



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 7, 2017 REPORT NO. PC-17-091

HEARING DATE: December 14, 2017

SUBJECT: ARE Illumina Campus Amendment. Process Five Decision

PROJECT NUMBER: [498142](#)

REFERENCE: [Report to the Planning Commission No. PC-13-035](#); Initiation of an Amendment to the University Community Plan to transfer development intensity from Subarea 47 to Subarea 37 to increase the amount of Scientific Research square footage allowed in Subarea 37.

OWNER/APPLICANT: ARE-SD Region No. 32, LLC, a Delaware Limited Liability Company

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of an application for the construction of an approximately 451,832-square-foot corporate headquarters, research and development building on a 42.6-acre site located at 5200 Illumina Way in the University Community Plan area?

Staff Recommendations:

1. Recommend the City Council ADOPT Mitigated Negative Declaration No. 498142 and ADOPT the Mitigation, Monitoring, and Reporting Program; and
2. Recommend the City Council ADOPT an Amendment to the General Plan and the University Community Plan No. 1748814; and
3. Recommend the City Council APPROVE Tentative Map No. 1814806; and
4. Recommend the City Council APPROVE Planned Development Permit No. 1748815; and
5. Recommend the City Council APPROVE Site Development Permit No. 1748818.

Community Planning Group Recommendation: On November 14, 2017, the University Community Planning Group (UCPG) voted 8-6-2 (Chair does not vote) to recommend approval of the project with conditions. Based on the vote count, this vote was not in conformance with the UCPG's bylaws (see Community Planning Group section below).

Environmental Review: A Mitigated Negative Declaration (MND) No. 498142 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which will reduce the potential impacts to below a level of significance.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project site is designated Scientific Research by the University Community Plan. The community plan amendment would allow an increase in intensity of scientific research use on the project site. 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 project site is located at 5200 Illumina Way, east of Judicial Drive, west of Interstate 805, and south of La Jolla Village Drive. The 42.6-acre site is located in the IP-1-1 (Industrial Park) Zone within the Central Subarea of the University Community Plan (UCP), the Community Plan Implementation Zone (CPIOZ) Type A, and is identified as Prime Industrial Lands in the [Economic Prosperity Element \(Figure EP-1\)](#) of the General Plan (Attachments 1 through 4). In addition, the property is located within the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 1), Airport Noise Contours 60 to 65 and 65 to 70 decibel (dB) community noise equivalent level, and the Federal Aviation Administration Part 77 Noticing area for Marine Corps Air Station (MCAS) Miramar. The IP-1-1 zoning allows for research and development uses with some limited manufacturing. The UCP designates the site as Industrial and the Industrial Element of the plan more specifically identifies the site for Scientific Research.

The Alexandria Illumina Campus, formerly known as Nobel Research Park, is a master planned development located in the eastern portion of the UCP area. The site is currently developed with industrial uses consistent with the Nobel Research Park entitlements, Planned Industrial Development (PID)/Resource Protection Ordinance (RPO) Permit No. 99-0034 (Attachment 7). Specifically, the existing industrial development on-site includes 844,216 square feet of research and development, light manufacturing, corporate office and accessory uses within six buildings. Other existing uses include a parking structure, surface parking lots, and athletic fields.

The UCP land use and development intensity is based on square footage by subarea within the community plan. The current trip generation rate from the existing use on the proposed Illumina Campus is approximately 5,608 ADT. The future building area and maximum allowable development intensity are not limited to maximum gross floor areas, but rather are limited by the maximum trip generation rates allocated to the project site. The existing Nobel Research Park entitlements allow

for an industrial development on the project site that would generate no more than 7,670 ADT at buildout.

On September 17, 2007, the City Council approved an amendment to the UCP which redesignated a 4.77-acre parcel from Visitor Commercial (400 room hotel), to High Density Residential. The project, Monte Verde, is located in Subarea 47. It utilized the number of average daily trips (ADT's) assigned to the 400 room hotel and converted them into an equivalent number of multi-family residential units. However, the project realized several revisions prior to approval by City Council, and ultimately Council reduced the total number of residential units approved. The reduction in residential units left unused ADT's available for use within Subarea 47 without being assigned to any specific land use.

On December 4, 2012, the City Council approved an amendment to the UCP which redesignated approximately 8 acres located at 9015 Judicial Drive from Scientific Research use to High Density Residential use. The community plan amendment was processed concurrently with a Rezone, Site Development Permit, Planned Development Permit and Vesting Tentative Map to allow development of the final phase of the adjacent La Jolla Crossroads residential project. This project, known as La Jolla Crossroads 2, originally proposed 472 multi-family residential units. As part of the community plan amendment, the La Jolla Crossroads 2 applicant proposed the transfer of unused ADT's from Subarea 47 to the La Jolla Crossroads site which would result in an ADT neutral project. However, ARE, the adjacent property owner, had concerns over the proximity of new residential development to existing the Scientific Research land use on their property (5200 Illumina Way).

In order to address ARE's concerns, the La Jolla Crossroads 2 property owner, Garden Communities, revised their project design to reduce the number of proposed multi-family residential units from 472 to 309, and to construct an above grade parking structure between the La Jolla Crossroads 2 units and ARE's property to the south. The parking structure and increased distance of residential units between ARE's property acted as an additional buffer between residential and scientific research use. This revision reduced the number of ADT's that were required to be transferred from Subarea 47 to the La Jolla Crossroads 2 project site. In addition to the redesign of La Jolla Crossroads 2, Garden Communities agreed to transfer the equivalent number of ADT's from the reduced residential units to ARE for Scientific Research use. This transfer equates to 987 ADT's and would come from remaining, unused ADT's in Subarea 47. The additional ADTs provide capacity for approximately 123,000 square feet of additional Scientific Research use on the ARE site. It those 987 ADTs that are the subject of the current community plan amendment.

On March 14, 2013, the Planning Commission granted the initiation of a Community Plan Amendment to transfer development intensity from Subarea 47 to Subarea 37 within the UCP Development Intensity Element -Table 3, pursuant to Planning Commission Resolution No 4880-PC (Attachment 8).

DISCUSSION

Project Description:

The ARE-Illumina Campus Amendment project (Project) would be implemented through Design Guidelines (Attachment 20) that will provide the framework for the expansion of the existing

Illumina campus. The expansion would include a new 451,832-square-foot building on previously disturbed land that is currently occupied by surface parking. The new building would include 351,446 square feet of mixed corporate headquarters with research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses. Supporting the additional uses, the existing parking structure would be expanded to include an additional 2,750 parking spaces. In addition, the Project would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The Project would include sewer, water and storm drain infrastructure improvements within the site and connections to the existing public infrastructure within Judicial Drive. All new development would occur within the existing development footprint of the Nobel Research Park entitlements.

Required Approvals

The project utilizes renewable technologies and qualifies as a Sustainable Building and the applicant has opted to process the land use approvals through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. No deviations from the development regulations are necessary for this project. Due to process consolidation, all actions are processed concurrently as a Process Five. Development of the proposed project requires:

- Community Plan Amendment (CPA) to transfer ADT's to allow the proposed development intensity at the site. The UCP land use and development intensity is based on square footage by subarea within the community plan. The CPA would transfer 987 ADT from Subarea 47 to Subarea 37 to increase the maximum allowable development intensity at the site to 8,657 ADT;
- Planned Development Permit (PDP) and Site Development Permit (SDP) will amend PID/RPO Permit No. 99-0034 to allow the additional proposed development and for development on a site that contains Environmentally Sensitive Lands; and
- Tentative Map to create a nine lot subdivision where fifteen lots presently exist.

Project-Related Issues:

Environmentally Sensitive Lands- The project site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources. A total of five vegetation types were located on-site as shown in MND No. 498142 Table 4 and Figure 6. The City of San Diego Biology Guidelines identifies four tiers of sensitivity with Tiers I, II, and III considered sensitive and Tier IV not considered sensitive. The sensitive habitats on-site consist of Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, chamise chaparral, non-native grassland, and San Diego mesa hardpan vernal pools. The Diegan coastal sage scrub and disturbed Diegan coastal sage scrub is located within an open space lot (Lot 1) located at the northernmost point of the project site. The chamise chaparral, non-native grassland, and San Diego mesa hardpan vernal pools are located within a conservation easement (Lot 9) in the southeastern portion of the project site. Both the open space lot (Lot 1) and conservation easement (Lot 9) were established as part of the Nobel Research Park entitlements, PID/RPO Permit No. 99-0034.

The project would impact 9.2 acres of Developed Land (Tier IV) within the project site. Per the City's Biology Guidelines, impacts to Tier IV habitat do not require mitigation. The associated grading and construction activities would not impact the open space and conservation easement portions of the site, as grading and construction activities would not occur adjacent to or within these lots containing the vegetation and habitats.

Airport Land Use Compatibility- On October 28, 2016, the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission (ALUC), reviewed the project application and accompanying materials. In accordance with ALUC Policies and applicable provisions of the State Aeronautics (Cal. Pub. Util. Code Section 21670-21679.5), the ALUC staff had determined that Project is consistent with the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) based upon the facts and finding summarized within their letter (Attachment 9).

General Plan/Community Plan Analysis:

The property is designated Scientific Research by the University Community Plan (UCP). 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 site is currently approved for a development intensity of 766,800 square feet of Scientific Research use through PID/RPO Permit No. 99-0034. The property proposed to receive the 987 ADT's is located in Subarea 37 of the Development Intensity Element of the UCP, and is currently allowed a development intensity of 18,000 square feet per acre of Scientific Research use. The approved permits for the site are consistent with the development intensity allowance.

The proposed amendment would increase the allowable development intensity of Scientific Research use on-site and would not result in inconsistencies with the existing land use designation. The Industrial Element of the UCP emphasizes the city-wide importance of and encourages the retention and growth of Scientific Research use in the community because of its proximity to the University of California San Diego. Increased intensity would be consistent with this emphasis and the community plan policies regarding retention and growth of Scientific Research in areas designated for industrial development.

The site is included in the General Plan's Economic Prosperity Element as Prime industrial land on Figure EP-1 which identifies areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. 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 including Policies EP-A.1 through A.5 and EP-A.12 through A.15.

An increase in development intensity at the site would allow for retention and expansion of important business activities at a location close to the UCSD campus and related research facilities that contribute significantly to the City's overall economy as export-oriented business activities. In addition, the increase of development intensity would make better use of the site's designation as Prime Industrial Land and the increase in the number of quality employment opportunities in the

City.

Community Planning Group:

On November 14, 2017, the UCPG voted 8-6-2 to recommend approval of the project with conditions (Attachment 18). Based on the vote count, this vote was not in conformance with the [UCPG's bylaws](#) (full version) that were approved on September 28, 2015. As outlined on page 10 of the bylaws, a vote to approve a community plan update or a community plan amendment requires a majority vote of the voting members of the UCPG (Attachment 19, page 1-10 only). The UCPG contains 20 voting members and this vote would have required 11 voting members to pass a motion since the project includes a CPA; therefore, this vote with the conditions are not valid.

Conclusion

With the adoption of the UCP amendment, the project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the UCP, SDMC, and the General Plan, thus, staff recommends the Planning Commission recommend the City Council approve the Project as proposed.

ALTERNATIVES

1. Recommend the City Council ADOPT Mitigated Negative Declaration No. 498142 and ADOPT the Mitigation, Monitoring, and Reporting Program; APPROVE the Amendment to the General Plan and the University Community Plan No. 1748814, Tentative Map No. 1814806, Planned Development Permit No. 1748815, and Site Development Permit No. 1748818, with modifications.
2. Recommend the City Council DO NOT ADOPT Mitigated Negative Declaration No. 498142 and DO NOT ADOPT the Mitigation, Monitoring, and Reporting Program; DENY the Amendment to the General Plan and the University Community Plan No. 1748814, Tentative Map No. 1814806, Planned Development Permit No. 1748815, and Site Development Permit No. 1748818, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Jeffrey A. Peterson
Development Project Manager
Development Services Department

Brian Schoenfisch

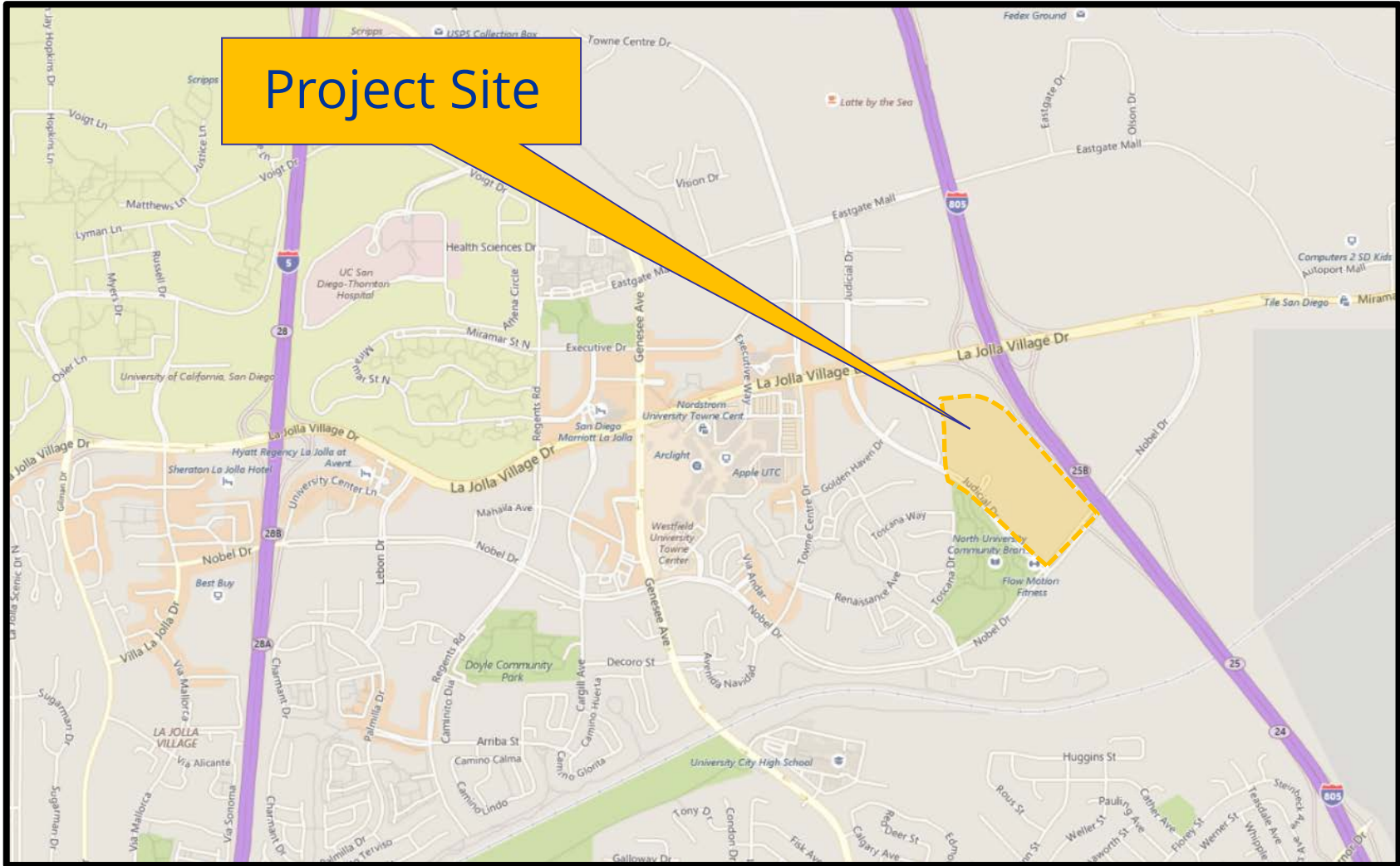
Brian Schoenfisch
Program Manager, Long Range Planning
Planning Department

LOWE/JAP

Attachments:

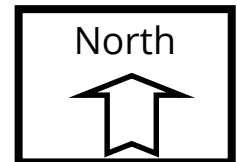
1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Photographic Survey (Existing)
6. Project Data Sheet
7. Planned Industrial Development/Resource Protection Ordinance Permit No. 99-0034
8. PC Initiation Resolution No. 4880-PC
9. ALUC Letter dated October 28, 2016
10. Draft Permit PDP/SDP Resolution with Findings
11. Draft Permit PDP/SDP with Conditions
12. Draft TM Map Resolution with Findings
13. Draft TM Map Conditions
14. Draft Environmental MND Resolution with MMRP
15. Draft UCP Amendment Resolution
16. UCP Table 3 Revision-Strikeout and Underlined
17. Draft Planning Commission Resolution
18. Community Planning Group Minutes/Recommendation
19. UCPG Bylaws (Page 1-10 only)
20. Ownership Disclosure Statement
21. ARE-Illumina Campus Design Guidelines (Hard Copy)

Internal Order No. 24006808



Location Map

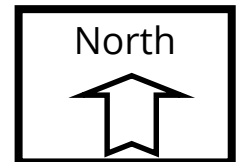
ARE Illumina Campus Amendment-Project No. 498142
5200 Illumina Way

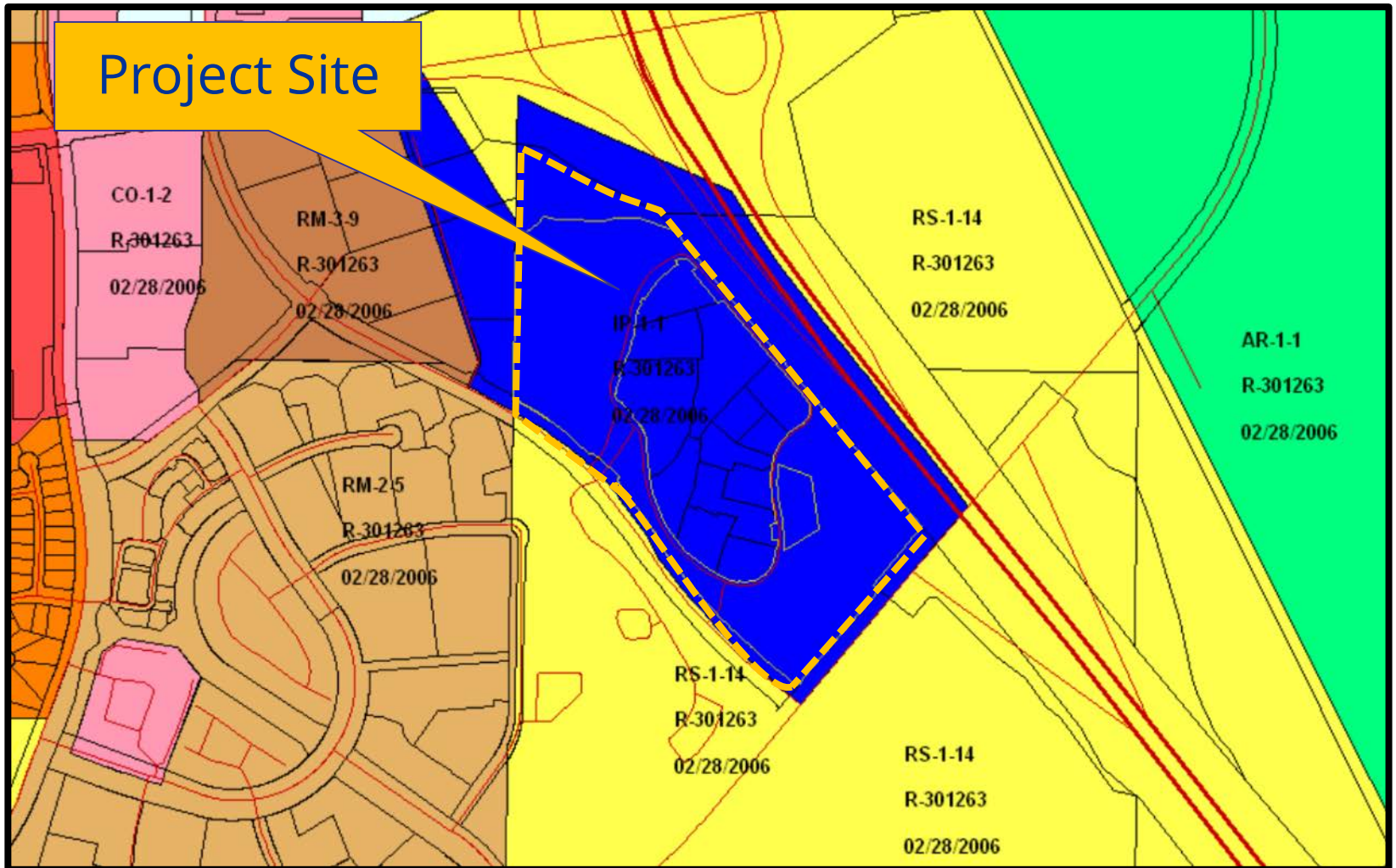




Aerial Photograph

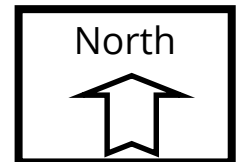
ARE Illumina Campus Amendment-Project No. 498142
5200 Illumina Way

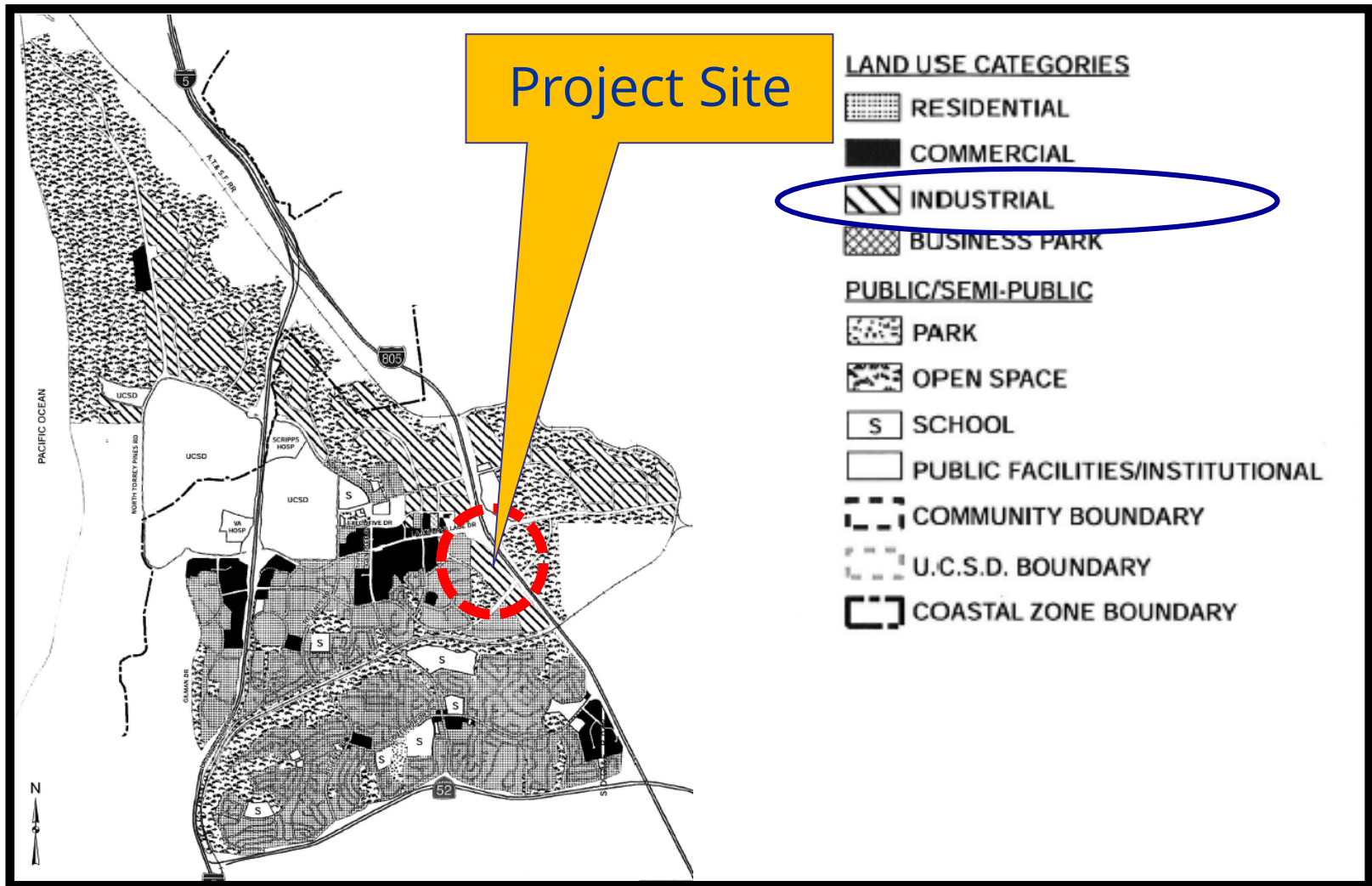




Zoning Map (IP-1-1 Zone)

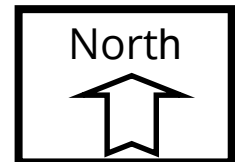
ARE Illumina Campus Amendment-Project No. 498142
5200 Illumina Way





University Community Land Use Map

ARE Illumina Campus Amendment-Project No. 498142
 5200 Illumina Way



Alexandria – Illumina Campus

(Formerly Nobel Research Park)

5200 Illumina Way

Existing Photographic Survey



Alexandria – Illumina Campus 5200 Illumina Way

Existing Photographic Survey

Prepared for:

Alexandria Real Estate Equities, Inc.
10996 Torreyana Road, Suite 250
San Diego, California 92121

Prepared by:



HOK

9530 Jefferson Boulevard
Culver City, California 90232



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19



Picture 20



Picture 21



Picture 22



Picture 23



Picture 24



Picture 25



Picture 26



Picture 27



Picture 28



Picture 29



Picture 30



Picture 31



Picture 32



Picture 33



Picture 34



Picture 35



Picture 36



Picture 37



Picture 38



Picture 39



Picture 40



Picture 41



Picture 42

PROJECT DATA SHEET		
PROJECT NAME:	ARE Illumina Campus Amendment; Project No. 498142	
PROJECT DESCRIPTION:	Construction of an approximately 451,832-square-foot corporate headquarters, research and development building on a 42.6-acre site located at 5200 Illumina Way.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Amendment to the General Plan and the University Community Plan, Tentative Map, Planned Development Permit, and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: IP-1-1</p> <p style="text-align: center;">HEIGHT LIMIT: 30-feet (Coastal Height Limitation Overlay Zone)</p> <p style="text-align: center;">LOT SIZE: 40,000 square feet</p> <p style="text-align: center;">FLOOR AREA RATIO: 2.0</p> <p style="text-align: center;">LOT COVERAGE: NA</p> <p style="text-align: center;">FRONT SETBACK: 20-foot (min.) and 25-foot (std.)</p> <p style="text-align: center;">SIDE SETBACK: 15-feet</p> <p style="text-align: center;">STREETSIDE SETBACK: NA</p> <p style="text-align: center;">REAR SETBACK: 25-feet</p> <p style="text-align: center;">PARKING: 8,657 ADT with a Transportation Demand Management Plan</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space; RS-1-14	Open Space
SOUTH:	Industrial; RS-1-14	Undeveloped Land
EAST:	Industrial and Open Space; IP-1-1 and RS-1-14	Open Space and Interstate 805
WEST:	Residential; IP-1-1 and RS-1-14	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 14, 2017, the UCPG voted 8-6-2 to recommend approval of the project with conditions; however, this vote was not in conformance with the UCPG's bylaws . As outlined on page 10 of the bylaws, a vote to approve a community plan update or a community plan amendment requires a majority vote (11) of the 20 voting members of the UCPG. Therefore, this vote with the conditions are not valid.	

DOC #

ATTACHMENT 7

5411

2000-0136962 MAR

PM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
PLANNING AND DEVELOPMENT REVIEW
PERMIT INTAKE, MAIL STATION 501

AND WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

17.2000 2000

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 65.00



2000-0136962

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Planned Industrial Development [PID]/
Resource Protection Ordinance [RPO] Permit No. 99-0034 [MMRP]

NOBEL RESEARCH PARK

CITY COUNCIL

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This permit is granted by the Council of The City of San Diego to The City of San Diego, Owner, and San Dieguito Partnership, a Limited Partnership, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 101.0462 and 101.0920. The forty-two point six one (42.61) acre site is located north of the proposed eastern extension of Nobel Drive, west of Interstate 805, and south of La Jolla Village Drive in the R-1-5/Hillside Review zone (proposed Scientific Research (SR)/HR zone) of the University Community Plan. The project site is legally described as a portion of pueblo lots 1304 and 1306, in the City of San Diego.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to subdivide and develop a site into 15 lots for future buildings and site development, 4 non-building lots, public roads and easements described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated August 3, 1999, on file in the Office of Planning and Development Review. The facility shall include:

- a. 766,800 square feet of research and development, limited manufacturing, laboratories, headquarters or administrative offices as provided for in the Nobel Research Park Development and Design Guidelines.
- b. Landscaping (planting, irrigation and landscape related improvements).
- c. Off-street parking facilities.
- d. Accessory uses as provided for in the Nobel Research Park Development and Design Guidelines.
- 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

ORIGINAL

underlying zone(s), conditions of 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 Planning and Development Review 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 agencies.
6. Issuance of this permit by The City of San Diego does not authorize the applicant for said permit 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.).
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

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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/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. The Planned Industrial Development/Resource Protection Ordinance shall comply with the conditions of the final map for Vesting Tentative Map No. 99-0034.

10. The entire project shall be limited to a maximum traffic volume generation of 7,670 ADT. Prior to the issuance of each and every building permit above 3,835 ADT, actual traffic measurements, square footage built and occupancy statistics for the project shall be presented to the City. No building permits shall be issued which cause the 7,670 ADT limitation to be exceeded.

