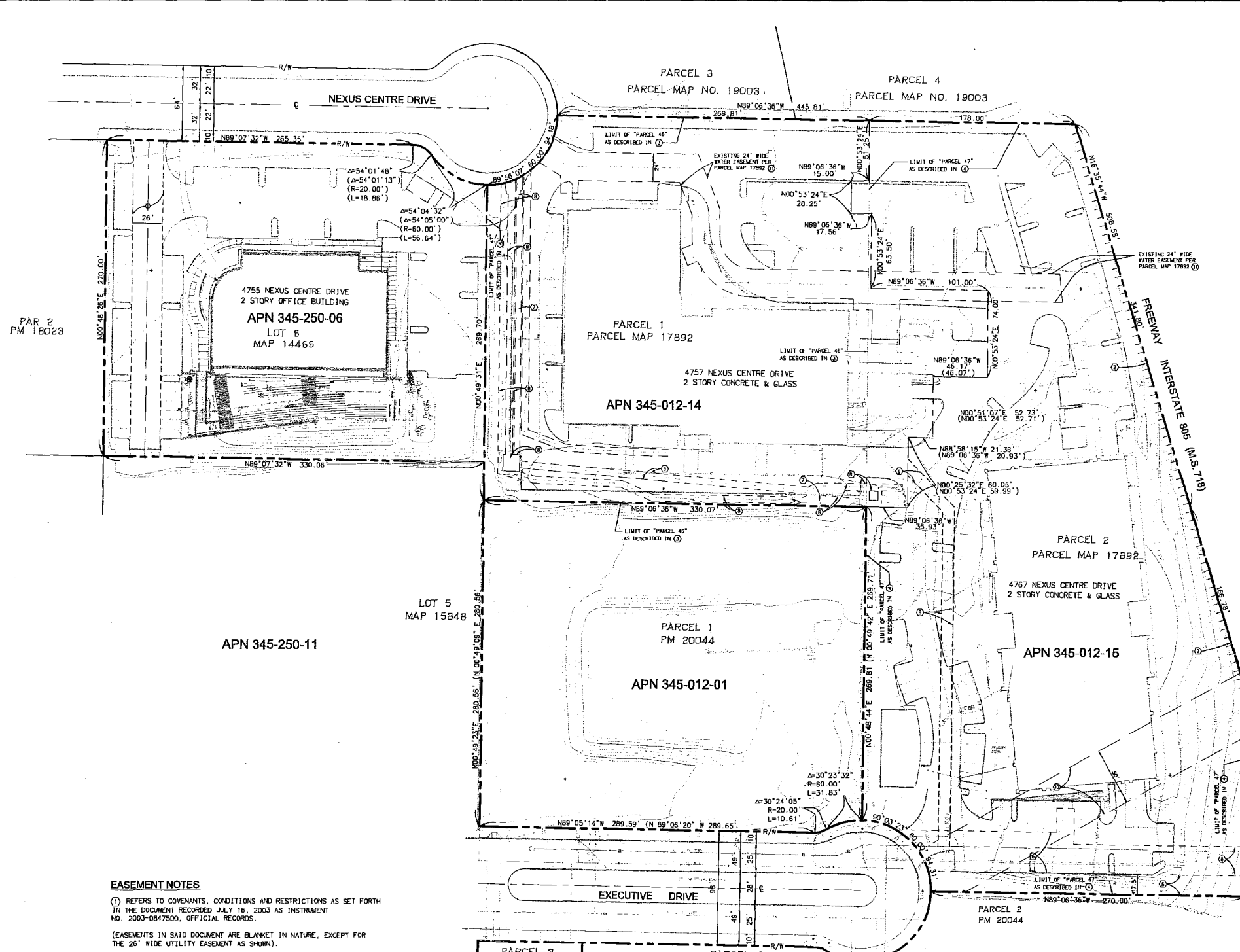
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SAN DIEGO, CALIFORNIA 92144-1824  
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**LEGEND**

- 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
- FENCE LINE
- GATE
- SITE WALL
- RETAINING WALL
- SEWER MANHOLE
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- DRAIN INLET/CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC METER
- ELECTRIC PULL BOX
- POWER POLE
- AREA LIGHT
- STREET LIGHT
- SPOT LIGHT
- UTILITY PULL BOX
- GAS METER
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- STORM DRAIN CLEAN OUT
- BOLLARD
- FLAG POLE
- PILE
- PALM TREE
- PINE TREE
- BACK FLOW PREVENTER
- ELECTRIC VAULT
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- ELECTRIC TRANSFORMER
- WATER VAULT



**EASEMENT NOTES**

- ① REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED JULY 16, 2003 AS INSTRUMENT NO. 2003-0847500, OFFICIAL RECORDS.  
(EASEMENTS IN SAID DOCUMENT ARE BLANKET IN NATURE, EXCEPT FOR THE 26' WIDE UTILITY EASEMENT AS SHOWN).
- ② ABUTTER'S RIGHTS OF ACCESS RELINQUISHED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED 04/08/1969 AS FILE #59708, O.R. SHOWN HEREON AS [Symbol].
- ③ "RESTRICTIVE USE EASEMENT" RESERVED TO THE UNITED STATES GOVERNMENT IN DEED RECORDED 07/26/1983 AS FILE # 83-261438, O.R. IS A BLANKET TYPE OF EASEMENT OVER THE PROPERTY DESCRIBED AS "PARCEL 46" IN SAID DEED.
- ④ "RESTRICTIVE USE EASEMENT" FOR A SAFETY AREA OF COMPATIBLE USE PER DOCUMENT RECORDED 07/28/1983 AS FILE # 83-261437, O.R. IS A BLANKET TYPE OF EASEMENT OVER THE PROPERTY DESCRIBED AS "PARCEL 47" IN SAID DEED.
- ⑤ FUTURE STREET RESERVATION PER MAP NO. 12473.
- ⑥ WATER, SEWER, DRAINAGE & SLOPE EASEMENT TO THE CITY OF SAN DIEGO PER MAP NO. 12473.
- ⑦ CENTERLINE OF A 5' WIDE EASEMENT TO PACIFIC BELL PER DOCUMENT RECORDED 12/08/1989 AS FILE #89-667129, O.R.
- ⑧ 3' MINIMUM WIDE EASEMENT TO SDG&E RECORDED 12/27/1989 AS FILE #89-699805, O.R. SHOWN FOR THE ABOVE GROUND FACILITIES & APPURTANANCES ONLY.
- ⑨ 10' WIDE PRIVATE SEWER EASEMENT PER DOCUMENT RECORDED 02/12/1992 AS FILE #92-0077256, O.R.
- ⑩ EASEMENT TO THE CITY OF SAN DIEGO FOR UTILITY TUNNEL PER DOCUMENT RECORDED 03/03/1995 AS FILE #95-0093861, O.R.
- ⑪ WATER EASEMENT TO THE CITY OF SAN DIEGO PER PARCEL MAP NO. 17892

**PROJECT APN:**  
345-012-14, 345-012-15  
345-012-01

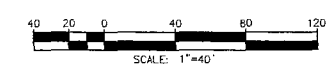
**TOPOGRAPHY**  
TOPOGRAPHY WAS COMPILED FROM DRAWING NO. 24220-D AND FIELD SURVEY PERFORMED DECEMBER 8, 2010 AND MARCH 8, 2011.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83) ZONE 6, BASED LOCALLY ON THE LINE BETWEEN STATION 676 AND STATION 673 PER RECORD OF SURVEY NO. 14492.  
I.E. N86°33'37"W.

**BENCHMARK:**  
THE SOUTHWEST BRASS PLUG AT GENESSEE AVENUE AND EXECUTIVE DRIVE  
ELEV = 360.348 CITY DATUM: NGVD29

**LEGAL DESCRIPTION:**  
PARCEL 1 AND PARCEL 2 OF PARCEL MAP 17892, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 6, 1997.  
APN 345-012-14, 345-012-15  
PARCEL 1 OF PARCEL MAP NO. 20044, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 7, 2006 AS DOCUMENT NO. 2006-0482471.  
APN 345-012-01

SEE SHEETS C1.1 AND C1.2 FOR WATER EASEMENT VACATION AND DEDICATION INFORMATION



Issue	Date & Issue Description	By	Check
01/03/2014	SDP AMENDMENT COMPLETENESS		
01/02/2014	SDP AMENDMENT FULL SUBMITTAL		
03/06/2014	SDP RESUBMITTAL 01		
04/16/2014	SDP RESUBMITTAL 02		
04/28/2014	GAS METER		
07/28/2014	SDP RESUBMITTAL - REVISION		
08/10/2014	SDP RESUBMITTAL - REVISION		
08/10/2014	SDP RESUBMITTAL 03		
10/13/2014	SDP RESUBMITTAL		
12/03/2014	SDP RESUBMITTAL		
	SDP RESUBMITTAL 5		

ENGINEER OF WORK:  
*Ryan D. Dwyer*  
RYAN D. DWYER, R.C.E. #45045 DATE: 10-10-2014  
EXP. 3/31/16  
Project Name: Nexus Espalade SDP Amendment

Project Number: 55.7134.000  
CAD File Name:  
Description: EXISTING CONDITIONS  
Scale:

**C1.0**

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ALEXANDRIA.

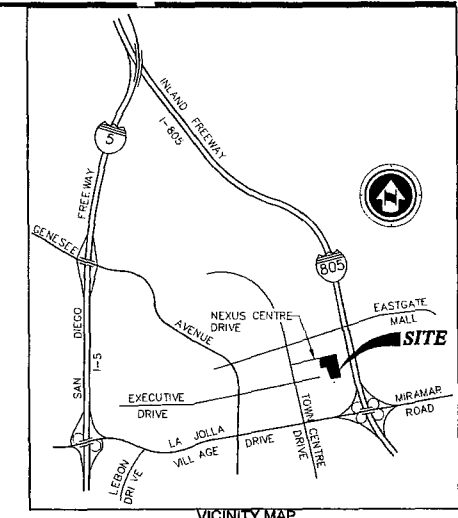
4660 LA JOLLA VILLAGE DR.  
SUITE 725  
SAN DIEGO, CA 92121

**Gensler**

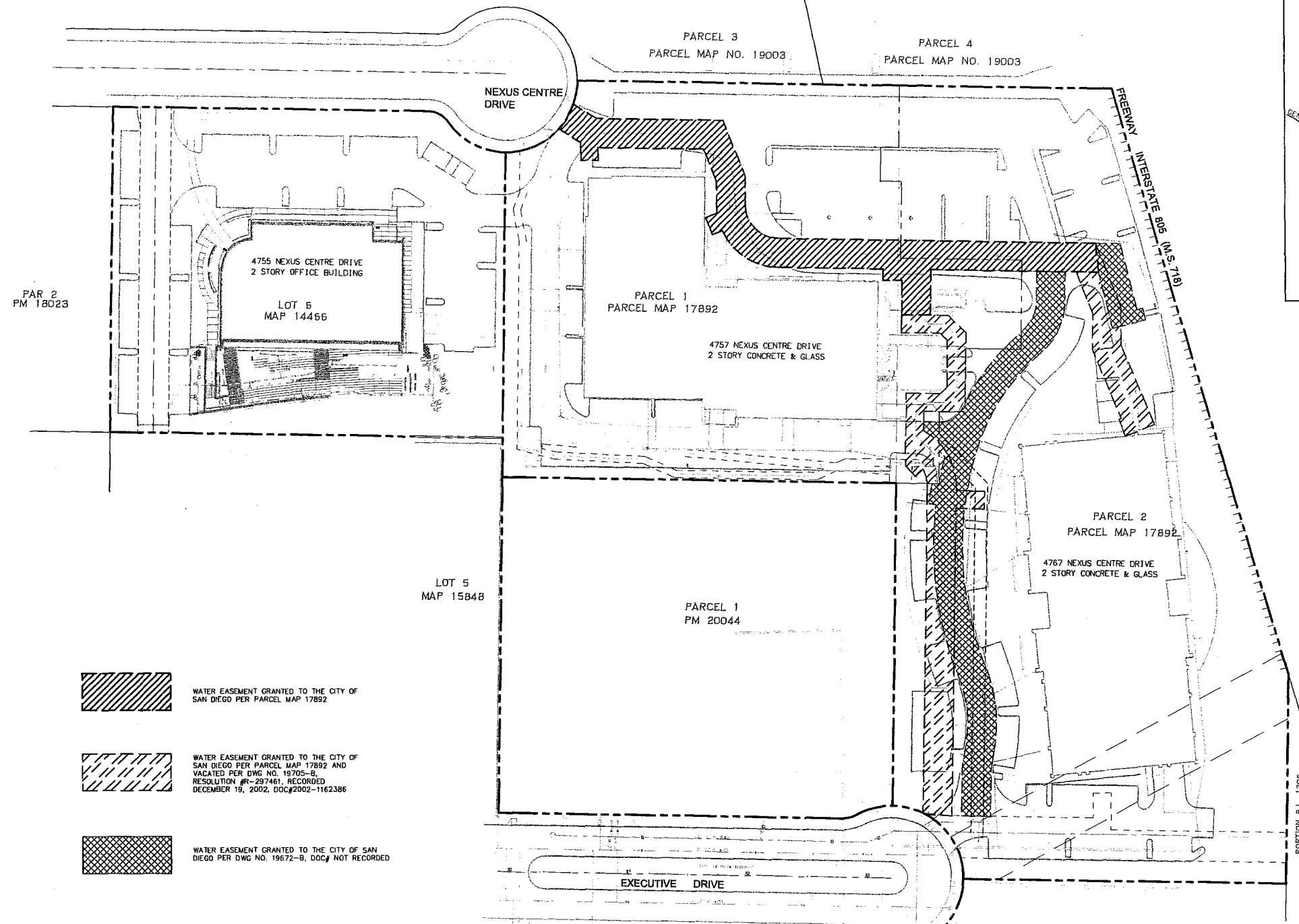
225 Broadway  
Suite 1600  
San Diego, CA 92101  
Telephone 619.557.2500  
Facsimile 619.557.2520


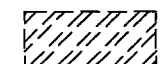

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LEGEND

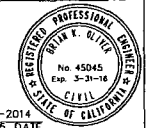


-  WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER PARCEL MAP 17892
-  WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER PARCEL MAP 17892 AND VACATED PER DWG NO. 19705-B, RESOLUTION #R-297461, RECORDED DECEMBER 19, 2002, DOC#2002-1162386
-  WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DWG NO. 19672-B, DOC# NOT RECORDED

SEE SHEET C1.0 FOR ALL EASEMENTS AND EXISTING CONDITIONS

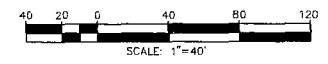
Issue	Date & Issue Description	By	Check
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-	SDP AMENDMENT COMPLETENESS		
-	01/30/2014		
-	SDP AMENDMENT FULL SUBMITTAL		
-	03/06/2014		
-	SDP RESUBMITTAL 01		
-	04/16/2014		
-	SDP RESUBMITTAL 02		
-	04/28/2014		
-	SDP RESUBMITTAL - REVISION		
-	07/28/2014		
-	SDP RESUBMITTAL - REVISION		
-	09/10/2014		
-	SDP RESUBMITTAL 03		
-	10/13/2014		
-	SDP RESUBMITTAL		
-	12/03/2014		
-	SDP RESUBMITTAL 5		

ENGINEER OF WORK:  
*Brian Oliver*  
BRIAN K. OLIVER, R.C.E. 45045 DATE  
EXP. 3/31/16  
Project Name  
Nexus Esplanade SDP Amendment



Project Number  
557134.000  
CAD File Name  
Description  
EXISTING WATER EASEMENTS INFORMATION  
Scale

C1.1





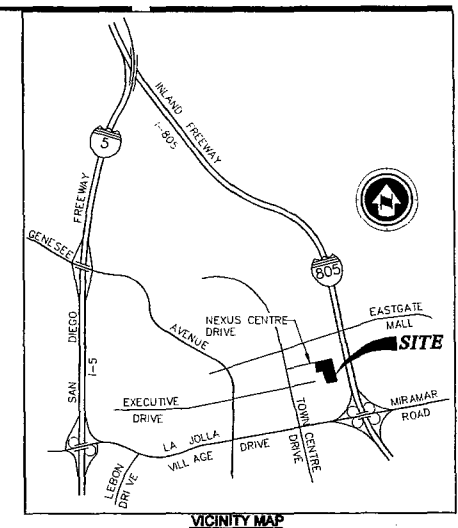
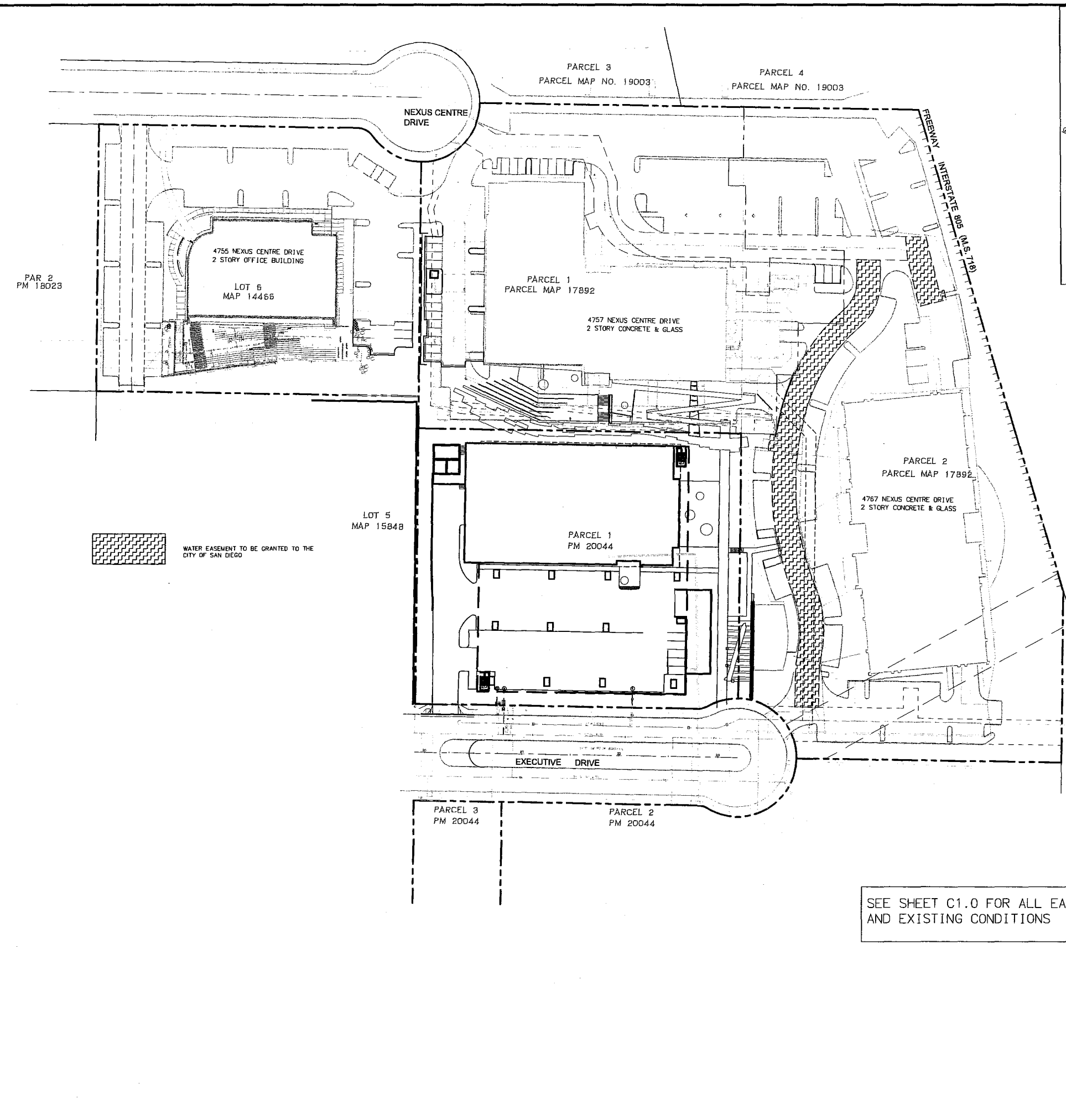
4660 LA JOLLA VILLAGE DR.  
SUITE 725  
SAN DIEGO, CA 92121

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WATER EASEMENT TO BE GRANTED TO THE CITY OF SAN DIEGO

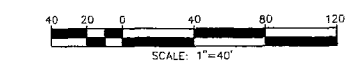
SEE SHEET C1.0 FOR ALL EASEMENTS AND EXISTING CONDITIONS

Issue	Date	Issue Description	By	Check
	01/03/2014	SDP AMENDMENT COMPLETENESS		
	01/20/2014	SDP AMENDMENT FULL SUBMITTAL		
	03/06/2014	SDP RESUBMITTAL 01		
	04/16/2014	SDP RESUBMITTAL 02		
	04/28/2014	SDP RESUBMITTAL - REVISION		
	07/22/2014	SDP RESUBMITTAL - REVISION		
	09/10/2014	SDP RESUBMITTAL 03		
	10/13/2014	SDP RESUBMITTAL		
	12/03/2014	SDP RESUBMITTAL 5		

ENGINEER OF WORK:  
*Brian Oliver*  
BRIAN K. OLIVER, R.C.E. 45045 DATE  
EXP. 3/31/16  
Project Name  
Nexus Esplanade SDP Amendment

Project Number  
55 7134.000  
CAD File Name  
Description  
**PROPOSED EASEMENTS**  
Scale

**C1.2**



ALEXANDRIA.

4660 LA JOLLA VILLAGE DR.  
SUITE 725  
SAN DIEGO, CA 92121

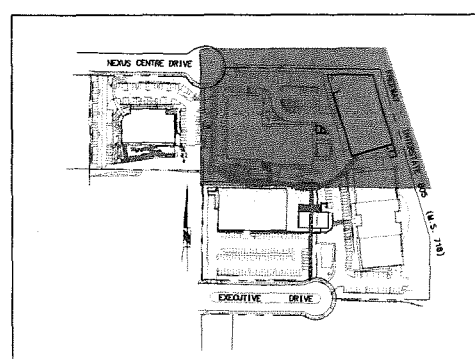
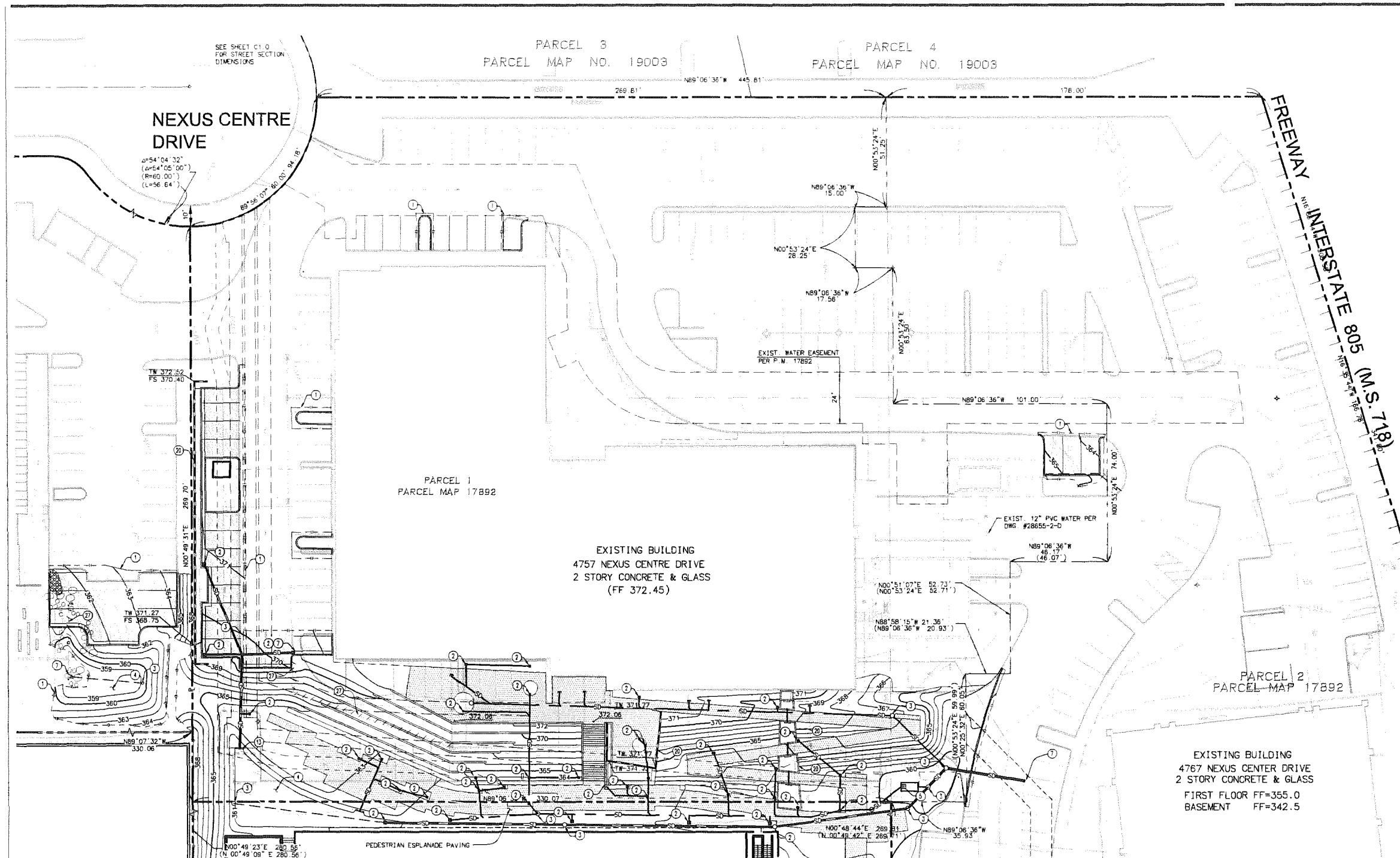
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Suite 1600  
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Issue	Date & Issue Description	By	Check
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	01/30/2014		
	SDP AMENDMENT FULL SUBMITTAL		
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	04/16/2014		
	SDP RESUBMITTAL 02		
	04/28/2014		
	SDP RESUBMITTAL - REVISION		
	07/28/2014		
	SDP RESUBMITTAL - REVISION		
	09/10/2014		
	SDP RESUBMITTAL 03		
	10/13/2014		
	SDP RESUBMITTAL		
	12/31/2014		
	SDP RESUBMITTAL 6		



**LEGEND**

- PROPERTY LINE
- BUILDING OUTLINE
- PROPOSED 6" CURB
- PROPOSED 0" CURB
- PROPOSED CONTOUR
- LIMITS OF GRADING
- SANUIT LINE
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- EXTENTS OF PROPOSED ASPHALT
- POROUS ASPHALT PAVING (PVT)
- PROPOSED STORM DRAIN CLEANOUT (PVT)
- PROPOSED CATCH BASIN (PVT)
- SEWER CLEANOUT (PVT)
- PROPOSED STORM DRAIN (PVT)
- PROPOSED SEWER (PVT)
- PROPOSED WATER MAIN (PVT)
- PROPOSED FIRE HYDRANT (PVT)
- PROPOSED FIRE DEPT. CONNECTION
- PROPOSED BACKFLOW PREVENTOR
- STORM DRAIN TO BE REMOVED

**NOTE:**

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

**NOTE:**

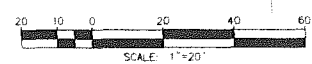
A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH INCLUDES BEST MANAGEMENT PRACTICES TO REDUCE THE POLLUTANTS TO DOWNSTREAM WATER BODIES WILL BE PREPARED PRIOR TO ISSUANCE OF GRADING PERMIT AND A NOTICE OF INTENT SUBMITTED TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD. THE SWPPP WILL INSURE REQUIREMENT FOR SCHEDULING MAINTENANCE AND CLEANUP OF SPILLS, ETC. FOR PERPETUITY.

**GRADING DATA:**

TOTAL AMOUNT OF SITE TO BE GRADED: 4.5 ACRES  
PERCENT OF TOTAL SITE GRADED: 42%  
AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 1.309 ACRES  
PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OF GREATER: 12.2%  
AMOUNT OF SITE WITHIN HILLSIDE REVIEW OR PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%  
AMOUNT OF CUT: 21,300 CY  
AMOUNT OF FILL: 3,000 CY  
MAXIMUM HEIGHT OF FILL SLOPE 7:1 FEET 2:1 SLOPE RATIO  
MAXIMUM HEIGHT OF CUT SLOPE 7:1 FEET 2:1 SLOPE RATIO  
AMOUNT OF EXPORT SOIL: 18,300 CY  
RETAINING WALLS: HOW MANY: 3  
MAXIMUM LENGTH: 448'  
MAXIMUM HEIGHT: 8'

**CONSTRUCTION NOTES**

- LIMIT OF GRADING/LIMIT OF WORK/SANUIT LINE
- CATCH BASIN
- SEWER TYPE CLEANOUT
- BIOPRETENTION AREA
- MODULAR RETLAND SYSTEM
- CONNECT TO EXISTING STORM DRAIN
- STORM DRAIN HEADWALL
- RETAINING WALL
- REMOVE PORTION OF EXISTING STORM DRAIN



FOR COMPLETE BOUNDARY INFORMATION SEE EXISTING CONDITIONS PLAN, C1.0

C2.0

82014 Gensler

H:\PROJECTS\BROOKLYN\BROOKLYN\SDP AMENDMENT\C2.0-CR01.DWG - GUILHERMO.LOZOLA 12/7/14 10:31:09

ALEXANDRIA.