11. In the Nobel Research Park Design Guidelines, page 4, Section B, Permitted Uses, paragraph two, the second sentence shall be replaced with: All accessory commercial uses shall comply with the SR and/or IP-1-1 zones and the restrictions of the APZ1 where applicable.

12. In the Nobel Research Park Design Guidelines, page 17, Section G, Building Design, add the following sentence to the end of the first paragraph: Buildings shall incorporate roof line variation.

13. Prior to the issuance of any building permits a development plan package for each lot or group of lots shall be submitted to the Planning and Development Review Department Manager for Substantial Conformance Review, as provided for in the Nobel Research Park Development and Design Guidelines.

14. Before issuance of any building permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to the approved Substantial Conformance Review Exhibit "A," dated August 3, 1999, on file in the Office of Planning and Development Review. No changes, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

15. 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 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.

16. Prior to issuance of any grading permits for this project, a final subdivision map shall be recorded on the subject property.

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

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

19. **ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

The Owner/Permittee shall comply with the Mitigation Monitoring and Reporting Program [MMRP] as specified in Mitigated Negative Declaration, LDR No. 99-0034, satisfactory to the City Manager and the City Engineer. Prior to the issuance of any building permit, all mitigation measures specifically outlined in the MMRP shall be implemented for the following issue areas:

- A. Transportation
- B. Hydrology/Water Quality
- C. Noise
- D. Light/Glare

PLANNING/DESIGN REQUIREMENTS:

20. All lots or portion(s) of lots located within the Accident Potential Zone 1 [APZ 1] shall have a maximum lot coverage of twenty-five (25) percent. All other lots or portions of lots not located in the APZ 1 shall be limited to fifty (50) percent lot coverage.

21. For all lots or portion(s) of lots located within the APZ 1, the number of persons per acre shall be limited to not more than 50 persons per gross acre which includes twenty-six acres of density transfer south of Nobel Drive or more than 120 persons per net pad area within the APZ 1.

22. Prior to the recordation of the final map, a Disclosure Statement shall be recorded to advise prospective tenants or purchasers that the property is impacted by noise and overflights from the Miramar Air Station.

23. Provide one (1) parking space per 250 square feet of building area. Off-street parking spaces shall be maintained on the property at all times. 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.

24. 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.

25. 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.

26. All signage associated with this development shall be consistent with sign criteria established by the City-Wide Sign Regulations and sign regulations of the SR zone. Where there is conflict the underlying zone regulations shall apply.

27. Prior to the issuance of a building permit on any lot, a signage program shall be approved specific to that lot, to the satisfaction of the Planning and Development Review Manager.

28. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to the Planning and Development Review, 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 fifty (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.

29. 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 planned commercial 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 fourteen 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 Planning and Development Review Manager.

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

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

32. 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.

33. 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.

34. No merchandise, material or equipment shall be stored on the roof of any building.

35. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC § 101.2001) 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," dated August 3, 1999, on file in the Office of Planning and Development Review.

36. 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 August 3, 1999, on file in the Office of Planning and Development Review. No change, modification or alteration shall be made unless appropriate application or amendment of this permit shall have been granted.

37. Prior to issuance of grading permits, interim landscape and erosion control measures, including hydroseeding of all disturbed land (all slopes and pads), shall be submitted to the satisfaction of the City Manager (including the Environmental Section) and City Engineer. All plans shall be in substantial conformance to Exhibit "A," dated August 3, 1999, on file in the Office of Planning and Development Review, and all other applicable conditions of related permits.

38. 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 Owner/Permittee shall initiate such measures within 45 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.

39. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections 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.

40. 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 Owner/Permittee, or subsequent owner shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the Landscape Technical Manual.

41. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) 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 30 days of completion of construction by the Owner/Permittee. The replacement size of plant material after 3 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.

42. The Owner/Permittee shall implement the following requirements in accordance with the Modified Brush Management Program shown on Exhibit "A," Brush Management Program/Landscape Concept Plan," dated August 3, 1999, on file in the Office of Planning and Development Review:

- a. Prior to the issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Chief. The construction documents shall be in substantial conformance with Exhibit "A," dated August 3, 1999, on file in the Office of Planning and Development Review, and shall comply with the Uniform Fire Code (SDMC section 55.0889.0201), the alternative compliance provision of Section Six of the Landscape Technical Manual (Document No. RR-274506) on file at the Office of the City Clerk, and the Land Development Code section 142.9412 (Ordinance No. O-18451).
- b. The Modified Brush Management Program, using the Alternative Compliance provision, shall consist of two zones consistent with the Brush Management regulations of the Land Development Code section 142.0412 as follows:

<u>Lot #</u>	<u>Zone One</u>	<u>Zone Two</u>
4 and 5	25'	30'
3	40' (temporary brush management at the western boundary of lot 3)	
4 and 11	40' (temporary brush management at the western boundary of lot 4 and southeastern boundary of lot 11)	
- c. The construction documents shall conform to the architectural features as described in Section 6.6-2 of the Landscape Technical Manual.
- d. Within Zone One, combustible accessory structures with less than a one hour fire rating are not permitted, including and not limited to: wood decks, trellises, gazebos, etc. 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 approval by the Fire Chief and the City Manager.

- e. All requirements for fire resistive construction and other architectural features shall conform to the applicable City and Regional Building Code Standards. The Fire Chief may consider deviations from these conditions or may require additional conditions at the time of final inspection if it is determined an eminent health and safety risk still exist.
 - 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 Planning and Development Review Department to discuss and outline the implementation of the Brush Management Program."
43. Prior to issuance of any Certificate of Occupancy for any building, the approved Brush Management Program shall be implemented.
44. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Technical Manual, Section Six.

APPROVED by the Council of The City of San Diego on August 3, 1999, by Resolution No. RR-292055.

L:\DUVERNAY\PERMITS\P99-0034-corrected

AUTHENTICATED BY THE CITY MANAGER

By 

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.

THE CITY OF SAN DIEGO

Owner

By 

John Fisher

SAN DIEGUITO PARTNERSHIP, LLP

Permittee

By 

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

11/1/99

H:\P2K.PRJ\W2582\P99-0034.wpd

ORIGINAL

5420

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Diego

} ss.

On

3-16-00

Date

before me,

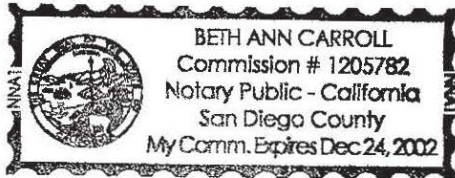
BETH ANN CARROLL

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

personally appeared

Stephen Hoase

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.

Place Notary Seal Above

Signature of Notary Public

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: _____

Document Date: _____

Number of Pages: _____

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: _____

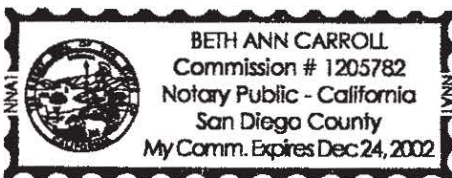
**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here

5421

State of CA
 County of San Diego
 On 11-1-99 before me, Beth Ann Carroll
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared John Fisher
Name(s) of Signer(s)

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



WITNESS my hand and official seal.

Beth Ann Carroll
Signature of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

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: _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

Signer's Name: _____

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

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

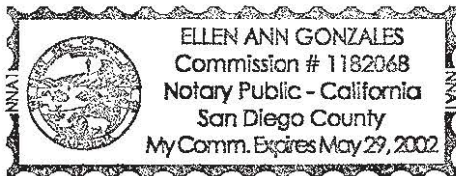
County of SAN DIEGO

} ss.

On DEC. 13, 1999, before me, ELLEN ANN GONZALES, NOTARY PUBLIC,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared ROY B. COLLINS,
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.



Place Notary Seal Above

WITNESS my hand and official seal.

Signature of Notary Public

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 DocumentTitle or Type of Document: PID PERMITDocument Date: _____ Number of Pages: 9

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by SignerSigner's Name: ROY B. COLLINS

- ☐ Individual
☒ Corporate Officer — Title(s): PRESIDENT
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

PLANNING COMMISSION RESOLUTION NO. 4880-PC

INITIATING AN AMENDMENT TO THE
UNIVERSITY COMMUNITY PLAN

WHEREAS, on March 14, 2013 the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the University Community Plan; and

WHEREAS, the proposed amendment would transfer development intensity from Subarea 47 to Subarea 37 within the Development Intensity Element – Table 3, of the University Community Plan; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

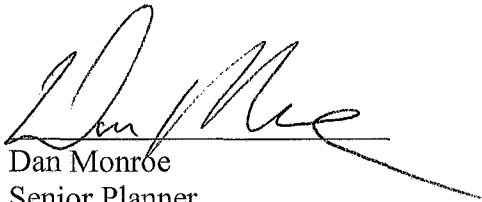
BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria**
- b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design**
- c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process**

The following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Evaluate consistency with the Miramar Airport Land Use Compatibility Plan
- Evaluate traffic generation and circulation impacts from the transfer of intensity from Subarea 47 to Subarea 37.

- Evaluate the potential increase in development intensity as a result of transit and freeway improvements within or adjacent to the community which are either planned or under construction.
- Evaluate the potential to maximize utilization of unused development intensity from other locations within the community
- Ensure parking ratios are commensurate with Scientific Research use
- Analyze the feasibility of a reduced vehicle trip generation rate through a Transportation System Management (TSM) Program



Dan Monroe

Senior Planner

Planning Division - Development Services Department

Approved on March 14, 2013

Vote: 5-0-1

PTS No. 312101

cc. Legislative Recorder, Development Services Department

October 28, 2016

Mr Jeff Peterson
City of San Diego
Development Services Department
1222 First Avenue
San Diego, California 92101

Re: Airport Land Use Commission Consistency Determination – Community Plan
Amendment to transfer average daily trips at 5200 Illumina Way; APN 345-260-18
through -34

Dear Mr Peterson:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within the Airport Influence Area (AIA) for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **consistent** with the MCAS Miramar ALUCP based upon the facts and findings summarized below:

- (1) The proposed project involves a community plan amendment to transfer an allowance of average daily trips (ADTs) from one property to another.
- (2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies office and research & development uses located within the 60-65 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because no physical construction is proposed by the project.
- (4) The proposed project is located outside all safety zones.
- (5) The proposed project is located outside the overflight notification area.
- (6) Therefore, the proposed project is consistent with the adopted MCAS Miramar ALUCP.

(7) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

Please contact Ed Gowens at (619) 400-2244 if you have any questions regarding this letter.

Yours truly,



Angela Jamison
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA General Counsel
Tony Sordello, Caltrans Division of Aeronautics
Chris Schmidt, Caltrans, District 11
Juan Lias, MCAS Miramar Community Plans & Liaison Office

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION GRANTING PLANNED DEVELOPMENT PERMIT NO. 1748815 AND SITE DEVELOPMENT PERMIT NO. 1748818 FOR THE ARE ILLUMINA CAMPUS AMENDMENT-PROJECT NO. 498142 [MMRP], AN AMENDMENT TO PLANNED INDUSTRIAL DEVELOPMENT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0034

WHEREAS, ARE-SD REGION NO. 32, LLC, a Delaware Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit No. 1748815 and Site Development Permit No. 1748818, an amendment to Planned Industrial Development/Resource Protection Ordinance Permit No. 99-0034, to construct a corporate headquarters, research and development facility located at 5200 Illumina Way in the IP-1-1 Zone and the Community Plan Implementation Overlay Zone (CPIOZ) Type A within the Central Subarea of the University Community Plan. The project site is legally described as Lots 1 through 15 inclusive, and Lot C of Amended Map of Nobel Research Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 14847, filed in the Office of the County Recorder of San Diego County, August 2, 2004; and

WHEREAS, on December 14, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit [PDP] No. 1748815 and Site Development Permit [SDP] No. 1748818, and pursuant to Resolution No. _____-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 _____, 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 Planned Development Permit No. 1748815 and Site Development Permit No. 1748818:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits - Section 126.0605(a)

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

The Alexandria Illumina Campus, formerly known as Nobel Research Park, is a master planned development located in the eastern portion of the University Community Plan (UCP) area. The site is currently developed with industrial uses consistent with the Nobel Research Park entitlements, Planned Industrial Development (PID)/Resource Protection Ordinance (RPO) Permit No. 99-0034. Existing industrial development on-site includes 844,216 square feet of research and development, light manufacturing, corporate office and accessory uses within six buildings; other existing uses include a parking structure, surface parking lots, and athletic fields. The property is designated Scientific Research by the UCP and the uses contemplated by the community plan are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities.

The proposed expansion of the campus would include 351,446 square feet of mixed corporate headquarters and research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses on previously disturbed land currently occupied by surface parking. Supporting the additional uses, the existing parking structure would be expanded to include an additional 2,750 parking spaces. The project includes a Land Use Plan Amendment (LUPA) to the UCP to allow the transfer of 987 unused average daily trips (ADT's) from Subarea 47 to Subarea 37, to increase the maximum allowable development intensity at the site to 8,657 ADTs. The proposed amendment increases the allowable development intensity of Scientific Research use on-site by approximately 123,000 square feet and will not

result in inconsistencies with the existing land use designation. The Industrial Element of the UCP emphasizes the city-wide importance of and encourages the retention and growth of Scientific Research use in the community because of its proximity to the University of California San Diego (UCSD). Increased intensity is consistent with this emphasis and the community plan policies regarding retention and growth of Scientific Research in areas designated for industrial development.

The site is included in the General Plan's Economic Prosperity Element as Prime industrial land on Figure EP-1 which identifies areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. 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, including Policies EP-A.1 through A.5 and EP-A.12 through A.15.

Adding additional square footage in the UCP for Scientific Research use will allow for retention and expansion of important business activities at a location close to the UCSD campus and related research facilities that contribute significantly to the City's overall economy as export-oriented business activities. The increase of square footage will make better use of the site's designation as Prime Industrial Land and result in an increase in the number of quality employment opportunities in the City. The proposed project is therefore consistent with these UCP policies.

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

The proposed expansion of the campus includes 351,446 square feet of mixed corporate headquarters and research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses on previously disturbed land currently occupied by surface parking. Supporting the additional uses, the existing parking structure would be expanded to include an additional 2,750 parking spaces. The building has been designed to achieve Leadership in Energy and Environmental Design (LEED) Silver, which requires several energy- and insulation-efficiency measures to be included in the design of the structures.

Mitigated Negative Declaration (MND) No. 498142 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) will be implemented with this project, which will reduce potential impacts to below a level of significance.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of

persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in PDP No. 1748815 and SDP No. 1748818, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

The project includes an amendment to the UCP to transfer 987 unused ADT's from Subarea 47 to Subarea 37, to increase the maximum allowable development intensity at the site to 8,657 ADTs. The proposed amendment will increase the allowable development intensity of Scientific Research use on-site by approximately 123,000 square feet and will not result in inconsistencies with the existing land use designation.

The proposed development will be located on private property and has been designed to address height, bulk and scale, materials, colors, sustainable features, and signage as required through application of CPIOZ-A and the project Design Guidelines. The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed development is in conformance with the applicable regulations of the Land Development Code (LDC).

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits - Section 126.0504(a)

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

As outlined within Planned Development Permit Finding (A)(1)(a), listed above, with the adoption of the LUPA, the proposed development will not adversely affect the applicable land use plan.

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

As outlined within Planned Development Permit Finding (A)(1)(b), listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined within Planned Development Permit Finding (A)(1)(c), listed above, with the adoption of the LUPA, the project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed development is in conformance with the applicable regulations of the Land Development Code.

2. Supplemental Site Development Permits Findings-Environmentally Sensitive Lands- Section 126.0504(b).

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 site is currently developed with industrial uses consistent with the Nobel Research Park entitlements, PID/RPO Permit No. 99-0034, including 844,216, square feet of research and development, light manufacturing, corporate office and accessory uses within six buildings; other existing uses include a parking structure, surface parking lots, and athletic fields. The proposed expansion of the campus includes 351,446 square feet of mixed corporate headquarters and research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses on previously disturbed land that is currently occupied by surface parking. Supporting the additional uses, the existing parking structure would be expanded to include an additional 2,750 parking spaces.

MND No. 498142 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Paleontological Resources. A MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance. All of the proposed development will occur within the previously disturbed and developed portion of the site and there will be no encroachment into, or impacts on any ESL located on the site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to ESL.

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.

All of the proposed development will occur within the previously disturbed and developed portion of the site and there will be no encroachment into, or impacts on, any ESL located on the site. There are no geologic or flood hazards on the property.

In addition, a Brush Management Plan will be implemented with the project and all landscaping proposed will utilize native and non-native, non-invasive, and drought-tolerant plants throughout the site.

MND No. 498142 has been prepared for the project in accordance with CEQA Guidelines and no impacts from geologic and erosional forces, flood hazards, or fire hazards resulting from the project have been identified. Therefore, the proposed development has been designed to minimize the alteration of natural land forms and would 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.

The project site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources. A total of five vegetation types were located on-site, as shown in MND No. 498142 Table 4 and Figure 6. The City of San Diego Biology Guidelines identifies four tiers of sensitivity with Tiers I, II, and III considered sensitive and Tier IV not considered sensitive. The sensitive habitats on-site consist of Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, chamise chaparral, non-native grassland, and San Diego mesa hardpan vernal pools. The Diegan coastal sage scrub and disturbed Diegan coastal sage scrub is located within an open space lot (Lot 1) located at the northernmost point of the project site. The chamise chaparral, non-native grassland, and San Diego mesa hardpan vernal pools are located within a conservation easement (Lot 9) in the southeastern portion of the project site. Both the open space lot (Lot 1) and conservation easement (Lot 9) were established as part of the Nobel Research Park entitlements PID/RPO Permit No. 99-0034. The project is estimated to impact 9.2 acres of Developed Land (Tier IV) within the project site. Per the City's Biology Guidelines, impacts to Tier IV habitat do not require mitigation. The associated grading and construction activities will not impact the existing open space and conservation easement portions of the site, as grading and construction activities will not occur adjacent to or within these lots containing the vegetation and habitats. All of the proposed development will occur within the previously disturbed and developed portion of the site and there will be no encroachment into, or impacts on, any ESL located on the site. The proposed development will be sited and designed to prevent adverse impacts on any adjacent ESL.

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

The City's Multiple Species Conservation Program (MSCP) Subarea Plan identifies Multi-Habitat Planning Area (MHPA) lands, which are lands that have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. The project site is located approximately 225 feet away from the closest MHPA -designated land area and is

separated from it by Interstate 805 and Nobel Drive. Due to these physical roadway barriers, the City's Land Use Adjacency Guidelines are not applicable to this project. No toxins or drainage will flow into the MHPA from the project and no immediate noise, invasive plant, or grading/land development concerns from the project will affect the MHPA due to I-805 and Nobel Drive buffering the MHPA from these issues. Any brush management that would occur on-site will not affect MHPA lands. Therefore, the proposed development will be consistent with the MSCP Subarea Plan.

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

The project site is located at 5200 Illumina Way, east of Judicial Drive, west of Interstate 805, and south of La Jolla Village Drive. The site is approximately 3.24-miles from the Pacific Ocean. The project site is a previously developed site and all of the proposed development will occur within the previously disturbed and developed portion of the site and the project has been designed to limit drainage and irrigation so as to avoid impacts to ESL. Therefore, the project 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.

Fossils (paleontological resources) are the remains and/or traces of prehistoric life and represent an important and nonrenewable natural resource. Impacts to paleontological resources may occur during grading activities associated with project construction where excavation would be done in previously undisturbed geologic deposits/formations/rock units. According to the Geotechnical Investigation prepared for the project, the area is underlain by the Scripps Formation, which has been categorized as having a high paleontological resource sensitivity rating.

The project would involve approximately 105,000 cubic yards of cut and would excavate to a maximum depth of 18 feet. Considering the high paleontological sensitivity rating for underlying geology and the geologic formations encountered in borings conducted during the geotechnical investigation, the project grading activities have potential to disturb or destroy paleontological resources. MND No. 498142 has been prepared for the project in accordance with CEQA Guidelines and addresses potential impacts to Paleontological Resources. A MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, 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 above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

ATTACHMENT 10

BE IT FURTHER RESOLVED, that Planned Development Permit No. 1748815 and Site Development Permit No. 1748818 is granted to ARE-SD REGION NO. 32, LLC, a Delaware LIMITED LIABILITY COMPANY, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, CITY ATTORNEY

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-

ATTACHMENT: Planned Development Permit and Site Development Permit

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006808

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1748815

SITE DEVELOPMENT PERMIT NO. 1748818

ARE ILLUMINA CAMPUS AMENDMENT-PROJECT NO. 498142 [MMRP]

AMENDMENT TO PLANNED INDUSTRIAL DEVELOPMENT/
RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0034
CITY COUNCIL

This Planned Development Permit No. 1748815 and Site Development Permit No. 1748818, an amendment to Planned Industrial Development/Resource Protection Ordinance Permit No. 99-0034, is granted by the City Council of the City of San Diego to ARE-SD REGION NO. 32, LLC, a Delaware Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0605 and 126.0505. The 42.6-acre site is located at 5200 Illumina Way in the IP-1-1 Zone and the Community Plan Implementation Overlay Zone (CPIOZ) Type A within the Central Subarea of the University Community Plan. The project site is legally described as Lots 1 through 15 inclusive, and Lot C of Amended Map of Nobel Research Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 14847, filed in the Office of the County Recorder of San Diego County, August 2, 2004.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for construction of a corporate headquarters, research and development facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated (to be filled in), on file in the Development Services Department.

The project shall include:

- a. Construction of approximately 351,446 square feet of mixed corporate headquarters and research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses; expansion of an existing parking structure to include an additional 2,750 parking spaces.
- b. Design Guidelines are adopted as part of this Permit to implement the building and parking structure expansion;

- c. Transfer of 987 average daily trips from Subarea 47 to Subarea 37 of the University Community Plan as allowed through University Community Plan Amendment No. 1748814;
- d. Leadership in Energy and Environmental Design (LEED) Silver certification;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but

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

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

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

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

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

11. The entitlement and conditions of Planned Industrial Development/Resource Protection Ordinance Permit No. 99-0034 shall remain in force and effect except where amended by this Permit.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 498142, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 498142, 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:

- Paleontological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

18. This Planned Development Permit and Site Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No. 1814806.

19. 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 the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
20. The project proposes to export 97,500 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
21. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct damaged western driveway with current 28-foot-wide City Standard driveway on Judicial Drive, satisfactory to the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the northwest corner of Illumina Way and Judicial Drive, with current City Standard curb ramp with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMP] maintenance, satisfactory to the City Engineer.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
26. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
27. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
28. 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. 2009-0009DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

29. The Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

30. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a forty square-foot-area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

31. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall provide a forty square-foot-area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).

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

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

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

35. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A."

36. The Brush Management Program shall be based on a standard Zone One of 35-feet in width and a Zone Two of 65-feet in width, exercising the Zone Two reduction option set forth under §142.0412(f). Existing Structures in Lots 3 and 8 shall observe a Brush Management program along the façades facing the native/naturalized condition of Lot 9 (conservation easement) as follows:

Bldg. P1: Zone One = 40'-00" / Zone Two = 57.5'-00"

Bldg. 3: Zone One = 60'-00" to 80'-00" / Zone Two = 27.5'-00" to 0'-00"

Bldg. 6: Zone One = 50'-00" to 80'-00" / Zone Two = 42.5'-00" to 0'-00"

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

41. 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.

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

43. 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.

COMMUNITY PLAN REQUIREMENTS:

44. Accessory commercial uses up to ten percent of the gross floor area are allowed per the University Community Plan. Accessory commercial uses are those uses which provide services that building users would normally drive to which may include: restaurant/deli, conference rooms, express mail/copy center, and/or athletic club facilities.

45. Accessory uses shall be designed as an integral part of the campus and may be located within buildings or freestanding. Accessory commercial uses shall be oriented for campus employees/tenants use and not for use by the general public.

46. Signs for accessory commercial uses shall be minimal and directed toward users within the campus. Any street-oriented signs shall be for directional purposes only. Advertising for the accessory commercial services shall be limited to the industrial tenants only.

TRANSPORTATION REQUIREMENTS:

47. The Alexandria Illumina Campus (formerly Nobel Research Park) shall be limited to a maximum traffic volume generation of 8,657 Average Daily Trips (ADTs). Prior to the issuance of any building permit for improvements that cause an increase in ADTs within the campus, the applicant shall provide a trip generation analysis using trip rates consistent with the University Community Plan; the analysis shall also provide an update of square footage actually built and occupancy statistics for the entire site, satisfactory to the City Engineer. No building permits shall be issued which cause the 8,657 ADT limitation to be exceeded.

48. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the San Diego Municipal Code (SDMC). All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

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

50. Prior to the issuance of any construction permit, the Owner/Permittee shall record a shared parking agreement in favor of all parcels within the project site, satisfactory to the City Engineer.

51. Prior to any work within the public right-of-way, the Owner/Permittee shall obtain a Public Right-of-way Permit for Traffic Control, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

52. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s)[BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

53. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

54. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
55. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
56. 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.
57. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral.
58. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

INFORMATION ONLY:

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

APPROVED by the City Council of the City of San Diego on _____ by Resolution No. _____.

ATTACHMENT 11

Permit Type/PTS Approval No.: PDP No. 1748815
And SDP No. 1748818

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

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

ARE-SD Region No. 32, LLC,
a Delaware Limited Liability Company
Owner/Permittee

By: Alexandria Real Estate Equities, L.P.,
a Delaware Limited Liability Partnership,
Managing Member

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

By _____
Name:
Title:

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

CITY COUNCIL
RESOLUTION NUMBER R-_____

A RESOLUTION GRANTING TENTATIVE MAP NO. 1814806, FOR THE ARE- ILLUMINA
CAMPUS AMENDMENT-PROJECT NO. 498142 [MMRP]

WHEREAS, ARE-SD REGION NO. 32, LLC, a Delaware Limited Liability Company, Subdivider,
and RICK ENGINEERING COMPANY, Engineer, submitted an application to the City of San Diego for a
tentative map for the re-subdivision of the property into nine lots for the ARE-Illumina Campus
Amendment. The project site is located at 5200 Illumina Way in the IP-1-1 Zone and the Community
Plan Implementation Overlay Zone (CPIOZ) Type A within the Central Subarea of the University
Community Plan. The project site is legally described as Lots 1 through 15 inclusive, and Lot C of
Amended Map of Nobel Research Park, in the City of San Diego, County of San Diego, State of
California, according to Map thereof No. 14847, filed in the Office of the County Recorder of San
Diego County, August 2, 2004; and

WHEREAS, the Map proposes the re-subdivision of a 42.6-acre site into nine lots for
industrial development; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or
geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f)
and San Diego Municipal Code section 144.0220; and

WHEREAS, on December 14, 2017, the Planning Commission of the City of San Diego
considered Tentative Map No. 1814806, and pursuant to Resolution No. _____ the
Planning Commission voted to recommend City Council approval of the map; 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, on _____, the City Council of the City of San Diego considered Tentative Map No. 1814806, pursuant to San Diego Municipal Code Section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1814806:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The Alexandria Illumina Campus, formerly known as Nobel Research Park, is a master planned development located in the eastern portion of the University Community Plan (UCP) area that developed over 15 lots. The site is currently developed with industrial uses consistent with the Nobel Research Park entitlements, Planned Industrial Development (PID)/Resource Protection Ordinance (RPO) Permit No. 99-0034. The property is designated Scientific Research by the UCP and the uses contemplated by the community plan are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities.

The proposed tentative map will allow for the re-subdivision of the existing 15 lots into nine lots. The proposed subdivision would allow the existing building and new structures to be designated on separate lots and to preserve the existing open space and conservation easements lots on the project site, which were established as part of the Nobel Research Park entitlements.

The proposed expansion of the campus would include 351,446 square feet of mixed corporate headquarters and research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses on previously disturbed land currently occupied by surface parking. Supporting the additional uses, the existing parking structure would be expanded to include an additional 2,750 parking spaces. The project includes a Land Use Plan Amendment (LUPA) to the UCP to allow the transfer of 987 unused average daily trips (ADT's) from Subarea 47 to Subarea 37, to increase the maximum allowable development intensity at the site to 8,657 ADTs. The proposed

amendment would increase the allowable development intensity of Scientific Research use on-site by approximately 123,000 square feet and would not result in inconsistencies with the existing land use designation. The Industrial Element of the UCP emphasizes the city-wide importance of and encourages the retention and growth of Scientific Research use in the community because of its proximity to the University of California San Diego (UCSD). Increased intensity would be consistent with this emphasis and the community plan policies regarding retention and growth of Scientific Research in areas designated for industrial development.

The site is included in the General Plan's Economic Prosperity Element as Prime industrial land on Figure EP-1 which identifies areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. 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.

Adding additional square footage in the UCP for Scientific Research use would allow for retention and expansion of important business activities at a location close to the UCSD campus and related research facilities that contribute significantly to the City's overall economy as export-oriented business activities. In addition, the increase of square footage would make better use of the site's designation as Prime Industrial Land and the increase in the number of quality employment opportunities in the City. The proposed project is therefore consistent with these UCP policies; thus the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The proposed expansion of the campus would include 351,446 square feet of mixed corporate headquarters and research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses on previously disturbed land currently occupied by surface parking. Supporting the additional uses, the existing parking structure would be expanded to include an additional 2,750 parking spaces. The project includes a LUPA to the UCP to allow the transfer of 987 unused ADT's from Subarea 47 to Subarea 37, to increase the maximum allowable development intensity at the site to 8,657 ADTs. The proposed amendment would increase the allowable development intensity of Scientific Research use on-site by approximately 123,000 square feet and would not result in inconsistencies with the existing land use designation.

The proposed subdivision would re-subdivide the existing 15 lots into nine lots to allow for the existing building and new structures to be designated on separate lots and to preserve the existing open space and conservation easements lots on the project site. The proposed development will be located on private property and has been designed to address height, bulk and scale, materials, colors, sustainable features, and signage as required through application of CPIOZ-A and the project Design Guidelines. The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the

proposed subdivision is in conformance with the applicable regulations of the Land Development Code (LDC).

3. The site is physically suitable for the type and density of development.

The site is currently developed with industrial uses consistent with the Nobel Research Park entitlements, Planned Industrial Development/Resource Protection Ordinance Permit No. 99-0034. Specifically, the existing industrial development on-site includes 844,216, square feet of research and development, light manufacturing, corporate office and accessory uses within six buildings. Other existing uses include a parking structure, surface parking lots, and athletic fields. The property is designated Scientific Research by the UPC and the uses contemplated by the community plan are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities.

The proposed expansion of the campus would include 351,446 square feet of mixed corporate headquarters and research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses on previously disturbed land currently occupied by surface parking. Supporting the additional uses, the existing parking structure would be expanded to include an additional 2,750 parking spaces. The project includes a LUPA to the UCP to allow the transfer of 987 unused ADT's from Subarea 47 to Subarea 37, to increase the maximum allowable development intensity at the site to 8,657 ADTs.

Mitigated Negative Declaration (MND) No. 498142 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) will be implemented with this project, which will reduce the potential impacts to below a level of significance.

The project site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources. A total of five vegetation types were located on-site, as shown in MND No. 498142 Table 4 and Figure 6. The City of San Diego Biology Guidelines identifies four tiers of sensitivity with Tiers I, II, and III considered sensitive and Tier IV not considered sensitive. The sensitive habitats on-site consist of Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, chamise chaparral, non-native grassland, and San Diego mesa hardpan vernal pools. The Diegan coastal sage scrub and disturbed Diegan coastal sage scrub is located within an open space lot (Lot 1) located at the northernmost point of the project site. The chamise chaparral, non-native grassland, and San Diego mesa hardpan vernal pools are located within a conservation easement (Lot 9) in the southeastern portion of the project site. Both the open space lot (Lot 1) and conservation easement (Lot 9) were established as part of the Nobel Research Park entitlements PID/RPO Permit No. 99-0034. The project is estimated to impact 9.2 acres of Developed Land (Tier IV) within the project site. Per the City's Biology Guidelines, impacts to Tier IV habitat do not require mitigation. The associated grading and construction activities will not impact the existing open space and conservation easement portions of the site, as grading and construction activities will not occur adjacent to or within these lots containing the vegetation and habitats. All of the proposed development will occur within the previously disturbed and developed portion of the site and there will be no encroachment into, or impacts on, any ESL located on the site. Therefore, site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located approximately 225 feet away from the closest Multi-Habitat Planning Area (MHPA) designated land. Although the project site is 225 feet away from the closest MHPA, it is separated from it by I-805 and Nobel Drive. Due to these physical barriers, the City's Land Use Adjacency Guidelines would not be applicable to this project. No toxins or drainage would flow into the MHPA from the project and no immediate noise, invasive plant, or grading/land development concerns from the project would affect the MHPA due to I-805 and Nobel Drive buffering the MHPA from these issues. Any brush management that would occur on-site would not affect MHPA lands, thus, the proposed subdivision would be consistent with the City's Multiple Species Conservation Program (MSCP) Subarea Plan.

MND No. 498142 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the proposed development has been designed to minimize the alteration of natural land forms and would not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The proposed expansion of the campus includes a new 351,446 square feet of mixed corporate headquarters and research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses on previously disturbed land that is currently occupied by surface parking. Supporting the additional uses, the existing parking structure would be expanded to include an additional 2,750 parking spaces.

MND No. 498142 has been prepared for the project in accordance with CEQA Guidelines, which address potential impacts to Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Tentative Map No. 1814806, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed subdivision would not be detrimental to the public health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The site is currently developed with industrial uses consistent with the Nobel Research Park entitlements, PID/RPO Permit No. 99-0034. An open space lot (Lot 1) and conservation easement (Lot 9) were established as part of the Nobel Research Park entitlements, and shall remain as part of the proposed subdivision. The proposed subdivision does not contain any easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The site is currently developed with industrial uses consistent with the Nobel Research Park entitlements, PID/RPO Permit No. 99-0034. Specifically, the existing industrial development on-site includes 844,216, square feet of research and development, light manufacturing, corporate office and accessory uses within six buildings. Other existing uses include a parking structure, surface parking lots, and athletic fields.

The proposed expansion of the campus would include 351,446 square feet of mixed corporate headquarters and research and development uses, and 100,386 square feet of ancillary mechanical and accessory uses on previously disturbed land currently occupied by surface parking. Supporting the additional uses, the existing parking structure would be expanded to include an additional 2,750 parking spaces. The project includes a LUPA to the UCP to allow the transfer of 987 unused ADT's from Subarea 47 to Subarea 37, to increase the maximum allowable development intensity at the site to 8,657 ADTs. In addition, the Project would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification.

The proposed tentative map will allow for the re-subdivision of the existing 15 lots into nine lots. The proposed subdivision would allow the existing building and new structures to be designated on separate lots and to preserve the existing open space and conservation easements lots on the project site, which were established as part of the Nobel Research Park entitlements.

The design of the subdivision and related site improvements, will provide, to the extent feasible, for future passive or natural heating and cooling opportunities. With the design of the proposed subdivision, the new structures have incorporated through building materials, site orientation, articulation and offsetting planes, balconies, and other architectural treatments, and the placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The site is currently developed with industrial uses consistent with the Nobel Research Park entitlements, Planned Industrial Development/Resource Protection Ordinance Permit No. 99-0034. The property is designated Scientific Research by the UPC and the uses contemplated by the

community plan are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. The proposed expansion of the campus includes the addition of mixed corporate headquarters and research and development uses, and the re-subdivision of the existing 15 lots into nine lots. The project would not decrease or increase the amount of land designated for residential use and would; therefore, have a neutral impact on housing needs of the region.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1814806, hereby granted to ARE-SD REGION NO. 32, LLC, a Delaware Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOTT, CITY ATTORNEY

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-

ATTACHMENT: Tentative Map Conditions

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. 1814806, FOR THE ARE- ILLUMINA
CAMPUS AMENDMENT-PROJECT NO. 498142 [MMRP]

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire on three years from the date of the City Council decision.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
4. The Tentative Map shall conform to the provisions of Planned Development Permit No. 1748815 and Site Development Permit No. 1748818.
5. Prior to the expiration of the Tentative Map, a final map to re-subdivide properties into 9 lots shall be recorded in the office of the County Recorder.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

10. Prior to the expiration of the Tentative Map, if approved, a Final Map to re-subdivide the properties into nine lots shall be recorded in the office of the San Diego County Recorder.
11. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
12. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS '83), Zone 6, pursuant to section 8801 through 8819 of the California Public Resources Code.
13. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

LANDSCAPE

14. Prior to recordation of the Final Map, the Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per §142.0412 of the Land Development Code."

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider 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 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24006808

RESOLUTION NUMBER _____

ADOPTED ON _____

A RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION NO. 498142 AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ARE ILLUMINA CAMPUS AMENDMENT PROJECT NO. 498142 [MMRP]

WHEREAS, on October 13, 2016, ARE-SD Region No. 32, LLC, a Delaware limited liability company, submitted an application to the Development Services Department for an Amendment to the General Plan and the University Community Plan, Tentative Map, Planned Development Permit, and Site Development Permit for the ARE Illumina Campus Amendment project (Project); and

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

WHEREAS, the issue was heard by the City Council on _____; and

WHEREAS, the City Council considered the issues discussed in the Mitigated Negative Declaration No. 498142 (Declaration) prepared for this Project; NOW THEREFORE,

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

BE IT FURTHER RESOLVED, that the City Council finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified

in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

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

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that the City Clerk 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: NAME, CITY ATTORNEY

By: _____

[NAME], [DEPUTY CITY ATTORNEY}

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

AMENDMENT TO THE GENERAL PLAN AND THE UNIVERSITY COMMUNITY PLAN NO. 1748814, TENTATIVE MAP NO. 1814806, PLANNED DEVELOPMENT PERMIT NO. 1748815, AND SITE DEVELOPMENT PERMIT NO. 1748818, FOR THE ARE ILLUMINA CAMPUS AMENDMENT PROJECT NO. 498142

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 498142 shall be made conditions of Tentative Map No. 1814806, Planned Development Permit No. 1748815 and Site Development Permit No. 1748818 as may be further described below.

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

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

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

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: 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, it is also required to call **RE and MMC at 858-627-3360.**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 498142 and/or Environmental Document Number 498142, 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 DSD 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

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, but prior to the first precon meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City Paleontology Guidelines.

2. MMC 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, CM, and/or Grading Contractor, RE, BI, if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related precon meetings to make comments and/or suggestions concerning the paleontological monitoring program with the CM and/or Grading Contractor.
 - a. If the PI is unable to attend the precon meeting, the Applicant shall schedule a focused precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored - Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring 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 CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the 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 photos of the resource in context, if possible.
- C. Determination of Significance**
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery 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 Section III - During Construction.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 A.M. on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. *Preparation and Submittal of Draft Monitoring Report*
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the paleontological monitoring program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the paleontological recovery program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum - The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the paleontological monitoring program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. *Handling of Fossil Remains*

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. *Curation of fossil remains: Deed of Gift and Acceptance Verification*
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. *Final Monitoring Report(s)*
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO
APPROVING AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN AND
AMENDING THE GENERAL PLAN FOR THE ARE- ILLUMINA CAMPUS
AMENDMENT-PROJECT NO. 498142 [MMRP]

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the University Community Plan (Community Plan) adopted on July 7, 1987, Resolution No. R-268789, and including its subsequent amendments, to allow a transfer of 987 average daily trips from Subarea 47 to Subarea 37 of the Community Plan resulting in an increase in development intensity of Scientific Research on a 42.6-acre site located at 5200 Illumina Way (Project); and

WHEREAS, uses contemplated by the community plan for the Scientific Research land use designation are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities; and

WHEREAS, the site is legally described as Lots 1 through 15 inclusive, and Lot C of Amended Map of Nobel Research Park, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 14847, filed in the Office of the County Recorder of San Diego County, August 2, 2004; and

WHEREAS, the 2008 General Plan will be amended due to the Community Plan being part of the Land Use Element of the adopted General Plan; and

WHEREAS, the Planning Commission of the City of San Diego found, based on its hearing record, that this amendment retains internal consistency with the Community Plan and the 2008

General Plan and that the proposed amendment helps achieve long-term community and citywide goals; 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 Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the University Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, that the Council adopts and amendment to the General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MARA W. ELLIOTT, CITY ATTORNEY

By _____

Deputy City Attorney

MJL:pev

INSERT Date

Or.Dept:DSD

R-2016-INSERT

Form=r-t.frm(61203wct)

TABLE 1
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program		
Subarea/Name	Gross Acres	Land Use and Development Intensity
1. Salk Institute	26.88	500,000 SF - Scientific Research
2. UCSD	915.00	UCSD Long Range Development Plan (110,000 ADT)
3. VA Hospital	29.95	725 Beds
4. Scripps Memorial Hospital Medical Offices	41.38	682 Beds 31,500 SF - Scientific Research 793,580 SF - Medical Office
5. Scripps Clinic	25.17	320 Beds 567,000 SF - Scientific Research 404,000 SF - Medical Office 52,000 SF - Aerobics Center
6. Torrey Pines Golf Course/ City Park/State Reserve	728.05 ⁽¹⁾	
7. Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 ⁽¹⁾	400 Rooms - Hotel 175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron	303.60	20,000 SF/AC - Scientific Research ⁽²⁾
Scallop Nuclear (Gentry)	56.41	Existing or approved development,
Torrey Pines Science Park	145.74	Exceptions: Spin Physics - 550,000 SF
Signal/Hutton	25.79	Lot 10B (2.7 AC) - 15,500 SF/AC
Torrey Pines Business and Research Park	15.89	23,000 SF/AC ⁽²⁾ Scientific Research
La Jolla Cancer Research	4.87	Open Space
State Park	14.25	
10. Campus Point	158.78	Existing or approved development, Exceptions: IVAC and SAIC – 30,000 SF/AC ⁽³⁾ and Lot 7 (3.6 AC) -18,000 SF/AC - Scientific Research 25.00 Open Space
11. Private Ownership	55.93	18,000 SF/AC - Scientific Research ⁽⁴⁾
City Ownership	47.48	(Development intensity transferred from Subarea 37 for all of Subarea 11)
12. Eastgate Technology Park (PID) ^(4a)	218.50	2,356,990 SF - Scientific Research

(1) A minimum of 187 public parking spaces is to be retained on public land for golf course uses; in addition, at the adjacent Lodge at Torrey Pines, there are 40 parking spaces reserved daily for golfers and 94 parking spaces reserved during tournaments.

(2) Chevron, Scallop Nuclear, and La Jolla Cancer Research Foundation shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System Management (TSM) program to be approved by the City Council and the California Coastal Commission as a Local Coastal Program amendment. The proposed TSM program must specify the maximum development intensity of the project site and include supported findings. This Plan encourages the development of these parcels through a master plan.

(3) SAIC and IVAC shall be required to mitigate their peak-hour trip generation rate to a level equal to or less than that which would be generated by a project of 18,000 SF/AC. Mitigation shall be achieved through a Transportation System management (TSM) program to be approved by the City Council.

(4) This Plan encourages the development of this subarea through a master plan

(4a) ADT's from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64 Subarea 12 (PID) 90-0892) have been shifted to La Jolla Centre III Subarea 29 APN 345-012-10.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone
shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
13. Open Space Easement	26.00	
14. Utility/SDGE	2.89	
15. Condominiums	25.26	365 DU
16. Apartments/Condominiums	17.95	481 DU (PRD required)
17. La Jolla Country Day School	23.98	School ⁽⁵⁾
18. Churches	6.16	2 Institutions ⁽⁵⁾
19. Pacific Telephone	1.66	22,480 SF
20. Fire/Police	3.20	23,400 SF
21. La Jolla Eastgate Office Park	1.97	46,000 SF
22. Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23. La Jolla Village Tennis Club Condominiums	7.64	120 DU
24. Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25. La Jolla Bank and Trust	3.63	156,000 SF - Office
26. Park Plaza (PCD)	3.07	69,764 SF - Office
27. The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28. Chancellor Park	16.61	542,000 SF - Office
29. Goodwin/Smith, etc. ^(6,7) (PCD) (La Jolla Commons)	16.85	11.85 AC – Commercial 1,000,000 SF Office
La Jolla Centre III ^(7a) (PDP)	5.00	340,000 SF – Business Park
30. Nexus Specific Plan	22.50	Specific Plan
31. Private Ownership	23.79	20,000 SF/AC - Scientific Research
Biomed Innovation Center	7.07	35,500 SF/AC - Scientific Research
32. Devonshire Woods (PRD)	3.98	95 DU
33. La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34. Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant

(5) Expansion of these uses is permitted, subject to discretionary review.

(6) This Plan encourages the development of Subareas 29 and 40 through a master plan.

(7) ADT was transferred from Regents Park to La Jolla Commons (Goodwin/Smith PCD). Up to 100-400 hotel rooms may be developed in place or in combination with office square footage in accordance with the La Jolla Commons PDP. Residential use may be developed in place of or in combination with hotel and/or office use subsequent to amending the La Jolla Commons PDP and additional environmental review.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone
shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
35. La Jolla Centre I (PCD) ^(7b)	3.17	143,400 SF - Office
36. Neighborhood Park	30.00	
37. City Ownership	56.50	18,000 SF/AC - Scientific Research
Nobel Research Park Alexandria (PDP)	42.60	18,000 SF/AC 8,657 ADT – Scientific Research ⁽¹⁰⁾
Open Space	2.75	
38. Towne Centre Apartments (PRD)	23.79	256 DU
39. City Ownership	7 – 8	30 DU/AC
40. La Jolla Crossroads ⁽⁸⁾	33.80	33.8 AC - Residential, 1,809 DU
41. Renaissance La Jolla (PDR & PCD)	112.96	2,500 DU 50,000 SF - Neighborhood Commercial
Open Space Easement	15.06	
42. La Jolla Gateway (PCD) ^{7c}	14.17	396,305 SF - Office
Congregation Beth Israel ^{7c}		2,165SF – Chapel 62,931 SF – Sanctuary/Temple School
43. University Towne Centre	75.35	1,811,409 SF - Regional Commercial GLA 300 DU ⁽⁹⁾
44. Vista La Jolla/University Pines	12.26	257 DU
45. Vista La Jolla	14.84	56 DU
46. Nobel Terrace (PRD)	41.05	716 DU
47. Costa Verde Specific Plan ⁽⁸⁾	54.00	178,000 SF - Neighborhood/Community Commercial 2740 DU
48. La Jolla Highlands Torrey Heights La Jolla Pines Village Green	17.42	474 DU
49. Genesee Highlands Unit 2	17.87	246 DU
50. Genesee Highlands Unit 3	8.61	211 DU
Open Space Easement	13.60	

(7a) ADT's from Irvine Company owned parcels 343-122-40-43, 45-52, & 60-64, Subarea 12 (PID 90-0892); 345-012-09, Subarea 35 (PCD 83-0131); 345-011-15, 16-, & 23, Subarea 42 (PCD 82-0707); and 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

(7b) ADT's from Irvine Company owned parcel 345-012-09, Subarea 35 (PCD 83-0131) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

(7c) ADT's from Irvine Company owned parcels 345-011-15 & 16 Subarea 42 (PCD 82-0707) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10. Congregation Beth Israel not a part of ADT Shift.

(8) After 558 ADT transferred from Subarea 47 to Subarea 40, La Jolla Crossroads, and 987 ADT transferred from Subarea 47 to Subarea 37, Alexandria (PDP), 2,602 1,615 unused ADT remain with Costa Verde Specific Plan Area.

(9) This property is subject to an approved Master Planned Development Permit (MPDP), which permits adjustment to the levels of retail and residential development (up to 300 units) within the intensity envelope for the property defined by the MPDP.

(10) This property is subject to an approved Planned Development Permit (PDP), which allows adjustment to square footage for uses permitted in the IP-1-1 zone so long as maximum trip generation does not exceed 8,657 ADT.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone
shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
51. Genesee Highlands Unit 4	26.02	340 DU
52. Playmoor Terrace	11.89	168 DU
53. Genesee Highlands Unit 6	4.78	72 DU
54. Doyle Elementary School School Expansion	12.73 5.88	1000 Students
55. Doyle Community Park	12.63 2.97 4.29	
56.	2.50	50 DU
57.	2.11	139 DU
58. Genesee Highlands Unit 1 Whispering Pines	2.06	60 DU
59. Lincoln La Jolla	4.54	251 DU ⁽⁺⁰¹¹⁾
60. The Pines (PRD)	5.72	248 DU
61. (PRD)	10.08	368 DU
62. La Jolla Village Park (PRD)	12.00	333 DU
63. La Jolla Village Park (PRD)		(included in 62)
64. Fredericks La Jolla Village Park (PRD)	6.83	302 DU
65. La Jolla International Gardens (PRD)	11.43	774 DU
66. La Jolla Garden Villas (PRD)	4.08	277 DU
67. La Jolla Apartments ^(+0a11a)	4.70	232 DU
68. University Center/Aventine	37.59	400 Rooms - Hotel 40,500 SF - Retail 550,000 - Office 685 DU
69. La Jolla Colony	158.50	3,594 DU
70. La Jolla Colony	7.02	72,645 SF - Neighborhood Commercial
71. La Jolla Professional Center	6.78	168,383 SF - Office/Bank 21,533 SF - Restaurant
72. Gas Station	1.06	4,900 SF
73.	1.00	3,400 SF - Bank 25,674 SF - Office
74.	2.00	97,689 SF - Office

⁽⁺⁰¹¹⁾ The land use designation for this property has been revised from 30-45 du/acre to 45-75 du/acre although no more than 251 units are permitted on the site which occupies 3.71 net acres.

^(+0a11a) ADT's from Irvine Company owned parcel 345-120-17, Subarea 67 (PRD 96-0638) have been shifted to La Jolla Centre III Subarea 29, APN 345-012-10.

TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone
shall require an amendment to the Local Coastal Program.

Subarea/Name	Gross Acres	Land Use and Development Intensity
75. La Jolla Village Inn	7.89	400 Rooms - Hotel
76. Neighborhood Commercial (PCD)	1.50	16,570 SF - Neighborhood Commercial 3,500 SF - Bank
77. Ralphs Shopping Center (PCD)	15.46	150,000 SF - Community Commercial
78. La Jolla Village Square (PCD) Residential	27.47 2.83	1,002,000 SF - Regional Commercial 108 DU
79. Cape La Jolla	12.10	(included in 78) Regional Commercial/52 DU
80. The Woodlands	6.60	125 DU
81. Woodlands/West/East Bluff/La Jolla Park Villas	34.09	679 DU
82. Villa La Jolla Neighborhood Park	5.60	
83. La Jolla Village Townhomes	23.21	291 DU
84. La Jolla Village Townhomes Open Space	17.18 31.45	106 DU
85. La Jolla Village	6.84	204 DU
86. Villa La Jolla	18.29	548 DU
87. J.W. Jones	10.85	456 DU
88. Villas Mallorca	7.04	136 DU
89. Villas Mallorca Phase II		(included in 88)
90. Woodlands North	5.93	120 DU
91. Cambridge	5.24	112 DU
92. Boardwalk La Jolla	8.35	216 DU
93. Broadmoor	10.37	156 DU
94. The Residence Inn	8.50	288 Suites - Hotel
95. Miramar Marine Corps Air Station	176.31	
96.	305.35	Restricted Industrial (see Table 4)
97.	43.22	Restricted Industrial (see Table 4)
98.	41.20	Restricted Industrial (see Table 4)
99. Longpre Auto Sales	6.47	33,650 SF - Auto Sales
100. Governor Park	55.00	913,728 SF - Office
101. City Ownership Private Ownership	.82 15.00	15,250 SF/AC - Office Institutional Use (School, Church, etc.)

PLANNING COMMISSION
RESOLUTION NO. _____-PC

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION NO. 498142 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM; APPROVE THE AMENDMENT TO THE GENERAL PLAN AND THE UNIVERSITY COMMUNITY PLAN NO. 1748814, TENTATIVE MAP NO. 1814806, PLANNED DEVELOPMENT PERMIT NO. 1748815, AND SITE DEVELOPMENT PERMIT NO. 1748818; ARE ILLUMINA CAMPUS AMENDMENT - PROJECT NO. 498142 [MMRP]

WHEREAS, ARE-SD Region No. 32, LLC, a Delaware Limited Liability Company, Owner/Permittee, filed an application for the construction of an approximately 451,832-square-foot corporate headquarters, research and development building on a 42.6-acre site located at 5200 Illumina Way in the University Community Plan area; and

WHEREAS, on _____, 2017, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego adoption of Mitigated Negative Declaration No. 498142 and adoption of the Mitigation, Monitoring, and Reporting Program; approval of an Amendment to the General Plan and the University Community Plan No. 1748814, Tentative Map No. 1814806, Planned Development Permit No. 1748815, and Site Development Permit No. 1748818; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends that the Council of the City of San Diego ADOPT Mitigated Negative Declaration No. 498142 and ADOPT the Mitigation, Monitoring, and Reporting Program; APPROVE the Amendment to the General Plan and the University Community Plan No. 1748814, Tentative Map No. 1814806, Planned Development Permit No. 1748815, and Site Development Permit No. 1748818.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Dated: _____, 2017
By a vote of ____:____:____

Internal Order Number: 24004025

UNIVERSITY COMMUNITY PLANNING GROUP
SCRIPPS OFFICE BUILDING
Meeting Minutes
November 14, 2017

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice Chair), Andrew Wiese (AW), John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Ash Nasser (AN), Roger Cavanaugh (RC), Ross Caulum (RCu), Jason Moorhead (JM), Alice Buck (ABu), Isabelle Kay (IK), Dan Monroe (DM), Anu Delouri (AD), Nancy Groves (NG), Rebecca Robinson (RR), Donna Andonian (DA), Alison Barton (AB) and Ryan Perry (RP).

Directors absent: Kristopher Kopensky (KK), Kristin Camper (KC) and Katie Hosch (KH).

1. Call the Meeting to Order - Janay Kruger, Chair
 - a. Time: 6:11 pm
2. Pledge of Allegiance followed by Moment of Silence
3. Updates:
 - a. Costa Verde Redevelopment Project.
 - i. Anticipate draft EIR will be out by next month.
 - ii. Project involves adding more retail to site, hotel, and improved circulation design.
 - iii. Traffic briefing not ready for subcommittee to meet until review of alternatives has been completed.
 - iv. Question: When is end of comment period?
Answer: 45 days from when it comes out.
 - v. Question: Why is housing taken off the table?
Answer: Community has pushed back on amount of housing at that site. Felt that 120 units would not make dent in housing area issue.
 - vi. Full presentation will be available for January meeting.
 - b. Westfield UTC renovation by Ryan Perry
 - i. Opened first phase on 10/12 that landed 40 years to the day that UTC was originally opened.
 - ii. Grand opening of Nordstrom held on 10/12.
 - iii. Relayed additional shopping and upcoming retailer additions.
 - iv. Transit Center opened, all buses are off the street, working with MTS and have a lot of good feedback from transit riders.
 - v. Wells Fargo relocated to new building on 11/4.
 - vi. Celebrating Winter Nights on 12/2-12/16. Live music will be available on 12/2, 12/9 and 12/16 and will include Vanessa Carlton on 12/2.
 - vii. Email questions to Ryan Perry at rperry@westfield.com

- viii. Question: Night work hours – how late?
Answer: Working with SANDAG and City on night work hours with start after UTC closes at 10:00 pm. Looking at projects and might have some construction starting at usual night start time at 9:00 pm.
 - ix. Question: What is happening with Sears?
Answer: Sears will probably file for bankruptcy after 1st of the year. Shareholders own building and intend to remodel so it blends with shopping center.
 - x. Question: Will Corner Bakery stay?
Answer: Yes.
 - xi. Question: What kind of communication tower is near crane? Are there any microwave antennas?
Answer: Will look into it, but does not think there are microwaves.
 - xii. Question: What parking garage challenges have you had to address?
Answer: Restriped and took out some islands. Although parking guidance system is not fully functional yet, it is getting better overall.
 - xiii. Question: Are you going to number spaces?
Answer: No. Identifiers are on columns and have found that some people take pictures to help find car later.
 - xiv. Question: When will Nobel turn lane be completed?
Answer: Would like to have done by end of year, but not sure yet.
 - xv. Comment and thank you given on improvements made that are impressive and adds to community.
 - xvi. Noted that there are some widening of sidewalks in progress that were previously approved in 2008.
 - xvii. If anyone has struggles or comments to share, please contact Ryan Perry at rperry@westfield.com.
4. Agenda: Call for additions/deletions: Adoption
Motion: Motion to approve by AB and seconded by PK.
Vote: Unanimous, motion passed.
5. Approval of Minutes: October 10, 2017
Motion: Motion to approve by MB and seconded by RR.
Vote: Unanimous; 1 abstention, motion passed.
6. Announcements – Chair/Letters/Meetings
- a. SDPD - Not in attendance.
 - b. Future projects, Spectrum 3 and 4, Podium 93, UCSD, 13 acre site, North Torrey Pines Living and Learning Neighborhood 700,000 sf residential (2000 beds), 123,438 Residential support and retail, 244,835 academic uses, 22,727 sf admin, 564,602 parking (1230 spaces).
 - c. SDGE will be closing La Jolla Drive in December for construction.
 - d. Upcoming Costa Verde subcommittee meeting cancelled.
 - e. No UCPG meeting in December.

- f. UCPG January 2018 meeting location moving to 4225 Executive Square, Suite 150, La Jolla, CA 92037.
- 7. Updates (continued)
 - a. UCSD - Anu Delouri
 - i. Three very large projects coming. Monthly updates available.
 - 1. Fire Station.
 - a. Working with City and Barbara Bry helped move project along.
 - b. Design and build is being evaluated, site will not change, sq footage will be approximately the same.
 - c. JK would like to see presentation on this.
 - 2. Voigt Parking Garage.
 - a. Document circulated for public review last month identifying 840 space parking structure with location north of Geisel.
 - 3. North Torrey Pines Living Learning Facility.
 - a. 2000 Bed, 1200 parking, academic building.
 - b. Draft EIR open for public review.
 - c. Hearing scheduled for 6:00 pm on 11/29.
 - ii. Question: Is there a way for water sheds and quality to be reviewed?
Answer: EIR is expected to be out late spring. Will check on this.
 - iii. Question: One of access roads closed?
Answer: Temporarily closed and Miramar has opened.
 - iv. Reviewed past presentations given and open house that was held in May.
 - v. Some UCPG members attend UCSD Advisory meetings and offer was made to report back to the group.
 - vi. NG to give briefing at end of meeting on 3 projects.
 - vii. Discussion ensued regarding review of plans and briefings.
 - b. SANDAG - Terry Martin, MCTC
 - Updates on Trolley construction.
 - i. Three major milestones:
 - 1. Drilling of foundation for viaduct - plans to start in January.
 - 2. Plans for after holidays to widen Esplanade and Nobel northbound and right turn on City property on Nobel and Genesee.
 - 3. UCSD viaduct construction between now and the end of the year near East Campus Station. All columns are complete in this area. Starting foundations on stretch near whole foods. Gilman bridge – 2 arch pours will require closure of freeway that will close one side at a time at night. Will need to coordinate with other projects.
 - ii. Question: When will tunnel start?
Answer: February planned – after wall is finished.
 - iii. Question: What type of closures will there be for tunnel work?
Answer: One lane in and one lane out with night work.