4660 LA JOLLA VILLAGE DR. SUITE 725 SAN DIEGO, CA 92121

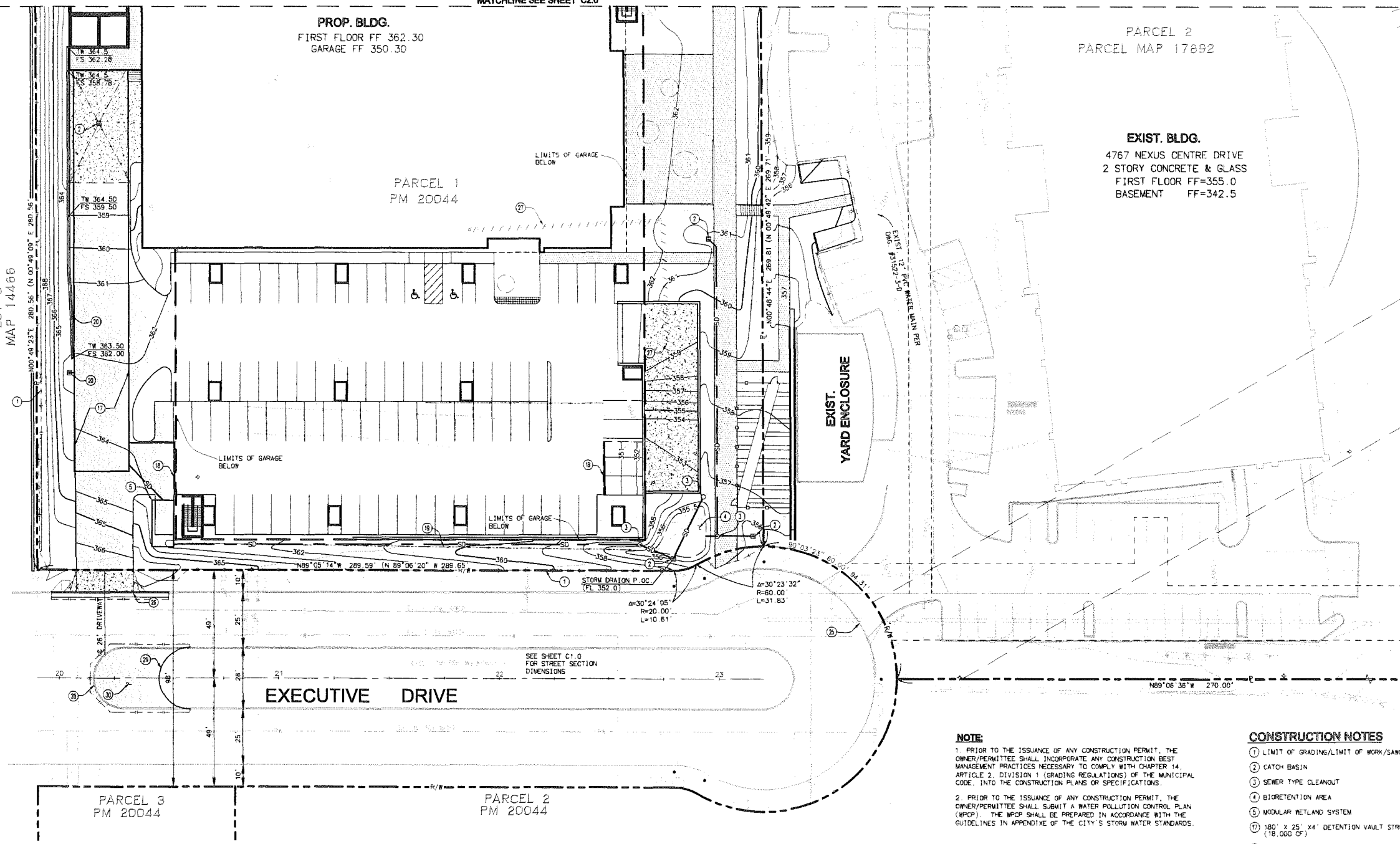
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225 Broadway Suite 1600 San Diego CA 92101 Telephone 619.557.2500 Facsimile 619.557.2520

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LOT 5 MAP 14466

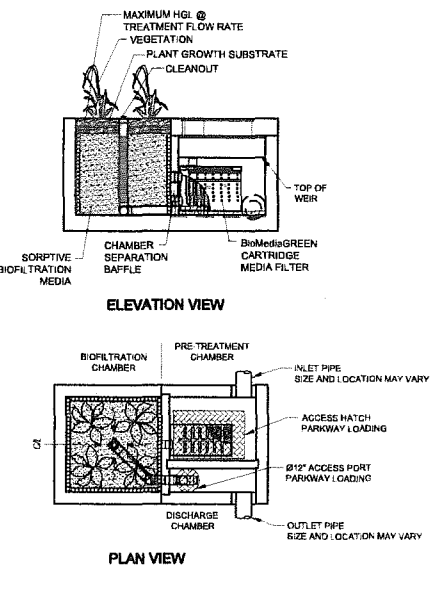
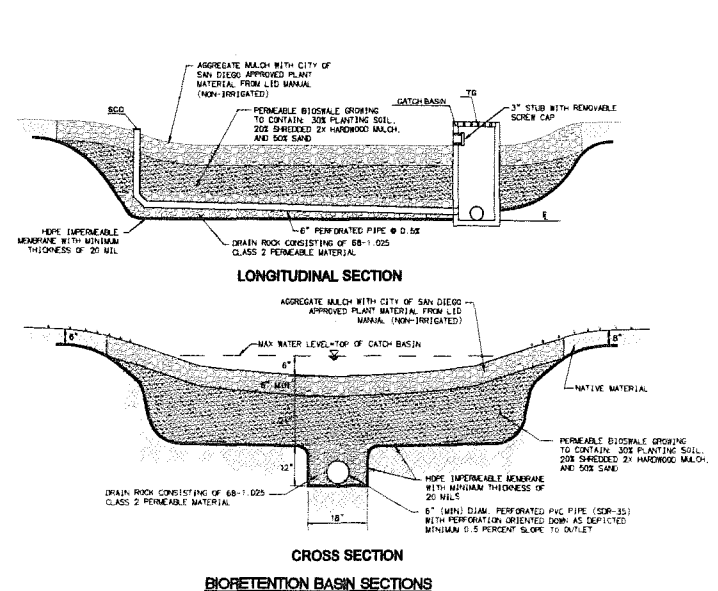
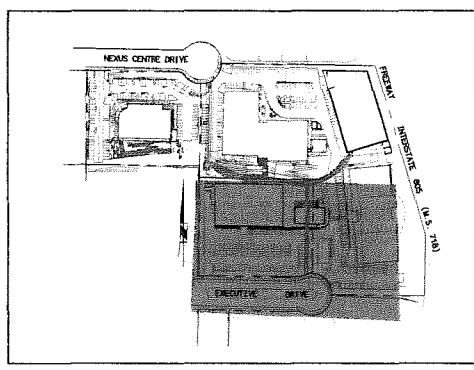


**NOTE:**

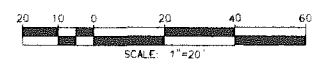
1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP) TO THE WPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX OF THE CITY'S STORM WATER STANDARDS.

- CONSTRUCTION NOTES**
- ① LIMIT OF GRADING/LIMIT OF WORK/SCOUT LINE
  - ② CATCH BASIN
  - ③ SEWER TYPE CLEANOUT
  - ④ BIORETENTION AREA
  - ⑤ MODULAR WETLAND SYSTEM
  - ⑦ 180' X 25' X 4' DETENTION VAULT STRUCTURE (18,000 CF)
  - ⑧ TRENCH DRAIN
  - ⑨ BIOSWALE
  - ⑩ RETAINING WALL
  - ⑫ EXISTING 30' DRIVEWAY TO REMAIN
  - ⑬ EXISTING 28' DRIVEWAY TO BE REMOVED
  - ⑭ REMOVE PORTION OF EXISTING STORM DRAIN
  - ⑮ REMOVE EXIST. MEDIAN
  - ⑯ NEW MEDIAN CURB
  - ⑰ NEW SCHEDULE "J" PAVING



FOR COMPLETE BOUNDARY INFORMATION SEE EXISTING CONDITIONS PLAN, C1.0



Date	Issue Description	By	Check
01/03/2014	SDP AMENDMENT COMPLETENESS		
01/03/2014	SDP AMENDMENT FULL SUBMITTAL		
03/06/2014	SDP RESUBMITTAL 01		
04/16/2014	SDP RESUBMITTAL 02		
04/28/2014	SDP RESUBMITTAL - REVISION		
07/28/2014	SDP RESUBMITTAL - REVISION		
08/10/2014	SDP RESUBMITTAL 03		
10/13/2014	SDP RESUBMITTAL		
12/03/2014	SDP RESUBMITTAL 5		

ENGINEER OF WORK:  
 Brian K. Deliver, 10-10-2014  
 Brian K. Deliver, P.E., No. 45045, Exp. 3-31-16  
 Project Name: Nexus Expanded SDP Amendment  
 Project Number: 55 7134.000  
 CAD File Name:  
 Description: SCHEMATIC GRADING  
 Scale:  
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C2.1

ALEXANDRIA,  
4660 LA JOLLA VILLAGE DR.  
SUITE 725  
SAN DIEGO, CA 92121

**Gensler**

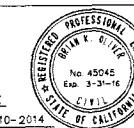
225 Broadway  
Suite 1600  
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Telephone: 619.557.2500  
Facsimile: 619.557.2520

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Issue	Date & Issue Description	By	Check
	01/03/2014		
	SDP AMENDMENT COMPLETENESS		
	01/02/2014		
	SDP AMENDMENT FULL SUBMITTAL		
	03/02/2014		
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	SDP RESUBMITTAL - REVISION		
	09/10/2014		
	SDP RESUBMITTAL 03		
	10/15/2014		
	SDP RESUBMITTAL		
	12/02/2014		
	SDP RESUBMITTAL 5		

Scale/Signature



ENGINEER OF WORK:  
*Brian Oliver*  
BRIAN K. OLIVER, P.E. No. 45045 DATE  
EXP. 3/31/16

Project Name  
Nexus Espinade SDP Amendment

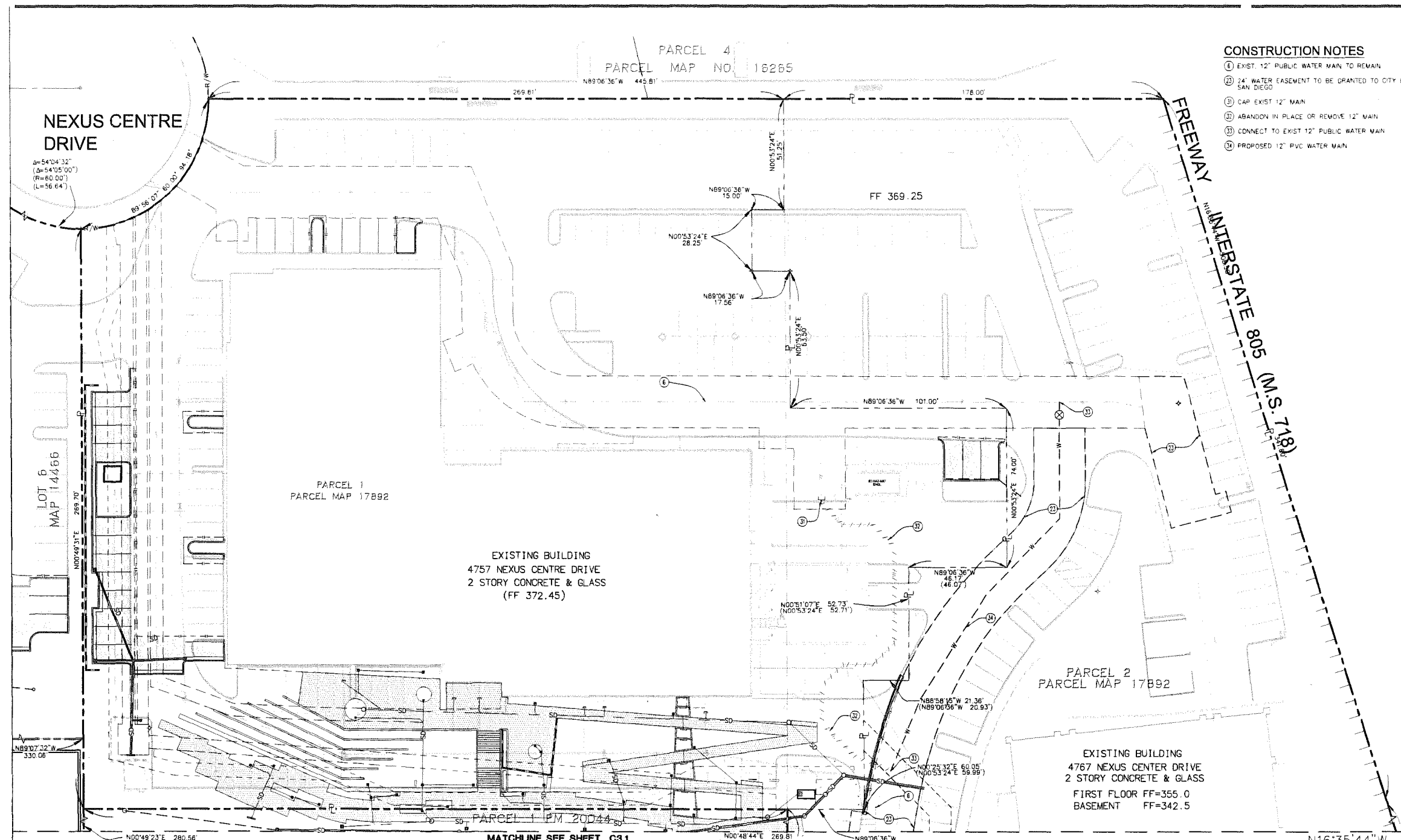
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55 7134 000  
CAD File Name

Description  
UTILITY PLAN

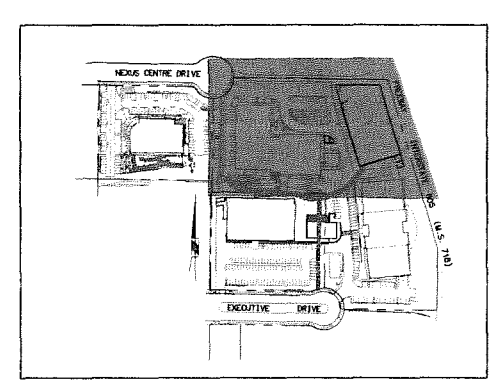
Scale

**C3.0**

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- CONSTRUCTION NOTES**
- ① EXIST. 12" PUBLIC WATER MAIN TO REMAIN
  - ② 24" WATER EASEMENT TO BE GRANTED TO CITY OF SAN DIEGO
  - ③ CAP EXIST 12" MAIN
  - ④ ABANDON IN PLACE OR REMOVE 12" MAIN
  - ⑤ CONNECT TO EXIST 12" PUBLIC WATER MAIN
  - ⑥ PROPOSED 12" PVC WATER MAIN

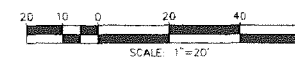


KEYMAP  
NO SCALE

1. STORM DRAIN SHOWN FOR REFERENCE ONLY SEE GRADING SHEETS FOR INFORMATION.
2. THE OWNER/PERMITEE SHALL PROCESS ENCROACHMENT AND REMOVAL AGREEMENTS FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING. NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED IN OR OVER THE WATER EASEMENT THAT WOULD INHIBIT VEHICULAR ACCESS TO REPLACE A SECTION OF MAIN OR PROVIDE ACCESS TO ANY APPURTENANCE OR ISOLATED SECTION OF MAIN.
3. THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607, IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
4. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.

ALL ONSITE WATER AND SEWER FACILITIES WILL BE PRIVATE UNLESS NOTED OTHERWISE. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.

FOR COMPLETE BOUNDARY INFORMATION SEE EXISTING CONDITIONS PLAN, C1.0



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ALEXANDRIA

4660 LA JOLLA VILLAGE DR.  
SUITE 725  
SAN DIEGO, CA 92121

**Gensler**

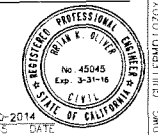
225 Broadway  
Suite 1600  
San Diego, CA 92101  
Telephone: 619.557.2500  
Facsimile: 619.557.2520

**RBF**  
CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION  
8750 CLAREMONT VESA BOULEVARD, SUITE 100  
SAN DIEGO, CALIFORNIA 92124-1224  
858.645.000 • FAX 858.645.001 • www.RBF.com

Date	Issue Description	By	Check
01/03/2014	SDP AMENDMENT COMPLETENESS		
01/30/2014	SDP AMENDMENT FULL SUBMITTAL		
03/06/2014	SDP RESUBMITTAL 01		
04/16/2014	SDP RESUBMITTAL 02		
04/28/2014	SDP RESUBMITTAL - REVISION		
07/22/2014	SDP RESUBMITTAL - REVISION		
09/10/2014	SDP RESUBMITTAL 03		
10/13/2014	SDP RESUBMITTAL		
12/03/2014	SDP RESUBMITTAL 5		

Signature



ENGINEER OF WORK:  
*Brian Selzer* 10-10-2014  
BRIAN K. SELZER, P.E. No. 45045 DATE  
EXP. 3/31/16

Project Name  
Nexus Esplanade SDP Amendment

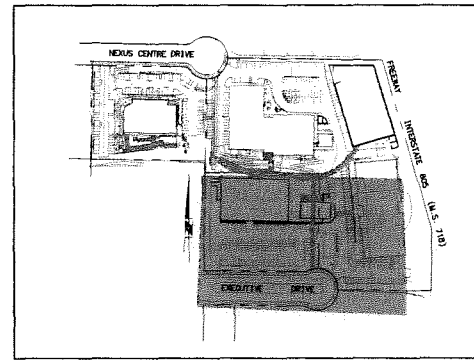
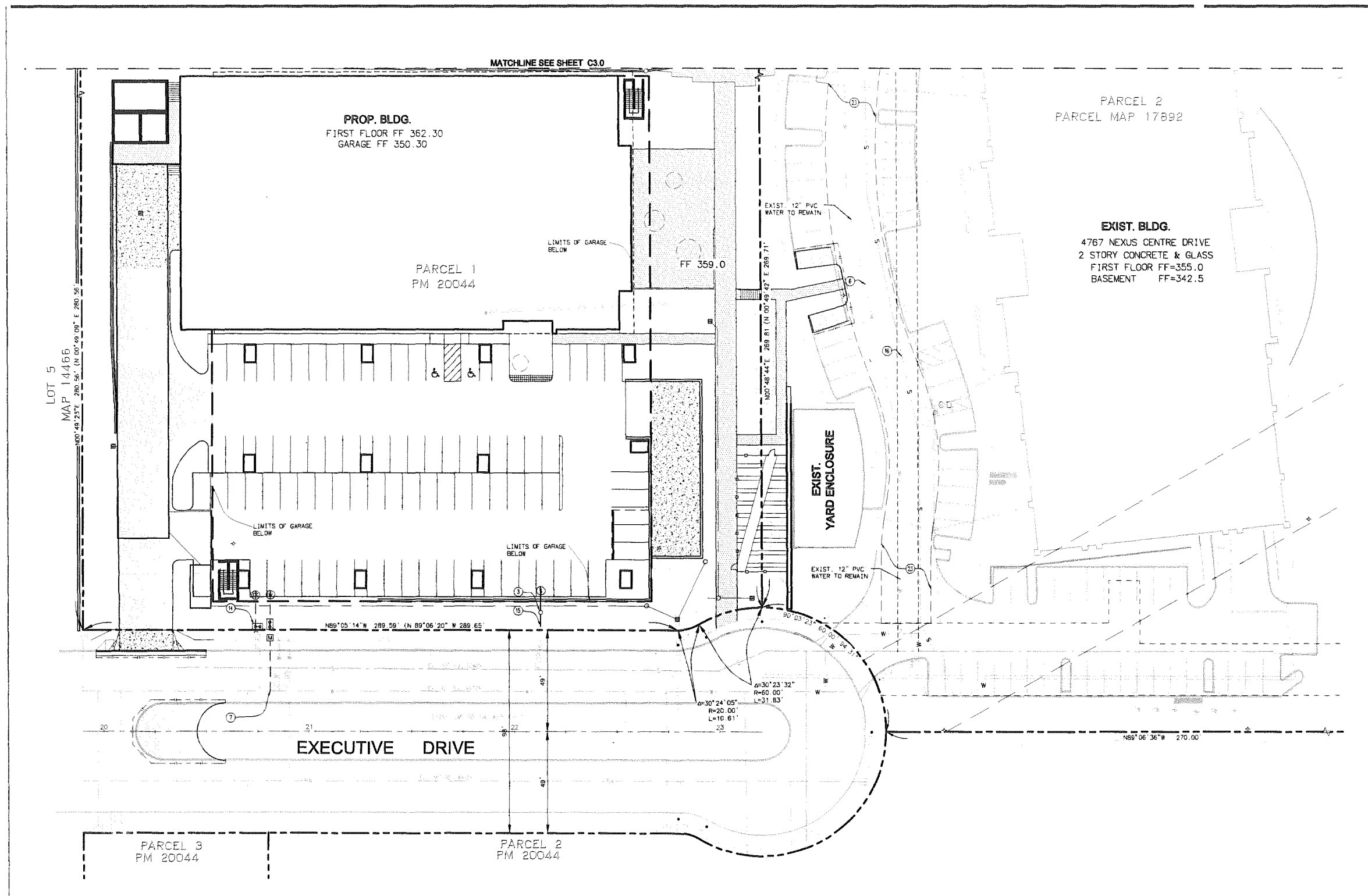
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CAD File Name

Description  
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C3.1

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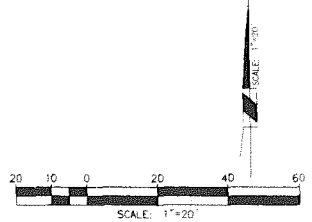
KEYMAP  
NO SCALE

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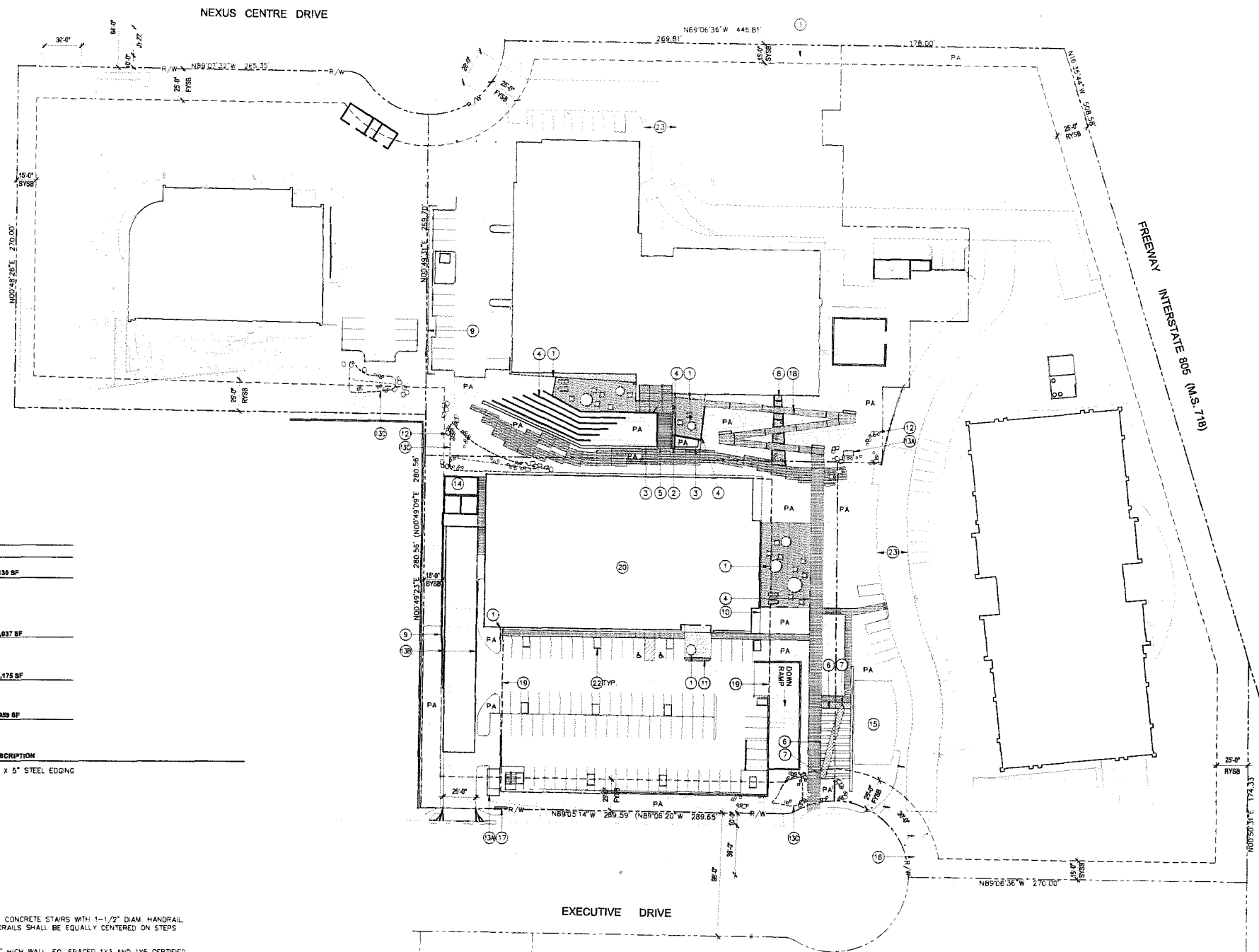
ALL ONSITE WATER AND SEWER FACILITIES WILL BE PRIVATE UNLESS NOTED OTHERWISE. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.

FOR COMPLETE BOUNDARY INFORMATION SEE EXISTING CONDITIONS PLAN, C1.0

- CONSTRUCTION NOTES**
- 1 SEWER TYPE CLEANOUT
  - 2 EXIST 12" PUBLIC WATER MAIN TO REMAIN
  - 3 CONNECT TO EXISTING STORM DRAIN
  - 4 FIRE SERVICE BACKFLOW PREVENTER, WITH FIRE DEPARTMENT CONNECTION
  - 5 CONNECT TO EXISTING SEWER LINE
  - 6 PRIVATE SEWER LINE
  - 7 24" WATER EASEMENT TO BE GRANTED TO CITY OF SAN DIEGO



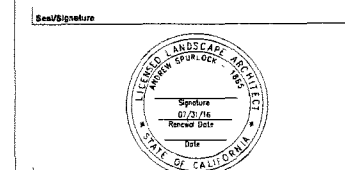




HARDSCAPE LEGEND

SYMBOL	ITEM	DESCRIPTION
[Symbol]	ROCK MULCH SUCH AS: "BAJA CRESTA" - 6" MINUS CRUSHED AGGREGATE "BAJA CRESTA" - 1-1/2" - 3-1/2" CRUSHED AGGREGATE "BAJA CRESTA" - IRREGULAR COBBLE MIX, (30%) 12" MINUS, (40%) 6" MINUS, (30%) 2-1/2" - 3-1/2"	1,139 SF
[Symbol]	HARDSCAPE PAVING 'A' SUCH AS: CONCRETE WITH INTEGRAL COLOR CONCRETE WITH SEEDED AGGREGATE STANDARD GRAY CONCRETE	11,037 SF
[Symbol]	HARDSCAPE PAVING 'B' SUCH AS: ASPHALT, PER CIVIL CONCRETE, PER CIVIL	41,175 SF
[Symbol]	PAVERS SUCH AS: LINEAR CONCRETE PAVERS	4,829 SF
HEADERS/WALLS/HANDRAILINGS		DESCRIPTION
1	STEEL EDGING	1/4" X 5" STEEL EDGING
2	RAISED PLANTER	
3	SEAT WALLS SUCH AS: 18" X 24" W CONCRETE WITH INTEGRAL COLOR 18" X 24" W CONCRETE WITH INTEGRAL COLOR WITH WOOD SEAT 18" X 36" W CONCRETE WITH INTEGRAL COLOR	
4	RETAINING WALLS SUCH AS: 12" WIDE CONCRETE WITH INTEGRAL COLOR 9" WIDE CONCRETE WITH INTEGRAL COLOR 12" WIDE CONCRETE WITH CORTEN STEEL PANEL 6" WIDE CONCRETE WITH CORTEN STEEL PANEL	
5	CONCRETE STAIRS WITH HANDRAILS	C.I.P. CONCRETE STAIRS WITH 1-1/2" DIAM. HANDRAIL. HANDRAILS SHALL BE EQUALLY CENTERED ON STEPS
6	WOOD AND METAL SCREEN WALL	3'-6" HIGH WALL, EQ. SPACED 1X3 AND 1X6 CERTIFIED IPE WOOD SLATS, 2-1/2" SQUARE GALV. AND POWDER COATED STEEL POSTS, SPACING PER PLAN
7	WOOD AND METAL SWING GATE	3'-6" HIGH X 48" WIDE GATE, EQ. SPACES 1X3 AND 1X6 CERT. IPE WOOD SLATS MOUNTED ON 1" X 1/4" THICK STEEL FRAME
OTHER		
8	RAINWATER CHANNEL	CORTEN STEEL AND CONCRETE WALLS, ROCKMULCH
9	RETAINING WALL	PER CIVIL
10	BUILDING CANOPY ABOVE	PER ARCHITECT
11	TRUNCATED DOMES	CONSTRUCTION DETAIL PER CIVIL; AT ALL PEDESTRIAN CURB RAMPS
12	BOULDERS	
13	STORM WATER MODULAR WETLAND AREA	PER CIVIL
14	UNDERGROUND STORM WATER RETENTION STRUCTURE	PER CIVIL
15	BIORETENTION BASIN	PER CIVIL
16	HAZMAT AND TRASH ACCESSORY STRUCTURE	PER ARCHITECT
17	EXISTING SERVICE YARD TO REMAIN	PER ARCHITECT
18	EXISTING MONUMENT SIGNAGE	PER ARCHITECT
19	NEW MONUMENT SIGNAGE, PER ARCHITECT	PER ARCHITECT
20	RAMP LESS THAN 5% SLOPE	PER CIVIL
21	PARKING STRUCTURE BELOW	PER ARCHITECT, REFER TO SHEET A02.05
22	NEW BUILDING	PER ARCHITECT
23	SITE FURNISHINGS	FIXED BENCHES AND MOVEABLE FURNISHINGS
24	RAISED PLANTERS	MINIMUM OF 40 SF X 3' DEEP, PER ARCHITECT
25	WATER EASEMENT	PER CIVIL
[Symbol]	PROPERTY LINE	
[Symbol]	PLANTING AREA	
[Symbol]	FIRE ACCESS LANE, PER ARCHITECT	