- iv. Question: Is there an aerial photo of area available?
Answer: Yes, will bring to January meeting.
- v. Noted that shiftsandiego.com has additional information.
- vi. Discussion ensued on quality of plantings, establishment of growth and who is responsible.
- vii. Bike concerns noted on pathways that have disappeared.
- c. Membership Report - John Bassler
 - i. Elections coming in March for open seats.
 - ii. Candidate documented attendance required by February.
 - iii. Applications available on table in the back of the room.
- d. Councilperson Barbara Bry - Bridger Langfur
 - i. Councilperson Barbara Bry will be available on Wednesday, 11/29th for office hours and people can rsvp time.
 - ii. Traffic update given.
 - iii. Sewer maintenance in Rose Canyon scheduled to be done with no environmental impacts (repair to sewer line).
- e. Senator Toni Atkins - Chevelle Tate
 - i. No attendance
- f. 52nd Congressman Scott Peters
 - i. No attendance
- g. MCAS Miramar - K. Camper
 - i. Absent
- h. Planning Department - Dan Monroe
 - i. No Report
- 8. Public comment:
 - a. Shift – signed up to get road closures and other information 797979 – Next Door noted.
 - b. Appreciation given to UCPG on environmental focus. Noted Pure Water San Diego and encouraged continuation to conserve.
 - c. Commendation given to Pure Water San Diego and would like to see continued conservation.
 - d. Discussion on assisted living designated options in south UC.
- 9. Action Item: The Sporting Club, PTS 527398
PDP, Tentative Parcel Map
Presenter: Tomas Romero presenting for John Leppert, Leppert Engineering
 - a. Submitted a year ago and suggestion was to do a PDP.
 - b. Map discussed identifying that they do not have street frontage.
 - c. Parcel map with deviation to street frontage reviewed.
 - d. Will take one lot and make it two.
 - e. Location: La Jolla Village Dr. and Lebon.
 - f. Change needed for financing.
 - g. Is site built to full limit? Yes.
 - h. Sporting Club does not touch street and PDP would allow that.

- i. Would deviation allow grant of further development? Yes, but they would have to come back and request that.
- j. Parcel lines reviewed on aerial drawings.

Motion: Motion to approve change by MB and seconded by PK.

Vote: 13 in favor, 1 against, 2 abstentions, motion Passed.

10. Action Item: Illumina Campus Expansion

CPA, SDP, PDP, Design Guidelines, Transfer 987 trips

Presenter: Neil Hytenen, Attorney

- a. IK gave subcommittee report noting that:
 - i. The UCPG ad hoc subcommittee on Alexandria developments met with representatives of Alexandria Real Estate on November 7, 2017 regarding additional development of the Illumina Campus at the corner of Judicial and Nobel Drive.
 - ii. Following a presentation and discussion, an executive session of the subcommittee was held to draw up recommendations in line with what had been agreed among the parties in the public session.
- b. Discussion ensued regarding the preliminary recommendations in regard to approval of the design guidelines and questions were asked by the UCPG to Illumina representatives for further clarification relating to areas such as:
 - i. Capping height to 7 stories or related feet height specification.
 - ii. Request to have design guidelines modified to identify 7 story (or feet specification) limit instead of current 10 story limit that is noted on pages 9 and 15 of the design guidelines.
 - iii. External signage concerns noting that City's sign regulations allow neon and backlit signs.
 - iv. Additional trees.
 - v. Parking ratios.
- c. An initial motion was discussed but not voted on and upon further discussion, the UCPG final recommendations were identified as outlined in the substitute motion below.

Motion: Substitute Motion by AW and seconded by RC that UCPG recommend approval of the Design Guidelines with the following conditions that are to be submitted in a letter to the City:

The UCPG ad hoc subcommittee on Alexandria developments met with representatives of Alexandria Real Estate on November 7, 2017 regarding additional development of the Illumina Campus at the corner of Judicial and Nobel Drives.

On the recommendation of the subcommittee the UCPG recommends approval of the design guidelines with the following conditions:

- 1) that the proposed B7 building not exceed 7 stories, with a maximum height of 130 feet above ground level; changes to reflect this should be made to all the pages describing the building elevations and floor plans, p. A-003-3 showing the site plan, and any other applicable pages.
- 2) that the parking ratio not exceed 3.5 parking spaces per 1000 sf of new developed space; changes to reflect this should be made to the table on p.9 of the design guidelines, and any other applicable pages.
- 3) that the city requires a Process 2 for any Substantial Conformance Review — i.e. that a permit condition will be that the UCPG can review any new guidelines or substantive changes.
- 4) that exterior sign guidelines are included in the publicly available design book and that they will be reviewed by the UCPG through a neighborhood use permit application.

**Vote: 8 in favor, 6 against, 2 abstentions, Chair does not vote;
Motion passed.**

11. Action Item: Pure Water EIR Review

UCPG Letter to the City of San Diego, Water Dept.

Sub-Committee, 10 members, Proposed Letter

- a. Subcommittee members include Alice Buck, Vick Soffer, Margaret Gregory, Barry Bernstein, David Cox, Tamara Milic, Catherine Spangler and Merle Langston, Katie Rodolico.
- b. Sub-committee met and KR drafted letter that needs to be in on Monday.
- c. City is proposing:
 - i. Trenching public roads within UC community to put in:
 1. 48 inch raw sewage pipe pumped under pressure.
 2. 30 inch brine pipe.
- d. City needs to reduce amount of sewage pumped out of Pt Loma plant.
- e. Construction to start in 2019.
- f. Path of pipeline is the issue.
- g. Several proposals were made at last meeting such as:
 - i. Miramar land location.
 - ii. Go underground of SDG&E easement in a tunnel underground.
- h. Document from City noted review of alternatives and determined they would cost more.
- i. Issues and concerns identified with current plan running through residential streets and busy intersections:

- i. Potential for future spills.
- ii. Construction noise.
 - 1. It was noted that Environment Impact Report identified noise but did not identify it as important.
- iii. Construction will affect UCHS and other schools in the area for approximately 4 months.
- iv. Hazard at Governor and Genesee intersection where there are 3 gas stations.
- v. Governor and Genesee intersection construction causing extensive traffic delays, especially during rush hour.
- vi. Disruption tunneling under Rose Canyon.
- vii. Running through versus across Rose Canyon.
 - 1. Disruption to habitat.
 - 2. Potential train vibration effects on underground pipes.
- viii. Unknown location of vents and possible long term odor.
- ix. Unknown long term spill and health hazards.
- x. Earthquakes.
- j. 1700 page EIR and 1100 page study were reviewed.
- k. Question: Where was decision made to run pipes through UTC community streets?
 Answer: Scoping meeting.
- l. Question: What documentation compares alternatives to decision made?
 Answer: Unknown.
- m. Previously was noted that alternative down I-805 was not studied because SDG&E or SANDAG would not agree to sharing right of way and they were concerned about maintenance.
- n. AW noted studies done "from" the treatment plant, but not "to" the treatment plant.
- o. AN: Has this been done anywhere else?
 - i. Dubai?
- p. JK: Needs to go CALTRANS to determine easement availability.
- q. JK: Email Barbara Bry.

Motion: Motion by AW and seconded by RC to accept committee letter with removal of three alternatives on page two of the letter that include:

- The Morena Pipeline to follow the proposed path from the DEIR up to Clairemont Drive and Clairemont Mesa Blvd – then along the Regents Corridor, tunnel under the railroad tracks, then up to Executive Drive and over to the pump station. This removes the disruption to Genesee and to the residents along Town Center Drive and Nobel.
- The Morena Pipeline to follow proposed path from the Morena Pump station – but continue along Genesee to Executive Drive before turning

east. This removes the disruption along Town Center Drive and portions of Nobel, but does not address many of the concerns presented below.

- The Morena Pipeline to head north along Morena Blvd along and the midcoast trolley corridor. It would turn east and follow the Rose Canyon Sewer Trunk easement to Miramar.

With addition of the new alternative on page one that includes:

- The Morena Pipeline follows the path laid out in the DEIR from the Morena Pump station through Clairemont to Clairemont Mesa Blvd and Genesee Ave. It would then head east on Clairemont Mesa Blvd to I-805, tunnel under I-805, head north on Hickman Field Dr., tunnel under SR52 to the LFG pipeline easement and follow LFG pipeline easement to the Pure Water Plant.

Vote: 16 in favor, 0 against, 0 abstentions, motion Passed.

12. Ad Hoc Committee Reports
 - a. Bicycle Safety
 - b. Costa Verde
 - c. Mid-Coast Trolley
13. Old Business/New Business
14. Adjournment
 - a. Time: 9:40 PM

Upcoming Meetings:

December 2017 - No Meeting - Happy Holidays

January 9, 2018 - 4225 Executive Square, Suite 150, La Jolla, CA 92037

February 13, 2018

University Community Planning Group Bylaws
Approved September 28, 2015
Administrative Approval

ARTICLE I Name

- Section 1. The official name of this organization is the University Community Planning Group, hereafter called "UCPG".
- Section 2. All activities of this organization shall be conducted in its official name.
- Section 3. The community planning area boundaries for the UCPG are the boundaries of the University City community and include the main University of California at San Diego (UCSD) campus, as shown on Exhibit "A".
- Section 4. Meetings of the UCPG shall be held within these boundaries, except that when the UCPG does not have a meeting facility within its boundary that is accessible to all members of the public, they may meet at the closest meeting facility.
- Section 5. The official positions and opinions of the UCPG shall not be established or determined by any organization other than the planning group, nor by any individual member of the planning group other than one authorized to do so by the planning group.

ARTICLE II Purpose of Community Planning Group and General Provisions

- Section 1. The UCPG has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the University City community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency as detailed in Council Policy 600-24, Article II: Purpose of Community Planning Groups and General Provisions.
- Section 2. In reviewing individual development projects, the UCPG should focus such review on conformance with the Land Development Code and the adopted community plan and/or the General Plan. Preliminary comments on projects may be submitted to the City during the project review process. Whenever possible, the formal planning group recommendation should be submitted no later than the end of the public review period offered by the environmental review process. Upon receipt of plans for projects with substantive revisions, the planning group may choose to rehear the project and may choose to provide a subsequent formal recommendation to the City.
- Section 3. All activities of the UCPG shall be nonpartisan and nonsectarian and shall not discriminate against any person or persons by reason of race, color, sex, age, creed or

national origin, or sexual orientation, or physical or mental disability. In addition, meeting facilities must be accessible to disabled persons.

- Section 4. The UCPG shall not take part in, officially or unofficially, or lend its influence in, the election of any candidate for political office. Elected members shall not identify affiliation with a planning group when endorsing candidates for public office. The planning group may take a position on a ballot measure.
- Section 5. The UCPG's failure to respond to the City's request for input on the preparation of, adoption of, implementation of, or amendment to, the General Plan or a community, precise, or specific plan, or failure to review and reply to the City in a timely manner on development projects shall result in the forfeiture of rights to represent the University City community for these purposes. Such a determination resulting in the forfeiture of rights to represent the community for these purposes shall be made only by the City Council upon the recommendation of the Mayor's Office.
- Section 6. The UCPG operates under the authority of the Ralph M. Brown Act which requires that meetings of the planning group are open and accessible to the public. In addition, Council Policy 600-24 "Standard Operating Procedures and Responsibilities of Recognized Community Planning Groups" and these bylaws govern the operations of the planning group. Several provisions of these bylaws constitute Brown Act requirements as outlined in the Policy. Amendments to Council Policy 600-24 will apply to the UCPG, as well as to all other community planning groups, even if individual groups' bylaws are not required to be amended with parallel language.
- In addition, the Administrative Guidelines provide explanations of the Policy's minimum standard operating procedures and responsibilities of this planning group. The latest version of *Robert's Rules of Order* is used when the Policy, the Administrative Guidelines, and these bylaws do not address an area of concern or interest.
- Section 7. The UCPG may propose amendments to these bylaws a two-thirds (2/3) vote of the elected members of the voting members of the planning group. Proposed amendments shall be submitted to the offices of the Mayor and City Attorney for review and approval. Any proposed amendments that are inconsistent with Council Policy 600-24 shall not be approved by the Mayor and City Attorney and shall be forwarded to the City Council President who shall docket the matter for Council consideration. Bylaw amendments are not valid until approved by the City.

ARTICLE III Community Planning Group Organizations

- Section 1. The UCPG shall consist of twenty (20) elected and duly appointed members to represent the community. These members of the planning group shall constitute the officially recognized community planning group for the purpose of these bylaws and Council Policy 600-24.

Section 2. Council Policy 600-24 requires that elected members of the UCPG shall, to the extent possible, be representative of the various geographic sections of the community and diversified community interests.

On the UCPG, there are a total of twenty (20) voting members.

Eighteen (18) elected seats are filled by distribution of seats among the following interests that represent the community: nine (9) seats for residents or residential property owners (3 from each residential District 1, 2, and 3); nine (9) seats for business representatives or non-residential property owners (3 from each business District 1, 2, and 3).

District 1: That portion of the Plan Area south of the railroad tracks located in Rose Canyon.

District 2 -- That portion of the Plan Area north of the Rose Canyon railroad tracks; east of Regents Road; and, south of La Jolla Village Drive.

District 3 -- All portions of the Plan Area not contained within Districts 1 and 2, including Scripps Memorial Hospital and the Salk Institute, but not including the U.C.S.D. campus.

The University of California, San Diego campus including Mesa Apartments, One Miramar Street (East Campus Graduate Housing), La Jolla del Sol, and the University portion of the Torrey Pines Gliderport, is not part of any voting District.

In addition, there are two voting members as follows: one (1) seat for UCSD Faculty/Staff jointly designated/appointed by the President, UCSD Staff Association, and the Chair, San Diego Division, University of California Academic Senate; and one (1) seat for the UCSD Student designated/appointed by the President of the Associated Students and Graduate Student Association.

Planning group members shall be elected by and from eligible members of the community. To be an eligible community member an individual must be at least 18 years of age, and shall be affiliated with the community as a:

- (1) property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area, or
- (2) resident, who is an individual whose primary address of residence is an address in the community planning area, or
- (3) local business person, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area; only one representative of a particular establishment may hold a seat on the community planning group at one time.

An individual may become an eligible member of the community by submitting an Eligible Member of the Community Application demonstrating qualifications to the planning group Membership Secretary prior to the close of the regularly noticed February UCPG meeting. Applications that are postmarked by the deadline date will also be accepted. Normally, the annual election occurs at the next regularly noticed meeting in March. Business members must submit a copy of a current City Business Tax or County Property Tax Certificate along with the Application. Any submitted Application is subject to review and approval by the Membership Secretary. See Exhibit B attached to these bylaws for the UCPG Eligible Member of the Community Application.

A business or non-profit organization may not designate nor be represented by more than one elected member regardless of being located in more than one district. The intent shall be only one vote for each business in its own right or as a designee, but not both.

Once eligibility to vote is established, an individual remains an eligible member of the community until a determination is made that the individual does not meet the planning group's criteria and formal action is taken by the planning group. However, the UCPG shall require proof of eligibility during elections.

UCSD students, faculty, and staff who reside on UCSD property do not qualify as eligible members of the community for either voting or for elected UCPG positions. These individuals are represented by the appointed UCSD voting representatives of the UCPG.

In addition to the twenty (20) voting members in Section 2 above, the UCPG has two (2) appointed, non-voting seats to better represent specific interests of the community: one (1) of these seats represents UCSD Administration and is designated by the Chancellor of UCSD; and one (1) represents the Marine Corps Air Station (MCAS Miramar) and is appointed by the Commanding Officer, MCAS. These appointed seats are not counted in the twenty (20) members of the planning group and function in an advisory capacity.

Any appointed member of the UCPG may be removed in accordance with processes outlined in Article IX of these bylaws.

Section 3. Members of the UCPG shall be elected to serve for fixed terms of three (3) years with expiration dates during alternate years to provide continuity. See Exhibit C for UCPG representation by district and positions elected in alternative years.

No person may serve on the planning group for more than nine (9) years.—The nine year limit refers to total maximum consecutive years of service time, not to individual seats held.

After a one-year break in service as a planning group member, an individual who had served for nine (9) consecutive years shall again be eligible for election to the planning group.

The planning group will actively seek new members to the extent feasible. If not enough new members are found to fill all vacant seats, the planning group may retain some members who have already served for nine (9) consecutive years to continue on the planning group without a break in service. The number of individuals serving more than nine consecutive years shall in no case exceed twenty-five (25) percent of the voting membership. Refer to Council Policy 600-24 Article III, Section 4 for further clarification.

- Section 4. A member of the UCPG must retain eligibility during the entire term of service.
- Section 5. A member of the UCPG found to be out of compliance with the provisions of Council Policy 600-24 or the planning groups adopted bylaws risks loss of defense and indemnification [legal protection and representation] pursuant to Ordinance No. O-19883 NS, and any future amendments thereto.
- Section 6. Some provisions of these bylaws constitute requirements under the Brown Act, as outlined in Council Policy 600-24. A member of the UCPG who participates in a meeting of the planning group where actions are alleged to have been in violation of the Brown Act may be subject to civil or criminal consequences.

ARTICLE IV Vacancies

- Section 1. The UCPG shall find that a vacancy exists upon receipt of a resignation in writing from one of its members or upon receipt of a written report from the planning group's secretary reporting the third consecutive absence or fourth absence in the 12-month period of April through March each year, of a member(s) from the planning group's regular meetings.

A vacancy may also exist following a vote of a community planning group, as described in Article III, Section 5 of Council Policy 600-24 related to ineligibility, or following conclusion of a member-removal process conducted under Article IX of the Policy, or due to adopted bylaws violations.

- Section 2. Vacancies that may occur on the UCPG should be filled not later than 120 days following the date of the determination of the vacancy. The term of office of any member filling a vacancy shall be for the balance of the vacated term.

The UCPG shall fill a single vacancy at the time the vacancy is declared at a noticed regularly scheduled meeting. Vacancies shall be filled by appointment as soon as possible after the vacancy. A vote to fill a vacancy may be by a voice vote of the voting UCPG members, or by a written ballot that is collected and counted followed by an announcement of which voting members voted for which candidate and recorded in the minutes.

Two or more concurrent UCPG vacancies shall be filled by a vote of all eligible members of the community by secret written ballot in accordance with election procedures in Article V.

If the vacancy occurs within 60 days of the expiration of the term, the elected members may elect to defer the filling of the vacancy to the regularly scheduled election.

- Section 3. When the UCPG is unable to fill a vacancy within 120 days, as specified above, and the planning group has more than twelve members, a search for a new member should continue, however either the seat may remain vacant until the next planning group election, or these bylaws may be amended to permit decreased membership to a minimum of twelve (12) members. If a vacancy remains for more than sixty (60) days from the time a vacancy is declared, and there are less than twelve (12) elected planning group members in good standing, the planning group shall report in writing the efforts made to fill the vacancy to the City. If, after sixty (60) additional days, the planning group membership has not reached twelve (12) members, the planning group will be deemed inactive until it has attained at least twelve (12) members in good standing.

ARTICLE V Elections

- Section 1. General elections of UCPG members shall be held during the month of March in accordance with the elections procedures found in Article VIII, Section 1 (e) Elections.

The UCPG general elections shall be held annually.

The deadline to qualify for candidacy in the March general election shall be prior to the February noticed regular or special meeting of the full planning group membership preceding the election. The planning group's Election subcommittee shall be established no later than January and shall begin soliciting eligible community members to become candidates. In February, the Election subcommittee shall present to the planning group a complete list of interested candidates collected up to that point in time. Candidates may be added at the February meeting. A candidate forum may be advertised and held at the February meeting.

In order to be a candidate in the March election, an eligible member of the community [See Article III, Section 2] must have documented attendance at a minimum of one meeting of the UCPG's last 12 meetings prior to the February regular meeting preceding the election. The Membership Secretary shall make an announcement at each meeting of the availability of a list for potential candidates to document such attendance prior to the February regularly scheduled meeting.

- Section 2. The UCPG shall make a good faith effort to utilize means appropriate to publicize the planning group's eligibility requirements for candidacy and the upcoming elections.

In the election process, the planning group shall seek enough new candidates to exceed the number of seats open for election in order to allow those who have served for nine (9) consecutive years to leave the group for at least one year.

The UCPG holds its election at or near the location of the regularly scheduled March meeting. The election, however, is not part of the March meeting.

The UCPG will require proof of identity of those eligible community members who are seeking to vote in the election. The planning group shall ensure that voting is only by eligible members of the community.

The ballot presented to eligible community members to vote will clearly identify which seats individual candidates are running for, how many candidates can be selected, whether there are limitations on which candidates various categories of eligible community members can vote for and which candidates, if any, must receive a two-thirds (2/3) majority of the vote due to service beyond eight or nine consecutive years of service. The numbers of individuals serving more than nine (9) consecutive years shall in no case exceed twenty-five (25) percent of the voting membership.

Write-in candidates are not allowed on the ballot.

Section 3. Voting to elect new community planning group members shall be by secret written ballot. Proxy or absentee voting for elections is not allowed under any circumstances. Development and promotion of "slates" by UCPG of candidates is contrary to the intent of Council Policy 600-24 and is not allowed.

Section 4. The UCPG election becomes final after announcing the election results at the conclusion of the noticed, regular March monthly planning group meeting. The Chair is responsible for preparing, certifying and forwarding the election report to the City. New members shall be seated in April at the start of the regular meeting in order to allow their full participation as elected members at the April planning group meeting.

Any challenge to the election results must be filed with the chair of the Elections subcommittee in writing within 24 hours of the counting of the ballots in order to allow enough time to resolve the issue.

Section 5. Article VIII, Planning Group Policies and Procedures, Section 1 (e) Elections, contains all planning group specific voting procedures including voting times and location, voting and candidate eligibility, managing polls and ballot counting, reporting and announcement of election results, handling election challenge criteria and other voting procedures also contained in Article V Elections Sections 1 to 4.

Article VIII Planning Group Policies and Procedures, Section 1 (c) Conduct of Meetings, (vii) Election Subcommittee contains the establishment and general responsibilities of the election subcommittee.

ARTICLE VI Community Planning Group and Planning Group Member Duties

Section 1. It is the duty of the UCPG to cooperatively work with the City throughout the planning process, including but not limited to the formation of long-range community goals, objectives and proposals or the revision thereto for inclusion in a General or Community Plan.

It is the duty of all planning group members to conduct official business of the planning group in a public setting. It is recognized that the officers of the planning group may oversee administrative business of the planning group, such as the assembling of the draft agenda, in preparation for public discussions. However, all substantive discussions about agenda items or possible group positions on agenda items shall occur at the noticed planning group meetings.

It is the duty of a planning group as a whole, and of each individual member, to refrain from conduct that is detrimental to the planning group or its purposes under Council Policy 600-24. No member shall be permitted to disturb the public meeting so as to disrupt the public process as set forth on the planning group's agenda.

Section 2. **(a) Meeting Procedures**

It shall be the duty of each member of the UCPG to attend all planning group meetings.

(i) REGULAR AGENDA POSTING - At least 72 hours before a regular meeting, the agenda containing a brief general description of each agenda item shall be posted. The brief general description of each agenda item need not exceed 20 words per item unless the item is complex. The agenda shall also provide notice of the date, time and location of the meeting. The agenda shall be posted in a place freely accessible to the general public and shall include information on how a request for accessible accommodation may be made.

The listing of the agenda item shall include the intended action of the planning group regarding that item [e.g., information item, action item].

The agenda shall be offered to the City for posting on the City's website.

(ii) PUBLIC COMMENT- Any interested member of the public may comment on agenda items during regular or special planning group meetings. In addition, each agenda for a regular planning group meeting shall allow for a public comment period at the beginning of the meeting for items not on the agenda but are within the scope of authority of the planning group. Planning group members may make brief announcements or reports to the planning group on their own activities under the public comment section of the agenda. The planning group may adopt time limits for public comment to ensure operational efficiencies.

(iii) **ADJOURNMENTS AND CONTINUANCES** – If the UCPG does not convene a regularly scheduled meeting, there shall be a copy of the "Notice of Adjournment" of the meeting posted on or near the door of the place where the adjourned meeting was to be held within 24 hours after the time the meeting was to be held.

If a meeting is adjourned because less than a quorum was present, a new regular meeting agenda must be prepared. If a meeting is adjourned because no members of the planning group were present, the subsequent meeting, if not a regular meeting, must be noticed as if a special meeting.

(iv) **CONTINUED ITEMS** - If an item is continued from a prior regular meeting to a subsequent meeting more than 5 days from the original meeting, a new agenda must be prepared as if a regular meeting; otherwise the original meeting agenda is adequate.

(v) **CONSENT AGENDA** - For items to be considered for a "Consent Agenda" all of the following are required:

1. A subcommittee of the planning group has discussed the item at a noticed subcommittee meeting,
2. All interested members of the public were given an opportunity to address the subcommittee, and
3. The item has not substantially changed since the subcommittee's consideration.

The comments of the subcommittee and those made by interested members of the public should be reflected in the minutes of the subcommittee. Any interested member of the public may comment on a consent agenda item. Any interested member of the public may take a consent agenda item off the consent agenda by request.

(vi) **QUORUM AND PUBLIC ATTENDANCE** - A quorum, defined as a majority of non-vacant seats of a planning group, must be present in order to conduct business, to vote on projects, and to take actions at regular or special planning group meetings.

No member of the public shall be required, as a condition of attendance at any meeting of the planning group, to register or provide any other information. Any attendance list or request for information shall clearly state that completion of such information is voluntary. No member of the public may be charged a fee for admittance.

(vii) **DEVELOPMENT PROJECT REVIEW** – The UCPG may not, as a condition of placing an item on the agenda, require applicants to submit additional information and materials beyond which the applicant has been required to submit as part of the City's project review application process.

When reviewing development projects, the planning group shall allow participation of affected property owners, residents and business establishments within proximity to the proposed development.

The planning group shall directly inform the project applicant or representative in advance each time that such review will take place and provide the applicant with an opportunity to present the project.

(viii) ACTION ON AGENDA ITEMS - An item not noticed on the agenda may be added if either two-thirds of the voting members of the UCPG, or every member if less than two-thirds of the voting members of the UCPG are present, determine by a vote that there is a need to take an immediate action, but only if the need for action came to the attention of the planning group subsequent to the agenda being posted.

A two-thirds vote of the voting members of the UCPG is required to remove an elected community planning group member in accordance with Article IX.

Removing a member due to ineligibility in accordance with Article III, Section 2 requires a majority vote of the voting members of the UCPG for the purpose of ratifying the findings presented by the Secretary to the group.

Amendments to adopted bylaws require a two-thirds vote of the voting members of the UCPG.

A vote to approve a community plan update or a community plan amendment requires a majority vote of the voting members of the UCPG.

All other UCPG actions, including subcommittee votes, only require a simple majority of the voting members of the group in attendance when a quorum is present.

The UCPG planning group's chair participates in discussions but does not vote except to make or break a tie.

The planning group shall not engage in, or allow, secret ballot or proxy voting on any agenda item. Other methods of absentee voting on agenda items, such as by telephone or by e-mail are also prohibited.

Votes taken on agenda items shall reflect the positions taken by the elected or appointed positions on the planning group identified in Article III, Section 1 of Council Policy 600-24.

(ix) COLLECTIVE CONCURRENCE - Any attempt to develop a collective concurrence of the members of the UCPG as to action to be taken on an item by



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

ARE / Illumina Campus

Project No. For City Use Only

498142

Project Address:

5200 Illumina Way, San Diego CA 92122

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):

ARE-SD Region No. 32, LLC

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

386 East Colorado Boulevard, Suite 299

City/State/Zip:

Pasadena, CA 91101

Phone No:

(858)368-4158

Fax No:

Signature :

Date:

For ARE-SD Region No. 32, LLC, By ALEXANDRIA REAL ESTATE EQUITIES, L.P.,
By ARE-QRS CORP.

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: ARE / Illumina Campus	Project No. (For City Use Only) <div style="font-size: 1.5em; font-family: cursive;">498142</div>
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation
 ☐ Limited Liability -or-
 ☐ General) What State? _____ Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached
 ☒ Yes
 ☒ No

Corporate/Partnership Name (type or print):
ARE-SD Region No. 32, LLC

☒ Owner
 ☐ Tenant/Lessee


Street Address:
385 East Colorado Boulevard, STE 299

City/State/Zip:
Pasadena, CA 91101

Phone No: (858) 368 - 4158 Fax No:

Name of Corporate Officer/Partner (type or print):
Vincent R Ciruzzi

Title (type or print):
Chief Development Officer

Signature:  Date: 6-21-16

For ARE-SD Region No. 32, LLC, By: ALEXANDRIA REAL ESTATE EQUITIES, L.P., By: ARE-GRS CORP.,

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
Illumina Inc.

☐ Owner
 ☒ Tenant/Lessee

Street Address:
5200 Illumina Way

City/State/Zip:
San Diego, CA 92122

Phone No: 858-882-2223 Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner
 ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Supplement to Ownership Disclosure Form for Alexandria-Illumina (Project No. 498142)

ARE-SD Region No. 32, LLC, a Delaware limited liability company

Managing (and Sole) Member: Alexandria Real Estate Equities, L.P., a Delaware limited partnership

Alexandria Real Estate Equities, L.P., a Delaware limited partnership

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

ARE-QRS CORP., a Maryland corporation

Joel S. Marcus, CEO and Founder

Dean A. Shigenaga, Executive VP, CFO and Treasurer

Jennifer J. Banks, General Counsel and Corporate Secretary

Gary Dean, Senior VP

Daniel J. Ryan, Executive VP, Regional Marketing Director

Bret E. Gossett, Senior VP

Vincent R. Ciruzzi, Senior VP

Stephen Pomerence, VP

These individuals are a subset of ARE-QRS Corp officers and oversee and are responsible for the San Diego region

ALEXANDRIA ILLUMINA CAMPUS

(FORMERLY NOBEL RESEARCH PARK)

5200 ILLUMINA WAY
SAN DIEGO, CA 92122



SITE DEVELOPMENT PERMIT
PLANNED DEVELOPMENT PERMIT
(AMENDMENT TO PID 99-0034)

COMMUNITY PLAN AMENDMENT

29 JUNE 2017

PREPARED FOR

Alexandria Real Estate Equities, Inc.
10996 Torreyana Road, Suite 250
San Diego, California 92121

PREPARED BY

HOK
9530 Jefferson Boulevard
Culver City, California 90232



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- 10 Open Space Lot & Easements
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APPENDICES

- A Approved Plant Material List
- B Supplemental Exhibits

This text is part of the combined Site Development Permit / Planned Development Permit (“SDP/PDP”) to amend existing Planned Industrial Permit No. 99-0034 for the Alexandria - Illumina Campus, formerly, the Nobel Research Park. The site is currently developed with 766,800 gross floor area (“GFA”) of Research and Development (“R&D”), Light Manufacturing, Warehouse and Corporate Headquarter uses. The SDP/PDP is accompanied by Community Plan Amendment (“CPA”), which transfers 987 Average Daily Trips (ADT) from Subarea 47, of the University Community Plan (“Community Plan”) to the Alexandria - Illumina Campus, located with Subarea 37. With transferred ADTs, a total of 8,657 ADTs are allocated to the Alexandria - Illumina Campus.

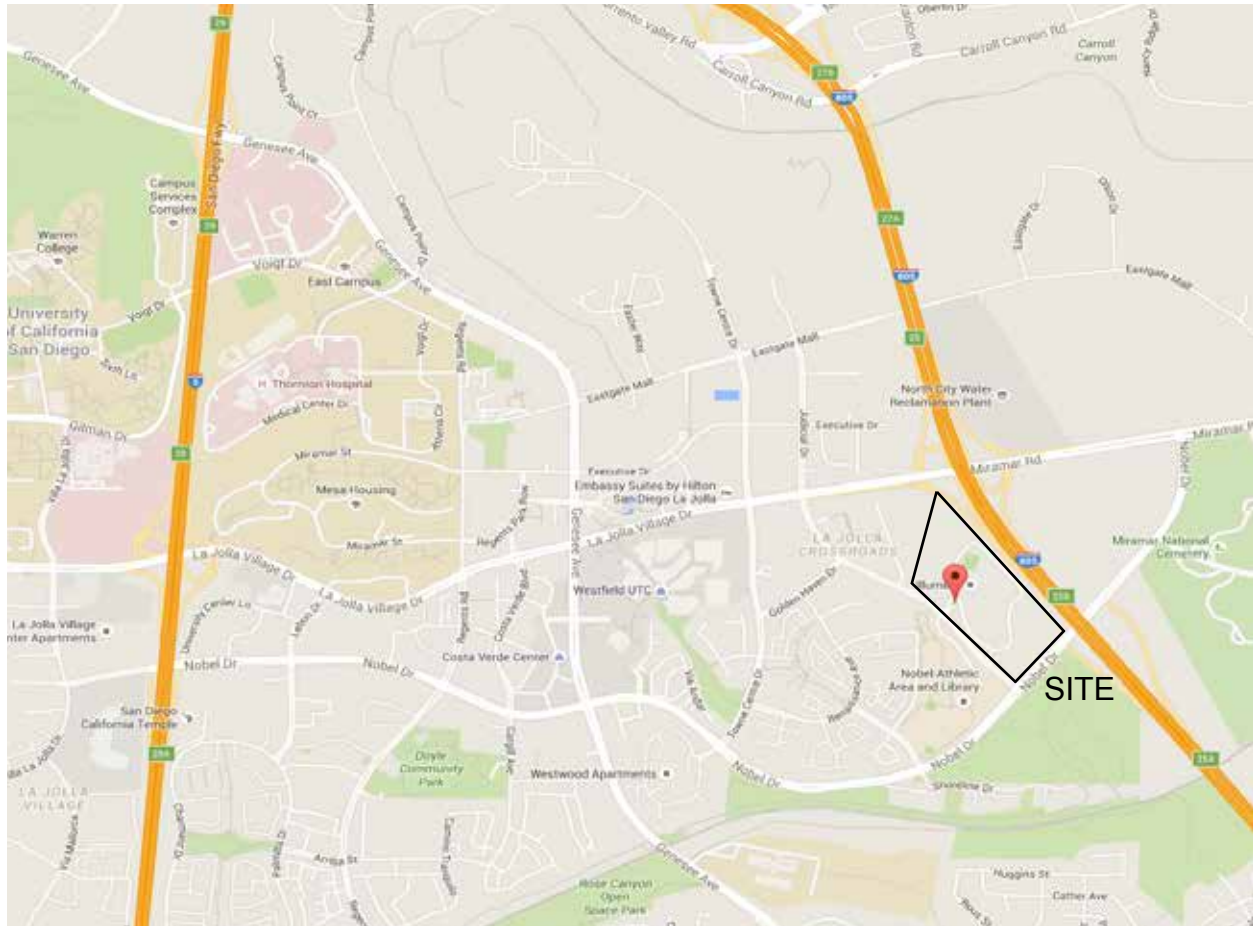
The Alexandria - Illumina Campus is an existing 42.6 acre master planned development located in the eastern portion of the University City community. The site has been developed with a total usable pad area of approximately 31.7 acres. One lot together with one conservation easement area totaling 4.5 acres has been retained for open space purposes.

The purpose of this project is to continue, and to expand, the existing R&D manufacturing, corporate and supporting office uses currently conducted on the campus as shown on Figures 2 and 3 (Proposed Site Plan). It is also intended that the project provide limited commercial, accessory and amenity uses onsite to support the primary users on the campus. These additional limited uses will reduce the need to leave the site, resulting in the reduction of traffic volume generation, Greenhouse Gas reductions, supporting Strategy 3.6 of the City of San Diego’s Climate Action Plan.

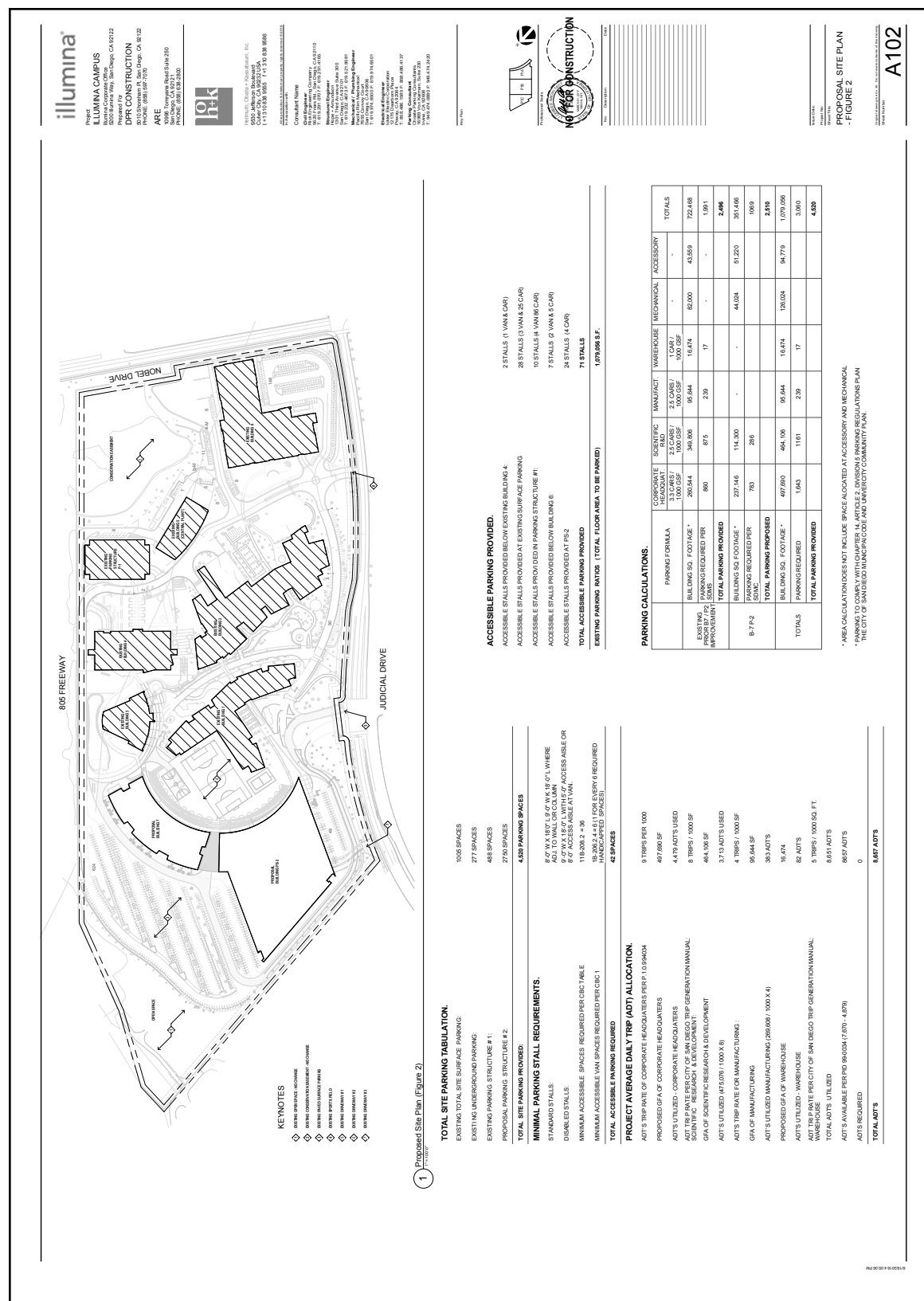
(FIGURE 1) VICINITY MAP

Alexandria - Illumina Campus

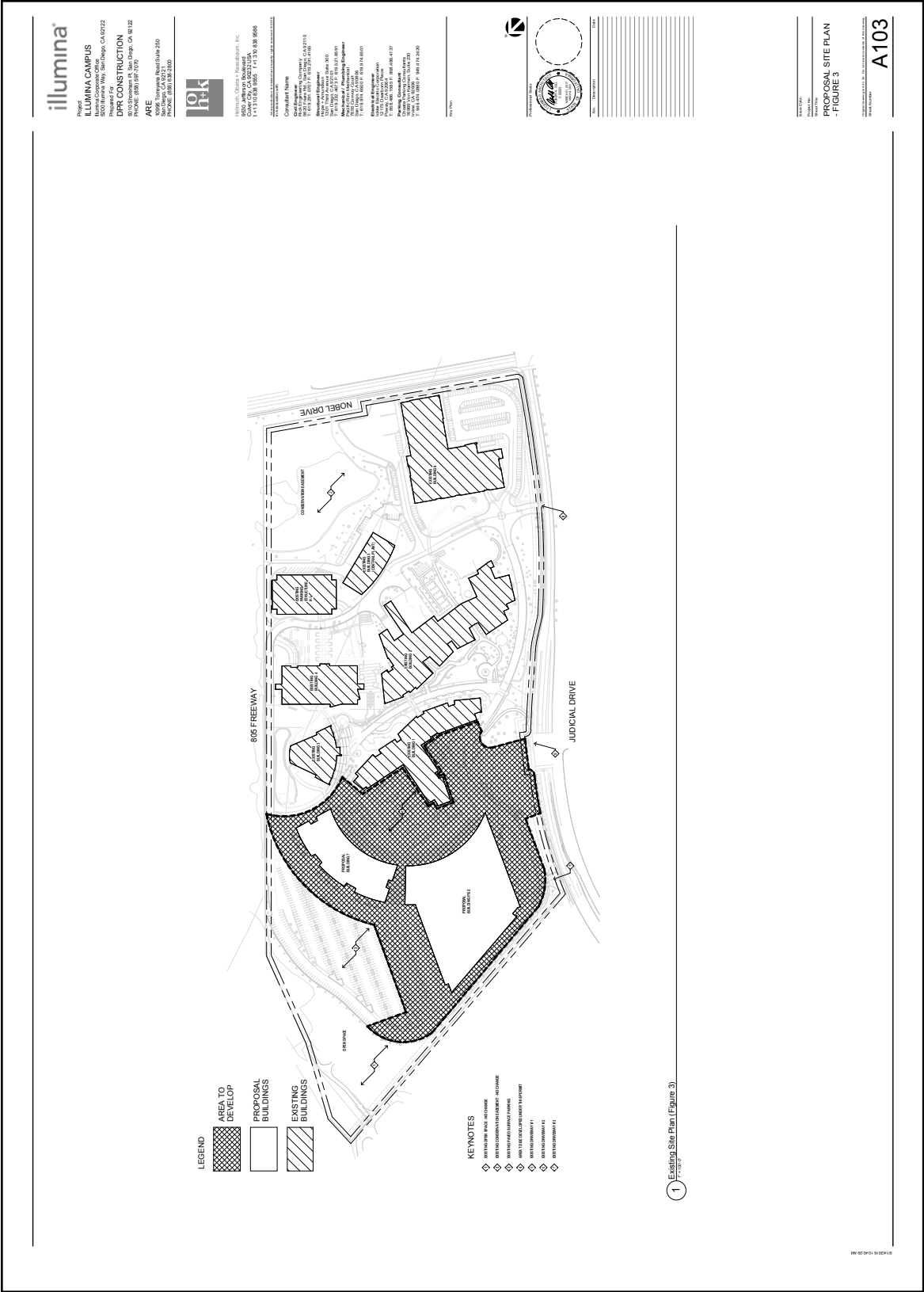
5200 Illumina Way, San Diego, CA 92122



(FIGURE 2)
SITE TABULATION PROPOSED



(FIGURE 3)
SITE DEVELOPMENT PLAN



2 PERMITTED USES

No building improvement or portion thereof shall be erected, constructed, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

I. Any use, including accessory uses, permitted in the IP-1-1 zone in effect at the time of this SDP/PDP is approved, and any other uses allowed by future amendments to IP-1-1 zone. There are no deviations from development standards of IP-1-1 zone proposed as part of this amendment.

II. Accessory commercial uses as they are clearly accessory to the Alexandria - Illumina Campus and not oriented to the public at large and shall not be orientated toward Nobel Drive, Judicial Drive and adjacent residential use to the North. The accessory commercial uses may include childcare services, banks, savings and loan associations, credit unions, gymnasiums, health clubs, restaurants, delis, office supplies and services, or any other use that the Planning and Development Review Department Manager may find similar in character to these enumerated accessory commercial uses. The accessory commercial facilities should be designed as an integral part of the Alexandria, Illumina Campus and shall not exceed 10% of the GFA of the project with the following conditions:

- a. The facilities may be freestanding or located within any of the campus buildings.
- b. The facilities shall not be oriented to the general public.
- c. Signage shall be minimal and directed towards the users on campus. Any street orientation signs shall be for directional purposes only.
- d. Advertising for support commercial services shall be limited to the campus employees / tenants only.

3 DEVELOPMENT INTENSITY

The total building area / maximum allowable development intensity shall not be limited to maximum GFA, but shall be limited by the proposed building use, based on a maximum traffic volume generation based on maximum of 8,657 ADTs. No building permits shall be issued which cause the 8,657 ADT limitations to be exceeded. Accessory use and accessory commercial use GFA is ADT neutral as these neutral uses are utilized by the onsite employees / tenants and do not contribute to traffic volume generation. ADT generation shall be based on the land use trip generation rate as referenced in the Community Plan and, to the extent not covered by the Community Plan in City of San Diego Municipal Code, Land Development Code, Trip Generation Manual.

Existing Use Classification	Exisitng SF	Proposed SF	Total SF	ADTs per 1,000 sf	ADTs	Parking per 1,000 sf	Parking Allowable. Per SDMC
Corporate Campus	0 ft ²	0 ft ²	0 ft ²	10		5	
Corporate Headquarters **	260,544 ft ²	237,146 ft ²	497,690 ft ²	9	4,479	5	2,488
Scientific Research & Development **	349,806 ft ²	114,300 ft ²	464,106 ft ²	8	3,713	4	1,856
Manufacturing	95,644 ft ²	0 ft ²	95,644 ft ²	4	383	4	383
Warehousing **	16,474 ft ²	0 ft ²	16,474 ft ²	5	82	4	66
Mechanical	78,189 ft ²	44,024 ft ²	122,213 ft ²	0	-	0	-
Accessory Uses	43,559 ft ²	56,362 ft ²	99,921 ft ²	0	-	0	-
**per University Community Plan amended Oct 14, 2014							
	844,216 ft²	451,832 ft²	1,296,048 ft²				
				ADTs available	7670	max. allowable parking	4,793
				Transferred ADTs	987		
				Subtotal	8,657	parking provided	4,520
				Surplus ADTs	(0)	surplus parking	(273)

DEVELOPMENT INTENSITY MATRIX

* Development Intensity Matrix for reference, actual building square footage may differ from total shown.

Proposed matrix to be updated and included in subsiquent submittals for review and accepted by City of San Diego prior to the issuance of any building permit that results in an increase to existing Average Daily Trips.

4 DEVELOPMENT REGULATIONS

The development standards and/or property development regulations of the IP-1-1 zone as modified by this SDP/PDP, and the Community Plan, shall govern all development on the Alexandria - Illumina Campus. No deviations are being requested. In the event of conflicts between the requirements of the IP-1-1 zone and the SDP/PDP, the SDP/PDP shall govern. Before issuance of any building permits, complete grading, Landscape and Construction drawings shall be submitted to the City Manager for approval. All plans shall be in substantial conformance to the requirements set forth in the approved Exhibit "A" documents.

I. PARKING AND VEHICULAR USE AREAS

- a. Parking shall comply with Chapter 14, Article 2, Division 5, "Parking Regulations", per the San Diego Municipal Code.
- b. Parking ratios shall comply with the parking ratios listed in Table 142-056 of the San Diego Municipal Code.
- c. Parking and vehicular use areas shall comply with Sections 142.0406 through 142.0407, and Table 142-04D of the Landscape Regulations. One 24" box (minimum size) canopy tree shall be provided within 30-ft of each parking space exposed to open sky.

II. PARKING STRUCTURES

- a. Parking structure design shall comply with Section 142.0530(k) of the San Diego Municipal Code. Architectural treatments shall be provided to shield any unfinished structural elements, including electrical elements, exposed metal beams, fire proofing material, and mechanical equipment and appurtenances from a viewing position at grade. Vehicles shall also be shielded from public view with a screen at least 3-1/2 feet high measured from the finished floor elevation.
- b. Architectural shade treatments with a minimum opacity of 50% shall be installed to cover a minimum 50% of each rooftop parking stall exposed to open sky.

III. MOTORCYCLE PARKING

a. Motorcycle parking shall be provided at a ratio of 2 percent of the minimum number of automobile parking spaces required.

IV. BICYCLE PARKING SPACES AND FACILITIES

a. Bicycle parking spaces and facilities shall be provided per Section 142.0530(e) of the San Diego Municipal Code. Both long term and short term bicycle parking spaces shall be provided.

V. SIGNS

a. All signage shall be minimal and directed towards the users on campus. Any street-oriented signs shall be for building identification and directional purposes only. All signage shall conform to Chapter 14 of the Municipal Code and city wide signage regulations.

VI. OUTDOOR STORAGE

a. Outdoor storage areas, and refuse collection areas shall be enclosed by walls, fences, buildings, landscape screening or a combination thereof. Loading areas shall not be located on the fronts of buildings or facing the streets, without being screened. Walls or fences shall be solid and not less than six feet in height. No merchandise, material or equipment shall be stored to a height greater than any screening. Screening materials and colors shall be similar to those of the primary building they serve.

VII. OUTDOOR DINING & BREAK-OUT AREAS

a. The current campus includes attractive, functional, outdoor park and dining areas for employees to have their lunch or for those who seek an outdoor area for break-out meetings and gatherings. As additional development continues on the campus, a minimum of 10% of the developable area shall be developed as park and dining

areas. This additional developable area can be added to the current areas or can be developed separately.

VIII. PERIMETER LANDSCAPE

a. Perimeter landscape setbacks and buffers have been provided with the current development and shall be maintained at all times. Development within landscape setbacks and buffers should be limited to service and access driveways, and walkways.

IX. OUTDOOR LIGHTING

a. All outdoor lighting shall be installed, shielded and adjusted, so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare and to control light from falling onto surrounding properties. Outdoor lighting should promote lighting design that provides for public safety and conserves electrical energy. Outdoor lighting shall also conform to Section 142.0740 of the San Diego Municipal Code.

X. ROOFTOPS

a. No merchandise, supplies or equipment shall be stored on the roof of any building. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator or air conditioner shall be located on any roof top visible from a public street unless all such equipment and appurtenances are screened by suitable landscaping, or contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework or otherwise designed so that they appear to be an integral part of the overall architectural design of the building. Photovoltaic system shall meet the requirements for 'solar energy systems' as described and regulated in SDMC Section 141.0418.

XI. STREETTREES

a. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

b. Street trees shall be maintained / replaced in accordance with Section 142.0409 of the Landscape Regulations and the Community Plan.

5 POTENTIAL LOT RECONFIGURATION

Lots within the project may be reconfigured by lot line adjustment so long as the Planning and Development Review Department Manager finds that the resultant lot configuration does not conflict with the intent of this SDP/PDP.

6 BUILDING DESIGN

Architectural style, building placement, and building/landscape design for the Alexandria-Illumina Campus should be visually compatible with current campus design elements. Buildings shall be articulated with offsets, changes of plane, stepped terraces architectural edges, etc. to create variations in building massing and visual interest. Going up instead of out would afford views between the buildings, as well as to and from the site.

I. Building exteriors and finishes shall be similar to the existing colors, materials and patterns currently in place for other campus buildings onsite. Rear and side building elevations shall be as refined as the principal building elevation with regard to architectural style and detail. (See Illustrative Example A - H)

II. Building design shall minimize light and glare reflectivity to Interstate 805 and Miramar Naval Air Station. No more than 50 percent of any easterly facing exterior elevation shall be constructed of materials with an outdoor visible light reflectivity greater than 31 percent. Glazing with an outdoor visible light reflectivity greater than 55 percent should not be used.

III. Building design shall comply with all applicable noise regulations and sound attenuation requirements.

IV. Parking structures shall be designed to complement the surrounding buildings. Structures will be made of concrete and shall utilize architectural articulation and visual breaks to screen parked vehicles and prohibit single treatment of any facade of a structure. Examples of architectural articulation include, but are not limited to, vegetative, perforated metal panel, lightweight metal structure, wood, glass and concrete. Examples of visual breaks include, but are not limited to, setback variations, sculpted facade treatments, changes in color, material, texture and landscaping elements. Single treatment of any parking structure facade shall not exceed 50 linear feet.

(FIGURE 4)
ARCHITECTURAL DESIGN EXAMPLES



A. ILLUSTRATIVE EXAMPLE



B. ILLUSTRATIVE EXAMPLE

(FIGURE 5)
ARCHITECTURAL DESIGN EXAMPLES



C. ILLUSTRATIVE EXAMPLE



D. ILLUSTRATIVE EXAMPLE

(FIGURE 6)
ARCHITECTURAL DESIGN EXAMPLES



E. ILLUSTRATIVE EXAMPLE



F. ILLUSTRATIVE EXAMPLE

(FIGURE 7)
ARCHITECTURAL DESIGN EXAMPLES



G. ILLUSTRATIVE EXAMPLE



H. ILLUSTRATIVE EXAMPLE

7 SUSTAINABLE BUILDING DESIGN

I. The site is located within City of San Diego zoning land use designation IP-1-1; Industrial Park intended for high quality science and business park development to create a campus-like environment characterized by comprehensive site design and substantial landscaping. Restrictions on permitted uses and allows research and development uses with some limited manufacturing. The proposed project will expand the existing research & development facilities and corporate headquarters in a high quality science and business park development. Proposed uses are consistent with existing General Plan and Community Plan land use designations. There are no deviations from development standards of IP-1-1 zone designation proposed as part of this amendment.

II. The future project design documents will encourage the following sustainable building measures per City Council Policy 900-14 and Climate Action Plan Amendment dated July 2016.

a. Cool/Green Roofs -The project will include a built up roof with a minimum SRI of 64 with a slope less than 2:12

b. Plumbing Fixtures and Fittings -Plumbing fixtures shall not exceed the maximum flow rate specified in Table A5.303.3.3.1 of the California Green Building Standards Code throughout the project. Fixture flow rates for gravity tank-type water closets shall be 1.12 gallons/flush. Flushometer tank water closets shall be 1.12 gallons/flush. Flushometer valve water closets shall be 1.12 gallons/flush. Electromechanical hydraulic water closets shall be 1.12 gallons/flush. Urinals shall be 0.5 gallons/flush. Lavatory faucets shall have a maximum flow rate of .35 gpm @60 psi.

c. Energy Performance Standard / Renewable Energy. The project will be designed to have an energy budget that meets the performance standard when compared to the Title 24 Part 6 Energy Budget as calculated by Compliance Software certified by the California Energy Commission. The project will be a 10% improvement with both indoor lighting and mechanical systems. Compliance software shall be one of the following approved: Right -Energy Title 24, Energy Pro

d. Electric Vehicle Charging - incorporation of minimum 136 electric charging stations, representing 3% of 4,520 total parking stalls proposed for the site. .

e. Bicycle Parking Spaces - incorporate minimum of 126 short term bicycle parking spaces at a rate of .1 per 1,000 sf of proposed 1,296,000 sf of floor area and will be located within 200' from visitor entrance.

f. Bicycle Parking Spaces - incorporate minimum of 133 long-term bicycle parking spaces intended for use by employees at a rate of 5% of the required 2,653 automobile parking spaces. Long-term bicycle parking spaces shall be covered lockable enclosures with permanently-anchored bicycle racks and/or lockable bicycle rooms with permanently-anchored bicycle racks.

g. Shower Facilities - incorporate changing / shower facilities at a rate of 1 shower stall plus 1 additional shower stall for each 200 additional tenants - occupants and in accordance with the voluntary measures under the California Green Building Standard Code.

h. Designated Parking Spaces - minimum of 452 parking space for a combination of low-emitting, fuel efficient, and carpool/vanpool vehicles at a rate of 10 percent of total proposed parking.

i. Transportation Demand Management Program measure to supplement existing programs:

- Transit Subsidy- Commuter Check program with up to \$130 per month in pre-tax deductions
- Participation in SANDAG iCommute program for carpool matching
- Vanpool subsidy via the SANDAG vRide program
- Guaranteed ride home up to three emergency rides home per year via the iCommute program
- Employee incentive program for use of alternative modes of transportation- prizes based on use of alternative modes of transportation tracked using iCommute

- Secure bicycle parking
- Showers for employees (see project site plan)
- Flexible or alternative work hours
- Carpool parking
- TDM information program with newsletter and employee information promoting alternative modes of transportation

III. In addition, the design documents will encourage the following measures:

- a. Use of high efficiency irrigation technology, and drought tolerant native and adaptive plant species. Additionally, install high efficiency plumbing fixtures to reduce water consumption.
- b. Facilitate the reduction of waste generated by building occupants and provide for collection and storage of materials for recycling. Recycling should include paper, glass, plastic and metals as a minimum.
- c. Incorporate building products that have recycled content, reducing the impacts resulting from the extraction of new materials.
- d. Reduce the use and depletion of finite raw and long-cycle renewable materials by replacing them with rapidly renewable materials.
- e. Establish minimum indoor air quality (IAQ) performance to prevent the development of indoor air quality problems in the building, maintaining the health and well-being of the occupants.

f. Incorporate or provide for future connection to photovoltaic systems to provide a percentage of the projects energy needs. Photovoltaic systems will be rooftop or parking lot carport mounted. Ground mounted photovoltaic systems are not permitted in the Open Space Easement on Lot 1 or Conservation Easement on Lot 9. Photovoltaic system shall meet the requirements for 'solar energy systems' as described and regulated in SDMC Section 141.0418.

g. Eliminate the use of CFC based refrigerants.

h. Incorporate additional commissioning, measurement, and verification procedures as outlined by LEED 2.0 rating system.

i. Reduce the quantity of indoor air contaminants that are odorous or potentially irritating to installers and occupants health and comfort. Low-emitting materials will include adhesives, paints, coatings, carpet systems, and compost wood and agri-fiber products.

j. In order to maximize energy efficiency measures within these requirements, the project will combine energy efficiency measures requiring longer payback periods, with measures requiring shorter payback periods to determine the overall project payback period.

k. Comply with storm water development requirements in the Storm Water Management and Discharge Control Ordinance (MC section 43.03), and the City's grading and drainage regulations and implementing documents (MC sections 142.01 and 142.02 respectively).