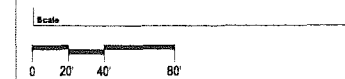
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01/06/2014	SDP AMENDMENT FULL SUBMITTAL	AC	LK
03/06/2014	SDP RESUBMITTAL 01	AC	LK
04/16/2014	SDP RESUBMITTAL 02	AC	LK
09/19/2014	SDP RESUBMITTAL 03	AC	LK
10/13/2014	SDP RESUBMITTAL 04	AC	LK
12/03/2014	SDP RESUBMITTAL 05	AC	LK



Project Name  
Nexus Espalade SDP Amendment

Project Number  
55.7134.000  
CAD File Name

Description  
HARDSCAPE PLAN + LEGEND



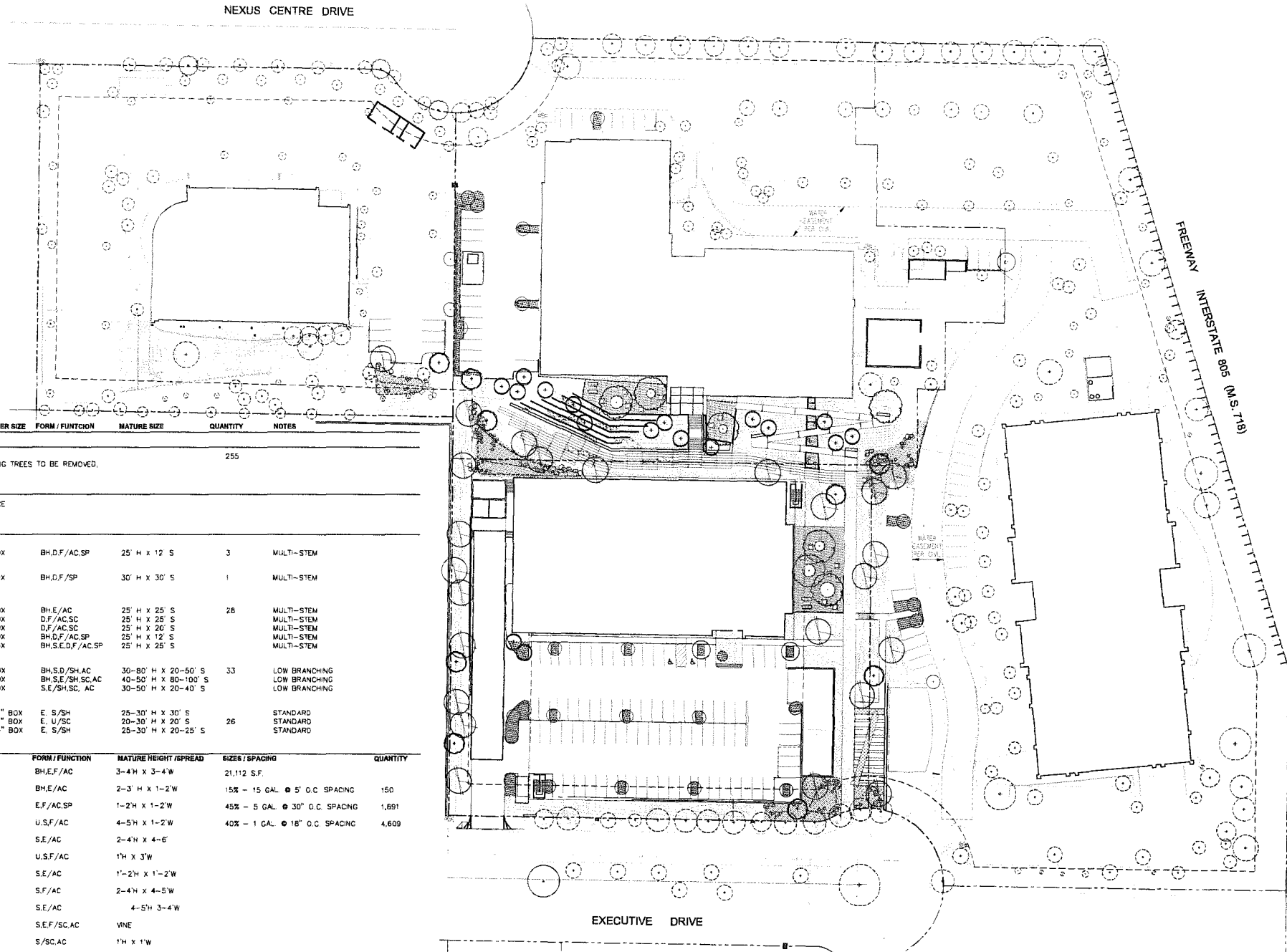
L1.01

**CITY OF SAN DIEGO NOTES**

- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - A BRIGHT YELLOW ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - STUMPING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED ON KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

**PLANT LEGEND**

SYMBOL	COMMON NAME	CONTAINER SIZE	FORM / FUNCTION	MATURE SIZE	QUANTITY	NOTES
<b>EXISTING TREES</b>						
	EXISTING TREE TO REMAIN, PROTECT IN PLACE				255	NOTE: FOR DETAILED INFORMATION ON EXISTING TREES AND EXISTING TREES TO BE REMOVED, SEE EXISTING VEGETATION PLAN, SHEET L2.02
<b>EXISTING SHRUBS AND GROUNDCOVER TO REMAIN, PROTECT IN PLACE</b> SEE EXISTING VEGETATION PLAN, SHEET L2.02						
<b>PROPOSED TREES</b>						
	STREET TREES SUCH AS LASERSTROEHA 'NATCHEZ'	36" BOX	BH,D,F/AC,SP	25' H X 12' S	3	MULTI-STEM
	MEDIAN TREES SUCH AS ERYTHRINA SP	48" BOX	BH,D,F/SP	30' H X 30' S	1	MULTI-STEM
	ORNAMENTAL TREES SUCH AS ARBUTUS MARINA	36" BOX	BH,E/AC	25' H X 25' S	28	MULTI-STEM
	SCREENING TREES SUCH AS PLATANUS RACEMOSA	36" BOX	BH,S,D/SH,AC	30-80' H X 20-50' S	33	LOW BRANCHING
	PARKING LOT TREES SUCH AS CINNAMOMUM CAMPHORA	48"/36" BOX	E,S/SH	25-30' H X 30' S	26	STANDARD
<b>ORNAMENTAL PLANTING SUCH AS:</b>						
	AGAVE CELSII 'NOVA'	NON	BH,E,F/AC	3-4' H X 3-4' W	21,112 S.F.	
	AEONIUM 'MINT SAUCER'		BH,E/AC	2-3' H X 1-2' W	15X - 15 GAL @ 5' O.C. SPACING	150
	ALOE VERA		E,F/AC,SP	1-2' H X 1-2' W	45X - 5 GAL @ 30" O.C. SPACING	1,691
	BOUGAINVILLEA 'ROSENKA'		S,E/AC	2-4' H X 4-6' W	40X - 1 GAL @ 18" O.C. SPACING	4,609
	BULBINE FRUTESCENS		U,S,F/AC	1' H X 3' W		
	CAREX TUMULICOA		S,E/AC	1'-2' H X 1'-2' W		
	CISTUS X HYBRIDUS		S,F/AC	2-4' H X 4-5' W		
	COPROSMA 'TEQUILA SUNRISE'		S,E/AC	4-5' H X 3-4' W		
	DISTICTIS BUCONATORIA		S,E,F/SC,AC	VINE		
	FESTUCA RUBRA 'MOLATE'		S/SC,AC	1' H X 1' W		
	HELICTOTRICHON SEMPERVIRENS		U/AC	2-3' H X 2-3' W		
	LEUCOSPERMUM 'FIREWHEEL'		U,F/SC,AC	4-6' H X 4-5' W		
	LEUCADENDRON DISCOLOR 'POM POM'		U,F/SC,AC	6-8' H X 4-5' W		
	METROSIDEROS COLLINS 'SPRINGFIRE'		BH,E,F/SH,AC	12' H X 6'-8' W		
	MISCANTHUS SINENSIS 'MORNING LIGHT'		U/AC	4-6' H X 4-6' W		
	PHILODENDRON XANADU		S/AC	2-3' H X 3-4' W		
	WOODWARDIA FIMBRATA		S/AC	5' H X 3' W		
<b>SCREENING PLANTING SUCH AS:</b>						
	ACACIA GULTRIFORMIS		S,E,F/SC,AC	10-15' H X 10-15' W	23,107 S.F.	
	BACCHARIS PRULULARIS 'TWIN PEAKS'		S,E/SC	2-3' H X 4-6' W	15X - 15 GAL @ 5' O.C. SPACING	164
	CEANOTHUS GRISSEUS 'HORIZONTALIS'		S,E,F/SC,AC	2-3' H X 8-10' W	35X - 5 GAL @ 30" O.C. SPACING	1,530
	RHAMNUS CALIFORNICA		S,E/SC,AC	3-15' H X 8' W	50X - 1 GAL @ 18" O.C. SPACING	6,082
<b>PARKING LOT PLANTING SUCH AS:</b>						
	DIETES BICOLOR		U,S,F/AC	2' H X 2' W	4,019 S.F.	
	DIETES GRANDIFLORA		U,S,F/SC,AC	2-3' H X 2-3' W	50X - 5 GAL @ 24" O.C. SPACING	581
	HEMEROCALLIS SP		E,F/AC	2-3' H X 2' W	50X - 1 GAL @ 18" O.C. SPACING	1031
	TRACHELOSPERMUM ASIATICUM		S,E,F/AC	2' H X 10' W		
<b>RIPARIAN CHARACTER PLANTING SUCH AS:</b>						
	CAREX TUMULICOA		S,E/AC	1'-2' H X 1'-2' W	6,416 S.F.	
	CHONDROPETALUM 'ECTORUM'		U/AC	3-4' H X 3-4' W	15X - 15 GAL @ 5' O.C. SPACING	44
	DIANELLA CAERULEA 'BECCA'		S,E/AC	2' H X 2' W	25X - 5 GAL @ 30" O.C. SPACING	296
	HETEROMELES ARBUTIFOLIA		S,E,F/SC,AC	8-10' H X 6-10' W	60X - 1 GAL @ 18" O.C. SPACING	1,674
	JUNCUS PATENS		U/AC	1'-2' H X 1'-2' W		
<b>ORNAMENTAL GRASS SUCH AS:</b>						
	FESTUCA RUBRA 'MOLATE'		E/AC	1' H X 1' W	700 S.F.	
	MUHLENBERGIA C. 'WHITE CLOUD'		E/SP	3-4' H X 3-4' W		
<b>ORGANIC GARDEN:</b>						
	SEASONAL HERB AND VEGETABLE PLANTING				1,074 S.F.	



**LANDSCAPE DESIGN STATEMENT**

THE DESIGN OF THE PROJECT ENVISIONS THE TECHNOLOGY CENTER AS A PLACE WHERE PEOPLE CAN WORK AND ENGAGE IN A PLACE THAT REFLECTS HEALTHY LIFESTYLES AND ENVIRONMENTAL STEWARDSHIP.

THE DESIGN TEAM'S APPROACH TO SUSTAINABILITY COMES IN SEVERAL FORMS. THE LANDSCAPE WILL USE A MAJORITY OF LOW WATER USE AND DROUGHT TOLERANT PLANTS. LANDSCAPE DESIGN WILL BE INCORPORATED THROUGH PERMEABLE PAVING, SPASSIQUETTES, AND BIORETENTION PLANTING AREAS TO MINIMIZE STORMWATER IMPACTS. WHERE POSSIBLE, HARDSCAPE AREAS WILL FLOW TO ADJACENT PLANTING AREAS. THE PARKING AND PLAZAS AREAS WILL ALSO BE SHADED BY TREE PLANTINGS WHICH WILL PROVIDE SHADE AND CREATE COOL MICRO-CLIMATES. LIGHT COLORED PAVING MATERIALS WILL BE USED THROUGHOUT THE SITE TO MINIMIZE HEAT ISLAND EFFECT.

PLANTING DESIGN WILL FOCUS ON COLOR, EASE OF MAINTENANCE, SHADE, AND SUSTAINABILITY. THE PALETTE WILL INCLUDE COLORFUL AND STRIKING DROUGHT TOLERANT PLANTS SUCH AS AGAVES, BOUGAINVILLEA, ALOES, AND KANGAROO PAW. TREES MAY INCLUDE CORAL TREE, CRAPE MYRTLE, CALIFORNIA SYCAMORE, AND ENDELMAN OAK. THE PROJECT'S GARDENS WILL COMPLEMENT A HEALTHY WORK ENVIRONMENT BY PROVIDING A VARIETY OF SPACES FOR MEETINGS, EATING AND CONVERSATION.

**OTHER**

- PROPERTY LINE
- BIORETENTION BASIN, PER CIVIL

**NOTES:**

- ROOT BARRIERS TO BE INSTALLED IN ALL INSTANCES WHERE A TREE WILL BE PLANTED WITHIN 5' OF ADJACENT TO CURBS, SIDEWALKS, WALLS OR ANY OTHER FLATWORK OR HARDSCAPE.
- 3" OF BARK MULCH AT ALL PLANTING AREA INCLUDING AREAS OF EXISTING PLANTING TO REMAIN, UNLESS INDICATED OTHERWISE.

**ABBREVIATIONS**

FORM:	D = DECIDUOUS	FUNCTION:	SH = SHADE
BH = BROAD HEADED	E = EVERGREEN	SC = SCREEN	SP = SPECIMEN
PH = PYRAMIDAL	F = PALM	AC = ACCENT	
U = UPRIGHT	F = FLOWERING		
S = SPREADING			

**LANDSCAPE AND IRRIGATION SYSTEM NOTES**

- THE LANDSCAPE PLAN WILL CONFORM WITH THE FOLLOWING STANDARDS OF THE CITY-WIDE LAND DEVELOPMENT CODE, SECTION 142.0400, AND THE DEVELOPMENT MANUAL - LANDSCAPE STANDARDS ADOPTED JANUARY 1ST 2000, CITY OF SAN DIEGO REGIONAL STANDARD DRAWINGS, AND REGULATIONS.
- LANDSCAPE IN THE COMMON AREAS SHALL BE MAINTAINED BY ALEXANDRIA PROPERTIES (APR). LANDSCAPED AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OF SIMILAR CLIMATIC AND SOIL CONDITIONS.
- COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
- PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILES, STORAGE, MAINTENANCE, UTILITY AREAS, ETC.) AND ADD VISUAL INTEREST TO THE SITE.
- ALL SOILS WILL BE FERTILIZED, AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ROOT BARRIERS SHALL BE INSTALLED FOR ALL NEW TREES WHICH ARE PLACED WITHIN 5'-0" OF PUBLIC IMPROVEMENTS AND INTERNAL SITE HARDSCAPE AREAS SUCH AS WALKS, CURBS, OR STREET PAVEMENT. ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL OF THE TREE.
- MULCH REQUIREMENTS - ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3" EXCLUDING SLOPES REQUIRING VEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND. AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL SHALL BE INSTALLED AS SOON AS PRACTICAL, AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS.
- IRRIGATION FOR ON-GRADE PLANTING AREAS SHALL UTILIZE SUB-SURFACE OR SPRINKLER / BUBBLER SYSTEMS. SPRINKLER / BUBBLER HEADS SHALL RESPOND TO THE LANDSCAPE DESIGN. PLANT MATERIAL REQUIREMENTS AND PUBLIC HEALTH AND SAFETY. EACH HEAD SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE TO PREVENT 'OVERSPRAY' ONTO WALKS, ROADWAYS AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. MOISTURE SENSING AND RAIN SHUT-OFF DEVICES SHALL BE EMPLOYED FOR WATER CONSERVATION.
- IRRIGATION SYSTEM WILL UTILIZE RECLAIMED WATER PER CITY OF SAN DIEGO STANDARDS.
- NO IRRIGATION RUN-OFF SHALL DRAIN OFF SITE INTO THE PUBLIC RIGHTS-OF-WAY, STREETS, DRIVES OR ALLEYS. NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEMS WITHOUT PROPER BEST MANAGEMENT PRACTICES.
- MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE: TRAFFIC SIGNALS / STOP SIGN - 20FEET; SEWER LINES - 10 FEET; UNDERGROUND UTILITY LINES - 5 FEET; ABOVE GROUND UTILITY STRUCTURES - 10 FEET; DRIVEWAYS - 10 FEET; INTERSECTIONS - 25 FEET.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREA THROUGHOUT THE SITE.

**ATTACHMENT 08**

ALEXANDRIA.  
4660 LA JOLLA VILLAGE DR.  
SUITE 725  
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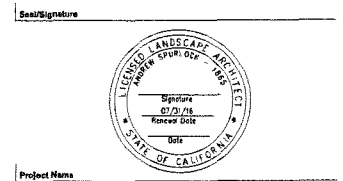
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Issue	Date & Issue Description	By	Check
	01/03/2014	AC	LK
	SDP AMENDMENT COMPLETENESS		
	01/03/2014	AC	LK
	SDP AMENDMENT FULL SUBMITTAL		
	03/08/2014	AC	LK
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	SDP RESUBMITTAL 02		
	09/10/2014	AC	LK
	SDP RESUBMITTAL 03		
	10/13/2014	AC	LK
	SDP RESUBMITTAL 04		
	12/03/2014	AC	LK
	SDP RESUBMITTAL 05		



Project Name  
Nexus Enterprise SDP Amendment

Project Number  
557134.000  
CAD File Name

Description  
LANDSCAPE AND REVEGETATION PLAN AND LEGEND

Scale  
0 20' 40' 80'

**L2.01**  
North



ALEXANDRIA.  
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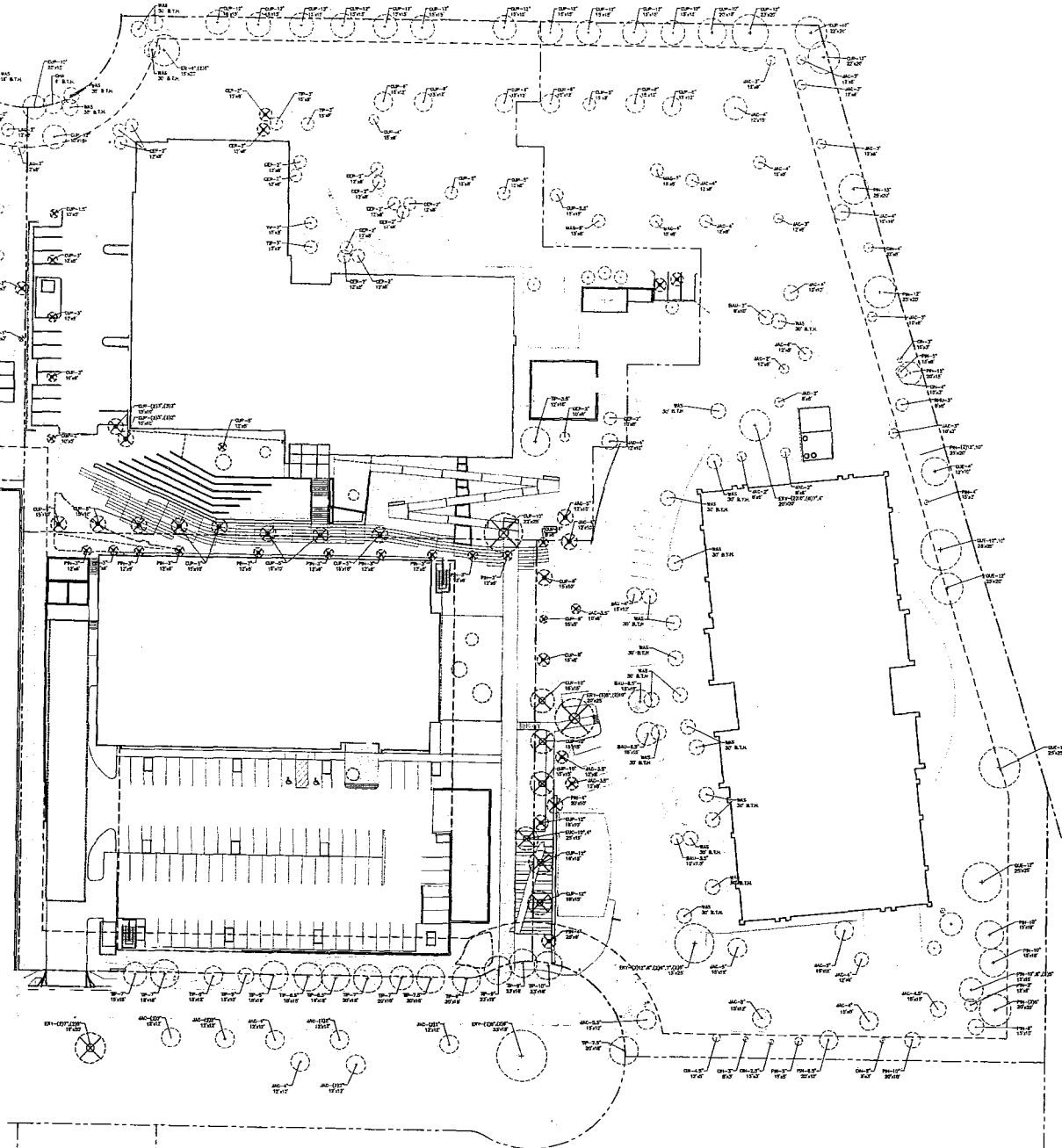
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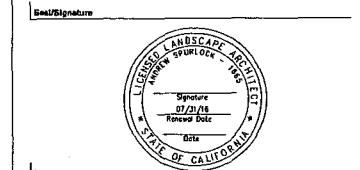
**LEGEND**

EXISTING TREES			
SYMBOL	DESCRIPTION	QUANTITY	TREE SPECIES ABBREVIATION
	EXISTING TREE TO REMAIN, PROTECT IN PLACE	255	CHA: CHAMAEROPS HUMILIS JAC: JACARANDA MIMOSIFOLIA CUP: CUPANOPSIS ANACARDIODES CER: CERSIS CANADENSIS QUE: QUERCUS AGRIFOLIA PLA: PLATANUS RACEMOSA TIP: TIPUANA TIPU WAS: WASHINGTONIA ROBUSTA CIN: CINNAMOMUM CAMPHORA LAG: LAGERSTROEMIA SPECIOSA EUC: EUCALYPTUS SIDEROXYLON BAU: BAIHINIA ERY: ERYTHRIINA SP. CEL: CELERIA PARVIFLORA RHU: RHUS SP. ERI: ERIOBOTRYA DEFLEXA
	EXISTING TREES TO BE REMOVED	56	
	TREE CALL OUT		
	INDICATES TREE SPECIES		
	INDICATES TREE CALIPER		
	INDICATES TREE SPREAD		
	INDICATES TREE HEIGHT		
NOTE: DIAMETER OF EXISTING TREE SYMBOL SHOWN ON PLAN REPRESENTS DRIP LINE LIMIT			

EXISTING SHRUBS AND GROUNDCOVERS TO REMAIN			
SYMBOL	DESCRIPTION	BOTANICAL NAME	COMMON NAME
	TO REMAIN, PROTECT IN PLACE	ECHILUM CANDICANS MYOPORUM PARVIFOLIUM ROSMARINUS D. 'PROSTRATUS'	PRIDE OF MADERA CREEPING MYOPORUM CREEPING ROSEMARY
	TO REMAIN, PROTECT IN PLACE	HEMEROCALLIS SPECIES	DAYLILY SPECIES
	TO REMAIN, PROTECT IN PLACE	CARISSA MACROCARPA	DWARF NATAL PLUM
	TO REMAIN, PROTECT IN PLACE	LIGUSTRUM J. 'TEXANUM' ROSMARINUS D. 'PROSTRATUS'	WAXLEAF PRIVET CREEPING ROSEMARY
	TO REMAIN, PROTECT IN PLACE	LIGUSTRUM J. 'TEXANUM' RHAPHOLEPIS INDICA 'BALLERINA'	WAXLEAF PRIVET DWARF HAWTHORN
	TO REMAIN, PROTECT IN PLACE	TURF, WITHIN PUBLIC RIGHT-OF-WAY	
	TO REMAIN, PROTECT IN PLACE	CARISSA MACROCARPA CALLIANDRA HAEMATOCEPHALA	DWARF NATAL PLUM PINK POWDER PUFF
	TO REMAIN, PROTECT IN PLACE	ACACIA CULTRIFORMIS AEOINIUM 'MINT SAUCER' AGAVE ATTENUATA 'ARBOLEDA BLUE' ALOE VERA CAREX DIVALSA CHONDROPETALUM 'TECTURUM' DIETES GRANDIFLORA 'VAREGATA' ECHEVERIA AGAVODES 'MARIA' HELICTOTRICHON SEMPERVIRENS LEUCODENDRON 'SAFARI GOLDSTRIKE' FICUS PUMILA HELICTOTRICHON PETIOLARE METROSIDEROS COLLINS 'SPRINGFIRE' MISCANTHUS SINENSIS 'MORNING LIGHT' MYRICA CALIFORNICA RHAPHOLEPIS UMBELLATA 'MINOR' ROSMARINUS 'LOCKWOOD DE FOREST'	KNIFELEAF ACACIA GREEN AEOINIUM BLUE FOXTAIL AGAVE MEDICINAL ALOE BERKELEY SEDGE SMALL CAPE RUSH STRIPED FORTNIGHT LILY WAX AGAVE BLUE OAT GRASS SAFARI GOLDSTRIKE FLAME TIPS CREEPING FIG LIMELIGHT LICORICE PLANT SPRINGFIRE JAPANESE SILVER GRASS PACIFIC WAX MYRTLE DWARF YEDDO HAWTHORN PROSTRATE ROSEMARY
	TO REMAIN, PROTECT IN PLACE	BOUGAINVILLEA CALLIANDRA CALIFORNICA GREVILLEA 'NOELLII' HEMEROCALLIS 'STELLA DE ORO' PHORUM TENAX 'MADRI QUEEN' TRACHELOSPERMUM ASIATICUM	ROSENKA BOUGAINVILLEA RED FERRY DUSTER NOEL GREVILLEA DAYLILY MADRI QUEEN NEW ZEALAND FLAX ASIAN STAR JASMINE
	TO REMAIN, PROTECT IN PLACE	ACACIA CULTRIFORMIS AGAVE CELSI 'NOVA' AEOINIUM 'MINT SAUCER' ALOE VERA ANKODANTHOS F. 'BUSH DAWN' BACCHARIS P. 'TWIN PEAKS' BOUGAINVILLEA 'ROSENKA' BULBINE FRUTESCENS CELANOTHUS GREUSUS HORIZONTALIS CHONDROPETALUM 'TECTURUM' CISTUS X HYBRIDUS CLIVIA MINATA 'FRENCH HYBRIDS' COPROSMA 'TEQUILA SUNRISE' DIETES BICOLOR DIETES VEGATA DIOON EDULE FESTUCA RUBRA 'MOLATE' HELICTOTRICHON SEMPERVIRENS HETEROMELES ARBUTIFOLIA JUNCUS PATENS LEUCODENDRON 'SAFARI GOLDSTRIKE' LEUCODENDRON D. 'JESTER' METROSIDEROS COLLINS 'SPRINGFIRE' MISCANTHUS S. 'MORNING LIGHT' PHILODENDRON 'YANADU' RHAMNUS CALIFORNICA SALVIA GREGGII 'ALBA' TRACHELOSPERMUM ASIATICUM WOODWARDIA FIMBRIATA	KNIFELEAF ACACIA NON GREEN AEOINIUM MEDICINAL ALOE YELLOW KANDAROO PAW DWARF COYOTE BUSH ROSENKA BOUGAINVILLEA SNAKE FLOWER YANKEE POINT CEANOTHUS CAPE RUSH WHITE HOOROSE ORANGE OLIVA MIRROR PLANT FORTNIGHT LILY FAIRY RIS CYCAD RED FESCUE BLUE OAT GRASS TOYON CALIFORNIA GRAY RUSH SAFARI GOLDSTRIKE FLAME TIPS JESTER FLAME TIPS SPRINGFIRE JAPANESE SILVER GRASS WINTERBURN PHILODENDRON COFFEEBERRY WHITE AUTUMN SAGE ASIAN STAR JASMINE GIANT CHAIN
	TO REMAIN, PROTECT IN PLACE	BACCHARIS SP. HELICTOTRICHON SEMPERVIRENS HANDMA SP. PHORUM SP.	DWARF COYOTE BUSH BLUE OAT GRASS HEAVENLY BAMBOO NEW ZEALAND FLAX
	NATURALIZED VEGETATION TO REMAIN, PROTECT IN PLACE		



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08/10/2014	SDP RESUBMITTAL 03	AC	LK
10/13/2014	SDP RESUBMITTAL 04	AC	LK
12/03/2014	SDP RESUBMITTAL 05	AC	LK



Project Name  
Nexus Esplanade SDP Amendment

Project Number  
557134.000

CAD File Name

Description  
EXISTING VEGETATION PLAN + LEGEND

Scale  
0 20' 40' 80'

**L2.02**

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**STREET TREE REQUIREMENTS**

**NEXUS CENTRE DRIVE**  
 STREET FRONTAGE LENGTH: 386 LF  
 EXISTING TREES PROVIDED: (1) CANOPY TREE AT 20'H X 15'W  
 (10) PALMS AT 18' BTM  
 NEW TREES PROVIDED: (3) CANOPY TREES  
 NOTE: (1) TREE PER EXISTING DRIVEWAY CURB CUT WAS SUBTRACTED FROM REQUIREMENT. A TOTAL OF (2) TREES WERE SUBTRACTED FROM REQUIRED NUMBER