8 CIVIL ENGINEERING DESIGN

I. SITE ACCESS

a. Three driveways provide vehicular access to the Campus from Judicial Drive. The existing access driveways are controlled through the operation of security personnel or other technical security methods. All access driveways shall be managed in a manner that allows for queuing on the project site rather than within the public right-of-way for vehicles subject to security clearance. A convenient return route to Judicial Drive for vehicles not admitted to the Campus should also be provided. The primary access shall continue to operate as a signalized intersection and the secondary access. See Figure 8 - Pedestrian, ADA & Vehicular Access for the primary and secondary driveways to Judicial Drive.

II. ONSITE CIRCULATION

a. Mobility for emergency vehicles (including specialized fire equipment), delivery trucks, employee and visitor vehicles, pedestrians, bicyclists and other reasonable anticipated modes of mobility should be coordinated with the existing facilities. Onsite circulation should connect any new facilities with each other as well as interconnect with the existing circulation facilities within the Campus. See Figure 8 - Pedestrian, ADA & Vehicular Access for interior circulation routes.

III. VEHICULAR ACCESS

a. Vehicular circulation to provide access to additional facilities within the Campus should continue to be designed to accommodate the maneuvering and loading/unloading needs of all types of vehicles; including 60-foot long truck and trailer delivery vehicles, maintenance equipment, and emergency vehicles. Interior driveways and roads for future expansion should be consistent in design as shown on the Typical Section: Private Driveway (Loop Access) Figure 14, and allow access to all parts of the Campus from Judicial Drive using any access driveway.

b. EMERGENCY VEHICLES

The existing interconnecting system of access for fire and other emergency vehicles should be maintained and extended to interconnect with any future expansion within the Campus. The circulation system for emergency vehicles should strive to provide multiple routes of access to all parts of the Campus to overcome potential blockage of any single part of the circulation system. See Figure 9 - Fire Service Access Exhibit for existing emergency vehicle routes.

c. ALTERNATE MODES OF TRANSPORTATION

Ingress and egress for alternative modes of mobility/circulation, including pedestrian and bicycles, should be accommodated in a manner that does not conflict with vehicle access or vice versa. Onsite circulation for alternative modes of circulation such as pedestrians, bicycles, wheeled service carts, small maintenance vehicles, internal shuttles, etc. that are exclusive of standard vehicles should be accommodated throughout the Campus. Pedestrian access to all existing facilities and future expansion shall meet the standards of the Americans Disability Act (ADA).

IV. FIRE PROTECTION

Protection of the Campus from wildland and structural fires consists of a variety of measures that include brush management zones, fire equipment access, and the private fire water service system.

a. FIRE SERVICE SYSTEM

The existing private fire service main providing water for fire-fighting purposes to the existing facilities is connected to the existing public supply line in Judicial Drive. Any future expansion shall preserve the existing private fire service main or reconstruct it to maintain its existing functional characteristics as a loop. New buildings connected to the private fire service main shall include a new post indicator valve (PIV) and fire department connection (FDC). Fire hydrants should be placed within 100 feet of the PIV and FDC locations. See Figure 9 - Fire Service Access for the location of the existing loop fire service main and backflow check valves.

V. GRADING

Grading to accommodate future expansion shall preserve the existing watersheds and drainage area boundaries within the Campus. Surface improvements shall direct runoff to existing stormwater outfalls. Access roadways shall have cross-slopes that do not exceed 2% and surface paving for parking spaces shall not exceed 5% slope. The maximum slope angle shall not exceed a 2:1 ratio. Grading within the existing open space lot and conservation easement shall not be allowed. See Figure 10 - Open Space Lot & Easements for the location the open space lot and conservation easement.

VI. STORMWATER RUNOFF

Construction of new facilities on the project site will be required to demonstrate compliance with the 2013 Municipal Storm Water Permit for the San Diego Region (2013 MS4 Permit), City of San Diego Storm Water Standards and the Model BMP Design Manual for the San Diego Region.

a. LOW IMPACT DEVELOPMENT

Drainage from impervious surfaces shall generally be directed to a water quality treatment facility prior to entering the storm drain system. See the Typical Section Figure 14: Bio retention Basin (PVT) for the design of a typical water quality treatment facility.

b. TREATMENT CONTROL BMPs

Due to the soil conditions on the project site, treatment of stormwater runoff by use of infiltration is not feasible. Therefore, stormwater harvesting and use as well as bio filtration should be used as treatment methods. Harvesting and use of stormwater for irrigation of onsite landscaping should be used where feasible and construction of bio filtration basins sized to control both peak runoff rates and durations for the 10-year storm event should be used to treat any increase in runoff between post construction conditions compared to pre-development conditions. Under the 2013 MS4 Permit, the HMP criterion requires the control of both peak runoff rates and durations for up to a 10- year storm event for post-project conditions compared to pre-development conditions. The existing storm drain from the Caltrans right-of-way for I-805 maintained by the City of San Diego shall be retained in its current location.

The locations of the existing storm drain outfalls should be retained to City of San Diego facilities. See Figure 11 - Storm Drain Outfall for the location of the existing City of San Diego maintained storm drain and existing stormwater outfalls.

VII. HYDROMODIFICATION MANAGEMENT PLAN (HMP) CRITERIA

Under the 2013 MS4 Permit, the HMP criteria requires the control of both peak runoff rates and durations for up to a 10-year storm event for post-project conditions compared to pre-development conditions.

VIII. WATER AND SEWER SYSTEM

The existing water service connections and function of the existing onsite potable water and sewer collection systems shall be retained. See Figures 12 - Water System and Figure 13 - Sewer System for the design and location of the existing systems.

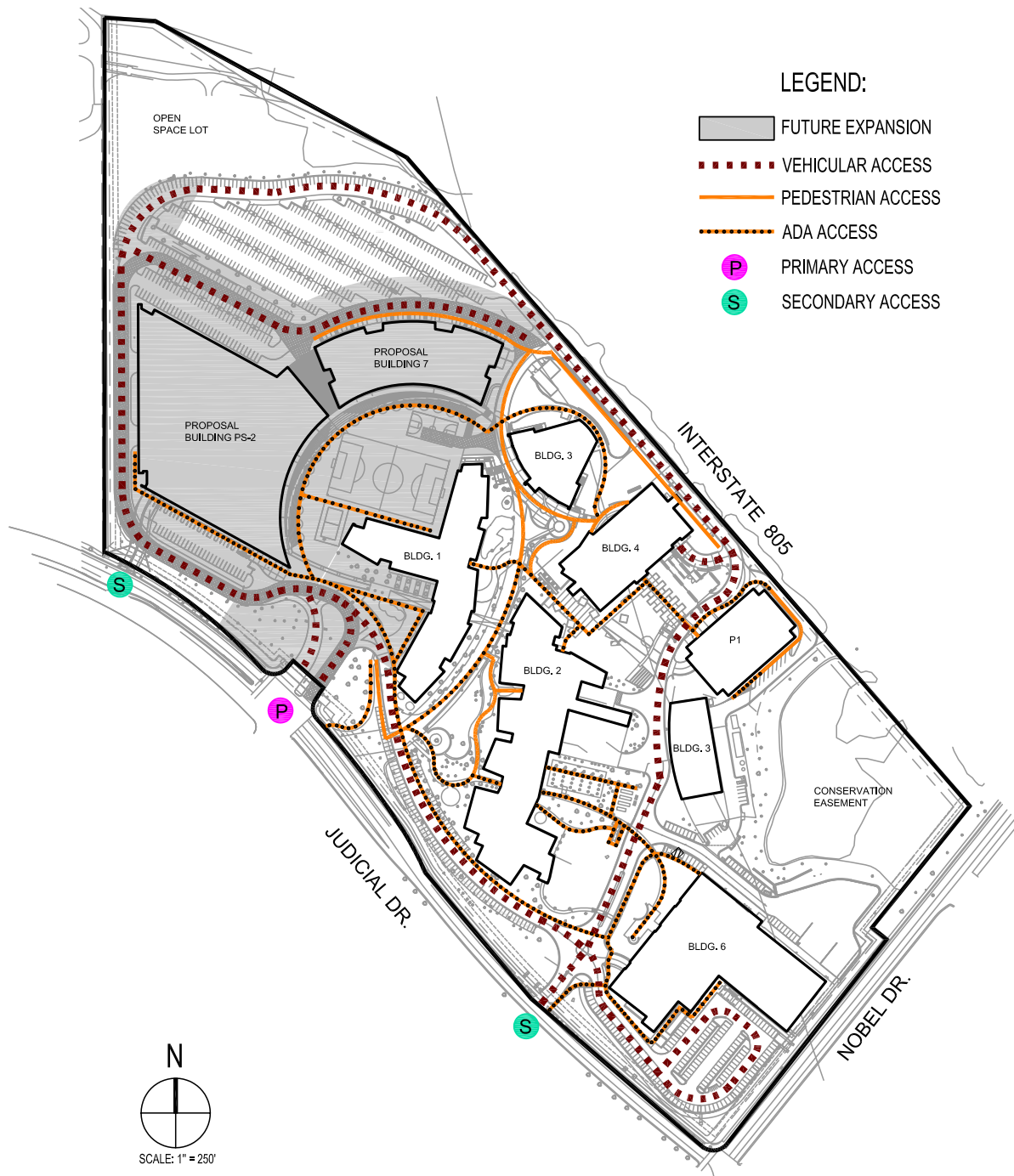
a. WATER SYSTEM

Any new expansion within the Campus shall not substantially modify the design and operational characteristics of the two existing domestic water service connections, the onsite private domestic water main joining the two connection points and the two, and four- inch domestic water distribution mains. New buildings shall be connected to the existing four-inch private water mains. Flow demands that would exceed current site capacity may require additional domestic water service connections to support site expansion. Any potential points of connection shall be designed to connect into the public 12" PVC potable water mainline located in Judicial Drive.

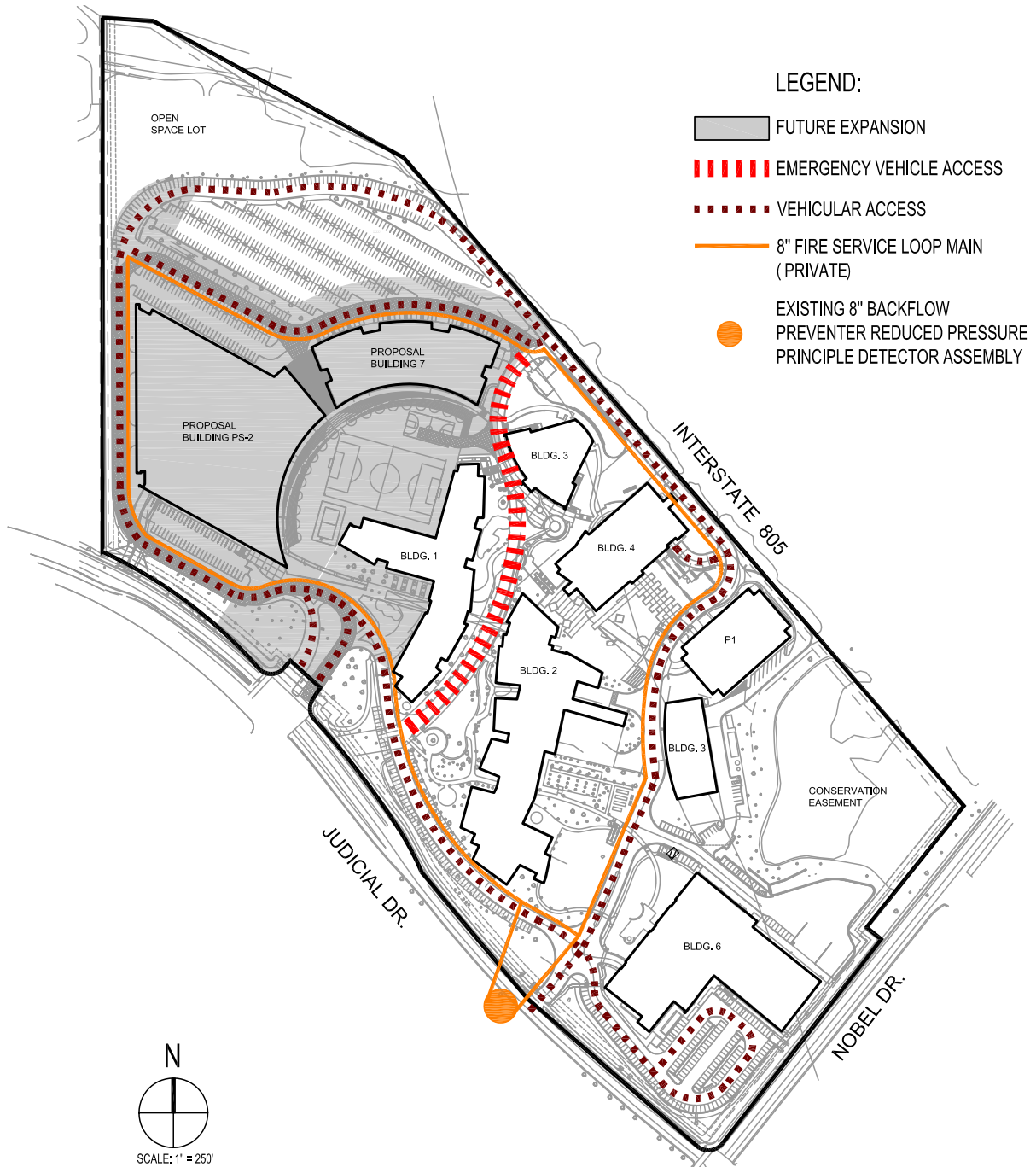
b. SEWER SYSTEM

The design and construction of any new facilities shall not substantially modify the design and operational characteristics of the existing sewer system or the outfall connection to the City sewer system. The City of San Diego Design Guideline Density Conversions Table 1-1 should be used to evaluate the density associated with new Campus expansion to demonstrate that the existing sewage collection system within the Five Creeks region has the capacity to convey any increase in sewage flows created by the construction and operation of additional facilities on the Campus.

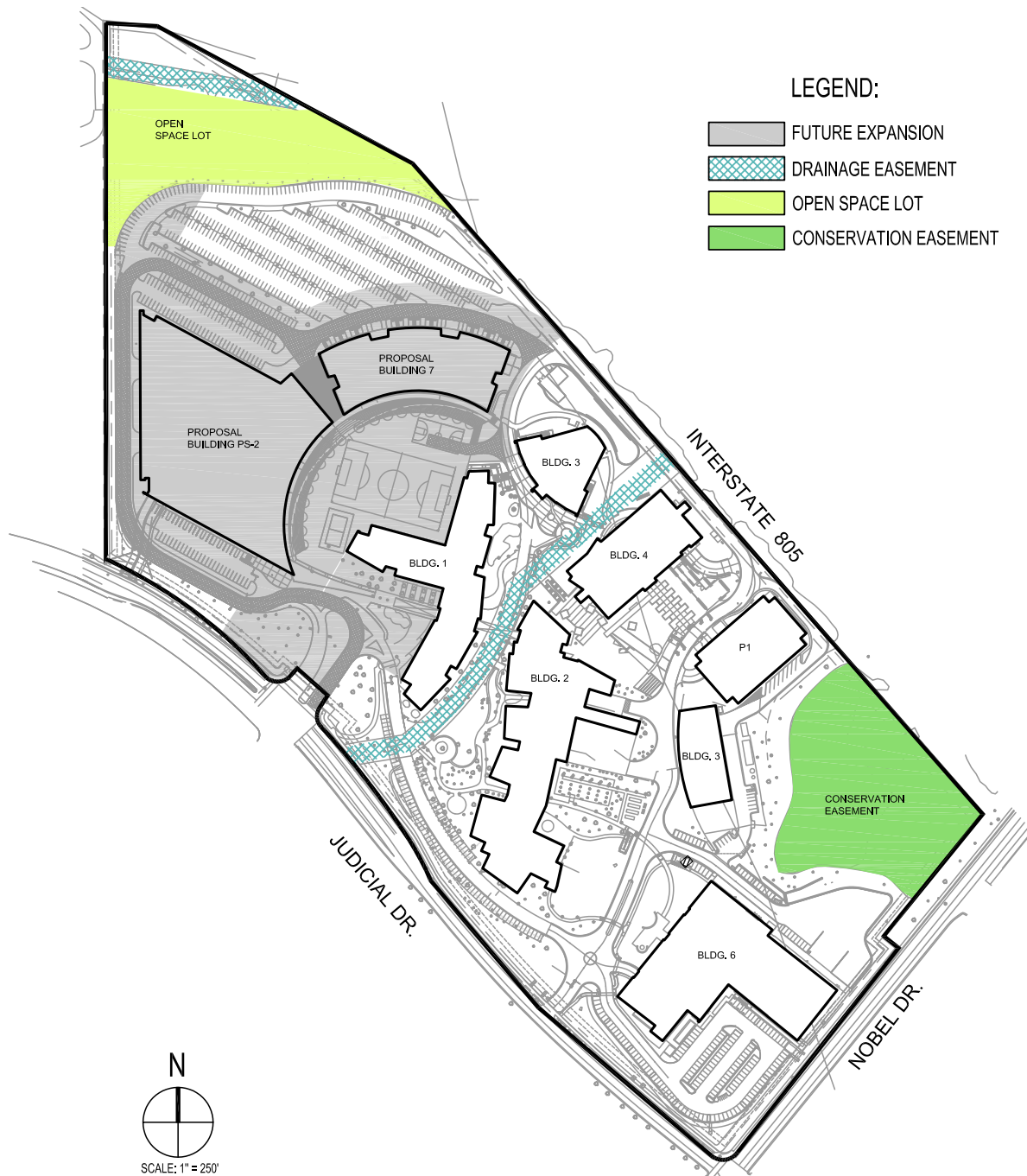
(FIGURE 8)
PEDESTRIAN, ADA & VEHICULAR ACCESS



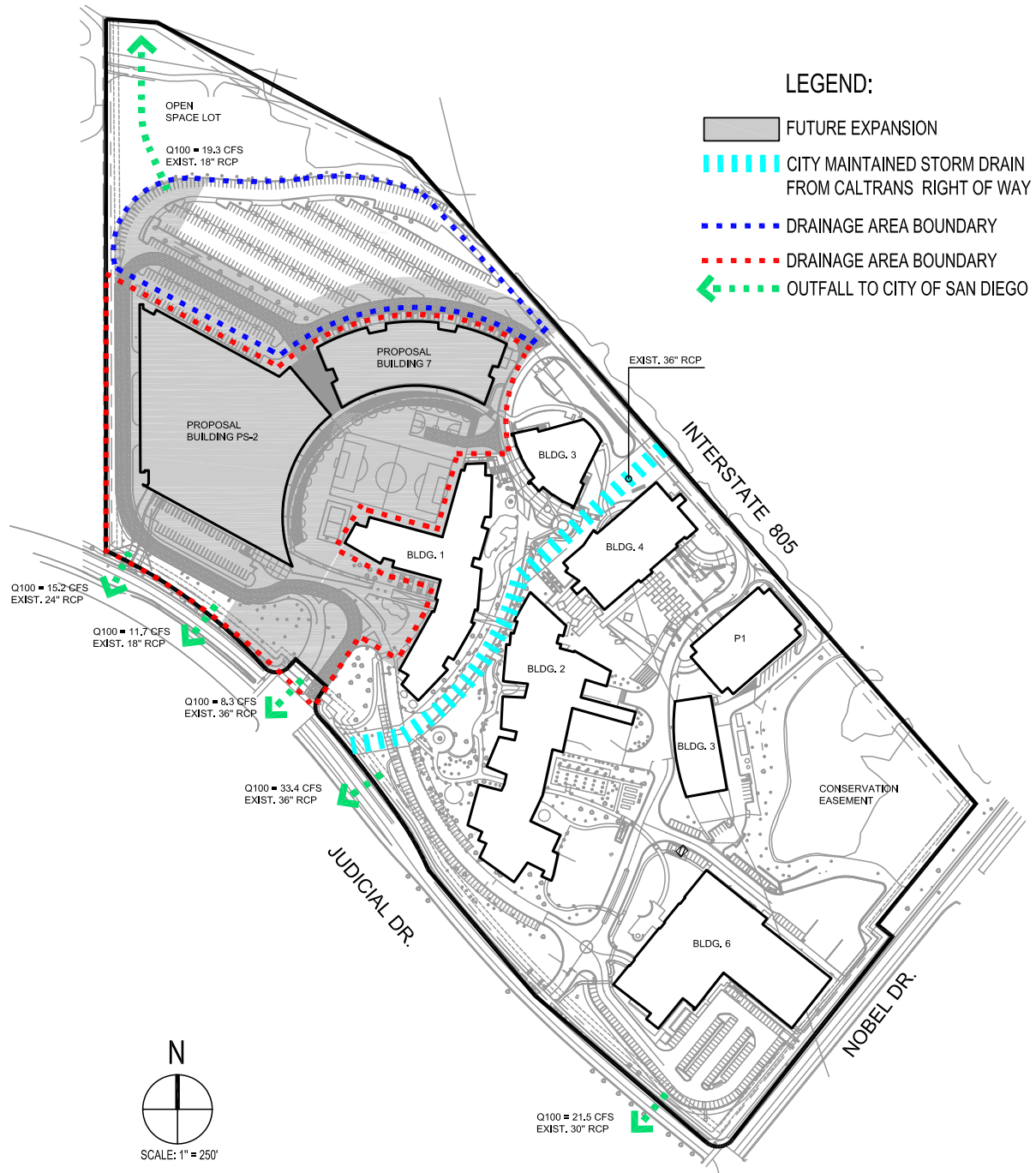
(FIGURE 9)
FIRE SERVICE ACCESS & FIRE EQUIPMENT ACCESS



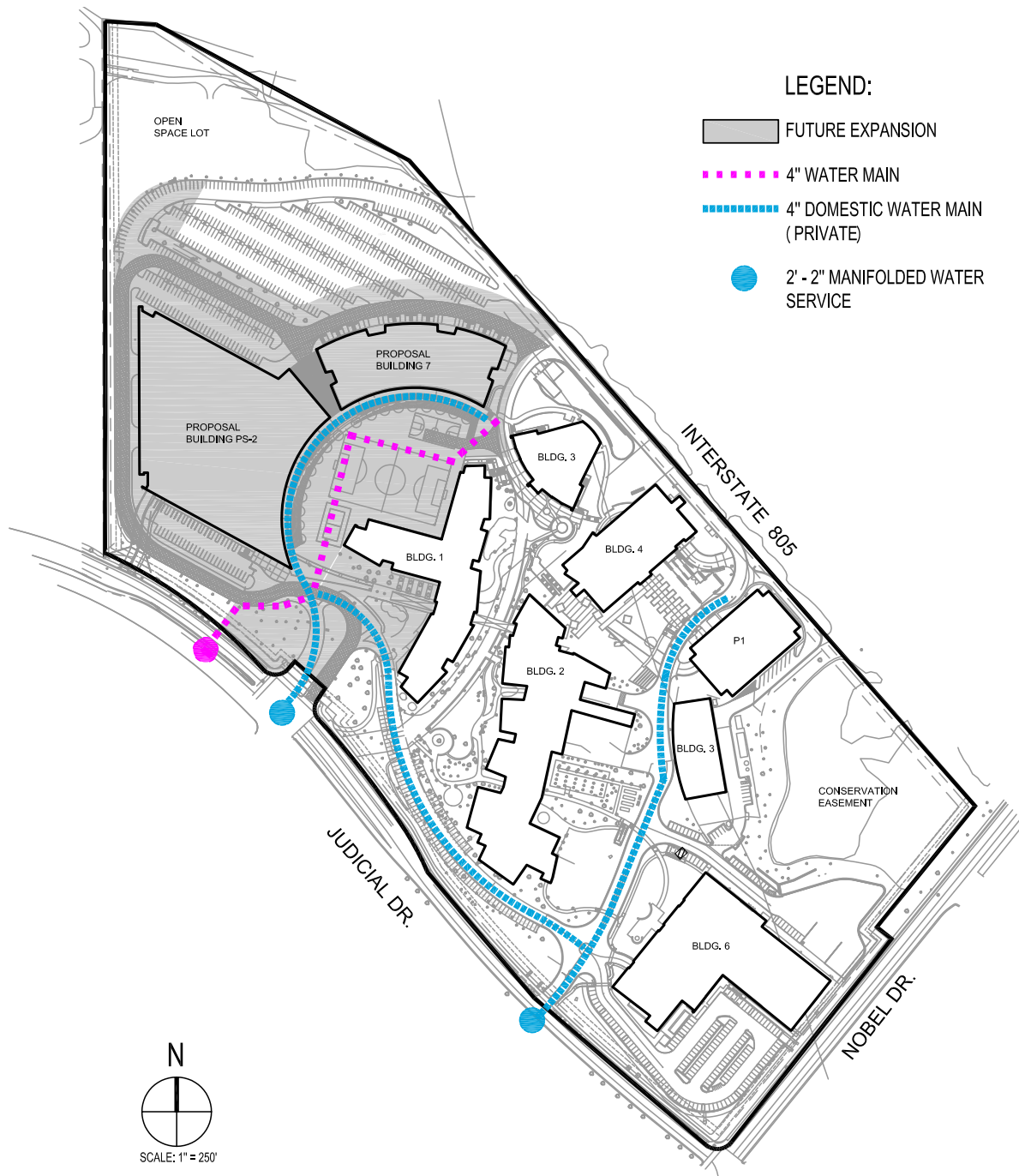
(FIGURE 10)
OPEN SPACE LOT & EASEMENTS



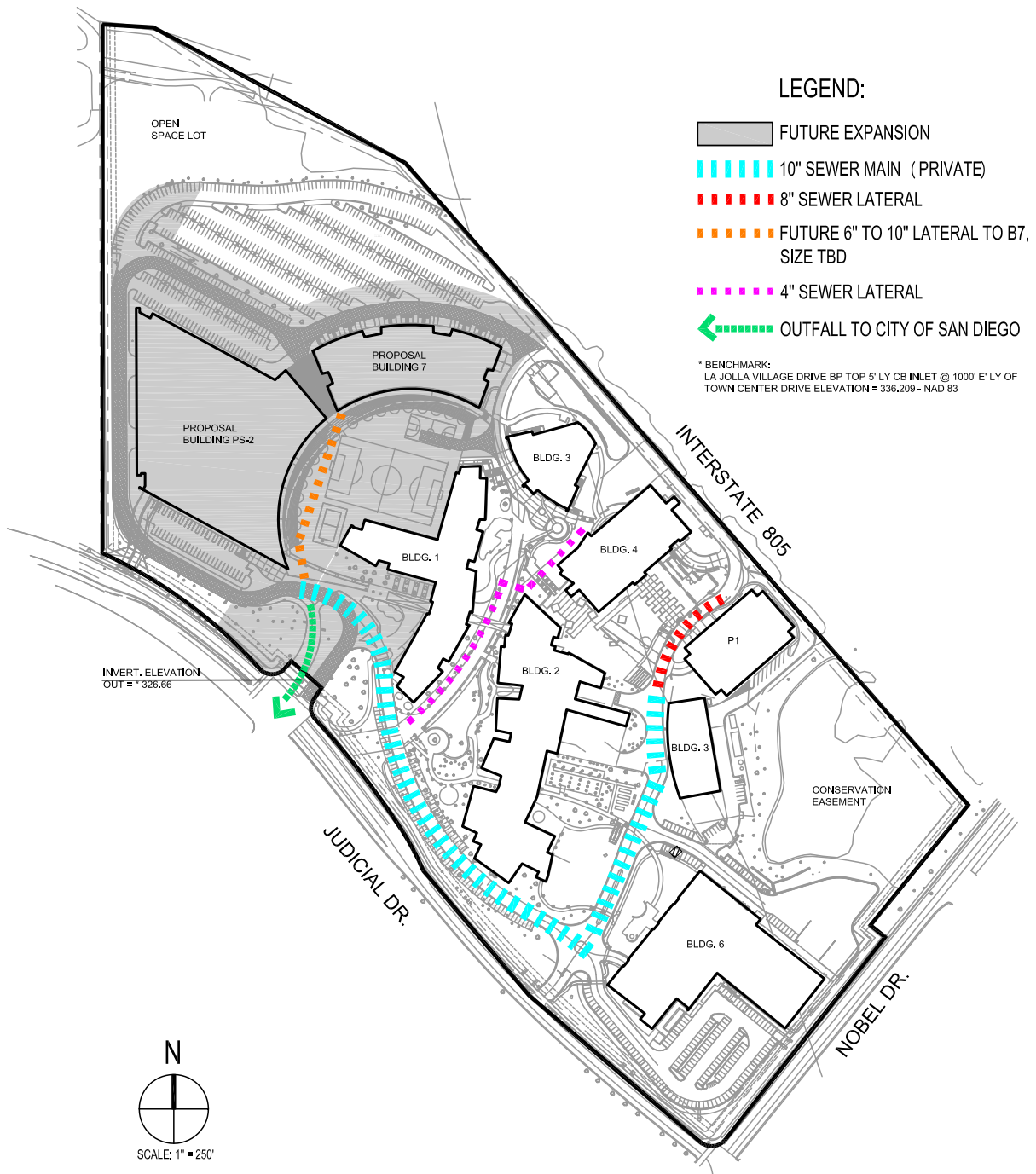
(FIGURE 10)
STORM DRAIN OUTFALL



(FIGURE 11)
WATER SYSTEM

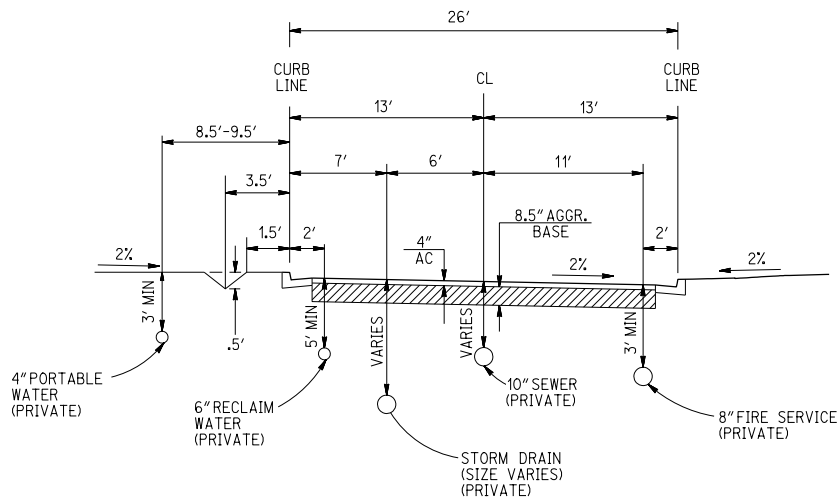


(FIGURE 12)
SEWER SYSTEM



(FIGURE 13)
TYPICAL CIVIL SECTIONS

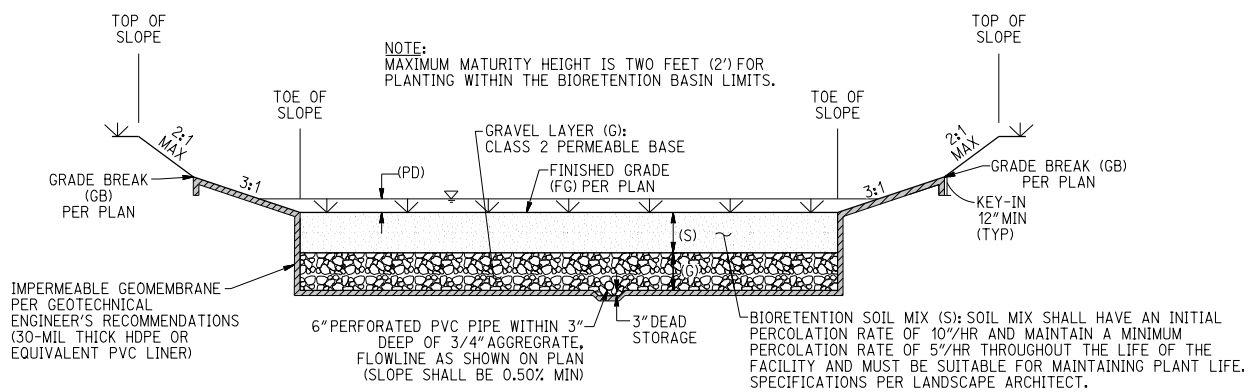
TYPICAL SECTIONS



TYPICAL SECTION: PRIVATE DRIVEWAY (LOOP ACCESS)

NO SCALE

NOTE: NO PARKING PERMITTED ON EITHER SIDE OF ROAD.
RED CURBS OR FIRELANE SIGNS REQUIRED



TYPICAL SECTION : BIORETENTION BASIN (PVT)

NOT TO SCALE

NOTE: BIORETENTION BASINS TO BE CONSTRUCTED PER GRADING PERMIT

9 LANDSCAPE DESIGN

Generous landscaping, including increased setback areas, monuments and buffers, should accomplish the following objectives:

- Frame and articulate views of the project;
- Reduce the visual impact of development within the project on adjacent development and roadways;
- Articulate project entries by projecting the “prestigious corporate image” already established by the existing site improvements on the campus.