**EXECUTIVE DRIVE**  
 STREET FRONTAGE LENGTH: 382 LF  
 NUMBER OF TREE REQUIRED: 13  
 EXISTING TREES PROVIDED: 14

**STREET YARD [142.0404]**  
 REQUIRED PLANTING AREA: 101,696 SF x 25% = 25,424 SF  
 PLANTING AREA PROVIDED: 27,773 SF  
 EXCESS AREA PROVIDED: 2,349 SF  
 REQUIRED PLANT POINTS: 101,696 SF x 0.11 = 10,170 POINTS  
 PLANTING POINTS PROVIDED WITH TREES: 10,214 POINTS  
 \*PER SECTION 142.0405(d)(2)(A)

**PERIMETER PLANTING AREA (within Street Yard) [142.0405(d)(1)]**  
 REQUIRED PLANTING AREA: LENGTH OF SIDE PROPERTY LINE(S) WITHIN STREET YARD 427 LF x 10' = 4,270 SF  
 PLANTING AREA PROVIDED: 6,785 SF  
 EXCESS AREA PROVIDED: 2,515 SF  
 REQUIRED PLANT POINTS: 2,135 SF x 0.12 = 427 POINTS  
 PLANTING POINTS PROVIDED WITH TREES: 890 POINTS  
 EXCESS POINTS PROVIDED: 463 POINTS  
 \*PER SECTION 142.0405(d)(2)(A)

**FACADE PLANTING AREA [142.0405(d)(2)(A)]**  
 IN LIEU OF MEETING THE FACADE PLANTING AREA AND POINT REQUIREMENTS DUE TO THE BUILDING FACADE BEING ON-STRUCTURE (PARKING GARAGE BELOW), WE WILL INCREASE THE REQUIRED PERIMETER PLANTING AREA WIDTH TO 10' AND THE REQUIRED STREET YARD PLANTING POINTS TO 0.1 PER THE CITY OF SAN DIEGO MUNICIPAL CODE, SECTION 142.0405(d)(2)(A)

**VEHICULAR USE AREA (> 6,000 SF) [142.0406-142.0407]**  
 REQUIRED PLANTING AREA VIA INSIDE STREET YARD: 38,455 SF x 0.05 = 1,923 SF  
 PLANTING AREA PROVIDED: 2,560 SF  
 EXCESS AREA PROVIDED: 637 SF  
 REQUIRED PLANT POINTS VIA INSIDE STREET YARD: 38,455 SF x 0.05 = 1,923 POINTS  
 PLANTING POINTS PROVIDED WITH TREES: 2,625 POINTS  
 EXCESS POINTS PROVIDED: 702 POINTS  
 REQUIRED PLANTING AREA VIA OUTSIDE STREET YARD: 121,029 SF x 0.03 = 3,631 SF  
 PLANTING AREA PROVIDED: 9,881 SF  
 EXCESS AREA PROVIDED: 6,250 SF  
 REQUIRED PLANT POINTS VIA OUTSIDE STREET YARD: 121,029 SF x 0.03 = 3,631 POINTS  
 PLANTING POINTS PROVIDED WITH TREES: 6,730 POINTS  
 EXCESS POINTS PROVIDED: 3,099 POINTS

**ON-STRUCTURE VEHICULAR USE AREA**  
 LOCATED ON THE TOP FLOOR OF THE PARKING GARAGE  
 ALL ON-STRUCTURE TREES IN RAISED PLANTERS SHALL BE 48" BOX SIZE  
 REQUIRED PLANTING AREA VIA INSIDE STREET YARD: 29,105 SF x 0.05 = 1,455 SF  
 PLANTING AREA PROVIDED: 1,500 POINTS\*  
 EXCESS AREA PROVIDED: 45 POINTS  
 \*POINTS ACHIEVED SOLELY THROUGH TREES  
 (12) 48" BOX TREES IN RAISED PLANTERS = 1,200 POINTS  
 (2) 48" BOX TREES IN PLANTING AREAS = 200 POINTS  
 (2) 36" BOX TREES IN PLANTING AREAS = 100 POINTS

**REMAINING YARD [142.0405(d)(4)]**  
 REQUIRED PLANTING AREA: LENGTH OF PROPERTY LINES ADJACENT TO REMAINING YARD 18,835 LF x 5' = 94,175 SF  
 PLANTING AREA PROVIDED: 29,097 SF  
 EXCESS AREA PROVIDED: 65,078 SF  
 REQUIRED PLANT POINTS: 9,418 SF x 0.05 = 471 POINTS  
 PLANTING POINTS PROVIDED WITH TREES: 5,600 POINTS  
 EXCESS POINTS PROVIDED: 5,129 POINTS

**WATER BUDGET CALCULATION**

PROJECT E<sub>to</sub> = 50.1  
 THIS CALCULATION ASSUMES THAT ALL HYDROZONES ARE IRRIGATED WITH RECLAIMED WATER AND THAT:  
 HYDROZONE 1 CONSISTS OF MODERATE WATER USE SHRUBS IRRIGATED WITH DRIP  
 HYDROZONE 2 CONSISTS OF LOW WATER WATER USE SHRUBS IRRIGATED WITH MP ROTORS  
 HYDROZONE 3 CONSISTS OF EXISTING MODERATE WATER USE SHRUBS IRRIGATED WITH DRIP  
 HYDROZONE 4 CONSISTS OF EXISTING LOW WATER USE SHRUBS IRRIGATED WITH EXISTING MP ROTORS  
 HYDROZONE 5 CONSISTS OF EXISTING MODERATE WATER USE SHRUBS IRRIGATED WITH EXISTING SPRAY HEADS

**MAXIMUM APPLIED WATER ALLOWANCE**  
 $MAWA = (E_{to})(0.62) \{ (0.7)(LA) + (0.3)(SLA) \}$   
 $MAWA = (50.1)(0.62) \{ (0.7)(127,209) + (0.3)(0) \}$   
 $MAWA = 2,765,934 \text{ GAL/YEAR}$

**ESTIMATED TOTAL WATER USE**  
 $ETWU = \{ (E_{to})(0.62) \} \{ (PF_{SHA})/E + SLA \}$

**HYDROZONE 1**  
 $ETWU = \{ (50.1)(0.62) \} \{ (0.5)(3,432)/0.90 \}$   
 $ETWU = 231,792 \text{ GAL/YEAR}$

**HYDROZONE 2**  
 $ETWU = \{ (50.1)(0.62) \} \{ (0.3)(26,660)/0.75 \}$   
 $ETWU = 331,245 \text{ GAL/YEAR}$

**HYDROZONE 3**  
 $ETWU = \{ (50.1)(0.62) \} \{ (0.5)(3,754)/0.90 \}$   
 $ETWU = 237,348 \text{ GAL/YEAR}$

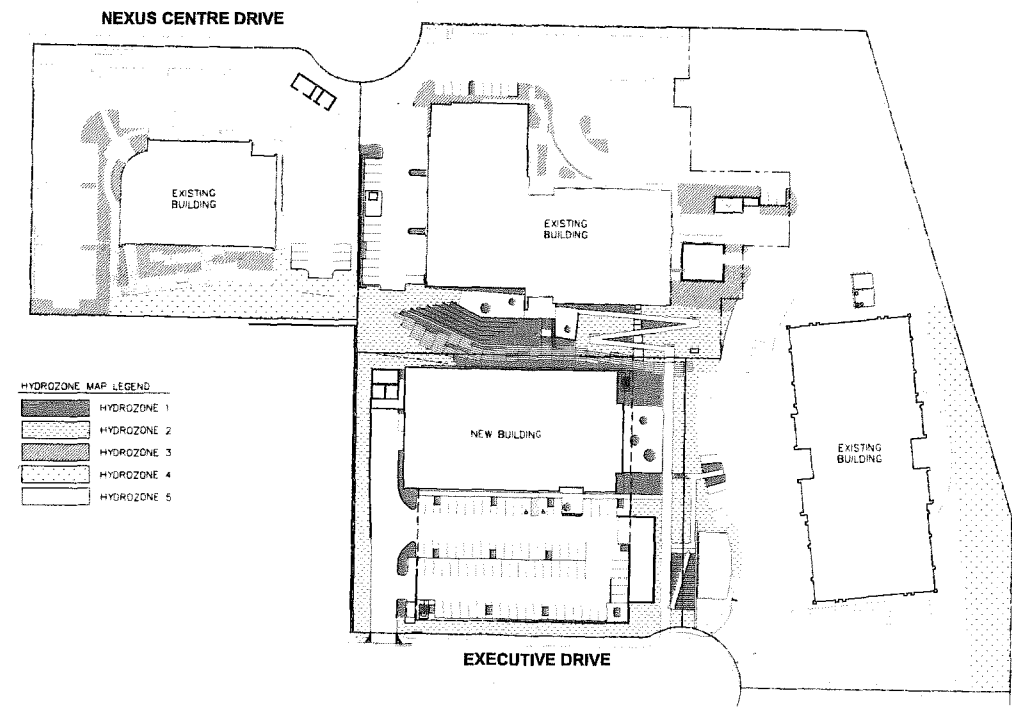
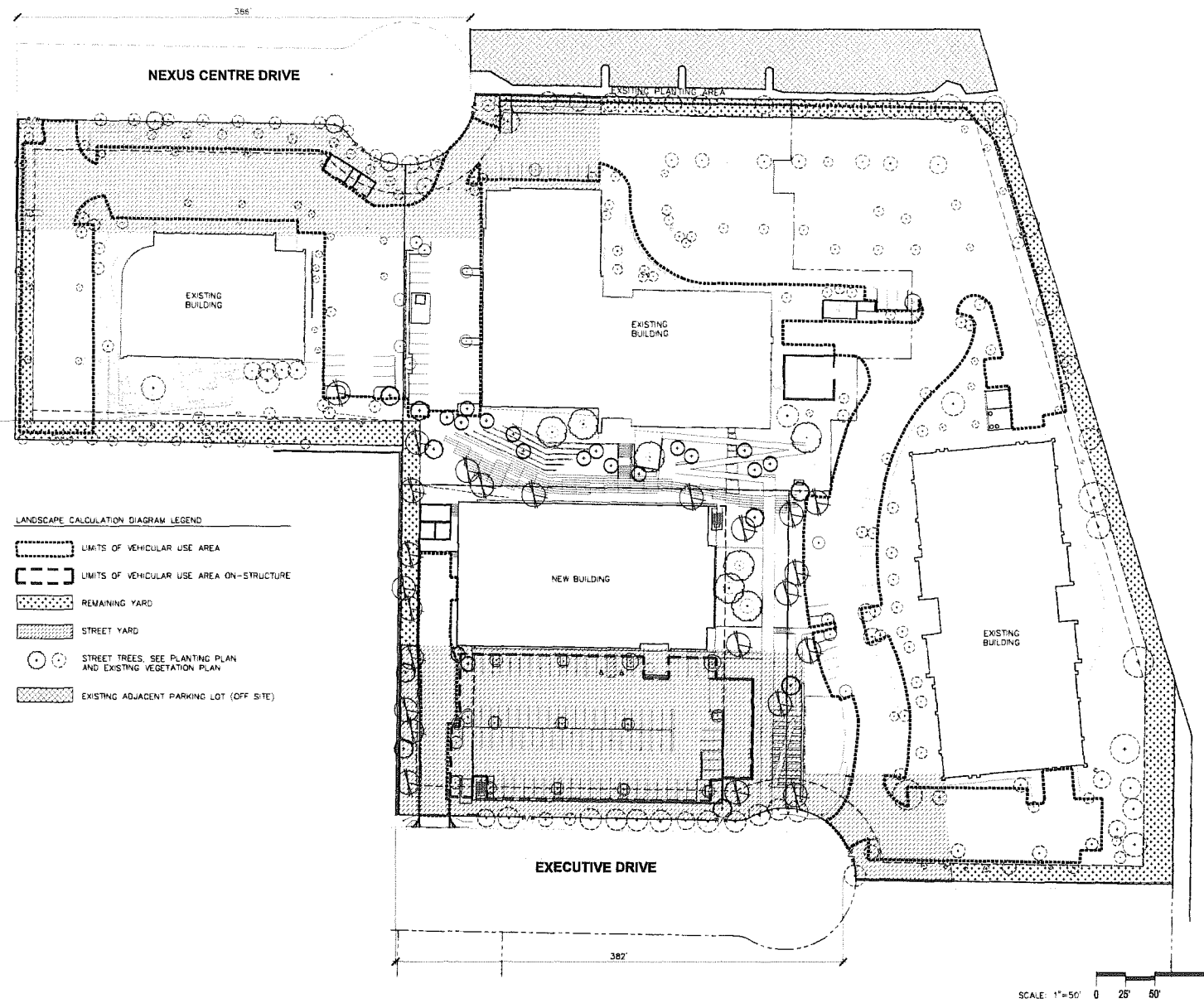
**HYDROZONE 4**  
 $ETWU = \{ (50.1)(0.62) \} \{ (0.3)(24,795)/0.75 \}$   
 $ETWU = 308,073 \text{ GAL/YEAR}$

**HYDROZONE 5**  
 $ETWU = \{ (50.1)(0.62) \} \{ (0.5)(8,567)/0.65 \}$   
 $ETWU = 1,160,452 \text{ GAL/YEAR}$

TOTAL ETWU = 2,268,910 GAL/YEAR

THE ETWU (2,268,910 GAL/YEAR) IS LESS THAN THE MAWA (2,765,934 GAL/YEAR) BY 497,024 GAL/YEAR

NOTE:  
 1. PROJECT E<sub>to</sub>, IRRIGATION EFFICIENCY AND PLANT FACTOR INFORMATION GATHERED FROM IRIGOLE, SMC'S AND THE SAN DIEGO MUNICIPAL CODE LANDSCAPE STANDARDS (APPENDIX E)  
 2. INFORMATION GATHERED FOR THE EXISTING IRRIGATION IS ACCURATE TO THE BEST OF OUR KNOWLEDGE PER THE INFORMATION PROVIDED  
 3. AN IRRIGATION AUDIT CONSISTENT WITH THE WITH THE SAN DIEGO MUNICIPAL CODE (SDMC) 142.041(f) AND SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL MUST BE CONDUCTED AND SUBMITTED TO THE CITY PRIOR TO OCCUPANCY AND USE.



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-	SDP RESUBMITTAL 04		
-	12/03/2014	AC	LK
-	SDP RESUBMITTAL 05		

Scale: 1"=50' 0 25' 50' 100'

Signature: \_\_\_\_\_

Project Name: Nexus Esplanade SDP Amendment

Project Number: 557134.000

CAD File Name: \_\_\_\_\_

Description: LANDSCAPE CALCULATIONS

Scale: \_\_\_\_\_

**L3.01**

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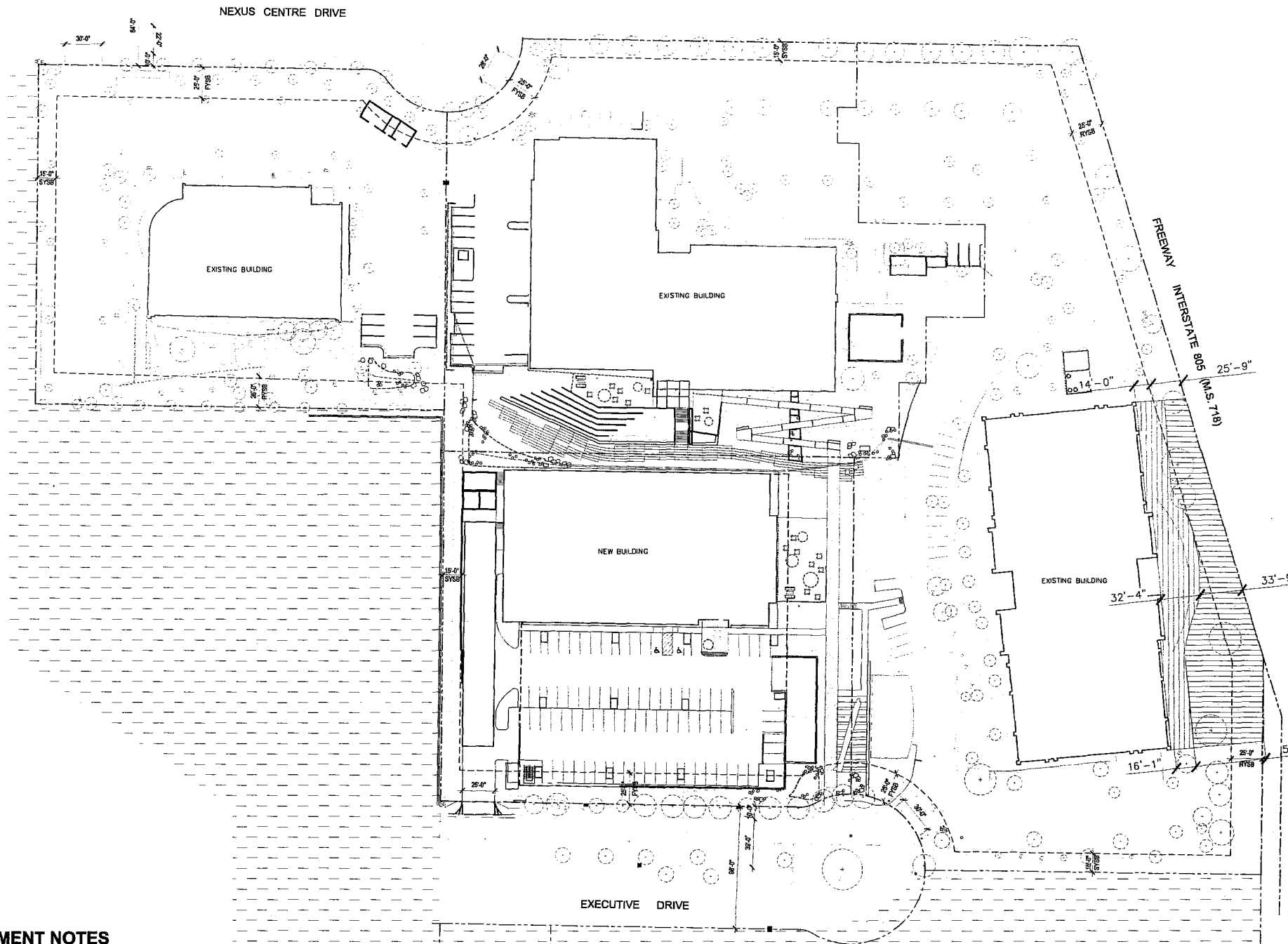
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**LEGEND**

SYMBOL DESCRIPTION

- FIRE ZONE 1
- FIRE ZONE 2
- URBAN/DEVELOPED AREA
- PROPERTY LINE
- EXISTING TREES TO REMAIN  
SEE EXISTING VEGETATION PLAN,  
SHEET L2.02

**NOTES:**  
1. EXISTING VEGETATION OUTSIDE OF PROPERTY LINE AND PUBLIC R.O.W. TO REMAIN.  
2. NO GRADING OR LAND DISTURBANCE PROPOSED WITHIN THE FIRE ZONES INDICATED THIS PLAN.

**CITY OF SAN DIEGO BRUSH MANAGEMENT NOTES**

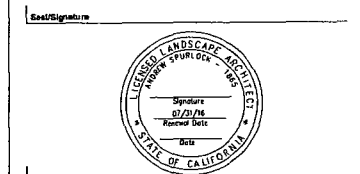
**(g) Zone One Requirements**

- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, patios, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
  - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
  - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

**(h) Zone Two Requirements**

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
  - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
  - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
  - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallopge spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
  - (D) Where Zone Two is being revegetated as a requirement of Section 142.041(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.041(i), where the required Zone One width shown in Table 142-041 cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

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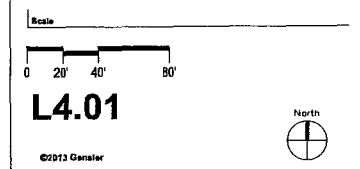


Project Name  
Nexus Esplanade SDP Amendment

Project Number  
567134.000

CAD File Name

Description  
BRUSH MANAGEMENT PLAN



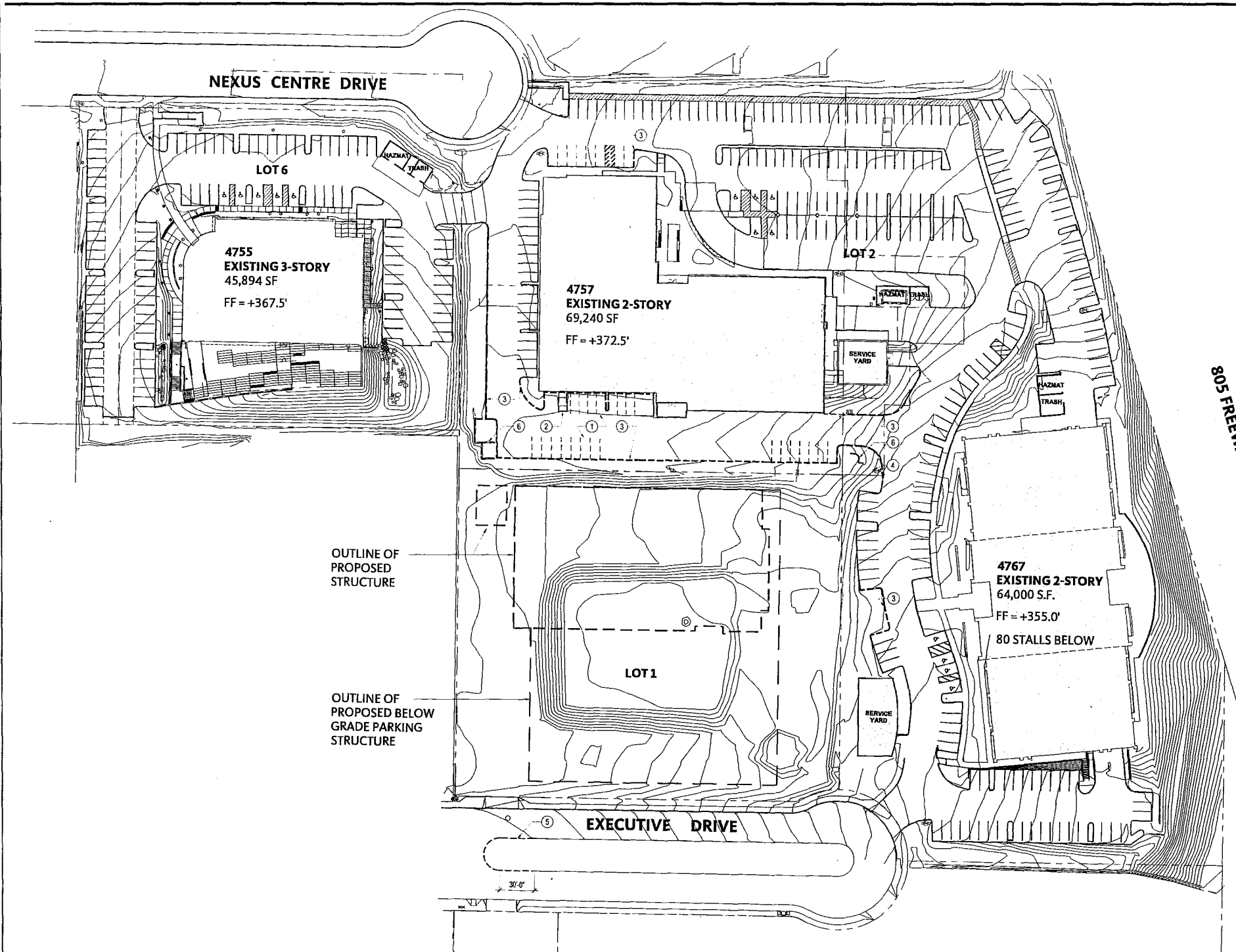
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**SHEET NOTES**

- ① DEMO. (E) PARKING AREA & ROADWAY
- ② DEMO. (E) RAMP
- ③ DEMO. (E) CURB
- ④ DEMO. (E) UTILITIES
- ⑤ DEMO. (E) MEDIAN IN PUBLIC R.O.W.
- ⑥ DEMO. (E) CMU SCREEN WALL



**DEMO. SITE PLAN**  
SCALE: 1" = 40'-0"

**1 GENERAL NOTES**

- 1. FIELD VERIFY UTILITIES PRIOR TO DEMOLITION.

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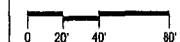
Scale/Signature



Project Name  
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55.7134.000  
CAD File Name  
A00-50  
Description  
DEMO. SITE PLAN

Scale



**A00.50**

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ALEXANDRIA  
 4660 LA JOLLA VILLAGE DR.  
 SUITE 725  
 SAN DIEGO, CA 92121

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 Suite 1600  
 San Diego, CA 92101  
 Telephone: 619.557.2500  
 Facsimile 619.557.2520

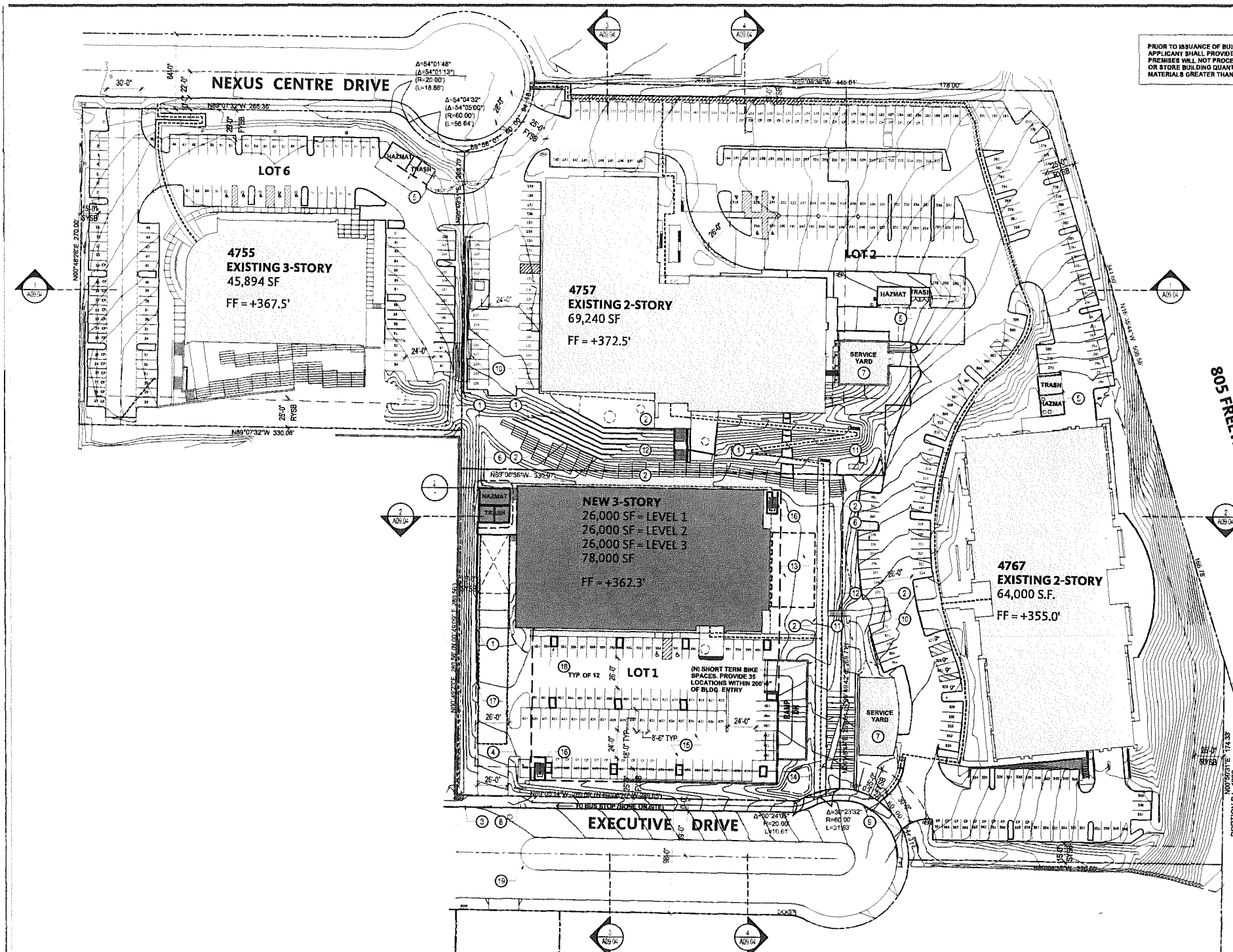
**SHEET NOTES**

- 1 (N) RETAINING WALL PER CIVIL DWGS
- 2 (N) HARDSCAPE PER LANDSCAPE DWGS
- 3 (E) CURB CUT TO REMAIN
- 4 (N) MODULAR WETLAND PER CIVIL
- 5 (E) HAZMAT AND TRASH ACCESSORY STRUCTURE
- 6 (N) HAZMAT AND TRASH ACCESSORY STRUCTURE
- 7 (E) SERVICE YARD TO REMAIN
- 8 (N) MONUMENT SIGNAGE
- 9 (E) MONUMENT SIGNAGE
- 10 (N) CURB AND GUTTER
- 11 (N) WALKWAY LESS THAN 6%
- 12 (N) S O G SITE STAIR PER LANDSCAPE DWGS
- 13 (N) OUTDOOR AMENITY AREA MIN. OF 2,000 SF PER SDMC 131.0665
- 14 (N) ORGANIC GARDEN PER LANDSCAPE DWGS
- 15 (N) SURFACE PARKING OVER PARKING GARAGE LEVEL BELOW
- 16 (N) ACCESS STAIR UP FROM PARKING GARAGE LEVEL BELOW
- 17 (N) UNDERGROUND WATER DETENSION STRUCTURE PER CIVIL
- 18 (N) RAISED TREE PLANTER PER LANDSCAPE, MINIMUM OF 36" DEEP AND 40 SF PLANTER AREA WITH LEAST DIMENSION OF 5'-0"
- 19 (N) MEDIAN CURB TO START 39'-0" EAST OF EXISTING LOCATION TO CLEAR EXECUTIVE DRIVE CURB CUT ON LOT 1, TIE-IN TO EXISTING MEDIAN PATCH AND REPAIR ASPHALT, FEATHER IN AS REQ'D

**LEGEND**

--- PATH OF TRAVEL TO PUBLIC RIGHT OF WAY

Issue	Date & Issue Description	By	Check
01/03/2014	SDP AMENDMENT COMPLETENESS		
01/02/2014	SDP AMENDMENT FULL SUBMITTAL		
03/06/2014	SDP RESUBMITTAL 01		
04/16/2014	SDP RESUBMITTAL 02		
09/10/2014	SDP RESUBMITTAL 03		
10/13/2014	SDP RESUBMITTAL 04		
12/11/2014	SDP RESUBMITTAL 05		

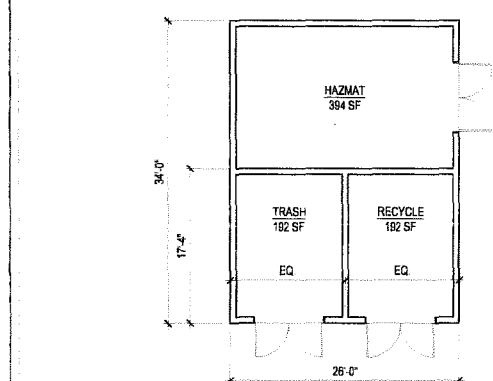


PRIOR TO ISSUANCE OF BUILDING PERMIT APPLICANT SHALL PROVIDE EVIDENCE THAT THE PREMISES WILL NOT PROCESS, MANUFACTURE OR STORE BUILDING QUANTITIES OF HAZARDOUS MATERIALS GREATER THAN 10,000 GALLONS

**SITE PLAN**  
 SCALE: 1" = 40'-0"

**1 GENERAL NOTES**

- 1. FOR RECORDED EASEMENTS ON CAMPUS SITE SEE CIVIL DWGS
- 2. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL SHALL BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE PER UFC 1001.4
- 3. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 UFC 901.4.4
- 4. FIRE ACCESS ROADWAY SIGNS OR RED CURBS SHALL BE PROVIDED WITH FHPS POLICY A-08-1



**NEW BUILDING HAZMAT / REFUSE & RECYCLE STRUCTURE**  
 SCALE: 1/8" = 1'-0"

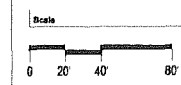


Project Name  
 Nexus Espinade SDP Amendment

Project Number  
 55 7134 000

CAD File Name  
 A00-51

Description  
 SITE PLAN



**A00.51**





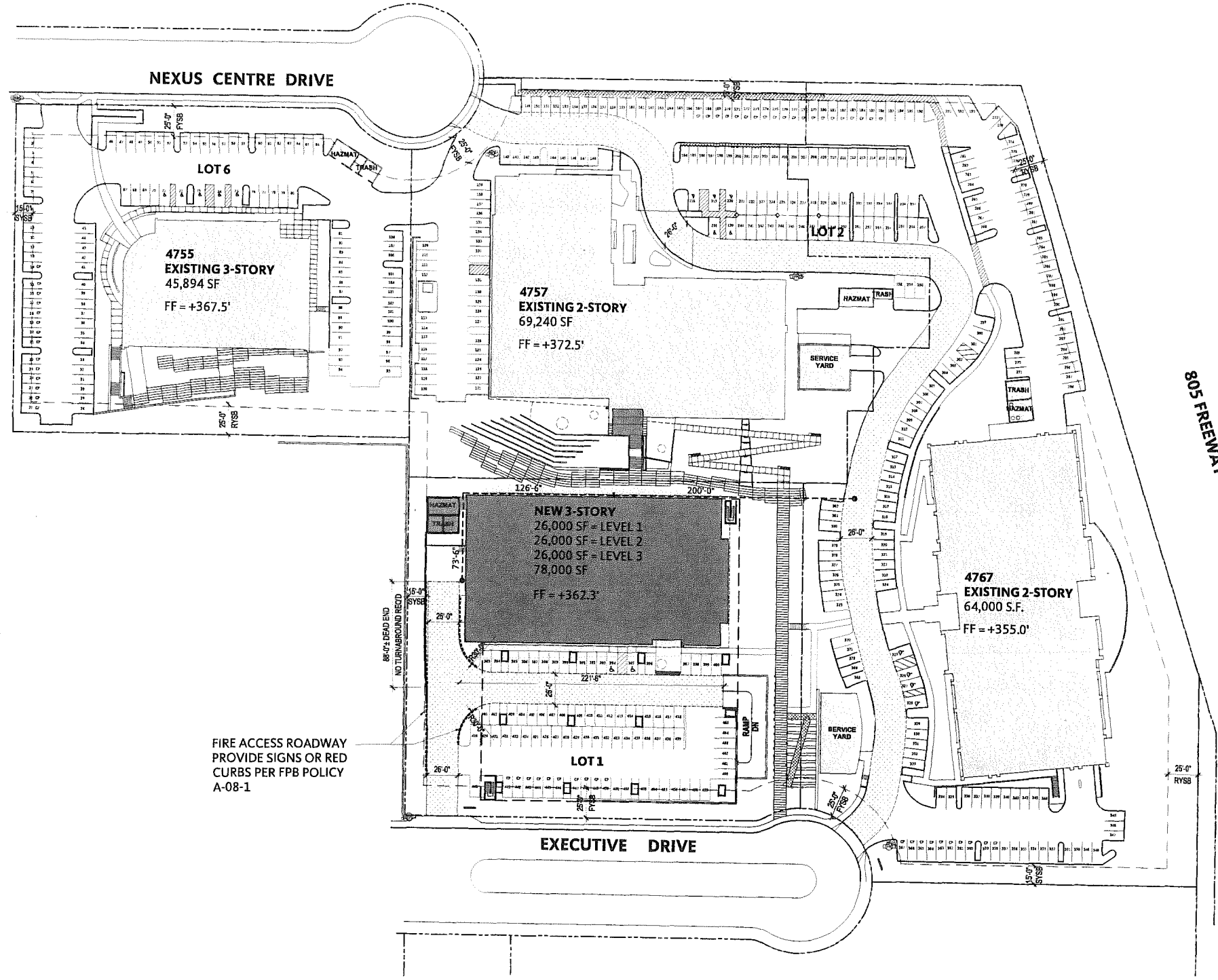
ALEXANDRIA  
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SAN DIEGO, CA 92121

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Telephone: 619.557.2500  
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**FIRE PROTECTION**

1. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE EXTINGUISHING SYSTEMS, BASEMENT PIPE INLETS, AND OTHER FIRE PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL SHALL BE LOCATED ON THE ADDRESS / ACCESS SIDE OF THE STRUCTURE PER UFC 1001.4
3. BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FPB POLICY A-08-1
4. FIRE ACCESS ROADWAY SIGNS OR RED CURBS SHALL BE PROVIDED WITH FPB POLICY A-08-1
5. FIRE ACCESS LANE SHALL BE CONSTRUCTED TO WITHSTAND 95,000 LBS PER FPB POLICY A-08-1



FIRE ACCESS ROADWAY PROVIDE SIGNS OR RED CURBS PER FPB POLICY A-08-1

**FIRE ACCESS SITE PLAN**

SCALE: 1" = 40'-0"

**1 LEGEND**

- LENGTH FIRE HOSE REACH (200'-0" MAX SPRINKLERED BLDG) START
- FIRE ACCESS LANE (25'-0" WIDE, RADIUS ≥ 30')
- FIRE HYDRANT

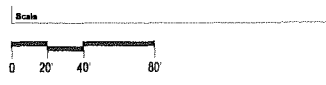
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	SDP AMENDMENT COMPLETENESS		
	01/30/2014		
	SDP AMENDMENT FULL SUBMITTAL		
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	SDP RESUBMITTAL 01		
	04/18/2014		
	SDP RESUBMITTAL 02		
	09/10/2014		
	SDP RESUBMITTAL 03		
	10/13/2014		
	SDP RESUBMITTAL 04		
	12/11/2014		
	SDP RESUBMITTAL 05		

Seal/Signature



Project Name  
Nexus Esplanade SDP Amendment

Project Number  
55 7134 000  
CAD File Name  
A00-52  
Description  
FIRE ACCESS PLAN



**A00.52**

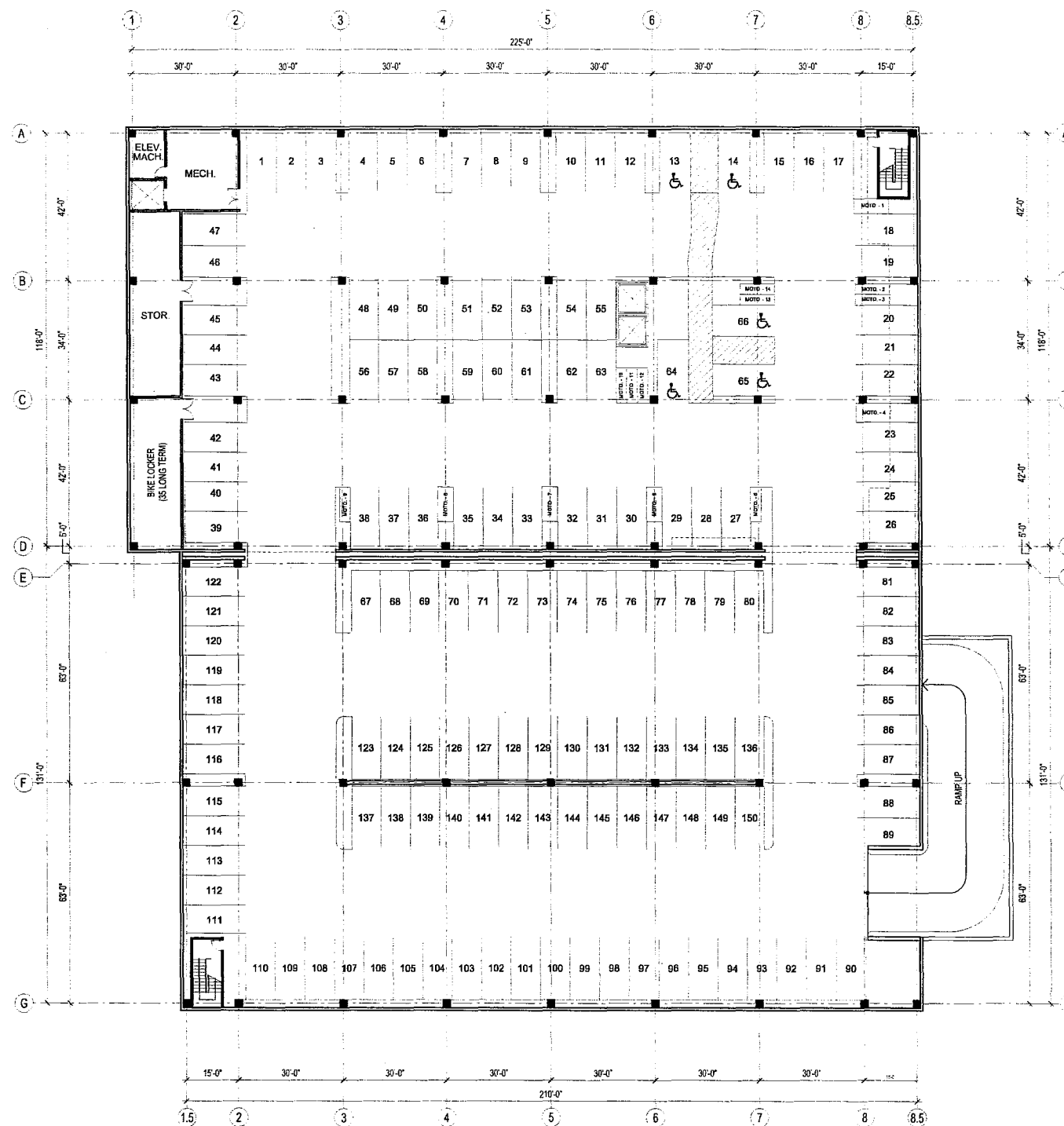




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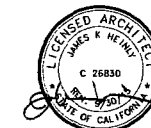
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Issue	Date & Issue Description	By	Check
-	01/03/2014		
-	SDP AMENDMENT COMPLETENESS		
-	01/20/2014		
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-	03/06/2014		
-	SDP RESUBMITTAL 01		
-	04/16/2014		
-	SDP RESUBMITTAL 02		
-	09/10/2014		
-	SDP RESUBMITTAL 03		
-	10/13/2014		
-	SDP RESUBMITTAL 04		
-	12/11/2014		
-	SDP RESUBMITTAL 05		

Scale/Signature



Project Name  
 Nexus Españade SDP Amendment

Project Number

55.7134.000

CAD File Name

A02-00

Description

CONSTRUCTION PLANS

NEW BLDG.

Scale

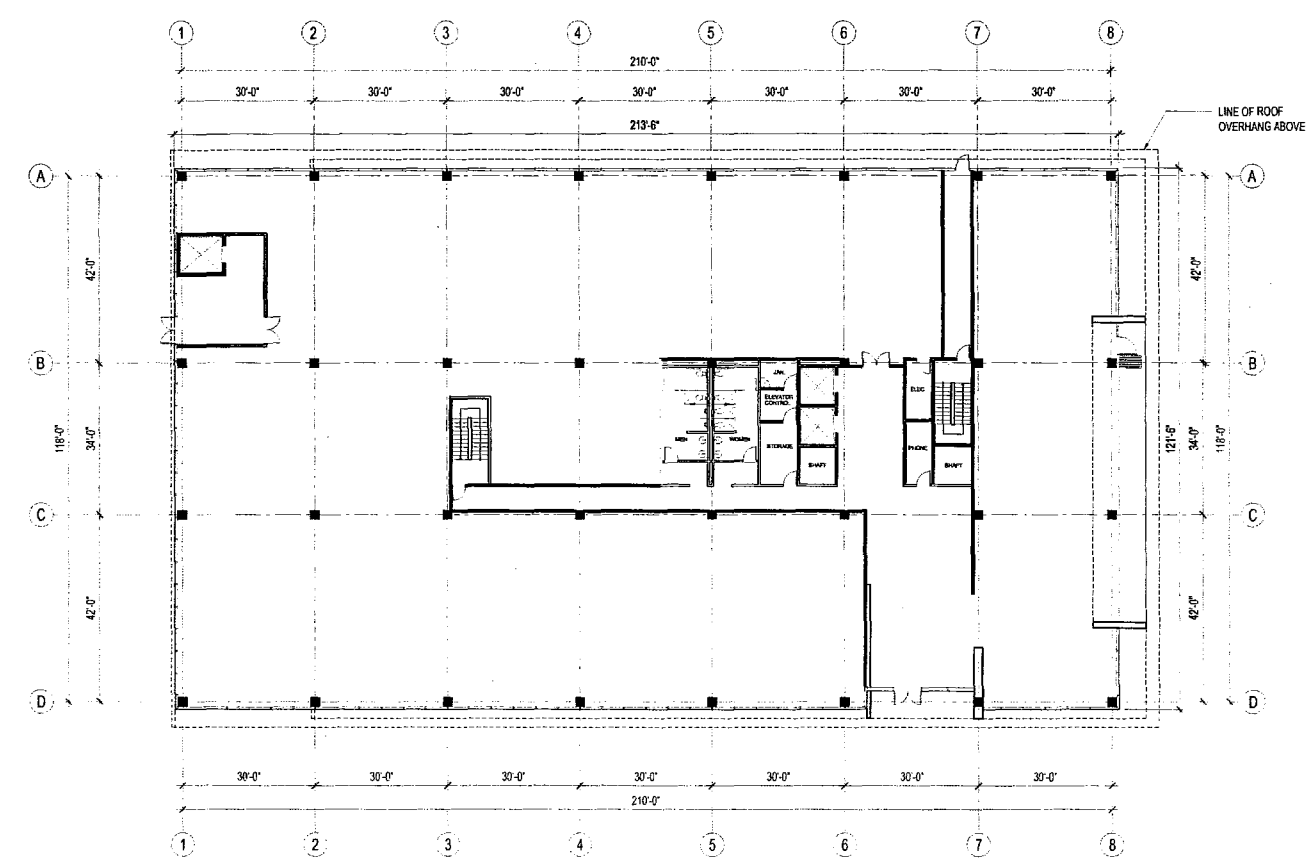


**A02.00**

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NEW BLDG. - LEVEL 1 (MAIN LEVEL)  
 SCALE: 1/16" = 1'-0"

Issue	Date & Issue Description	By	Check
01/03/2014	SDP AMENDMENT COMPLETENESS		
01/03/2014	SDP AMENDMENT FULL SUBMITTAL		
03/06/2014	SDP RESUBMITTAL 01		
04/18/2014	SDP RESUBMITTAL 02		
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10/13/2014	SDP RESUBMITTAL 04		
12/11/2014	SDP RESUBMITTAL 05		

Seal/Signature

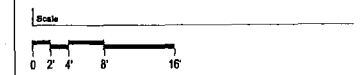


Project Name  
 Nexus Esplanade SDP Amendment

Project Number  
 55.7134.000

CAD File Name  
 A02-01

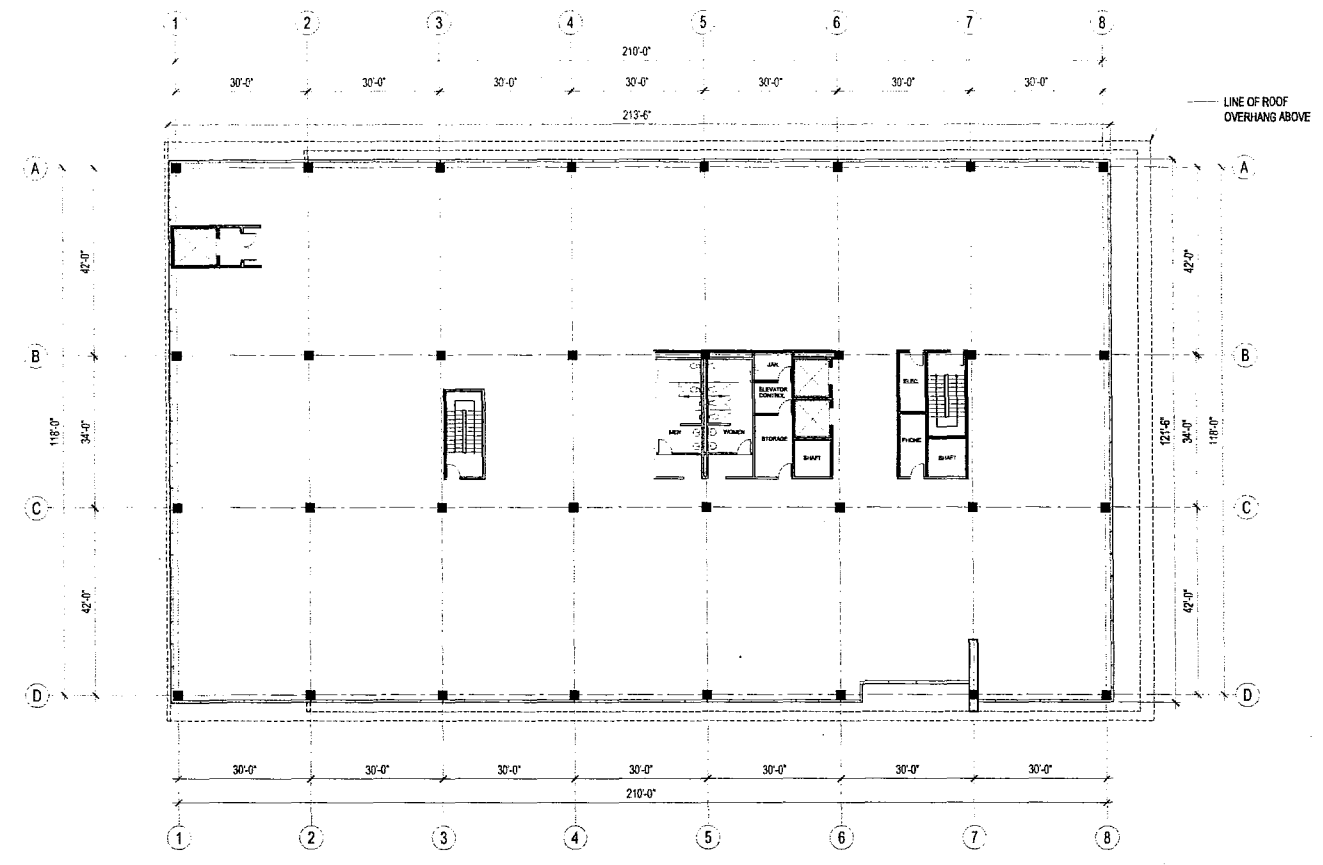
Description  
 CONSTRUCTION PLANS  
 NEW BLDG.



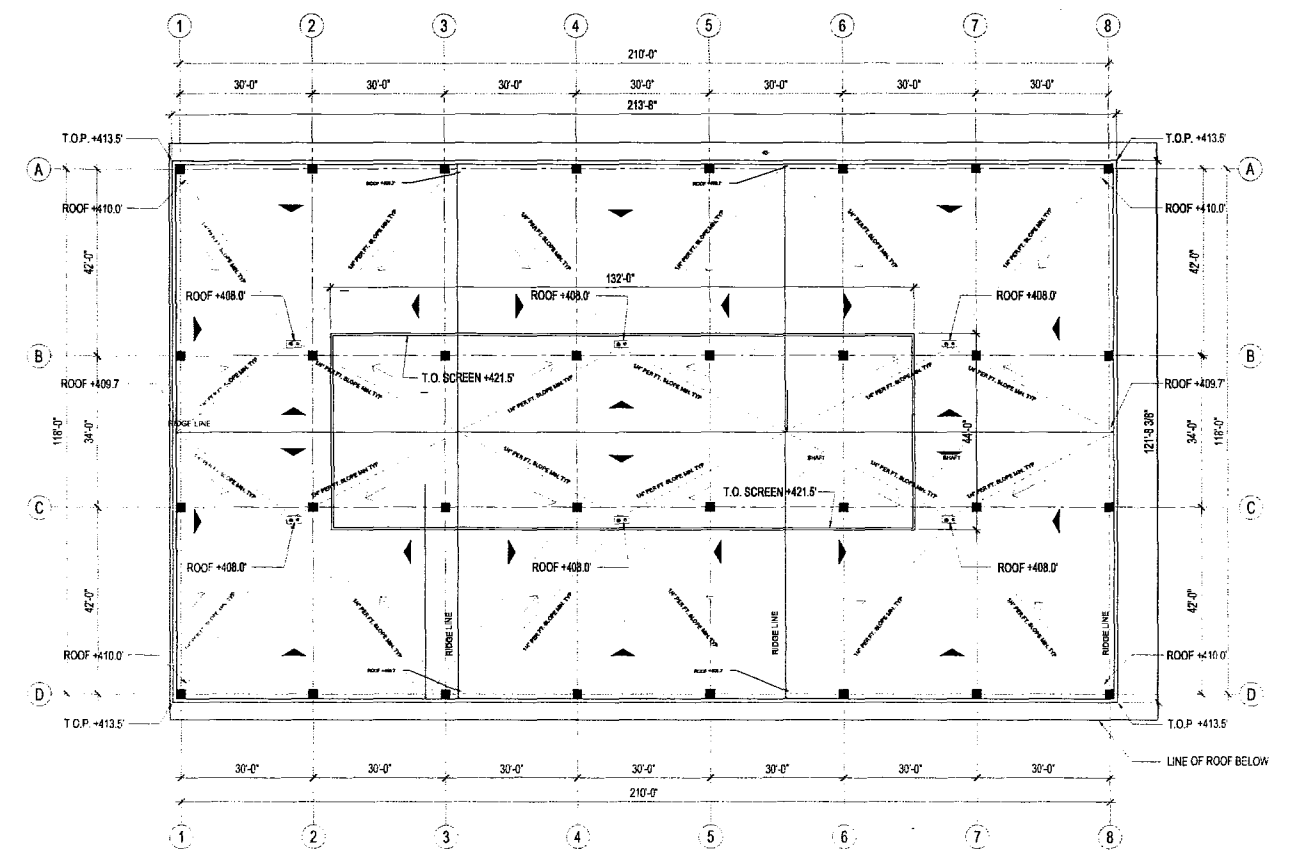
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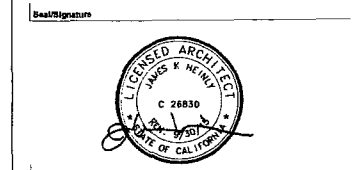


**NEW BLDG. - LEVELS 2-3**  
 SCALE: 1/16" = 1'-0" 1



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

Issue	Date & Issue Description	By	Check
01/03/2014	SDP AMENDMENT COMPLETENESS		
01/09/2014	SDP AMENDMENT FULL SUBMITTAL		
03/08/2014	SDP RESUBMITTAL 01		
04/16/2014	SDP RESUBMITTAL 02		
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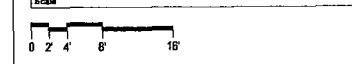


Project Name  
 Nexus Esplanade SDP Amendment

Project Number  
 55.7134.000

CAD File Name  
 A02-02

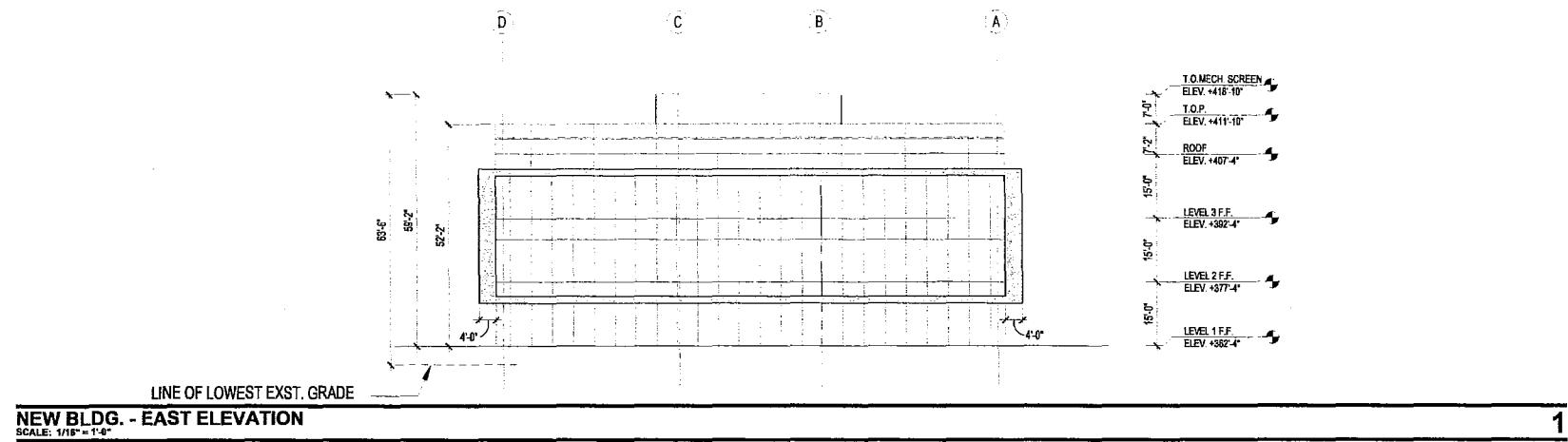
Description  
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 NEW BLDG.