The landscaping of individual development sites shall be designed to complement the structures on the site while reinforcing the existing landscaping, common areas, and circulation routes throughout the Alexandria - Illumina Campus. All landscaping and irrigation shall, at a minimum, conform to the requirements of the City of San Diego Landscape Regulations (Municipal Code) and the City of San Diego Land Development Manual, City of San Diego Landscape Standards, including Revisions for Water Conservation dated 11-27-09 and all other related City and Regional Standards.

Site specific landscape design must address the interface between the proposed development and the existing campus improvements, open space, natural and manufactured slopes, stormwater management systems and public right-of-ways. Any modifications to the existing landscaping within these adjacent improved areas must be consistent with the existing design while conforming to all applicable City requirements.

Damage to existing slope areas which occurs as a result of the proposed development shall be repaired and revegetated as required to prevent erosion and to minimize any visual or ecological disturbance. The slope revegetation program will conform to the Revegetation and Erosion Control Guidelines section of the San Diego Landscape Standards. All plant species used for slope revegetation will be native to the project site or will be indigenous/ naturalized species with similar cultural requirements.

All proposed landscaping on site shall be consistent with current campus design elements

and shall blend with the existing plant palette, both in terms of plant communities and water use requirements. Refer to Appendix 1 for a list for appropriate plant material for use on all proposed site developments. This list is based on the existing campus improvements and should be used as a guide for establishing the basic landscape framework, with opportunities for expanding the palette as appropriate for the particular type of development and site configuration proposed.

The size of plant material used will vary depending on location, but at a minimum will include box size trees, container size shrubs and flatted groundcovers, except for slope areas, where container size trees and hydro seeded shrubs and groundcovers should be used to minimize slope disturbance. Larger box size trees should be used to accentuate focal areas (eg. building entries) and to provide interest and scale in new landscape areas. All plant materials will be grouped into similar hydro zones with similar water-use requirements in order to maximize irrigation efficiency. In addition, all landscape areas will be mulched with a minimum 3" layer of wood bark, compost or similar material to help retain soil moisture.

All landscape areas within the developed portion of the project will be watered from a permanent, subsurface, automatic irrigation system utilizing recycled water. The irrigation system will include a weather-based or soil moisture-based irrigation controller. Water distribution will be provided by low-gallonage spray heads, drip emitters or dripline tubing, as appropriate for the type of plant material, topography, planter configurations and environmental factors. Box size trees will be irrigated by means of individual low gallonage bubblers to provide additional water for their deeper root systems. All proposed irrigation systems will be designed to maximize efficiency and minimize water usage and shall meet all requirements of the City of San Diego Landscape Standards for water conservation and the requirements of the San Diego County Department of Environmental Health for recycled water use. Bio retention basins, vegetated swales and other stormwater management devices will be designed as landscape features, using naturalistic, flowing topography. A) Accented with boulders, cobble and mixed ornamental grasses. (See Figure 15-A) Hardscape elements, including paving, walls, stairs, ramps and water features will be designed to complement the existing outdoor spaces in the Alexandria - Illumina Campus, incorporating similar materials such as edger stone veneers, flagstone paving, interlocking

concrete pavers, cobble bands decomposed granite paving and stainless steel railings. (See Figure 15-B). Site furnishings will be consistent with the existing style and materials on the campus, including wood benches, tables and chairs, woven seating, fabric umbrellas, metal or cast concrete trash receptacles and stainless steel bike racks and lockers. (See Figure 16). Site lighting fixtures will match the existing make, model and finishes used on campus in order to create a cohesive theme that unifies all of the outdoor spaces on the site.

I. BRUSH MANAGEMENT

- a. The project is bounded by development on all sides, with Interstate 805 to the east, Nobel Drive to the Southeast and La Jolla Crossroads 360 apartments and Judicial Drive to the West. Within the site, native/naturalized conditions exist to the north of Lot 1 (open space easement), and to the southeast in Lot 9 (conservation easement).
- b. Proposed structures in Lot 2 shall be separated from the native/naturalized condition of Lot 1 (open space easement) by a parking lot measuring over 100-feet from the building facades. Therefore, no formal brush management program shall be required for Proposed Buildings PS-2 and 7.
- c. Existing structures in Lots 3 and 8 shall observe a Brush Management Program along the façades facing the native/naturalized condition of Lot 9 (conservation easement). as follows:

BLDG	ZONE ONE	ZONE TWO
P1	40-ft.	57.5-ft.
3	60-ft. to 80-ft.	27.5-ft. to 0-ft.
6	50-ft. to 80-ft.	42.5-ft. to 0-ft.

The balance of the 100-ft of Brush Management shall consist of a Zone Two extending towards/into the conservation easement to a line measuring 100-ft from the façades.

II. LANDSCAPE PERFORMANCE STANDARDS

- a. The following performance and maintenance standards, as well as the criteria outlined in the City of San Diego Landscape Standards, will help to guarantee that long term aesthetic qualities, erosion control capabilities and water conservation policies will be retained. Any and all required landscape on approved construction document plans that is damaged or removed during demolition or construction, or thereafter, shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
- b. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

III. IRRIGATION SYSTEMS

- a. All permanent irrigation systems will be checked on a regular basis to maintain these systems in proper working order. Such inspection must verify not only that individual heads are in proper working order, but also that coverage, precipitation rates and timing sequences are adequate for the age and size of the plantings. An Irrigation Audit, in compliance with the State of California Water Management Program, shall be performed by a certified Irrigation Auditor at a minimum of once every five years in order to verify that all irrigation systems, plant materials and landscape features are in place and functioning per the original design criteria.

IV. PLANT REPLACEMENT

- a. All plantings will be guaranteed for a period of one year following initial installation. Any boxed trees or containerized plants that are within their replacement guarantee period must be replaced immediately with plants comparable to the original size and quality of the initial plantings. For groundcovers and hydroseeded areas, any bare spots will be replanted or re- hydroseeded on an annual basis prior to the rainy season in order to avoid adverse erosion or visual impacts. The materials and methods to be

used in the re-hydroseeding process must be similar to those required in the initial plantings. If a plant is replaced with a different species, the new species shall have similar water use requirements.

V. WEED ABATEMENT

a. A weed abatement program should be commenced immediately following initial planting. The purpose of weed abatement is to mechanically remove noxious or invasive weeds from the landscape areas as quickly as possible in order to prevent their spreading and proliferation.

VI. FERTILIZATION

a. Site landscape areas should be fertilized according to an agronomic soils analysis and recommendations prepared by a qualified soils testing laboratory. Native plant species and slope plantings have been chosen for their compatibility with local soils and climate conditions and therefore will not require a long term fertilization program.

(FIGURE 15)
LANDSCAPE EXAMPLES



A. ILLUSTRATIVE EXAMPLE
Bioretention Area



B. ILLUSTRATIVE EXAMPLE
Hardscape Materials

(FIGURE 16)
LANDSCAPE EXAMPLES



C. ILLUSTRATIVE EXAMPLE
Outdoor Spaces with Site Furniture



D. ILLUSTRATIVE EXAMPLE
Bike Racks and Lockers

APPENDIX A

APPROVED PLANT MATERIAL LIST

LARGE EVERGREEN TREES

Arbutus 'Marina' (Marina Madrone)
Cupressus sempervirens (Italian Cypress)
Olea europaea 'Swan Hill' (Fruitless Olive)
Pinus torreyana (Torrey Pine)
Pinus halepensis (Aleppo Pine)
Quercus agrifolia (Coast Live Oak)

LARGE DECIDUOUS TREES

Liquidambar styraciflua (Sweet Gum)
Platanus acerifolia (London Plane Tree)
Platanus racemosa (Sycamore)

SMALL EVERGREEN TREES

Citrus spp. (Dwarf Citrus)

SMALL DECIDUOUS TREES

Cercis canadensis (Eastern Redbud)

SHRUBS

Callistemon viminalis 'Little John' (Dwarf Bottlebrush)
Echium candicans (Pride of Madeira)
Lavatera maritima (Mallow)
Ligustrum j. 'Texanum' (Texas Privet)
Prunus caroliniana (Carolina Cherry Laurel)
Rhamnus californica (Coffeeberry)
Raphiolepis indica (India Hawthorn)
Schefflera arboricola (Hawaiian Elf Schefflera)

VINES

Bougainvillea spp. (Bougainvillea)

ORNAMENTAL GRASSES

Carex divulsa (Berkeley Sedge)

Chondropetalum tectorum (Cape Rush)

Muhlenbergia capillaris (Pink Muhly)

GROUNDCOVERS

Coprosma kirkii (Dwarf Mirror Plant)

Myoporum parvifolium (Groundcover Myoporum)

Rosa 'Flower Carpet' (Groundcover Rose)

Rosmarinus officinalis 'Prostratus' (Prostrate Rosemary)

Senecio mandriliscae (Blue Chalk Sticks)

Trachelospermum jasminoides (Star Jasmine)

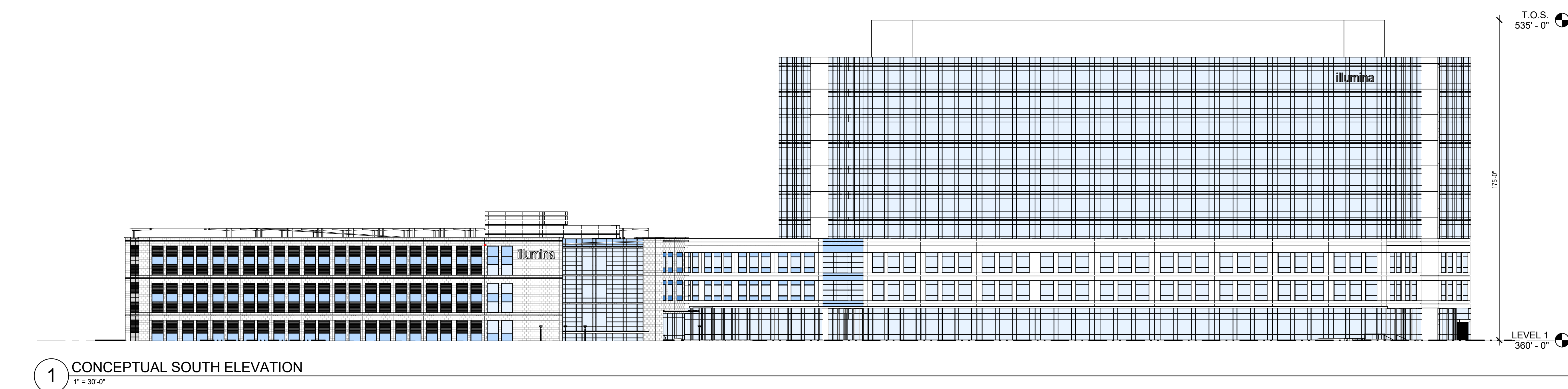
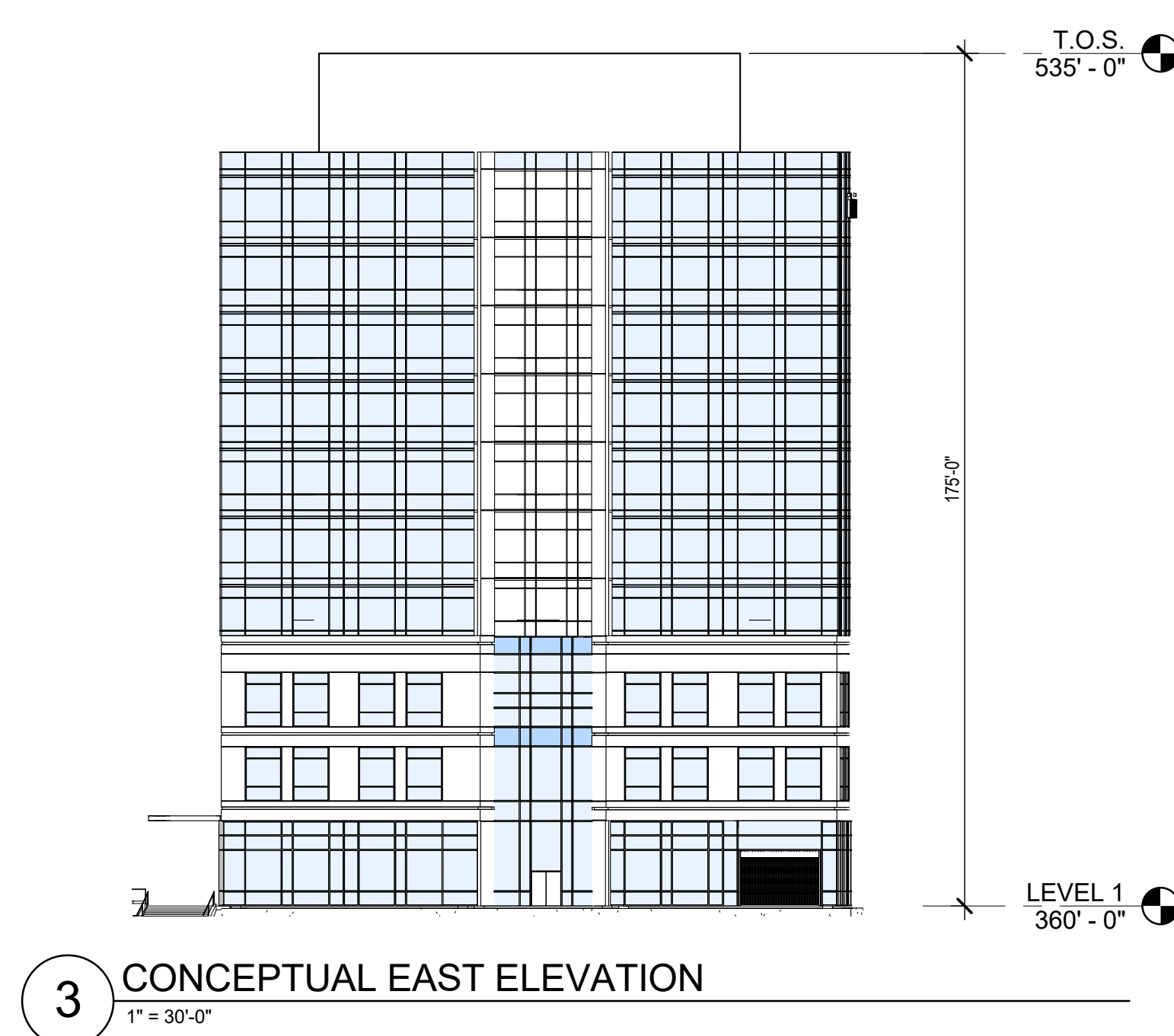
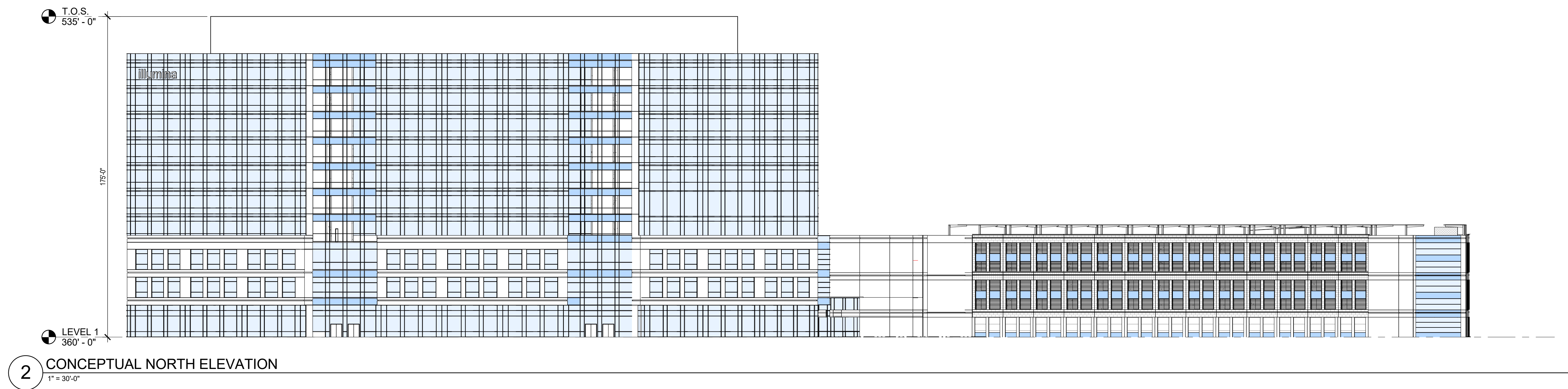
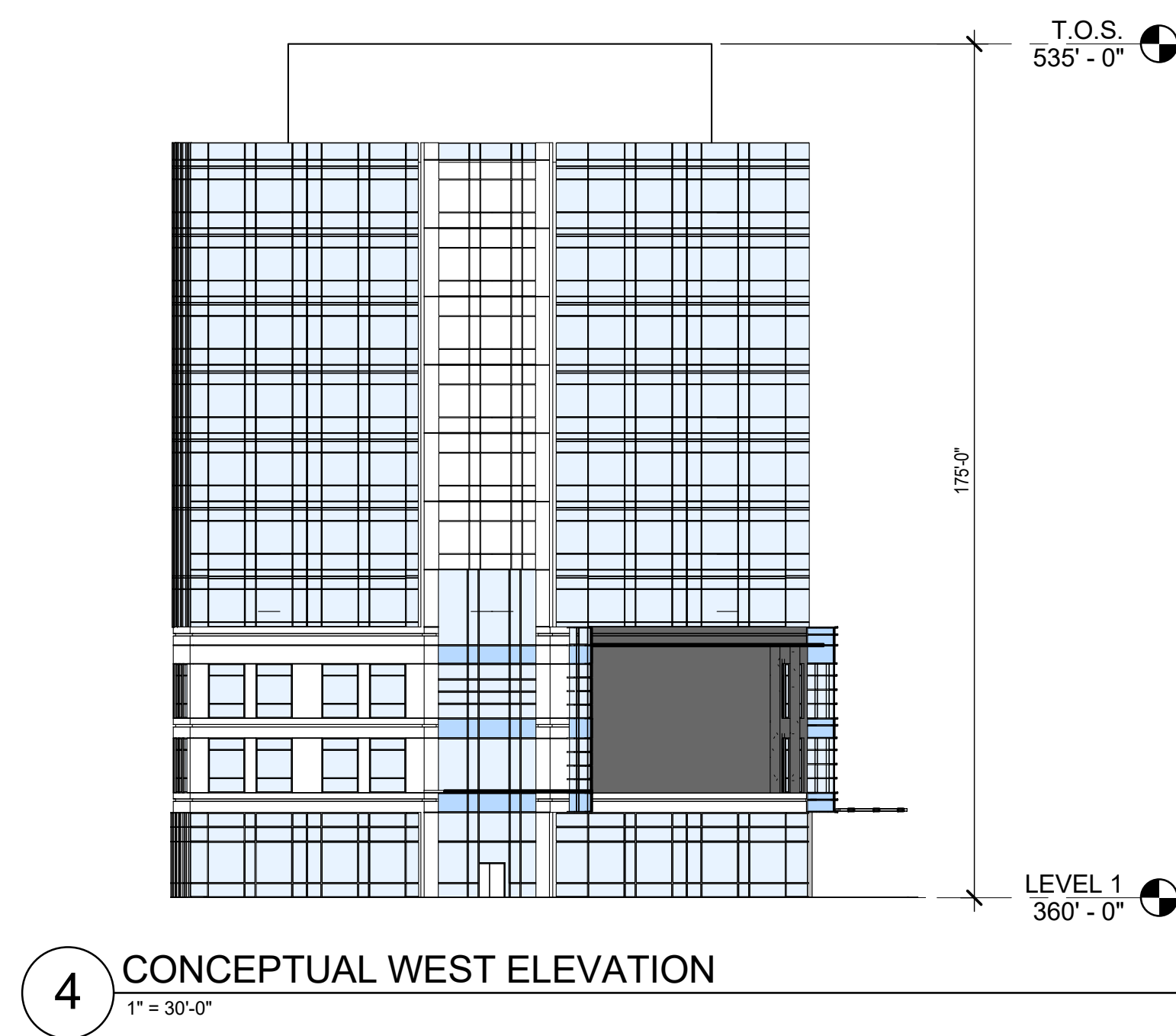
Vinca minor (Periwinkle)

HYDROSEED MIX FOR NATIVE SLOPE REVEGETATION

All slopes designated to be revegetated to a native condition will be hydroseeded with the following seed mix or equal with a minimum application rate of 60.5 lbs. per acre:

Species	Pounds/Acre
1 <i>Adenostoma fasciculatum</i> (Chamise)	2.0 lbs.
2 <i>Artemisia californica</i> (California Sagebrush)	4.0 lb
3 <i>Atriplex canescens</i> (Four-wing Saltbush)	8.0 lbs.
4 <i>Baccharis sarathroides</i> (Broom Baccharis) and/or	
5 <i>Baccharis pilularis</i> (Dwarf Coyote Brush)	1.0 lb.
6 <i>Ceanothus cyaneus</i> (San Diego Mountain Lilac) and/or	
7 <i>Ceanothus megacarpus</i> (Big-pod California Lilac) and/or	
8 <i>Ceanothus tomentosus olivaseus</i> (Ramona Lilac)	3.0 lbs.
9 <i>Dendromecon regida</i> (Bush Poppy)	0.5 lb.
10 <i>Encelia californica</i> (Coast Sunflower)	2.0 lbs.
11 <i>Eriogonum fasciculatum</i> (Flat-topped Buckwheat)	6.0 lbs.
12 <i>Eriophyllum confertiflorum</i> (Golden Yarrow)	1.0 lb.
13 <i>Eschscholzia californica</i> (California Poppy)	4.0 lbs.
14 <i>Fremontodendron mexicanum</i> (Southern Flannel Bush)	1.0 lb.
15 <i>Heteromeles arbutifolia</i> (Toyon)	2.0 lbs.
16 <i>Lotus scoparius</i> (Deer Weed)	6.0 lbs.
17 <i>Lupinus longifolius</i> (Long Leaf Bush Lupine)	2.0 lbs.
18 <i>Malosa laurina</i> (Laurel Sumac)	2.0 lbs
19 <i>Mimulus longifolius</i> (Monkeyflower)	1.0 lb.
20 <i>Mimulus puniceus</i> (Bush Monkeyflower)	1.0 lb.
21 <i>Rhus integrifolia</i> (Lemonade Berry)	2.0 lbs
22 <i>Rhus ovata</i> (Sugar Bush)	2.0 lbs
23 <i>Salvia apian</i> (White Sage)	2.0 lbs.
24 <i>Salvia mellifera</i> (Black Sage)	2.0 lbs.
25 <i>Viguiera laciniata</i> (San Diego Sunflower)	6.0 lbs.
Total	60.5 lbs

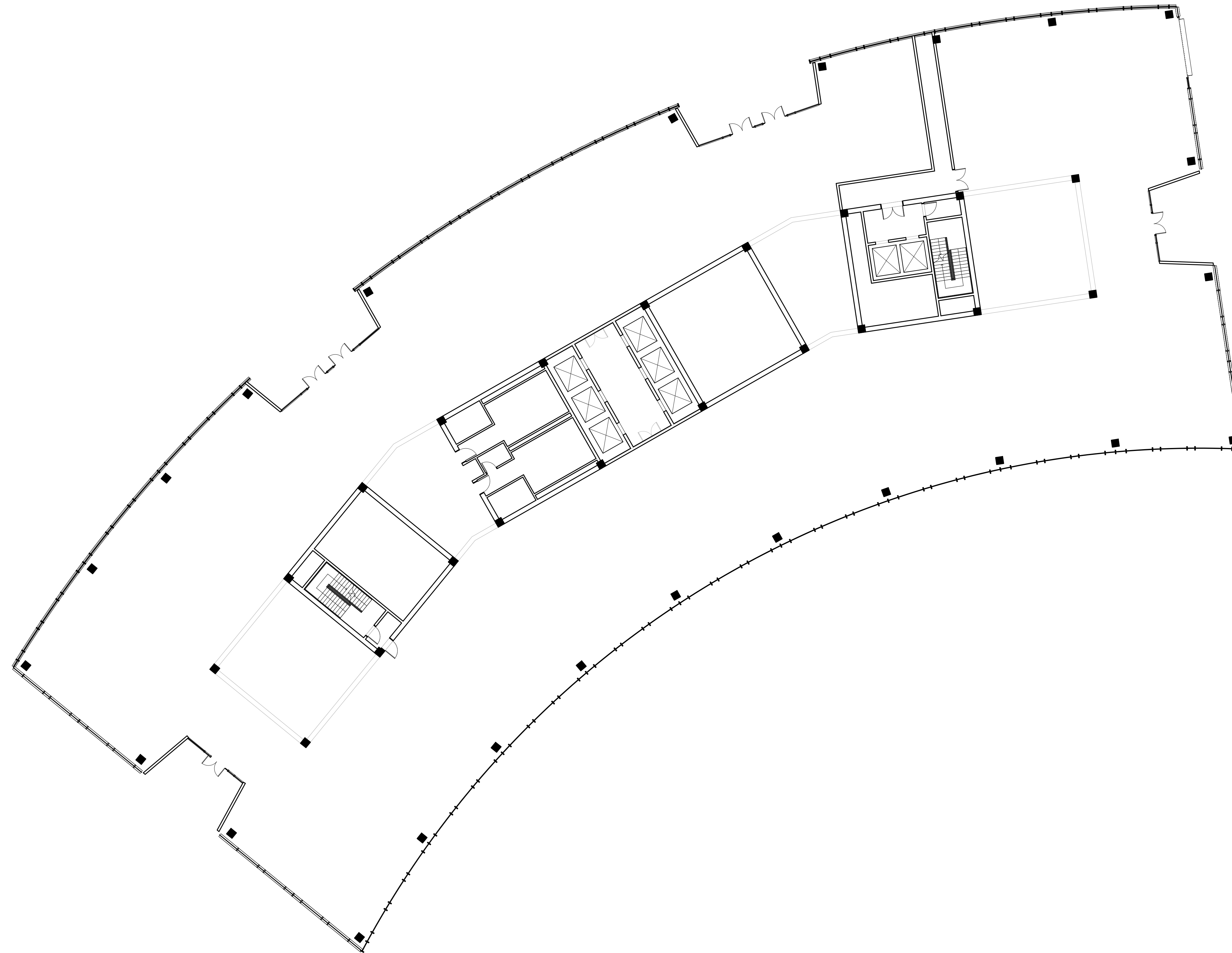
APPENDIX B SUPPLEMENTAL EXHIBITS



B7 CONCEPT - ILLUMINA CAMPUS

ELEVATIONS
1" = 30'-0"