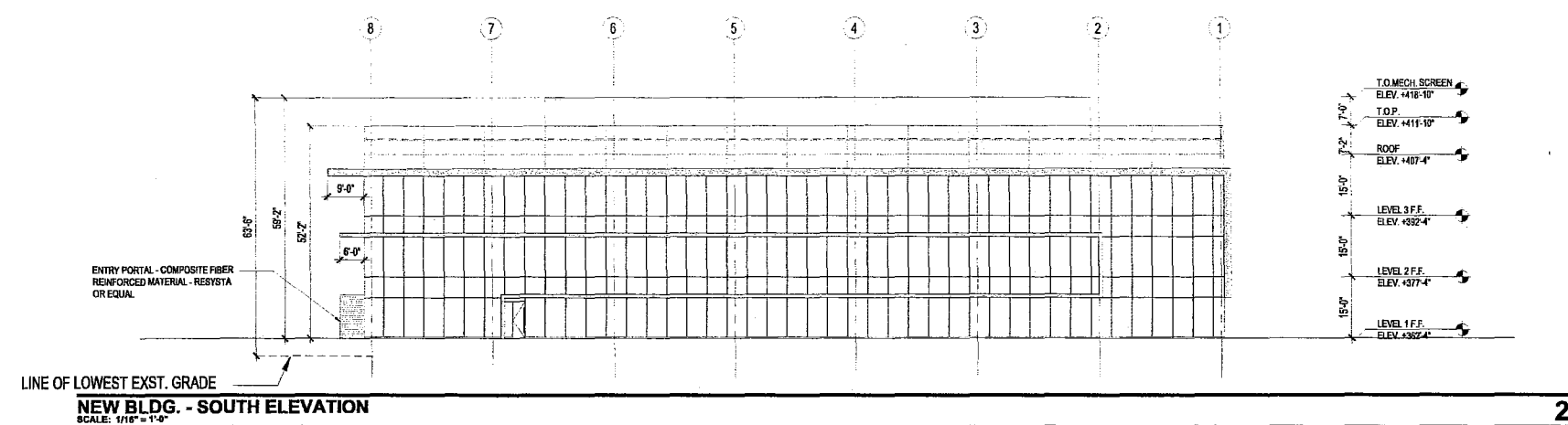
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 SAN DIEGO, CA 92121

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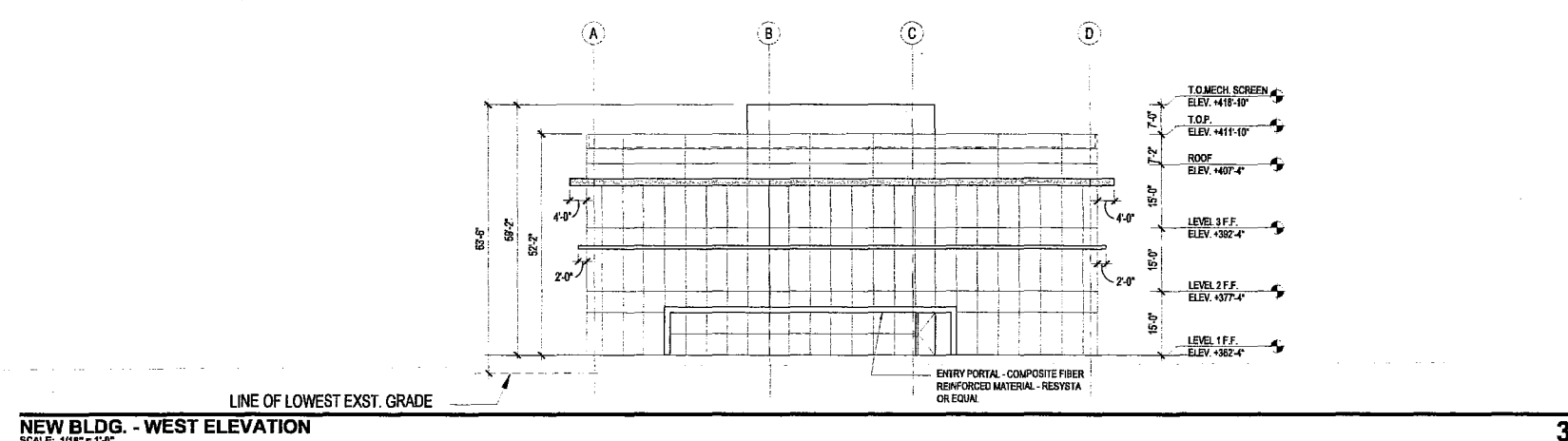
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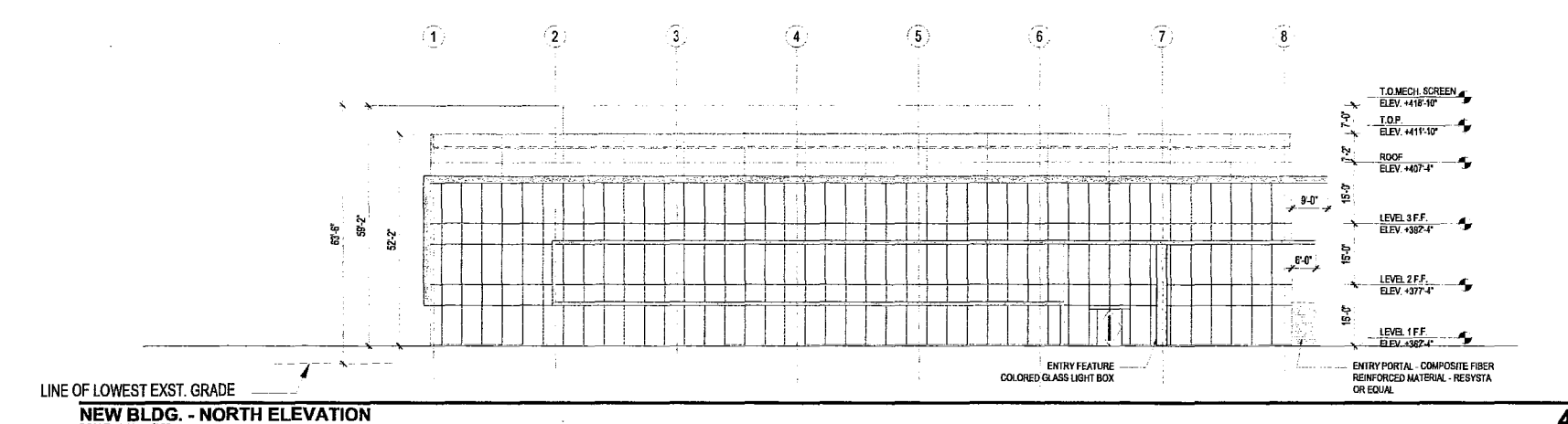
NEW BLDG. - EAST ELEVATION  
 SCALE: 1/16" = 1'-0" 1



NEW BLDG. - SOUTH ELEVATION  
 SCALE: 1/16" = 1'-0" 2



NEW BLDG. - WEST ELEVATION  
 SCALE: 1/16" = 1'-0" 3



NEW BLDG. - NORTH ELEVATION  
 SCALE: 1/16" = 1'-0" 4

**LEGEND**

- LIGHT GREY GLASS W/ LIGHT REFLECTIVITY
- CLEAR GLASS W/ LIGHT REFLECTIVITY
- SPANDREL
- COLORED GLASS LIGHT BOX
- RIBBED METAL
- ALUMINUM PANEL 1
- STONE
- METAL FRAME
- CONCRETE, PAINTED

**GENERAL NOTES**

1. -

Issue	Date & Issue Description	By	Check
-	01/03/2014		
-	SDP AMENDMENT COMPLETENESS		
-	01/30/2014		
-	SDP AMENDMENT FULL SUBMITTAL		
-	03/06/2014		
-	SDP RESUBMITTAL 01		
-	04/18/2014		
-	SDP RESUBMITTAL 02		
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-	SDP RESUBMITTAL 03		
-	10/13/2014		
-	SDP RESUBMITTAL 04		
-	12/11/2014		
-	SDP RESUBMITTAL 05		

Project Name  
Nexus Espinade SDP Amendment

Project Number  
557134.000

CAD File Name  
A09-01

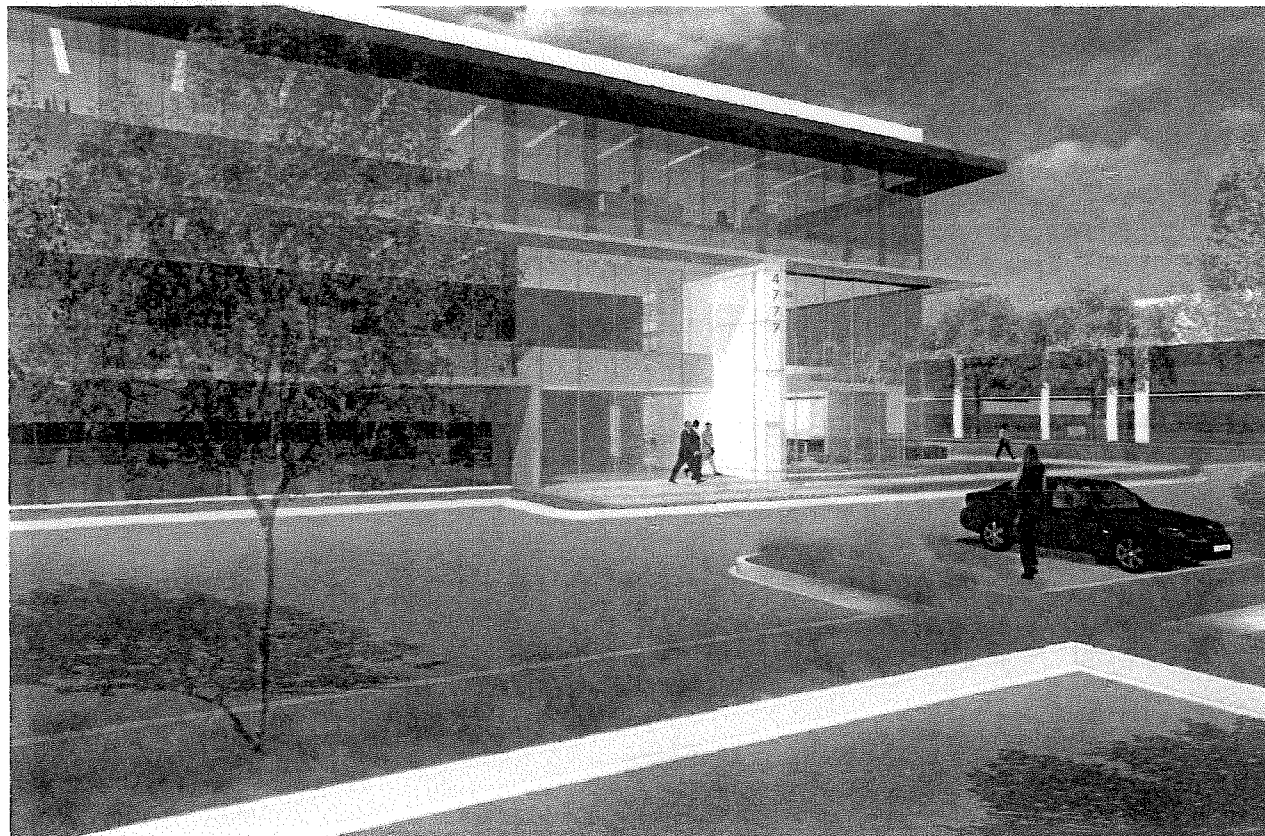
Description  
ELEVATIONS  
NEW BLDG.

Scale  
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**A09.01**

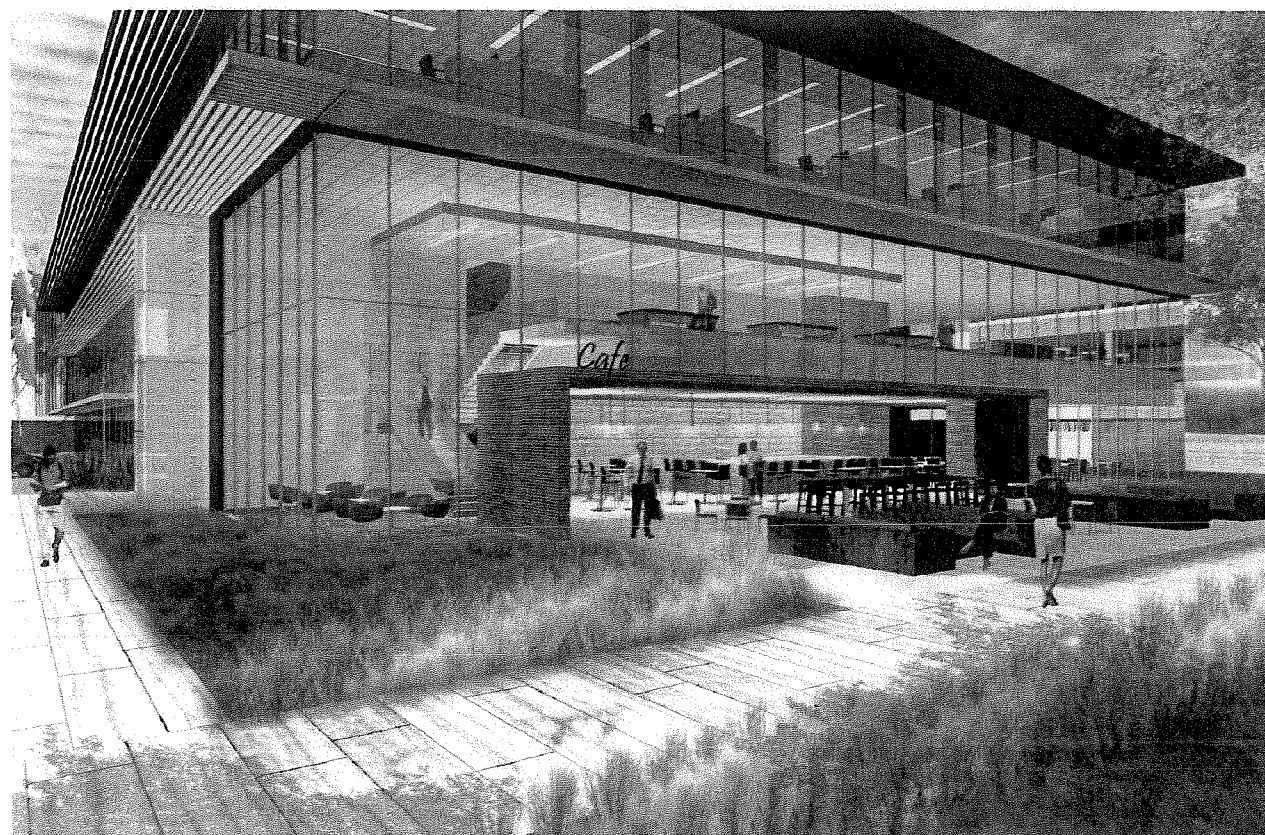
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3D SIMULATION - VIEW ONE  
SCALE: NTS

1



3D SIMULATION - VIEW 2  
SCALE: NTS

2

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Issue	Date & Issue Description	By	Check
-	01/03/2014		
-	SDP AMENDMENT COMPLETENESS		
-	01/30/2014		
-	SDP AMENDMENT FULL SUBMITTAL		
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-	12/11/2014		
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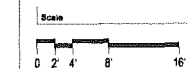
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Project Name  
Nexus Españade SDP Amendment

Project Number  
55.7134.000  
CAD File Name  
A09-02

Description  
3D SIMULATIONS



A09.02

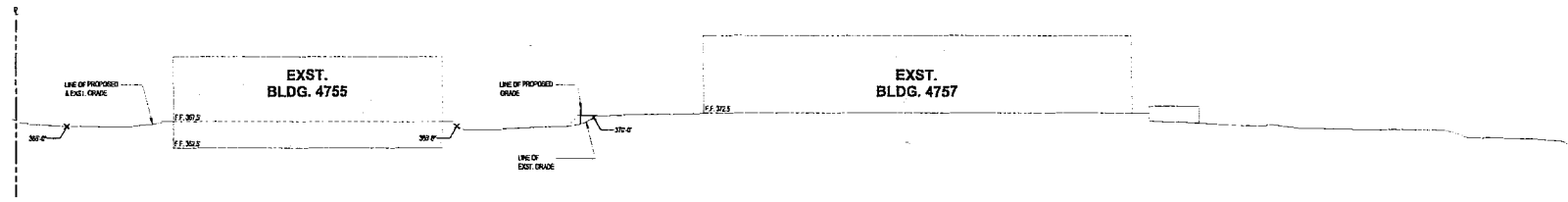
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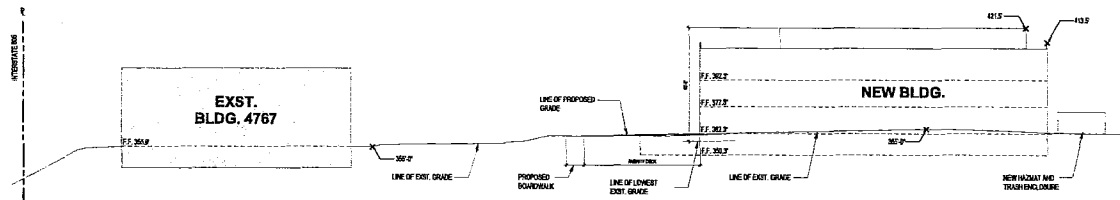
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**SITE SECTION VIEWING NORTH**

SCALE: 1" = 40'-0"

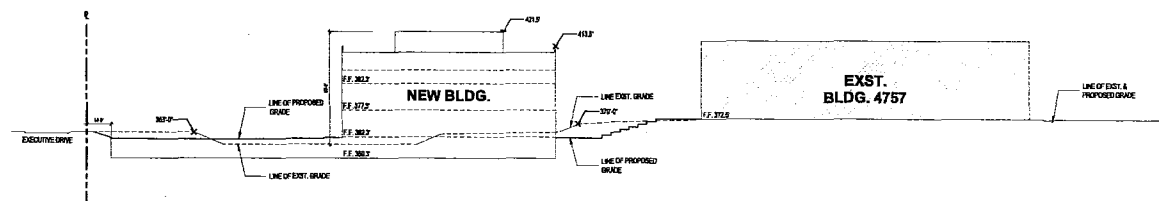
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**SITE SECTION VIEWING SOUTH**

SCALE: 1" = 40'-0"

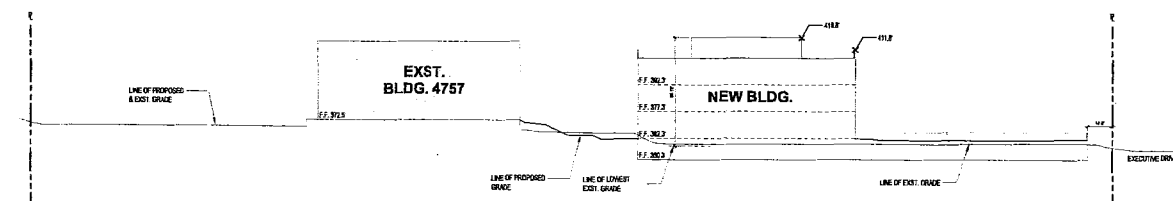
**2**



**SITE SECTION VIEWING WEST**

SCALE: 1" = 40'-0"

**3**



**SITE SECTION VIEWING EAST**

SCALE: 1" = 40'-0"

**4**

Issue	Date & Issue Description	By	Check
-	08/08/2014		XXX XXX
-	01/03/2014		
-	SDP AMENDMENT FULL SUBMITTAL		
-	03/06/2014		
-	SDP RESUBMITTAL 01		
-	04/16/2014		
-	SDP RESUBMITTAL 02		
-	06/10/2014		
-	SDP RESUBMITTAL 03		
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-	12/11/2014		
-	SDP RESUBMITTAL 05		

Revised/Signature



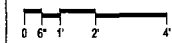
Project Name  
 Nexus Esplanade SDP Amendment

Project Number  
 55.7134.000

CAD File Name  
 A09-04

Description  
 SITE SECTIONS

Scale



**A09.04**

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

THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON MAR 02, 2006  
DOCUMENT NUMBER 2006-0149173  
GREGORY J. SMITH, COUNTY RECORDER  
SAN DIEGO COUNTY RECORDER'S OFFICE  
TIME: 4:39 PM

**WHEN RECORDED MAIL TO  
CITY CLERK  
MAIL STATION 2A**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-1139

**SITE DEVELOPMENT PERMIT NO. 9754  
NEXUS UNIVERSITY SCIENCE CENTER [MMRP]  
CITY COUNCIL**

This Site Development Permit No. 9754 is granted by the City Council of the City of San Diego to Michael J. Reidy, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0501. The 9.57 acre site is located at the eastern terminus of Executive Drive, northwest of Interstate 805/La Jolla Village Drive interchange in the IP-1-1, Airport Environs Overlay, Campus Parking Impact Overlay, and Community Plan Implementation Overlay, Type "A" zones of the University Community Plan area. The project site is legally described as Parcel A, the south half of the west half of the northeast quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, Miscellaneous Map No. 36; Parcel B, that portion of the west half of the southwest quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map of the Pueblo Lands of San Diego, made by James Pascoe in 1870, on file in the Office of the City Clerk of said City, and; Parcel C, that portion of the east half of the southeast quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map thereof the Pueblo Lands of San Diego, made by James Pascoe in May A.D. 1870, on file in the Office of the City Clerk of said City.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct three buildings, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated January 17, 2006, on file in the Development Services Department.

The project or facility shall include:

- a. Construction of three buildings on existing undeveloped lots to include proposed:
  - Building 1, approximately 50-foot high, three story structure with a gross floor area of approximately 49,920 square feet;
  - Building 2, approximately 50-foot high, two story structure with a gross floor area of approximately 89,678 square feet, and;
  - Building 3, approximately 50-foot high, two story structure with a gross floor area of approximately 51,858 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities;
- d. Several retaining walls around the eastern perimeter of the development and south of Lot 1, adjacent to Executive Drive; and
- e. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

#### STANDARD REQUIREMENTS:

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



5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.
8. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit is required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.
12. As conditions of Site Development Permit No. 9754, the mitigation measures specified in the MMRP; and outlined in the Mitigated Negative Declaration No. 5906 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
13. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Mitigated Negative Declaration No. 5906 satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:
  - Paleontological Resources;
  - Biological Resources;
  - Historical (Archaeology) Resources, and;
  - Transportation/Circulation.
14. Prior to issuance of any construction permit, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

**ENGINEERING REQUIREMENTS:**

15. Prior to the issuance of any building permits, the applicant shall assure by permit and bond the installation of three 26 foot wide City standard driveway, on Executive Drive, per Standard Drawings G-14A, G-16 and SDG-100, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
18. Prior to the issuance of any construction permit the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
19. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
20. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
21. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
22. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99-08-DWQ.
23. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.
24. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

25. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.
26. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. 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.
27. Prior to the issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvements plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
28. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan., on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, notes with dimensions and labeled as "landscaping area."
29. Prior to the issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the City Manager 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.
30. Prior to the issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
31. All required landscape shall be maintained by the Permittee or subsequent Owner 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.
32. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements 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. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
33. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size

per the approved documents to the satisfaction of the City manager within 30 days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

34. No fewer than 668 off-street parking spaces including 21 accessible spaces, 58 carpool parking spaces, 17 motorcycle spaces, 6 bicycle spaces and 8 bicycle lockers (and shower facilities within each building) shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the City Manager.
35. Prior to issuance of any building permits, construction documents shall fully illustrate compliance with building sound attenuation to 50 dB CNEL interior noise levels consistent with the adopted MCAS Miramar Airport Land Use Compatibility Plan.
36. Consistent with the adopted MCAS Miramar Airport Land Use Compatibility Plan, the Owner/Permittee shall limit the occupancy of each building to 50 or fewer persons per acre.
37. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
38. Permissible uses within the project sites (Lots 1, 2, and 3) shall be limited to Scientific Research uses. No multi-tenant office or corporate headquarters uses are permitted.
39. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.
40. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.
41. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

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

- a. Approved project sign plan (Exhibit "A,"); or
- b. Citywide sign regulations

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

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

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

45. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

46. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

47. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

48. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

49. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

#### **TRANSPORTATION REQUIREMENTS:**

50. Prior to the recordation of the lot line adjustment, the subdivider shall provide four (4) acceptable off-street loading areas, per the City's Land Development Code Chapter 14, Article 2, Division 10, satisfactory to the City Engineer.

#### **WASTEWATER REQUIREMENTS:**

51. Prior to the issuance of any building permits, the developer shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved plans will require modification based on the accepted sewer study.

52. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

53. Prior to the issuance of any building permits, the developer shall grant adequate sewer, and/or access easements, including vehicular access to each manhole, for all public sewer facilities that are not located within public rights-of-way, satisfactory to the Metropolitan Wastewater Department Director.

54. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.

55. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

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

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

**WATER REQUIREMENTS:**

58. Prior to the issuance of the first building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of public 12-inch water facilities within the Executive Drive right-of-way, traversing the project site easterly approximately 350-feet, and connecting to the existing water facilities located within Parcel 2 of Parcel Map 17892, in a manner satisfactory to the Water Department Director and the City Engineer.
59. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water services within the Executive Drive right-of-way, outside of any sidewalk or vehicular access roadway and in a manner satisfactory to the Water Department Director and the City Engineer.
60. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of private back flow prevention device(s) on each water service to the development, in a manner satisfactory to the Water Department Director and the City Engineer.
61. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall grant minimum 35-foot wide water easements over all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director and the City Engineer. Easements, as shown on approved Exhibit "A", shall be modified based on standards at final engineering.
62. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director, and the City Engineer. All on-site fire hydrants shall be private.
63. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall provide a letter, to the Development Project Manager, agreeing to prepare and record CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single lot.
64. Prior to the issuance of any certificates of occupancy, the public water facilities necessary to serve this development shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.
65. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current editions of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities as shown on approved Exhibit "A," shall be modified at final engineering in accordance with standards.

**INFORMATION ONLY:**



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

APPROVED by the City Council of the City of San Diego on January 17, 2006 and Resolution No. 301157.

AUTHENTICATED BY THE CITY MANAGER

By *Fay Halbert*

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

MICHAEL J. REIDY  
Owner/Permittee

By *Michael Reidy*  
By \_\_\_\_\_

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1180 et seq.**

PERMIT/OTHER - Permit Shell 11-01-04

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

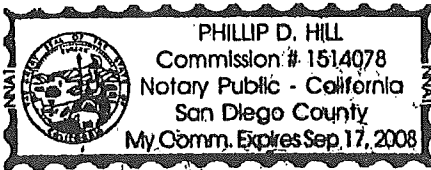
State of California

County of San Diego

} ss.

On MARCH 1, 2006, before me, Phillip D. Hill, Notary Public

personally appeared MICHAEL J. REIDY



Place Notary Seal Above

personally known to me

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

WITNESS my hand and official seal

Signature of Notary Public: Phillip D. Hill

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

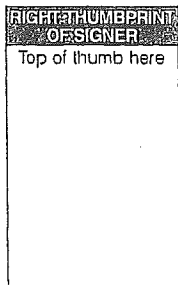
Title or Type of Document: SDP 9754 NEXUS UNIVERSITY SCIENCE CENTER

Document Date: Number of Pages: 12

Signer(s) Other Than Named Above:

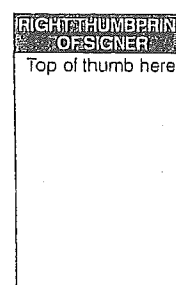
Capacity(ies) Claimed by Signer(s)

- Signer's Name:
Individual
Corporate Officer — Title(s):
Partner — Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

- Signer's Name:
Individual
Corporate Officer — Title(s):
Partner — Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

RESOLUTION NUMBER R- 301157  
DATE OF FINAL PASSAGE JAN 17 2006

WHEREAS, Michael J. Reidy, Owner/Permittee, filed an application with the City of San Diego for a site development permit to construct three buildings on existing undeveloped lots to include: Building 1, approximately 50-foot high, 3- story structure with a gross floor area of approximately 49,920 square feet; Building 2, approximately 50-foot high, 2- story structure with a gross floor area of approximately 89,678 square feet; Building 3, approximately 50-foot high, 2- story structure with a gross floor area of approximately 51,858 square feet, and; the extension of Executive Drive eastward to new terminus at the project site, for the project known as the Nexus University Science Center project, located east of Executive Drive and northwest of Interstate 805/La Jolla Village Drive interchange, and legally described as Parcel A, the south half of the west half of the northeast quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder of San Diego County, November 14, 1921, Miscellaneous Map No. 36; Parcel B, that portion of the west half of the southwest quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map of the Pueblo Lands of San Diego, made by James Pascoe in 1870, on file in the Office of the City Clerk of said City, and; Parcel C, that portion of the east half of the southeast quarter of the northeast quarter of Pueblo Lot 1307, in the City of San Diego, State of California, according to Map thereof the Pueblo Lands of San Diego, made by James Pascoe in May A.D. 1870, in the

University Community Plan area, in the RS-1-14 zone (previously referred to as the R-1 zone) which is proposed to be rezoned to the IP-1-1 zone; and

WHEREAS, on November 17, 2005, the Planning Commission of the City of San Diego considered Site Development Permit No. 9754, and pursuant to Resolution No. 3889-PC voted to recommend City Council approval of the Permit; and

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

WHEREAS, the matter was set for public hearing on JAN 17 2006, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP Permit No. 9754:

A. SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0504

1. Findings for all Site Development Permits

a. The proposed development will not adversely affect the applicable land use plan. The proposed project is located in the University Community Planning area and is designated for industrial land uses. According to the University Community Plan, Industrial Element, the project site is within an area designated for scientific research development with uses to include research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. Furthermore, the Community Plan Implementation Overlay Zone Type "A" has been applied to the site to ensure that the development intensity element of the community plan is not exceeded.

The project is also located within the 65-70 dB Community Noise Equivalent Level [CNEL] contours and Accident Potential Zone [APZ] 1 of the Comprehensive Land Use Plan [CLUP], MCAS Miramar. Industrial uses within the CNEL and APZ 1 are allowable and therefore, the proposed shell buildings for scientific research uses would be consistent with the applicable land use plans.

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

c. **The proposed development will comply with the applicable regulations of the Land Development Code.** Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Site Development Permit No 9754. Development of the property shall meet all requirements of the regulations and development criteria of the IP-1-1 zone.

## 2. Supplemental Findings--Environmentally Sensitive Lands

a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The combined three lots' "L" shaped development site is bordered to the west, north and south by roadways and existing development, and Interstate 805 to the east. The site contains generally east facing slopes leading from high points on the northwestern and southwestern portions of the site towards the middle portion which contains a small valley that slopes to the east. The site does contain sensitive vegetation communities however, they are isolated by the surrounding existing development and the site does not provide a corridor for wildlife habitat. The project site is not located within nor is it adjacent to the City's Multiple Species Conservation Program [MSCP] / Multi-Habitat Planning Area [MHPA].

In order to fulfill the purpose of the project and the objectives of the adopted University Community Plan, the development will provide approximately 191,456 square feet of building space in three buildings on site. To accommodate the parking requirements associated with the proposed square footage of the project, both surface parking and a subterranean parking are proposed. The proposed development of the property requires the grading of the entire site and therefore would impact all vegetation communities on the site. Considering the sites' isolated location of habitat and non-connectivity to MSCP/MHPA, the siting of the proposed development would have a negligible affect on the functions of environmentally sensitive lands. However, the values of the upland habitat will need to be mitigated accordingly.

The Permittee shall be required to fully mitigate the impacts with either the acquisition of off-site upland habitat of 0.7 acres of Tier I and 4.7 acres of Tier I to Tier III

within the MHPA, payment into the City's Habitat Acquisition Fund the amount necessary to purchase aforementioned habitat, or the purchase of land outside the MHPA provided the higher mitigation ratios as described in the City's Biology Guidelines are met. As a result, the project would be consistent with the City's policy that development is directed into non-MHPA areas and mitigation is directed into the MHPA.

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

**c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** When adopted, the University Community Plan analyzed environmentally sensitive lands within the plan area per City Council Policy 600-40. The proposed development has been sited and designed to prevent adverse impacts on adjacent lands and is consistent with the requirements of the Environmentally Sensitive Lands regulations. The proposed project site is surrounded by urban land uses, Interstate 805, and is not located within nor is it adjacent to the City's MSCP / MHPA or properties containing environmentally sensitive lands. Therefore, the proposed development has been sited and designed to prevent adverse impacts on adjacent lands and is consistent with the requirements of the Environmentally Sensitive Lands regulations.

**d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program [MSCP] Subarea Plan.** The proposed project will be consistent with the Environmentally Sensitive Lands regulations. Project specific mitigation is proposed to counter impacts to sensitive habitats of scrub oak chaparral, Diegan coastal sage scrub, baccharis scrub, native grasslands and southern mixed chaparral. The project site is not within or adjacent to the City's Multi-Habitat Planning Area for the MSCP. Impacts to sensitive biological resources will occur and mitigation will be provided pursuant to the City's Biology Guidelines. All other requirements of the MSCP have been met or exceeded for the developable portions of the proposed development. Therefore, the proposed project will be consistent with the City's MSCP Subarea Plan.

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

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

f. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The Mitigated Negative Declaration No. 5906 prepared during the California Environmental Quality Act [CEQA] review process included a site specific impact analysis for this proposed development. An initial study has been conducted for the proposed development on this site and concluded that Mitigated Negative Declaration No. 5906 should include requirements to mitigate for potential impacts to Transportation/Circulation, Paleontological Resources, Historical (Archaeological) Resources and Biological Resources and in fact the development will mitigate for these impacts with the implementation of the project. All mitigation is related to and calculated to alleviate impacts created by the proposed development and has been or will be incorporated into the conditions of the development permit.

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

BE IT FURTHER RESOLVED, that Site Development Permit No. 9754 is granted to Michael J. Reidy, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Shannon M. Thomas  
Shannon M. Thomas  
Deputy City Attorney

SMT:als  
01/03/06  
01/13/06 COR.COPY  
Or.Dept:DSD  
R-2006-589  
MMS#2921

RESO\_ORD FORMS\PERMITS\Permit Resolution 09-20-05.doc



Passed by the Council of The City of San Diego on January 17, 2006, by the following vote:

YEAS: PETERS, DISTRICT 2-VACANT, ATKINS, YOUNG,  
MAIENSCHIN, FRYE, MADAFFER & DISTRICT 8-VACANT.  
NAYS: NONE.  
NOT PRESENT: NONE.  
VACANT: 2 & 8.

AUTHENTICATED BY:

**JERRY SANDERS**

Mayor of The City of San Diego, California

**ELIZABETH S. MALAND**

City Clerk of The City of San Diego, California

(Seal)

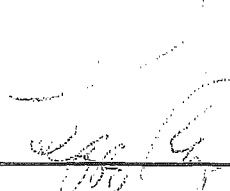
By: Peggy Rogers, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of  
RESOLUTION NO. R-301154, passed by the Council of the City of San Diego on January 17,  
2006.

**ELIZABETH S. MALAND**

City Clerk of The City of San Diego, California

(SEAL)

By: , Deputy

1015

ATTACHMENT 09

MAY 24, 2001 11:30

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

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 86.00

AND WHEN RECORDED MAIL TO  
CITY CLERK  
MAIL STATION 2A



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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PLANNED COMMERCIAL DEVELOPMENT/RESOURCE PROTECTION ORDINANCE  
PERMIT NO. 99-0762 [MMRP]  
LA JOLLA COMMONS

City Council

This permit is granted by the Council of the City of San Diego to Polygon Shelter, Inc., Owner, a Washington corporation and La Jolla Commons/Polygon, Permittee pursuant to San Diego Municipal Code sections 101.0910 and 101.0462. The approximately seventeen-acre site is located east of the planned extension of Judicial Drive, south of Nexus Center Drive, north of La Jolla Village Drive and west of Interstate 805 in the existing RS zone (previously referred to as the R1-5000 zone) (proposed CV-1-2 and IP-1-1 zones (previously referred to as the CV and SR zones) of the University Community Plan. The project site a portion of Pueblo Lot 1307, Map 36, filed November 14, 1921 as more fully described in the legal description which is attached as Exhibit "A," and incorporated by reference herein.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/ Permittee to develop a 327 room, fifteen-story hotel, 115 unit, thirty-two-story condominium, 450,000 square foot, twenty-story office building, 30,000 square foot, two-story scientific research building and separate eight level parking structure development, the construction of a portion of Judicial Drive, Nexus Center Drive, and Executive Drive, construction of a fourth west-bound lane and a bike-lane within La Jolla Village Drive from Judicial Drive to the Interstate 805 interchange, and other improvements in the public right-of-way described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated November 14, 2000 on file in the Development Services Department. The facility shall include:

- a. Three hundred twenty-seven room, fifteen-story hotel, 115 unit, thirty-two-story condominium, 450,000 square foot, twenty-story office building, 30,000 square foot, two-story scientific research building and separate eight level parking structure; and
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. 2,320 off-street parking spaces; and
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act [CEQA] guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of

ORIGINAL

this permit, and any other applicable regulations of the Municipal Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:
  - a. The Permittee signs and returns the permit to the Development Services Department; and
  - b. The permit is recorded in the office of the San Diego County Recorder.
3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
5. This permit shall conform to the provisions of Tentative Map No. 99-0762.
6. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
7. The issuance of this permit by The City of San Diego does not authorize the applicant to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. In accordance with authorization granted to The City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], The City of San Diego through the issuance of this permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of The City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. 00-18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by The City of San Diego pursuant to this permit shall be altered in the future by The City of San Diego, USFWS or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued

recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this permit and of full satisfaction by Permittee of mitigation obligations required by this permit, as described in accordance with Section 17.1D of the IA.

9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
10. Prior to recording the final map, the Owner/Permittee shall enter into an agreement with the City of San Diego and the San Diego Housing Commission to provide six low income rental housing units at rates affordable at no more than 65 percent of the median area income, as adjusted for utilities and assumed household size, for a duration of fifty-five years. The units shall be located at a site within the University community determined to be acceptable to the City Manager and the Chief Executive Officer of the Housing Commission.
11. Prior to the sale of any condominium units and office suites, potential owners and/or lessees shall be provided a disclosure advising of the properties proximity to Miramar-Flight path.
12. Prior to issuance of any occupancy permit, the Owner/Permittee shall submit, for review and approval, a Transportation Demand Management Program, with more than bike racks, sidewalks and a shuttle service to the Sorrento Valley Coaster Station, to the satisfaction of the City Manager
13. The Owner/Permittee shall encourage the utilization of "green building technology" in the project design and construction where feasible
14. Prior to the issuance of any permits, the Owner/Permittee shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to downstream properties including existing drainage facilities as a result of the increased runoff from this development or, if substantial impacts are anticipated, what measures must be taken to mitigate such impacts.
15. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated November 14, 2000, on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
16. All of the conditions contained in this permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this permit be required to comply with each and every condition in order to be afforded special rights which the holder of the permit is obtaining as a result of this permit. It is the intent of the City that the Owner of the property which is the subject of this permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this permit, but only if the Owner complies with all the conditions of the permit.

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

17. Prior to the issuance of any building permit, all turf or grass products used in conjunction with Fire Department vehicle access shall comply with the Bureau of Fire Life and Safety Policy A-96-9 for Access Roadways: Modified Roadway Surface in conformance with Uniform Fire Code section 902.

18. Rezoning of the subject property shall become effective with recordation of the corresponding final subdivision map for the project site.

19. This permit may be developed in phases. Each phase shall be constructed in a manner that each individual building shall be built with adequate parking, landscape and amenities. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase (per the approved Exhibits "A," dated November 14, 2000 on file in the Development Services Department).

#### TRANSPORTATION DEVELOPMENT:

20. Prior to issuance of any building permit, the project shall conform to the North University Public Facilities Phasing Plan.

21. Prior to issuance of any building permit, the project shall conform to the La Jolla Commons City staff recommended Transportation Phasing Plan Alternative/Option 1, satisfactory to the City Engineer.

22. Prior to issuance of any building permits, the applicant shall provide a shared parking agreement, satisfactory to the City Engineer.

23. Prior to issuance of any building permits, the applicant shall provide a shared access agreement, satisfactory to the City Engineer.

24. The project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 769830, filed January 30, 1997) and the amendment to Council Policy 200-18 approved by City Council on January 10, 2000.

#### WASTEWATER REQUIREMENTS:

25. No improvements or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an encroachment removal agreement.

26. For public on-site sewer facilities located within a gated community, the Owner/Permittee shall provide the Wastewater Collection Divisions with keyed access satisfactory to the Metropolitan Wastewater Department Director. The City will not be held responsible for any issues that may arise relative to possession of the keys.
27. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
28. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.
29. The subdivider agrees to assume full responsibility for any damage caused to or by the existing trunk sewers as a result of the construction activities associated with this development.
30. The Owner/Permittee shall design all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.
31. The Owner/Permittee shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer mains that serve more than one lot.
32. All proposed private sewer facilities, including sewer laterals to the property line, that serve more than one lot shall have pipe sizes and slopes designed per the California Uniform Plumbing Code but shall be constructed per the most current City of San Diego sewer design guide.
33. Prior to the submittal of any public improvement drawings including grading plans, the Owner/Permittee shall submit a sewer study satisfactory to the Metropolitan Wastewater Department Director, for the sizing, grade and alignment of private sewer facilities, including sewer laterals to the property line, that serve more than one lot.
34. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and the Owner/Permittee shall obtain a plumbing permit for this work. In addition, the Owner/Permittee shall submit calculations, satisfactory to the Metropolitan Wastewater Department Director, for sizing of the proposed sewer lateral from the property line to its connection with the public sewer main.

WATER REQUIREMENTS:

35. Prior to the issuance of any building or engineering permits, the Owner/Permittee shall process an easement abandonment for the existing water easement over the existing 36-inch high pressure reclaimed water pipeline and grant a new easement over the relocated pipeline in a manner satisfactory to the Water Department Director. Easement width shall be 50-feet-wide or as determined appropriate at final engineering.
36. Prior to the issuance of any building or grading permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of the relocated 36-inch reclaimed water pipeline as required in the accepted pipeline relocation study in a manner satisfactory to the Water Department Director, the City Geologist and the City Engineer. The design of the reclaimed

water pipeline shall meet an engineering standard approved by the Water Department Director, the City Geologist, and the City Engineer, that allows for the location of structures over the easement. The Owner/Permittee shall enter into an encroachment agreement acceptable to the Water Department Director and the City Engineer.

37. Prior to the issuance of any building or grading permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a minimum 24-foot-wide paved vehicular access to all public water facility appurtenances located on-site, including, but not limited to, the westerly tunnel portal, in a manner satisfactory to the Water Department Director and the City Engineer.

38. Prior to the issuance of any building or grading permits, the Owner/Permittee shall grant a minimum 24-foot-wide, fully paved, easement to provide vehicular access to the existing westerly tunnel portal and any other public water facility appurtenances, in a manner satisfactory to the Water Department Director and the City Engineer.

39. Prior to the issuance of any building or grading permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all necessary mitigation measures to protect the public health and safety, to provide reasonable, legal, and practical access to all public water facilities on-site, and to contain any pipeline failure. Measures may include, but not be limited to, pipeline relocation, tunnel extension, and tunnel portal extension, as required in the accepted pipeline failure analysis and relocation study, in a manner satisfactory to the Water Department Director, the City Geologist and the City Engineer.

40. Prior to the issuance of any building or grading permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of 12-inch water facilities within the Executive Drive right-of-way from Judicial Drive to the easterly cul-de-sac in a manner satisfactory to the Water Department Director and the City Engineer.

41. Prior to the issuance of any building or grading permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of 12-inch water facilities within the Judicial Drive right-of-way from Executive Drive, extending south to La Jolla Village Drive, in a manner satisfactory to the Water Department Director and the City Engineer.

42. Prior to the issuance of any building or grading permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a looping system of 12-inch water facilities on-site, with a minimum of two points of connection in a manner satisfactory to the Water Department Director and the City Engineer.

43. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the installation of fire hydrants at locations satisfactory to the Fire Department, the Water Department Director, and the City Engineer.

44. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Design Guide and City regulations, standards and practices pertaining thereto. All existing and proposed water facilities that do not meet current standards shall be private.

45. If any portion of the development is gated, then prior to the issuance of any building permits, the Owner/Permittee shall provide keyed access to the Water Operations Division in a

manner satisfactory to the Water Department Director. The City will not be held responsible for any issues that may arise relative to the availability of keys.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

46. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program [MMRP] as specified in the Environmental Impact Report, LDR No. 99-0762, satisfactory to the City Manager and the City Engineer. Prior to issuance of any grading permit or building permit, all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Transportation/Traffic Circulation
- Noise
- Hydrology/Water Quality
- Paleontological Resources.

47. Prior to the issuance of building permits for the condominium and office buildings, the Owner/Permittee shall provide the Federal Aviation Administration's [FAA] response to the Notice of Proposed Construction for the applicable buildings to the Development Services Department. The City Manager shall ensure that the proposed construction plans for these buildings comply with the recommendations and/or requirements of the FAA.

ENGINEERING REQUIREMENTS:

48. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer, referred to as an engineering permit, for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

49. The drainage system proposed for this development is subject to approval by the City Engineer.

50. Prior to building occupancy, the applicant shall conform to the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

51. Development of this project shall comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 92-08-DWQ [NPDES General Permit No. CAS000002], Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan [SWPPP] and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice of Intent [NOI] shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.



In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

PLANNING/DESIGN REQUIREMENTS:

52. No fewer than 2,320 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated November 14, 2000, on file in the Development Services Department. Parking spaces shall comply at all times with the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

53. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

54. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower.

55. All signage associated with this development shall be consistent with sign criteria established by the City-Wide Sign Regulations.

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

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

57. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
58. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
59. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed architecturally integrated structure whose top and sides may include grillwork, louvers and latticework.
60. No merchandise, material or equipment shall be stored on the roof of any building.
61. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked "Exhibit A."

#### LANDSCAPE REQUIREMENTS:

62. Prior to issuance of any grading, or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated November 14, 2000, on file in the Development Services Department.
63. Prior to issuance of grading permits, interim landscape and erosion control measures, including hydro seeding of all disturbed land, shall be submitted to the satisfaction of the City Manager and City Engineer. All plans shall be in substantial conformance to Exhibit "A," dated November 14, 2000, on file in the Development Services Department.
64. The timely erosion control including planting and seeding of all slopes and pads consistent with the approved plans is considered to be in the public interest and the Permittee shall initiate such measures within forty-five days from the date that the grading of the site is deemed to be complete. Such erosion control and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the Landscape Technical Manual.
65. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections and to obtain a No Fee Street Tree Permit for the installation, establishment and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.
66. All required landscape shall be maintained in a disease-, weed- and litter-free condition at all times and shall not be modified or altered unless this permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee, or subsequent Owner shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the Landscape Technical Manual.

67. If any required landscape, including existing or new plantings, hardscape, landscape features, etcetera, indicated on the approved plans is damaged or removed during demolition, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within thirty days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.
68. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Concept Plan, dated November 14, 2000, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as landscaping area.
69. Prior to issuance of any building permit for the parking structure, plans and details for trellis structures and/or planting on the top deck of the parking structure shall provide a performance standard to achieve a minimum of 30 percent effective shade cover over the top deck of the parking structure.
70. Prior to issuance of any construction permit for parking structures, the Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.
71. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way and median (if applicable) improvements shall be submitted to the City Manager for approval. Improvement plans shall identify a station point for each street tree location. Each street tree location provide a forty square foot area for 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. Location of street trees shall be identified and reserved during improvement activities and on all site plans prepared for subsequent building permit applications with actual installation taking place prior to issuance of a certificate of occupancy, for a specific building permit. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated November 14, 2000, on file in the Development Services Department.
72. Prior to final inspection for any building, the approved Brush Management Program shall be implemented.
73. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Technical Manual, Section Six and Appendix C.
74. The Brush Management Program is based on the Fire Department's Fire Hazard Severity Classification of High. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," Brush Management Program/Landscape Concept Plan, dated November 14, 2000, on file in the Development Services Department.
- a. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management Zone 1 on the property in substantial conformance with Exhibit "A."

Indicate Zone 1 and calculations for the area east of the Scientific Research building. Brush Management is not required adjacent to the parking deck.

- b. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval by the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Uniform Fire Code, M.C. 55.0889.0201, and Section Six of the Landscape Technical Manual (document number RR-274506) on file at the Office of the City Clerk.
  - c. Within Zone One combustible accessory structures with less than a one hour fire rating are not permitted (including, but not limited to decks, trellises, gazebos, etc) while non-combustible accessory structures and/or combustible accessory structures with a minimum fire rating of one hour or more may be approved within the designated Zone One area subject to Fire Marshall and the City Manager's approval. Zone reduction per Section 6.6-5 of Landscape Technical Manual is acceptable in eastern portion of the property adjacent to the Scientific Research building. Indicate reduction calculations on Exhibit "A."
  - d. In all brush management zones, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as determined by the City Manager.
  - f. Provide the following note on the Brush Management Construction Documents: "It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."
75. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit/tentative map, may protest the imposition within ninety days of the approval of this development permit/tentative map by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the Council of the City of San Diego by Resolution No. R-294150 on November 14, 2000.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

SAN DIEGO

ss.

On MAY 22, 2001

Date

before me, PHILLIP D. HILL, NOTARY PUBLIC

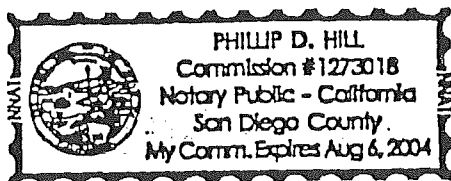
Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared

STEPHEN M. HAASE

Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.  
 Phillip D. Hill  
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: PCD/RPO 99-0762 LA JOLLA COMMONS

Document Date: \_\_\_\_\_ Number of Pages: 12

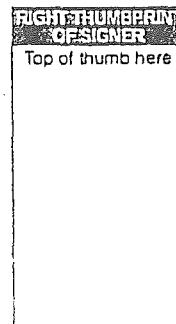
Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

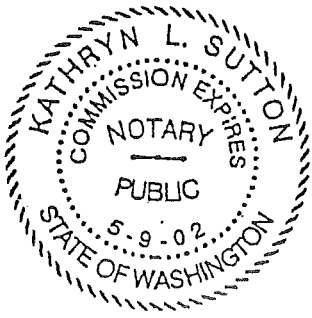
Signer is Representing: \_\_\_\_\_



STATE OF WASHINGTON )  
                                      ) ss  
COUNTY OF SKAGIT      )

On May 2, 2001, before me, Kathryn L. Sutton, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Werner K. Paulus, President of Polygon Shelter, Inc., a Washington corporation, personally known to me to be the President of the corporation that executed the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity as his free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that the corporation executed it.

WITNESS my hand and official seal hereto, affixed the day and year first above written.



*Kathryn L. Sutton*  
\_\_\_\_\_  
Kathryn L. Sutton  
Notary Public in and for the State of Washington  
Residing in Skagit County  
My Commission Expires: 5/9/2002

## EXHIBIT "A"

## PARCEL 1: (345-010-13)

The West Half of the Southwest Quarter of the Northeast Quarter of Pueblo Lot 1307 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Miscellaneous Map thereof No. 36, filed in the Office of the County Recorder of San Diego County, November 14, 1921.

## PARCEL 1A: (345-010-56)

The Southeast Quarter of the Southwest Quarter of Northeast Quarter of Pueblo Lot 1307, of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Miscellaneous Map thereof No. 36, filed in the Office of the County Recorder of San Diego County, November 14, 1921.

## PARCEL 2: (345-010-54)

The Northwest Quarter of the Southeast Quarter of Pueblo Lot 1307, of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Miscellaneous Map thereof No. 36, filed in the Office of the County Recorder of San Diego County, November 14, 1921.

EXCEPTING THEREFROM that portion lying Southerly of the Northerly line of that part of La Jolla Village Drive (126.00 feet wide) as described in Parcel 1 in deed to the City of San Diego, recorded December 2, 1970 as File No. 220037, of Official Records, and in Parcel 3 in deed to the City of San Diego, recorded June 25 1975 as File No. 75-161524, of Official Records.

## PARCEL 3: (345-010-69)

The East Half of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Pueblo Lot 1307 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Miscellaneous Map thereof No. 36, filed in the Office of the County Recorder of San Diego County, November 14, 1921.



(R-2001-1009)

## RESOLUTION NUMBER R-294150

ADOPTED ON NOVEMBER 14, 2000

WHEREAS, Polygon Shelter, Inc., Owner and La Jolla Commons/Polygon, Permittee, filed an application with the City of San Diego for a Planned Commercial Development [PCD]/ Resource Protection Ordinance [RPO] Permit to develop a 327 room, fifteen-story hotel, 115 unit, thirty-two-story condominium, 450,000 square foot, twenty-story office building, 30,000 square foot, two-story scientific research building and separate eight level parking structure development, the construction of a segment of Judicial Drive, Nexus Center Drive, and Executive Drive, construction of four west-bound lanes and a bike-lane within La Jolla Village Drive from Judicial Drive to the Interstate 805 interchange, and other improvements in the public right-of-way, located east of the planned extension of Judicial Drive, south of Nexus Center Drive, north of La Jolla Village Drive and west of Interstate 805, legally described as being a portion of Pueblo Lot 1307, Map 36, filed November 14, 1921, in the University Community Plan area, in the existing RS zone (previously referred to as the R1-5000 zone) (proposed CV-1-2 and IP-1-1 zones (previously referred to as the CV and SR zones, respectively); and

WHEREAS, on October 19, 2000, the Planning Commission of The City of San Diego considered Vesting Tentative Map No. 99-0762, and pursuant to Resolution No. 3036-PC voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on November 14, 2000, testimony having been heard, evidence having been submitted, and the City Council having fully considered

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the matter and being fully advised concerning the same, pursuant to San Diego Municipal Code [SDMC] sections 101.0910 and 101.0462; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to PCD/RPO Permit No. 99-0762:

FINDINGS:

Planned Commercial Development

1. The proposed use will fulfill a community need and will not adversely affect the City's Progress Guide and General Plan or the adopted Community Plan. The proposed project site is designated for commercial and scientific research uses by the University Community Plan. The proposed development is consistent with this designation of the Community Plan. The proposed use will provide a mixed use project and gateway into the University community. As the proposed project is consistent with the community plan, consistency with the City's Progress Guide and General Plan is also achieved and adverse affects to the Progress Guide and General Plan will not result from implementation of the proposed project. The proposed use has been planned to occur at this location consistent with the policy documents.
2. The proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other properties in the vicinity. The permit controlling the development and continued use of the proposed development for this site contains conditions addressing the proposed project compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls intended to assure the continued health, safety and general welfare of persons residing or working in the area. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity.
3. The proposed use will fully comply with the relevant regulations of the Municipal Code in effect for this site. Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into the permit. Development of property shall meet the requirements of the regulations and development criteria of the proposed CV-1-2 and IP-1-1 zones, as allowed with the approval of a planned commercial development permit. Concept plans for the proposed project identify all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the proposed project.

Resource Protection Ordinance

4. The proposed development will not adversely affect the City of San Diego's Progress Guide and General Plan. See finding number one.
5. The proposed development will conform to the community plan for the area and any other applicable plans, policies and ordinances. The proposed project is consistent with the adopted University Community Plan, which identifies this property for Visitor Commercial [VC] and Scientific Research uses. The proposed project is proposing a hotel, office and residential uses over that portion of the site designated in the community plan for Visitor Commercial uses consistent with the proposed Commercial Visitor zone. The project proposes scientific research land use over the remaining balance of the site designated in the community plan for scientific research uses. The proposed project would be consistent with MCAS Miramar, Comprehensive Land Use Plan adopted October 1990 and amended in September 1992 and the designated Air Influence Area of the base. The proposed project would accommodate the future implementation of Metropolitan Transit Development Board's [MTDB] proposed Light Rail Transit [LRT] Station.
6. The proposed development will be sited, designed, constructed and maintained to minimize, if not preclude, adverse impacts on environmentally sensitive lands. The proposed project has been designed to minimize impacts to environmentally sensitive lands to the maximum extent feasible. Impacts to the isolated coastal sage scrub and southern mixed chaparral are acceptable with the proposed project features to include off-site mitigation in accordance with the adopted Multiple Habitat Planning Area [MHPA] and Biology Guidelines. Impacts to 0.10 acre of southern willow scrub and unvegetated streambed are not avoidable with the implementation of the required circulation element roadway improvements designated in the community plan. In consideration of the existing topography of the site, impacts to 0.04 acre of southern willow scrub would not be avoidable in allowing a reasonable use of the site due to the configuration of the existing topography on the property. Avoidance of the remaining steep slopes after implementation of the required circulation element roadway improvements and considering the restrictions on the site imposed by the NAS Miramar Comprehensive Land Use Plan [CLUP] and a restrictive use easement [RUE] is not feasible due to the topographic configuration of the site.
7. The proposed development will be sited and designed to prevent adverse impacts on any environmentally sensitive lands and resources located in adjacent parks and public open space areas and will provide adequate buffer to protect such resources. The proposed development is sited and designed to prevent adverse impacts to environmentally sensitive habitats and resources located within the sensitive slopes and biologically sensitive resources to the greatest extent possible while allowing for the implementation of circulation element roads and a reasonable use of the site. No parks or recreation areas exist adjacent to this site, and provisions to protect such resources by means of buffer areas have not been necessary.

8. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or flood and fire hazards. Due to the required circulation element road's construction adjacent to the site there are no measures that would be implemented by any proposed project to further minimize the potential adverse effects on steep hillsides. Implementation of the community plan circulation improvements would impact the canyon within the proposed project site with or without construction of the proposed project. There are no feasible alternative alignments for these public improvements which would result in less impacts to the site. The existing topography of the property makes an alternative that avoids steep slope encroachments infeasible given the land form composition of the existing topography.

Preliminary geotechnical reports have been submitted to and reviewed by the City's geologist to confirm the applicant's geotechnical consultant has adequately addressed the soil and geologic conditions present on the site. The proposed project site does not contain any unique geological features. Accepted professional practices to address remedial grading and seismic safety building design would address any potential unforeseen geological hazards discovered during construction of the proposed project at the site. The City's geologist has determined the proposed design is appropriate at this site.

The proposed landscape concept plan includes provisions to address erosion control for all slopes created by the development of the property to prevent soil erosion and downstream silting of water courses and estuaries. By planting groundcovers, shrubs, and trees of varying rooting depth, the proposed erosion control will provide additional stability to manufactured slopes. Adverse impacts from flooding will not occur with the development of the site. Engineering and site design will direct, capture, and control all runoff from the site to preclude adverse impacts from potential runoff.

A brush management plan would be implemented to provide protection of persons and property from the risks of potential wildfires. The proposed project would implement erosion control measures to fully mitigate water quality impacts downstream. There are no unique flood or fire hazards associated with the proposed project at this site.

9. Feasible measures, as defined in this section, to protect and preserve the special character or the special historical, architectural, archaeological or cultural value or the affected significant prehistoric or historic site or resources have been provided by the applicant. The environmental review of the proposed site indicates there are no special historical, architectural, archaeological or cultural resources located on the site. The proposed project is required to implement mitigation measures to address any potential impacts to paleontological resources on the site that may occur during grading operations.

Required Findings for Alternative Compliance

10. There are special circumstances or conditions applying to the land that are peculiar to such land and not of the applicant's making whereby the strict application of the provisions of this section would deprive the property owner of reasonable use of the land or the project provides extraordinary benefits to the general public based on findings of overriding social and economic considerations. The proposed project is located on one of the few remaining infill properties in the University Community Plan [Community Plan] area. Development has occurred around the perimeter of the property. Extensive grading of the area will be required on the southerly and westerly sides of the site in order to provide for the construction of Judicial Drive between Executive Drive and La Jolla Village Drive, the widening of westbound La Jolla Village Drive to provide for an additional travel lane, and the widening of Executive Drive to accommodate MTDB's future LRT Station located easterly of Judicial Drive. There are no other feasible alternative alignments for these public improvements which would result in less impacts to the site.

The existing canyon on the property was initially bifurcated by the original construction of La Jolla Village Drive. The canyon bottom has been the site of several public construction projects including; the Sorrento-Rose Canyon Interceptor Sewer, the Rose Canyon Trunk Sewer, and the North City Tunnel Connector project. The canyon was bisected again by the recently constructed easterly extension of Executive Drive, as a condition of project approval for the Nexus project. When Judicial Drive is constructed between Executive Drive and La Jolla Village Drive, the canyon bottom will lose all connectivity to any other canyon feature. Some of the steep slopes in the canyon already have been graded as a result of these previous projects. The remaining natural slopes are not highly visible from surrounding viewsheds.

With regard to development potential on other areas of the property, the northeasterly portion of the property is constrained by the NAS Miramar CLUP and a RUE that was obtained in a federal condemnation action. The CLUP and RUE prohibit residential, office, and hotel development and limit other types of development on the northeasterly portion of the property. Development limited to these restricted portions of the property would not achieve the type or intensity of development contemplated by the Community Plan. These restrictions limit the feasibility of an alternative that would avoid encroachment into steep slopes. As such, retention of the pre-existing canyon topography, by not allowing for alternative compliance to the strict application of the provisions of Resource Protection Ordinance, would not allow for the uses of the site as contemplated by the adopted University Community Plan.

The proposed project also will provide extraordinary benefits to the public if allowed to develop as proposed. The proposed project will provide for the location of a Light Rail Transit Station [LRT Station] to serve the central and eastern portions of the Community Plan area and encourage use of mass transit. The proposed project will provide the construction of Judicial Drive and the widening of La Jolla Village Drive along the property frontage. The proposed

project also will provide unique public open space through the construction of a park located at the corner of Judicial Drive and Executive Drive, a publicly accessible plaza in the center of the project with unique landscape and water features and payment of Facilities Benefit Assessment [FBA] fees in the estimated amount of \$5,800,000.

11. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands. There are no other measures that could be implemented by the proposed project to further minimize altering the slopes of the steep hillsides. Extensive grading of the area will be required on the southerly and westerly sides of the site to provide for the construction of Judicial Drive between Executive Drive and La Jolla Village Drive, the widening of westbound La Jolla Village Drive to provide for an additional travel lane, and the widening of Executive Drive to accommodate MTDB's future LRT Station located easterly of Judicial Drive regardless of whether the proposed project is constructed. There are no alternative alignments for these public improvements which would avoid or reduce the potential impacts to sensitive lands. Any development of this site would require these public road improvements and impacts to the sensitive lands. The grading proposed by the project would fill an existing canyon that has been extensively disturbed by construction of several public projects. The topography of the property makes an alternative that avoids impacts to the steep slopes infeasible due to the topographic configuration. The proposed grading of the property has been designed to respect the landform conditions existing at the perimeter of the project site. As opposed to a flat pad, the site has been designed to step downward from north to south, with the lowest portion of the site actually situated in the center of the project where the plaza, with its unique landscaping and water features, will be located. Avoidance of the slopes surrounding the topographic low point would render a significant portion of the property undevelopable, which makes avoidance infeasible because of additional site restrictions imposed by the CLUP and RUE on the property. The proposed grading would remove an unlandscaped, fifty foot high, south-facing cut slope constructed as part of La Jolla Village Drive and Interstate 805, and would replace it with a landscaped gentle slope that is less than ten feet in height, resulting in a greatly enhanced streetscape along La Jolla Village Drive.