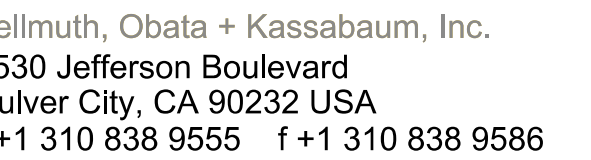
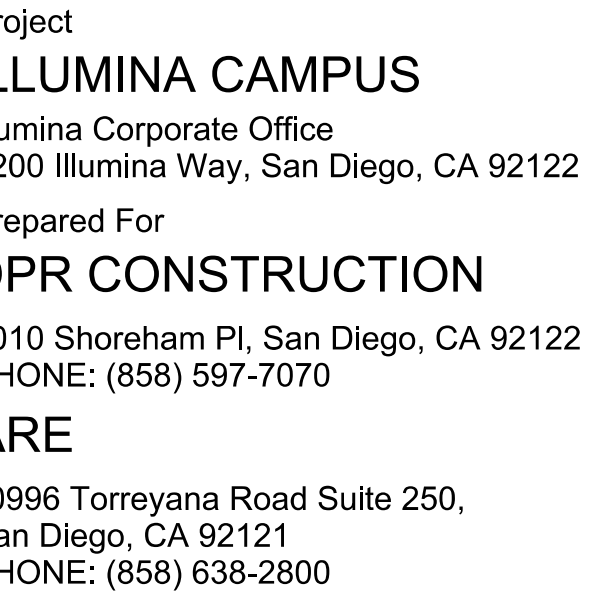


1 TYPICAL FLOOR PLAN
1/16" = 1'-0"

B7 CONCEPT - ILLUMINA CAMPUS

TYPICAL FLOOR PLAN
1/16" = 1'-0"





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CS83 COORDS.: 1896-6267
C. COORDS.: 256-1707

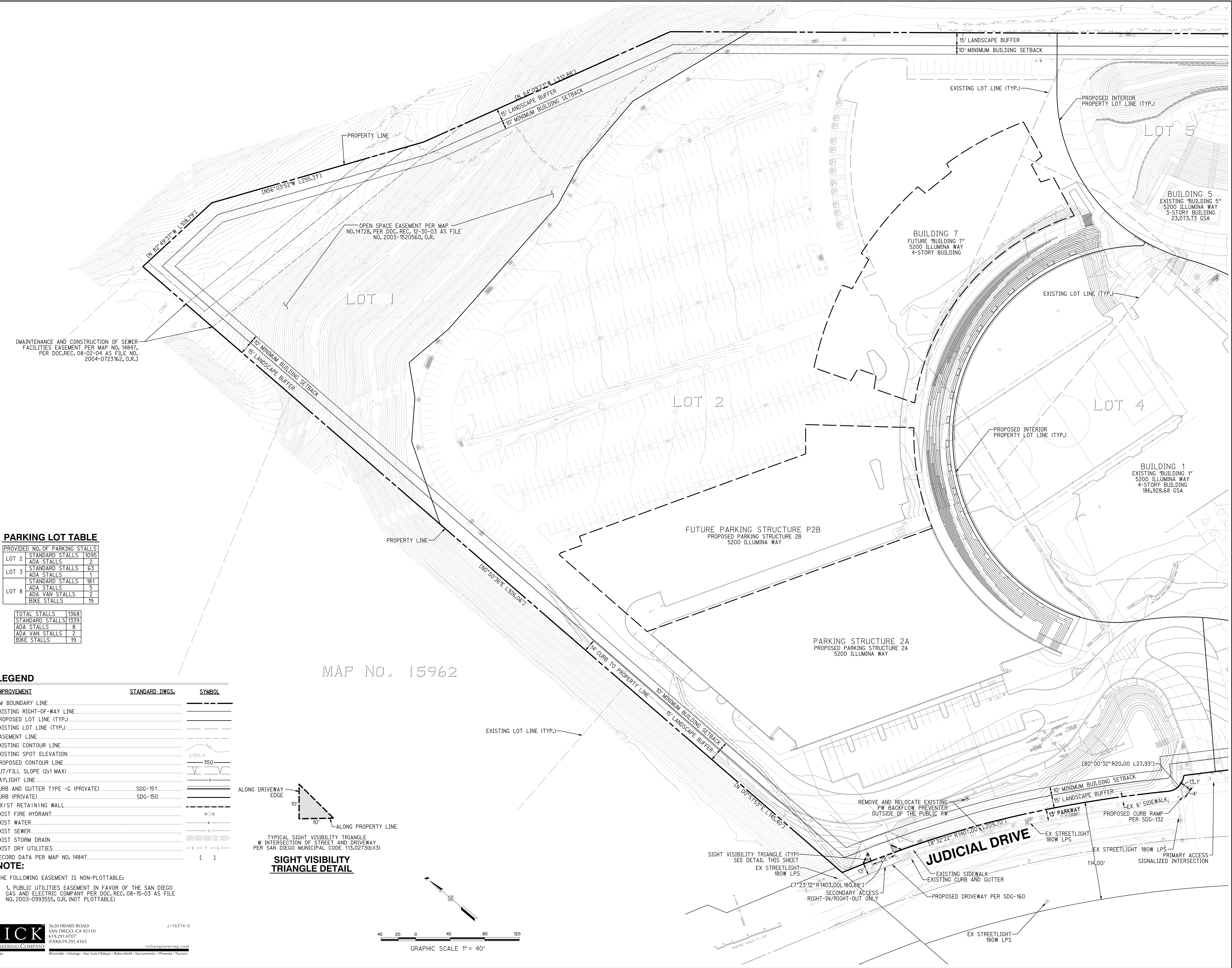
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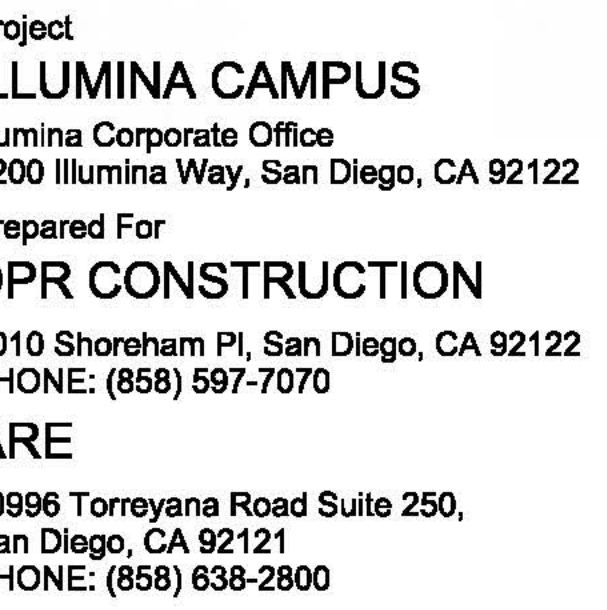
SITE PLAN

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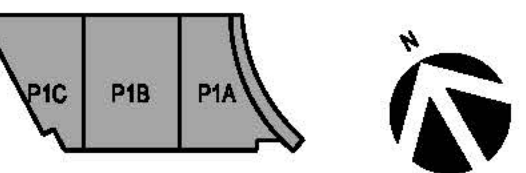
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Study Plan



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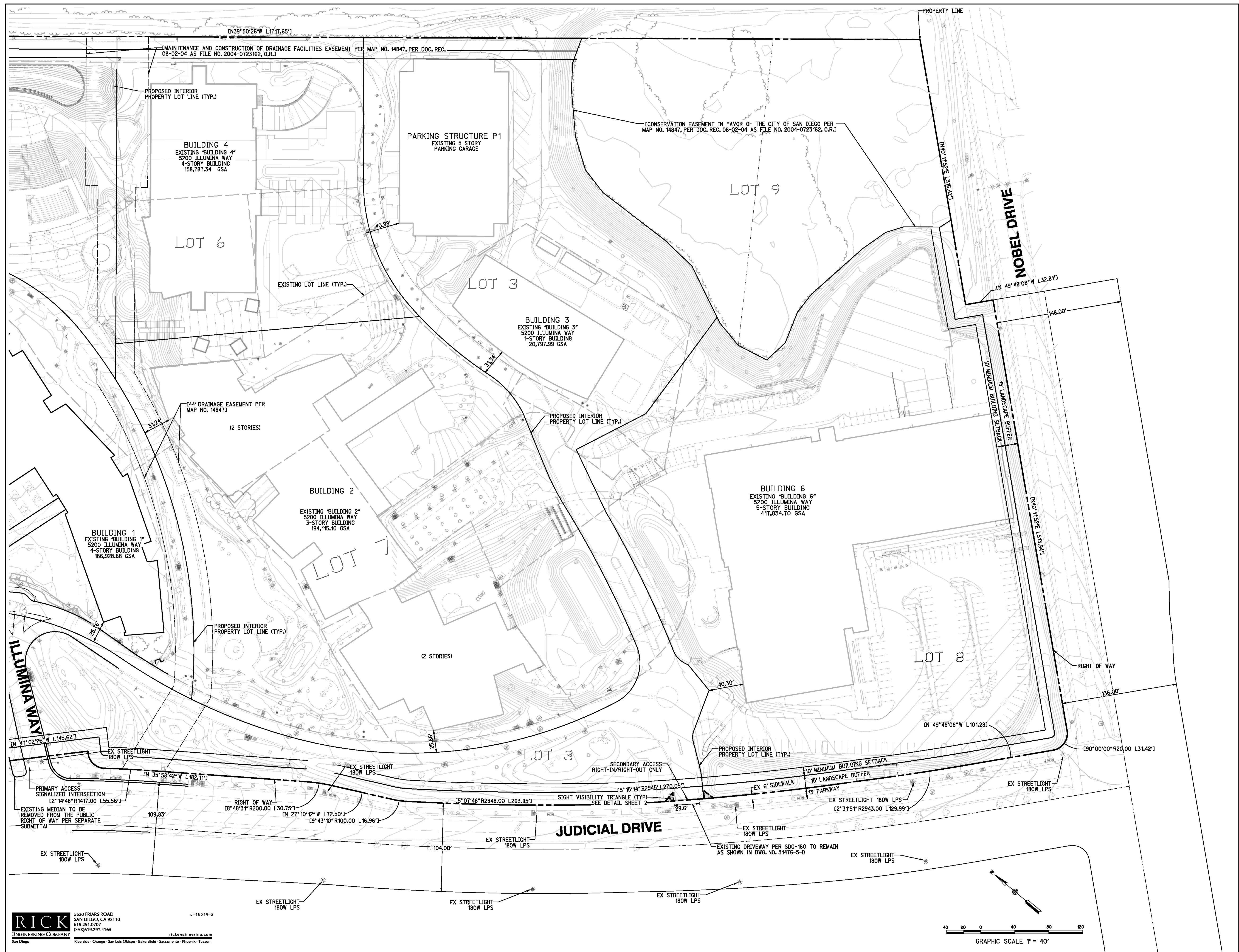
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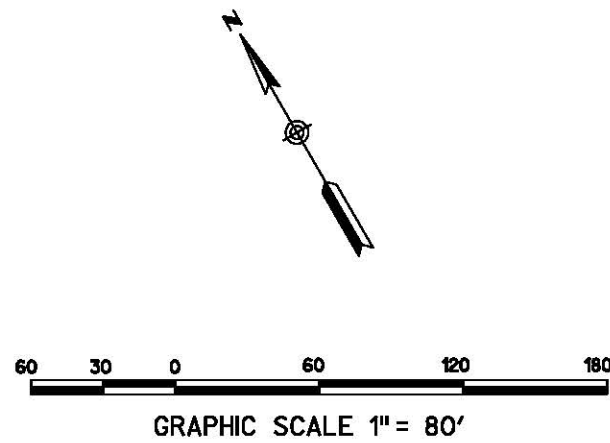
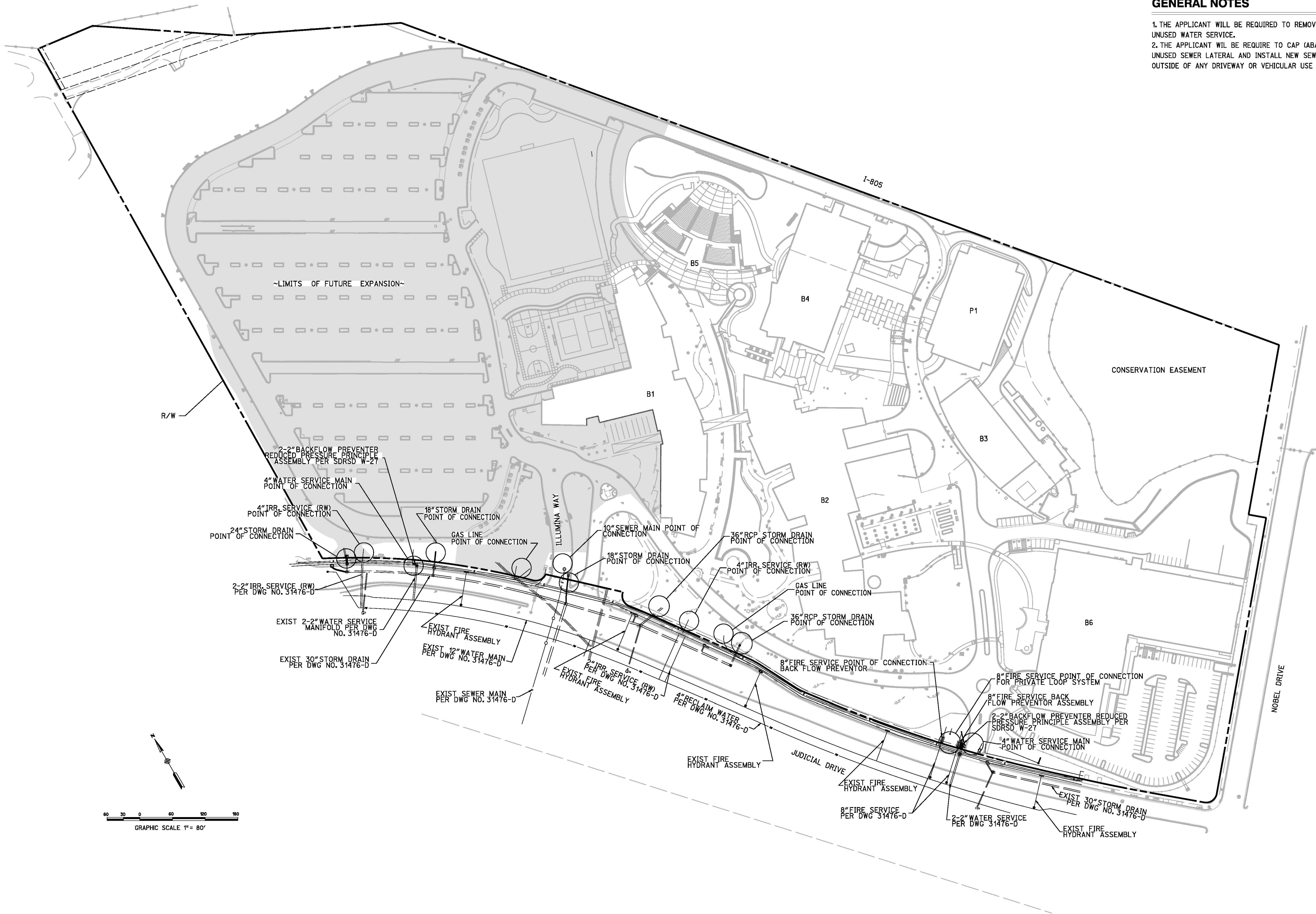
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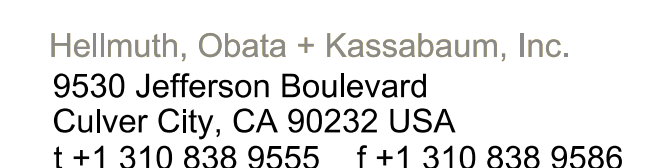
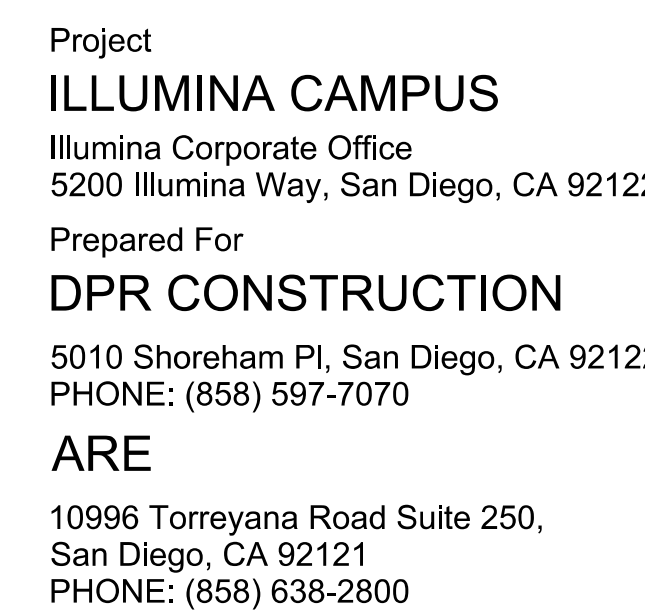


GENERAL NOTES

1. THE APPLICANT WILL BE REQUIRED TO REMOVE (KILL) AT THE WATER MAIN ANY EXISTING UNUSED WATER SERVICE.
2. THE APPLICANT WIL BE REQUIRE TO CAP (ABANDON) AT THE PROPERTY LINE ANY EXISTING UNUSED SEWER LATERAL AND INSTALL NEW SEWER LATERAL(S) WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VEHICULAR USE AREA.



ILLUMINA ENTITLEMENTS
UTILITY POINTS OF
CONNECTION



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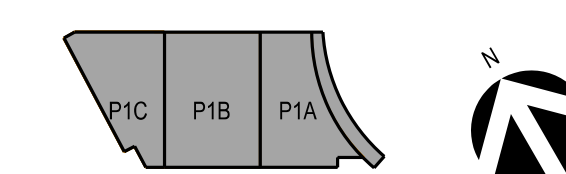
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Key Plan



Professional Sea

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L.C. COORDS.: 256-1707

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Project No: 498142

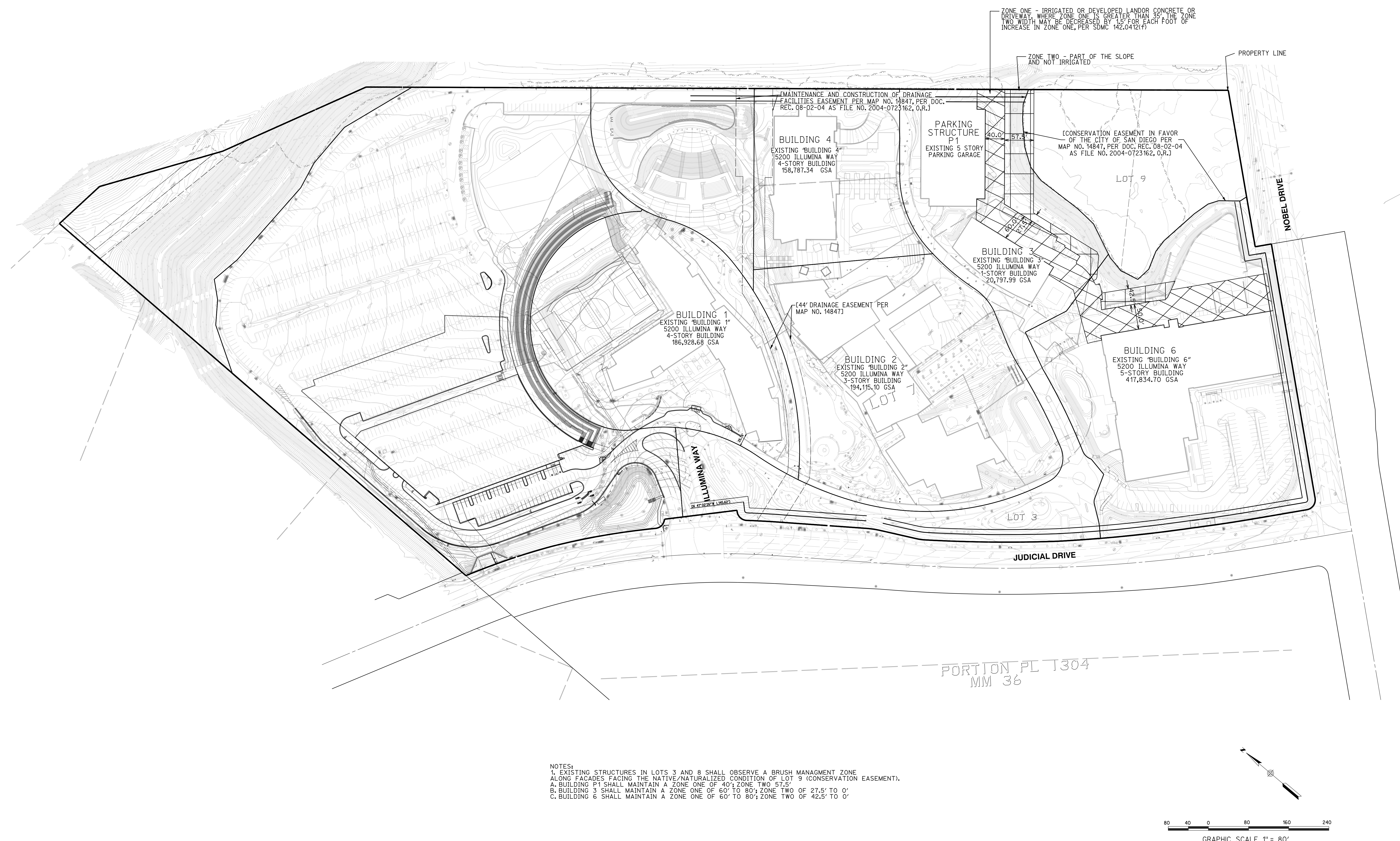
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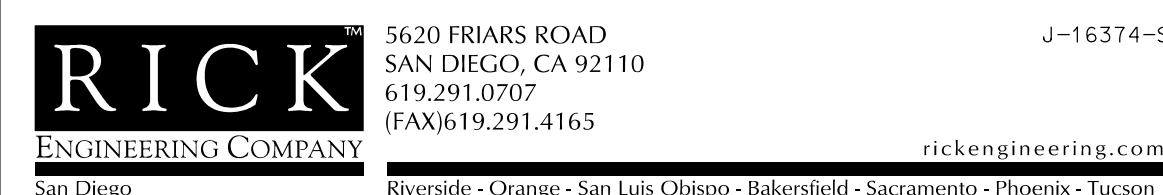
NOTES:

1. EXISTING STRUCTURES IN LOTS 3 AND 8 SHALL OBSERVE A BRUSH MANAGEMENT ZONE ALONG FACADES FACING THE NATIVE/NATURALIZED CONDITION OF LOT 9 (CONSERVATION EASEMENT).

A. BUILDING 1 SHALL MAINTAIN A ZONE ONE OF 40' TO 50' ZONE TWO 57.5' TO 60'

B. BUILDING 3 SHALL MAINTAIN A ZONE ONE OF 60' TO 80'; ZONE TWO OF 27.5' TO 0'

C. BUILDING 6 SHALL MAINTAIN A ZONE ONE OF 60' TO 80'; ZONE TWO OF 42.5' TO 0'





NOT FOR CONSTRUCTION

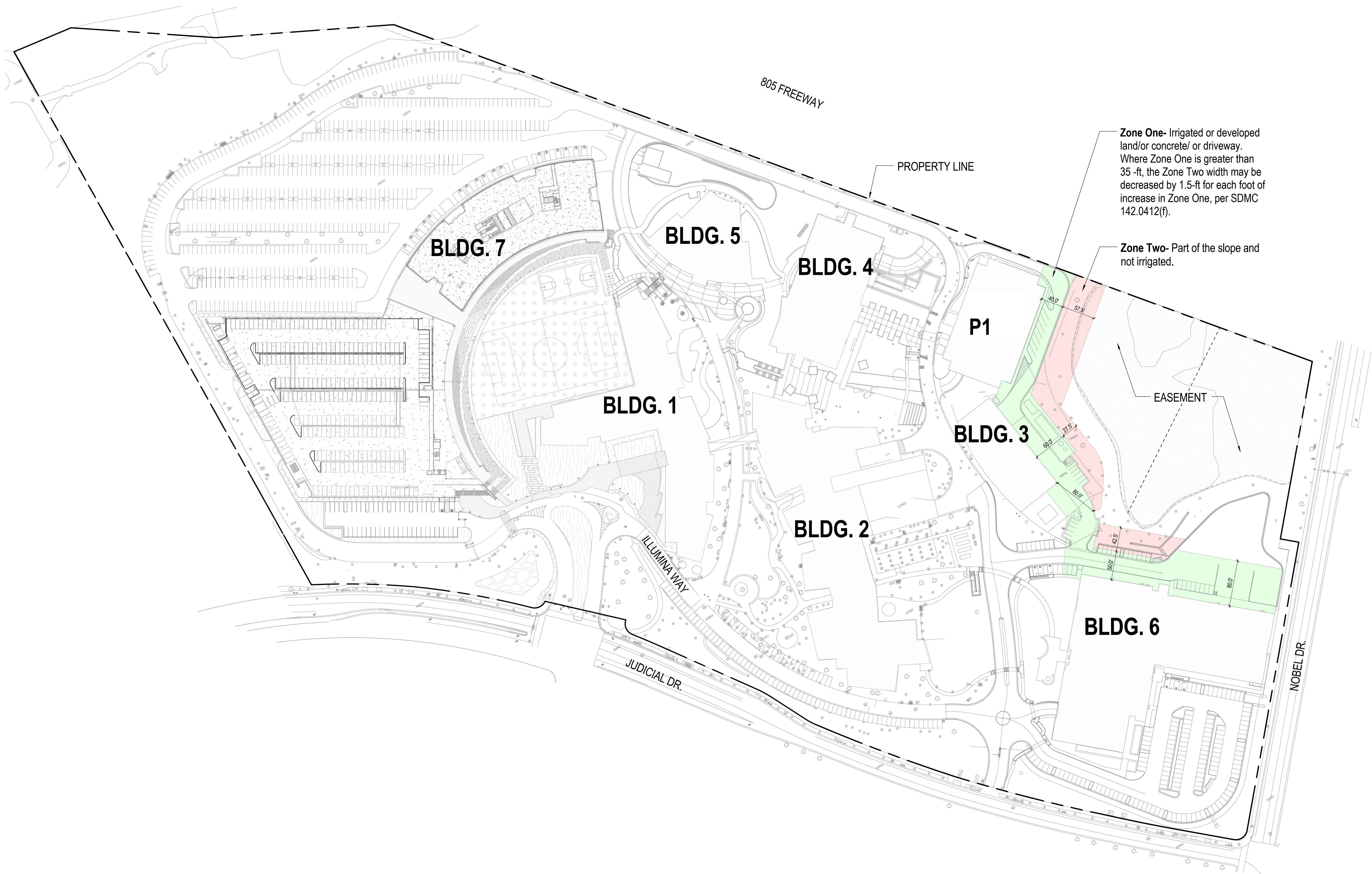
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FUEL MODIFICATION PLAN

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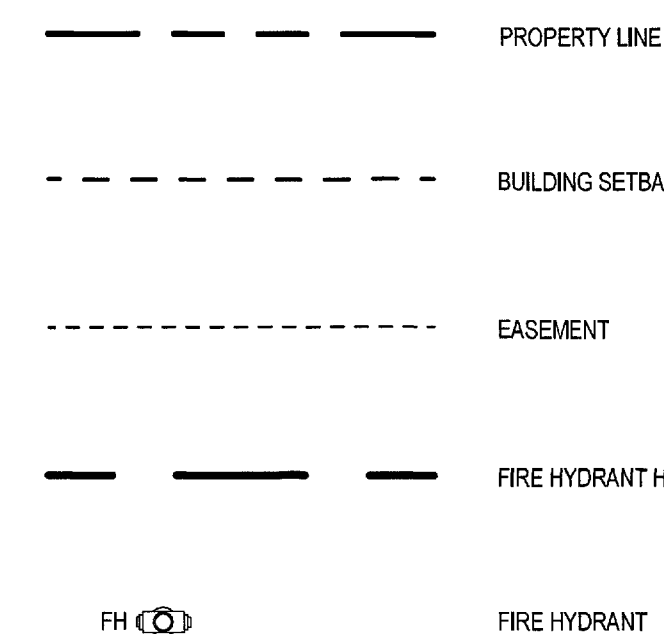
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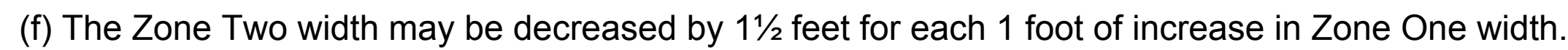
1. Existing structures in Lots 3 and 8 shall observe a Brush Management program along the façades facing the native/naturalized condition of Lot 9 (conservation easement) as follows

BLDG	ZONE ONE	ZONE TWO
P1	40-ft.	57.5-ft.
3	60-ft. to 80-ft.	27.5-ft. to 0-ft.
6	50-ft. to 80-ft.	42.5-ft. to 0-ft.



A004-3

	Standard Width	Provided Width
Zone	35-feet	
Zone Two	65-feet	



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

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.