12. Alternative compliance for the development will not adversely affect the Progress Guide and General Plan for the City of San Diego. Granting alternative compliance for the proposed project would be consistent with the Progress Guide and General Plan as the property is designated for development by the community plan. This proposed project maintains and implements the desired development set forth in the community plan and the General Plan. The proposed project would implement a circulation element component of the community roadway system planned for the community.

13. The proposed development will conform to the adopted community plan for the area and any other applicable plans, policies and ordinances. The proposed project is consistent with the adopted University Community Plan, which identifies this property for Visitor Commercial and Scientific Research uses. The project proposes hotel, office and residential uses over that portion of the site designated in the Community Plan for VC, which is consistent with

the City's Commercial Visitor zone. The proposed project includes scientific research land use over the balance of the site designated in the Community Plan for SR uses. The proposed project also would be designed to accommodate the future implementation of MTDB's LRT Station. The proposed project would be consistent with NAS Miramar's CLUP and the RUE.

Findings for Impacts to Sensitive Biological Resources

14. The proposed development will not adversely affect the applicable land use plan. See finding number one.
15. The proposed development will not be detrimental to the public health, safety, or welfare. See finding number two.
16. The proposed development will comply with the applicable regulations of the Municipal Code. See finding number three.
17. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to sensitive biological resources. The proposed project site is designated in the Community Plan for development and with the proposed grading will be physically suited for the amount and type of proposed development. There are no physical conditions on the proposed project site that would present any unique grading or seismic safety issues. The proposed project has been designed to minimize impacts to sensitive biological resources to the maximum extent practicable. Impacts to the isolated coastal sage scrub and southern mixed chaparral are acceptable with the proposed off-site mitigation in accordance with the MHPA and the City's Biology Guidelines. Impacts to 0.10 acre of southern willow scrub and unvegetated streambed cannot be avoided if the proposed project is to implement the required Community Plan roadway improvements. Impacts to 0.04 acre of southern willow scrub cannot be avoided if a reasonable use of the proposed project site is to be permitted in consideration of the existing site topography.
18. The proposed development will be sited and designed to prevent adverse impacts on any adjacent sensitive biological resources. The proposed project is not located adjacent to any sensitive biological resources identified for conservation by the Community Plan or the MHPA.
19. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program [MSCP] Subarea Plan. The proposed project is not located within the MHPA, there are no narrow endemic species on the site, and no federal or state listed species would be impacted by the proposed project. The proposed project would comply with the off-site mitigation requirements of the MHPA and the City's Biology Guidelines.
20. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed

development. The proposed project is being required to fully mitigate all impacts to sensitive biological resources consistent with the City's Biology Guidelines and the MHPA. Impacts to wetlands are being mitigated at a ratio of 3:1. This ratio of mitigation to impact is reasonable given the type and quality of the resources being impacted by development of the site with the proposed project.

#### Deviation Findings for Impacts to Sensitive Biological Resources

21. There are no feasible measures that can further minimize the potential adverse effects on sensitive biological resources. Wetland resources on the two legal parcels and adjacent affected lands are limited to 0.13 acre of southern willow scrub and 0.01 acre of unvegetated streambed for a total of 0.14 acre of City-regulated wetlands. The implementation of future Community Plan designated roadway improvements, with or without the proposed project, would impact all but 0.04 acre of these wetlands. There are no alternative alignments available for these improvements which would result in less of an impact. The use of retaining walls to reduce the grading footprint impacts to wetlands for these roads was considered. The use of retaining walls for the fill slopes on either side of Judicial Drive would not reduce the impact to wetlands, because the 0.10 acre of southern willow scrub impacted by Judicial Drive is located beneath the central portion of the alignment. The small pocket of wetlands, 0.005 acre, just south of the existing fill slope from Executive Drive could not be avoided by building a retaining wall, nor could a similar encroachment from the fill slope from La Jolla Village Drive widening be reduced by building a retaining wall. In order to construct a retaining wall at the toe of these two existing slopes, regardless of the desired height of the wall, the area within the wetlands pockets would also have to be excavated in order to provide a structural fill beneath the footing of the retaining wall. As such, the benefits from the use of retaining walls to reduce wetland impacts would not be realized.

Avoidance of impacts to the remaining 0.04 acre of wetlands would require adoption of a project alternative that would result in not developing the 5-acre and 1.89-acre legal parcels. Due to the topography of these two parcels, no development could occur without the filling of the canyon, including the 0.04 acre of wetlands that run through the center of the two parcels. The topography of these two parcels slopes on all sides down at such a steep angle towards the main drainage containing the wetlands, that avoidance of the wetlands is impossible. There is no area of the site which is reasonably level on which to build without grading the site for building pads. No reasonable use could be made of these two legal parcels under existing zoning and also avoid impacts to these wetlands.

In addition to complete avoidance of wetlands, alternatives were considered involving partial avoidance of wetlands. For the 1.89-acre parcel, such an alternative would involve creating a residential pad adjacent to La Jolla Village Drive. This alternative would result in filling of the drainage to create a buildable residential pad. The configuration of the lot, narrow east-west trending lot, along La Jolla Village Drive makes use of this lot for residential purposes difficult.



In addition, there is no way to provide direct access to this lot from public roadways due to the adjacent proposed tunnel section for the construction of Judicial Drive and the difference in elevation between the pad and roadway. Driveway access to a residential development from La Jolla Village Drive is not allowed under City regulations.

Another partial avoidance alternative, construction of a pad in the northern portion of the five acre parcel would impact the small area of wetlands near the Executive Drive slope and the unvegetated streambed, yet would retain the wetlands in the south end of the drainage, was examined. The topography of this parcel makes construction of a pad difficult due to the grade differential between the street and the bottom of the drainage. There is approximately sixty-five to seventy feet of vertical difference between Executive Drive and the bottom of the drainage course. Because there is no level ground in this area to site the construction of a development pad, the fill required to create a pad would extend down to the bottom of the drainage course due to the steepness of the slopes.

This alternative would require encroachment into some of the steep slopes, and encroachment into the parcel to the east, unless the development was sited immediately adjacent to the southeast corner of Judicial Drive and Executive Drive, or unless a retaining wall was used in the drainage to confine slopes to the western portion of the site. It is possible to construct a pad for a single-family residence consisting of approximately 0.2 acres, which would impact only 0.01 acre of City wetland and preserve 0.03 acre of wetland. The size of the pad would allow one single-family residence under existing zoning; however, the construction of one single-family residence under the partial encroachment alternative is not feasible due to the City requirement that the development of the five acre parcel construct a portion of Judicial Drive and Executive Drive. The cost of the road improvements, combined with the cost to grade both the roadways and the residential building pad, would total an estimated \$825,000, making development of one single family residence infeasible.

It is concluded that there are no feasible alternatives that avoid or partially avoid wetland impacts on site. The proposed impacts to these wetlands would be mitigated off-site at a ratio of 3:1 as required by the United States Army Corps of Engineers and the California Department of Fish and Game.

22. ~~The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land not of the applicant's making.~~ The proposed encroachment into 0.14 acre of City-defined wetlands is the only deviation from biology regulations that would result from the proposed project. The proposed project is not located within the MHPA, there are no narrow endemic species on the site, and no federal or state listed species would be impacted by the project. Impacts to native upland vegetation are allowed under the Resource Protection Ordinance, provided mitigation is provided in accordance with ordinance requirements. Efforts to avoid and minimize impacts to wetlands were analyzed extensively. Due to the location of the 0.14 acre of wetlands which occurs within the alignment of community plan

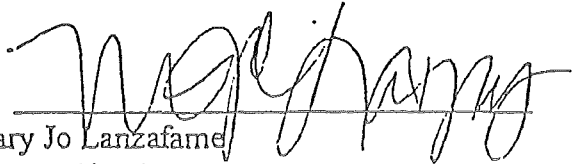
designated public roadways and in the approximate center of the two legal parcels in a canyon, it is impossible to avoid wetland impacts while meeting the circulation needs of the community and achieving a reasonable use of the two legal parcels based upon the existing underlying zoning of these parcels.

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

BE IT FURTHER RESOLVED, that Planned Commercial Development/Resource Protection Ordinance Permit No. 99-0762 is hereby granted to Polygon Shelter, Inc., Owner and La Jolla Commons/Polygon, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By

  
Mary Jo Lanzafame  
Deputy City Attorney

MLL:pev  
1/31/01  
Or.Dept:Clerk  
R-2001-1009  
Form=permitr.frm

Passed and adopted by the Council of the City of San Diego on November 14, 2000 by the following vote:

YEAS: MATHIS, WEAR, STEVENS, BLAIR, STALLINGS, McCARTY.

NAYS: NONE.

NOT PRESENT: KEHOE, VARGAS, MAYOR GOLDING.

VACANT: NONE.

AUTHENTICATED BY:

SUSAN GOLDING  
Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California

(SEAL)

By: PEGGY ROGERS Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of  
RESOLUTION No. R- 294150, passed and adopted by the Council of The City of San  
Diego, California on November 14, 2000.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: *Peggy Rogers* Deputy

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DOCUMENT - PCD/RPO No. 99-0762

FILED - NOVEMBER 14, 2000

OWNER/PERMITTEE: POLYGON SHELTER  
LA JOLLA COMMONS/POLYGON

To develop a 327 room, fifteen story hotel, within La Jolla Village Drive from Judicial Drive to the Interstate 805 interchange and legally described as being portion of Pueblo Lot 1307, Map 36, in the University Community Plan area.

CC: Permit Intake Services,  
MS #501  
(For distribution)

DU 1571

PID 86-0967

PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 87-1049  
PLANNING DIRECTOR  
AMENDMENT TO PID PERMIT NO. 86-0967

This Planned Industrial Development Permit Amendment is granted by the Planning Director of the City of San Diego to LA JOLLA TRIANGLE ASSOCIATES, a partnership, Owner/Permittee, pursuant to Section 101.0920 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee to amend a Planned Industrial Development Permit located on the north side of Executive Drive between I-805 and Judicial Way, described as the northern half of the western half of the northeast quarter of the northeast quarter and a portion of the eastern half of the northeast quarter of the northeast quarter of Pueblo Lot 1307, in the University Community Planning area and R1-5000 (HR) (proposed SR) Zone.
2. The facility shall consist of the following:
  - a. Two scientific research buildings containing a total of 133,000 square feet of gross floor area;
  - b. Landscaping;
  - c. Off-street Parking; and
  - d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.
3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property. Rezoning of the subject property shall become effective with the recordation of the subdivision map.
4. Not fewer than 502 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A" dated May 23, 1988, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be clearly marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

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5. Signage shall consist of the following criteria as referenced on Exhibit "A," dated May 9, 1988:

- a. Total building signage shall be a maximum of 400 square feet, which shall include one low monument sign which identifies the center only.
- b. Two low entry monuments at a maximum of 25 square feet each.
- c. Sign height shall not exceed five feet for monument signs and 3 feet for wall signs. Letter/logo height shall not exceed 3 feet.
- d. Wall signs shall not rise above the building parapet nor shall they project more than 16" beyond the face of the building.
- e. Signage shall not be erected closer than 20' to any lot line.

6. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A" dated May 23, 1988, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

7. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A" dated May 23, 1988, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

8. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

9. The effective date of this permit shall be the date of final action following all appeal dates and proceedings or the effective date of a concurrent rezoning case. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the Planning Director, as set forth in Section 101.0920.M, of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Director.

10. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

11. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Director; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

12. The property included within this Planned Industrial Development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

13. This Planned Industrial Development permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

14. This Planned Industrial Development Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

15. The use of texture or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

16. The applicant shall provide bicycle racks, lockers and shower facilities for bicycle riders working at or visiting this development.

17. The applicant shall adhere to all requirements of the U.S. Navy which pertain to this project site.

18. In the event that any condition of this permit, on a legal challenge by the "Owner/Permittee" of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.

APPROVED by the Planning Director of the City of San Diego on May 23, 1988.



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

Community Planning  
 Committee  
 Distribution Form Part 2

<b>Project Name:</b> Nexus Esplanade SDP Amendment		<b>Project Number:</b> 353845	<b>Distribution Date:</b> 3/6/2014
<b>Project Scope/Location:</b> UNIVERSITY *SUSTAINABLE EXPEDITE PROGRAM* (PROCESS 4) Summary Easement Vacation, Site Development Permit and Planned Development Permit, to amend prior entitlements, to construct a new three-story, 78,000 square foot R&D building and a parking structure, providing 298 spaces, on a 11.27 acre site. The site will retain the existing three buildings on the project premise. The project premise is located at 4755-4767 Nexus Centre Drive, and a vacant lot of Executive Drive, in the IP-1-1 zone and within the University Community Plan area.			
<b>Applicant Name:</b> Michael D'Ambrosia, Gensler		<b>Applicant Phone Number:</b> 619.557.2500 x 2577	
<b>Project Manager:</b> Laura C. Black, AICP	<b>Phone Number:</b> (619) 236-6327	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> lblack@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 11	<b>Members No</b> 0	<b>Members Abstain</b> 1
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>			
<b>NAME:</b> Janay Kruger		<b>TITLE:</b> Chair	
<b>SIGNATURE:</b> <i>Janay Kruger</i>		<b>DATE:</b> 7/8/14	
<i>Attach Additional Pages If Necessary.</i>		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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Issued Date: 05/09/2014

Michael D'Ambrosia  
 Gensler  
 225 Broadway  
 1600 Suite  
 San Diego, CA 92101

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Lot 1 - New 3-story bldg
Location:	San Diego, CA
Latitude:	32-52-38.27N NAD 83
Longitude:	117-12-09.71W
Heights:	362 feet site elevation (SE) 57 feet above ground level (AGL) 419 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 11/09/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-AWP-2327-OE.

**Signature Control No: 213760369-217584488**

( DNE )

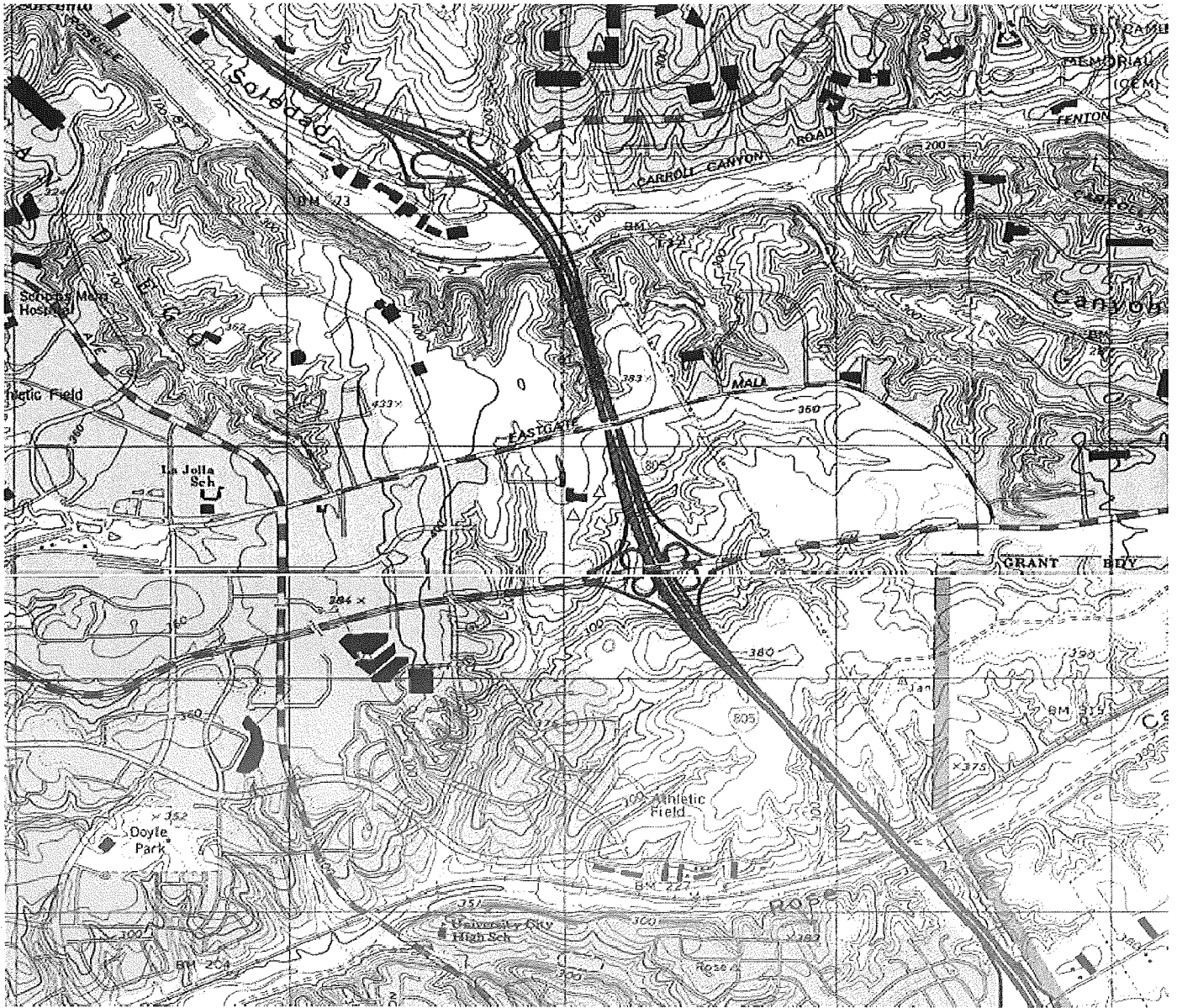
Karen McDonald  
Specialist

Attachment(s)  
Case Description  
Map(s)

**Case Description for ASN 2014-AWP-2327-OE**

New Building construction includes a 3-story 78,000 SF Research and Development Building.

Verified Map for ASN 2014-AWP-2327-OE







UNITED STATES MARINE CORPS  
MARINE CORPS AIR STATION  
P.O. BOX 452001  
SAN DIEGO, CA 92145-2001

11103  
CP&L/353845  
April 15, 2014

CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
PROJECT MANAGEMENT DIVISION  
ATTN LAURA BLACK  
1222 FIRST AVENUE MS 302  
SAN DIEGO CA 92101-4154

RE: UNIVERSITY CITY COMMUNITY PLAN; NEXUS ESPLANADE SDP AMENDMENT,  
4755-4767 NEXUS CENTER DRIVE (LOTS 1, 2, & 6), PN 353845, APN 345-  
012-01, -14, -15, 345-250-06, RESTRICTIVE USE EASEMENTS 45-48

Dear Ms. Black,

This is in response to the expedited project review package for the Nexus Esplanade SDP Amendment which proposes the construction of a new three-story building and above ground parking structure within the University City Community Planning area.

As indicated in our previous letter (March 24, 2014), Marine Corps Air Station (MCAS) Miramar staff requested that the project proponent provide documentation indicating that the 25% gross land area stipulation (Exhibit A - Section (1)(e)(1)) had been accounted for properly, as noted in the Restrictive Use Easement (RUE) for these properties. Staff has since received this documentation and concluded the following:

- 1) The property owner has complete development rights for the RUE parcels and/or portions as illustrated in Attachment 1 and demonstrated that lot coverage will only account for 24% of the square feet available across the four properties
- 2) The property owner has the right to develop a parcel or a combination of parcels with structural coverage no greater than 25% of the gross land area of such ownership
- 3) As a result, the proposed project is in compliance with Section (1)(e)(1) of the RUE

As previously stated, the proposed uses (scientific research and parking garage) are not prohibited and comply with RUE permitted

11103  
CP&L/353845  
April 15, 2014

land uses. Height and airspace issues can only be evaluated by the Federal Aviation Administration (FAA) through their AAA/OE process. While the RUEs state a height of no greater than 630 feet AMSL, we encourage the applicant to submit a FAA 7460-1 AAA/OE application. Previous experience has taught us that even lower heights than 630 feet AMSL in this area have resulted in a Notice of Presumed Hazard.

Since the project is within AIA Review Area I for the MCAS Miramar ALUCP and to ensure that the project is consistent with ALUCP guidelines, we recommend that the ALUC be consulted to determine if an official consistency determination needs to be submitted for review.

MCAS Miramar is a master air station, and as such, can operate 24 hours per day, 7 days per week. Fiscal and manpower constraints, as well as efforts to reduce the noise impacts of our operations on the surrounding community, impose the above hours of operation. Circumstances frequently arise which require an extension of these operating hours.

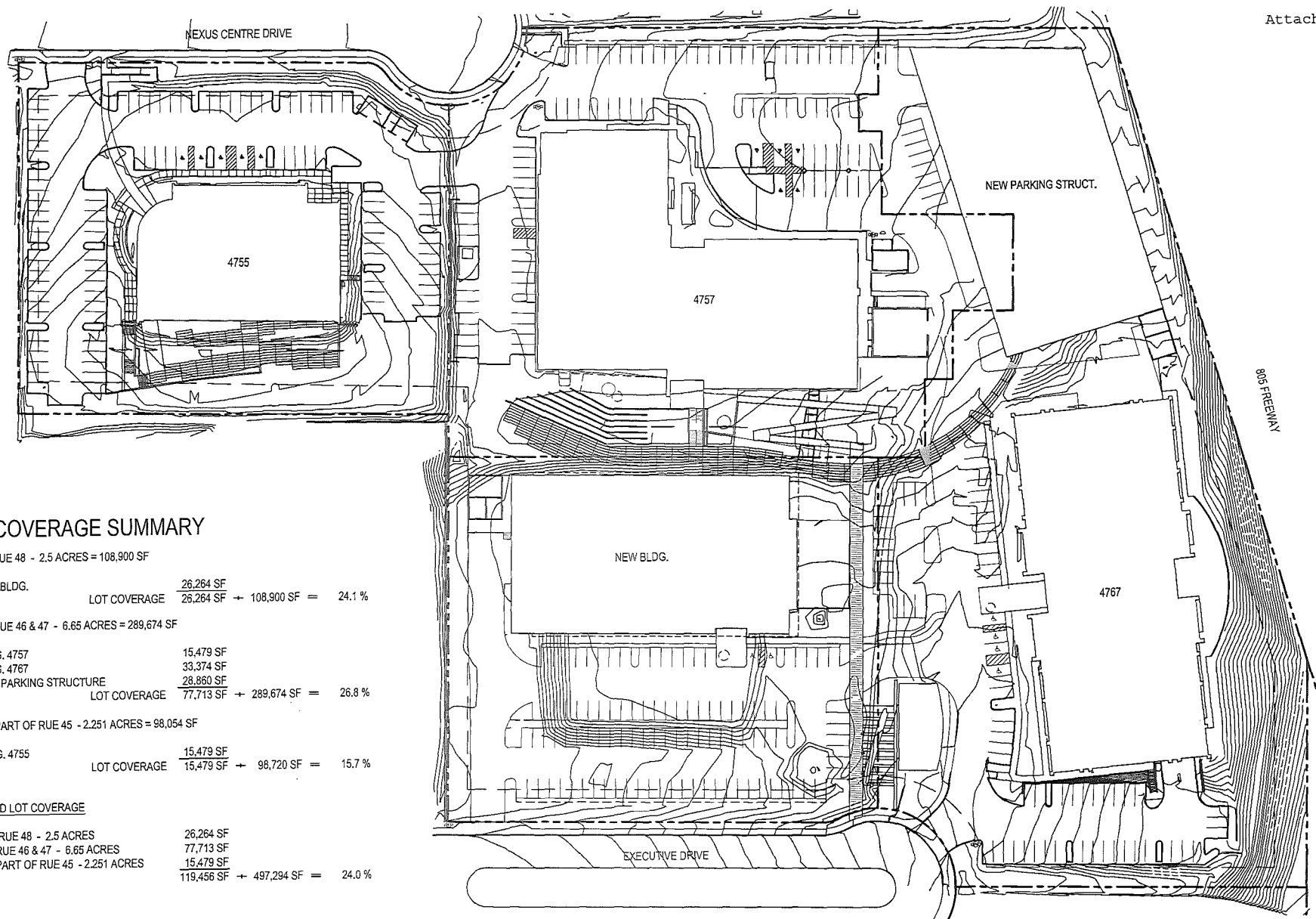
Thank you for the opportunity to review this land use proposal. If we may be of any further assistance, please contact Mr. Juan Lias at (858) 577-6603.

Sincerely,



J. H. LIAS  
Community Plans and Liaison Office  
By direction of the Commanding Officer

Copy to:  
University City Planning Group, Chair, Janay Kruger  
San Diego County Regional Airport Authority, Ed Gowens



**LOT COVERAGE SUMMARY**

LOT 1 - RUE 48 - 2.5 ACRES = 108,900 SF

NEW BLDG.	26,264 SF		
LOT COVERAGE	26,264 SF	+ 108,900 SF	= 24.1 %

LOT 2 - RUE 46 & 47 - 6.65 ACRES = 289,674 SF

BLDG. 4757	15,479 SF		
BLDG. 4767	33,374 SF		
NEW PARKING STRUCTURE	28,860 SF		
LOT COVERAGE	77,713 SF	+ 289,674 SF	= 26.8 %

LOT 6 - PART OF RUE 45 - 2.251 ACRES = 98,054 SF

BLDG. 4755	15,479 SF		
LOT COVERAGE	15,479 SF	+ 98,720 SF	= 15.7 %

**COMBINED LOT COVERAGE**

LOT 1 - RUE 48 - 2.5 ACRES	26,264 SF		
LOT 2 - RUE 46 & 47 - 6.65 ACRES	77,713 SF		
LOT 6 - PART OF RUE 45 - 2.251 ACRES	15,479 SF		
	119,456 SF	+ 497,294 SF	= 24.0 %

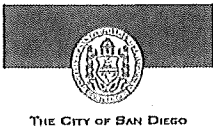


**LOT COVERAGE FOR PURPOSE OF RUE ANALYSIS**  
SCALE: 1" = 70'-0"

03.28.2014

**Gensler**





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 Project No. *For City Use Only*  
 ARE - SD REGION NO. 34, LCC / NEXUS ESPLANADE 353845

Project Address:  
 EXECUTIVE DRIVE - 4755, 4757, 4767 NEXUS CENTER DRIVE - 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: \_\_\_\_\_

<b>Project Title:</b> NEXUS ESPLANADE	<b>Project No. (For City Use Only)</b> 353845
<b>Part II - To be completed when property is held by a corporation or partnership</b>	
<b>Legal Status (please check):</b> <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? <u>DE</u> Corporate Identification No. _____ <input type="checkbox"/> Partnership	
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. <b>Additional pages attached</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Corporate/Partnership Name (type or print): <u>ARE - SD REGION NO. 33, LCC - DELAWARE LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>4755 NEXUS CENTRE DRIVE</u> City/State/Zip: <u>SAN DIEGO, CA 92121</u> Phone No: _____ Fax No: _____ <u>(858) 638-2814</u> Name of Corporate Officer/Partner (type or print): <u>Vin Ciruzzi</u> Title (type or print): <u>Senior Vice President, Construction &amp; Development</u> Signature: <u></u> Date: <u>1.27.15</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <u>ARE - SD REGION NO. 34, LCC - DELAWARE LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>EXECUTIVE DRIVE - 4755, 4757, 4767 NEXUS CENTER DRIVE</u> City/State/Zip: <u>SAN DIEGO, CA 92121</u> Phone No: _____ Fax No: _____ <u>(858) 638-2814</u> Name of Corporate Officer/Partner (type or print): <u>Vin Ciruzzi</u> Title (type or print): <u>Senior Vice President, Construction &amp; Development</u> Signature: <u></u> Date: <u>1.27.15</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____
Corporate/Partnership Name (type or print): <u>ARE - 4757 NEXUS CENTRE, LLC-DELAWARE LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>4757 / 4767 NEXUS CENTRE DRIVE</u> City/State/Zip: <u>SAN DIEGO, CA 92121</u> Phone No: _____ Fax No: _____ <u>(858) 638-2814</u> Name of Corporate Officer/Partner (type or print): <u>Vin Ciruzzi</u> Title (type or print): <u>Senior Vice President, Construction &amp; Development</u> Signature: <u></u> Date: <u>1.27.15</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____

Alexandria Real Estate Equities, L.P is the sole member of the following:

ARE – SD Region No. 33, LLC, a Delaware LLC

ARE – 4757 Nexus Centre, LLC, a Delaware LLC

ARE – SD Region No. 34, LLC, a Delaware LLC

DEVELOPMENT SERVICES  
**Project Chronology**  
**Nexus Esplanade – Project No. 353845**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time (Working Days)</b>	<b>Applicant Response (Working Days)</b>
03/03/2014	First Submittal	Project Deemed Complete		
04/02/2014	First Assessment Letter		21 days	
04/16/2014	Second Submittal			10 days
05/01/2014	Second Assessment Letter		11 days	
09/10/2014	Third Submittal			91 days
10/02/2014	Third Assessment Letter		16 days	
10/13/2014	Fourth Submittal			7 days
11/05/2014	Fourth Assessment Letter		17 days	
12/03/2014	Fifth Submittal			18 days
12/19/2014	Fifth Review Completed/ Reviews Complete		12 days	
01/16/2015	Environmental Determination – Addendum to MND		14 days	
02/26/2015	Planning Commission - Public Hearing		27 days	
<b>TOTAL STAFF TIME</b>		(Does not include City Holidays or City Furlough)	<b>118 days</b>	
<b>TOTAL APPLICANT TIME</b>		(Does not include City Holidays or City Furlough)		<b>126 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>			<b>244 days = 8.13 months</b>	