



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 13, 2022 REPORT NO. PC-22-041

HEARING DATE: August 4, 2022

SUBJECT: SPECTRUM BRIDGE, Process Four Decision

PROJECT NUMBER: [659148](#)

REFERENCE: Spectrum III and IV Amendments, Project No. [566056](#): Coastal Development Permit (CDP) No. 2145621, Site Development Permit (SDP) No. 2145622, Planned Development Permit (PDP) No. 2145623

OWNER/APPLICANT: ARE-SD REGION 23, LLC, a Delaware Limited Liability Company, Owner and Permittee;
ARE-SD REGION 35, LLC, a Delaware Limited Liability Company, Owner and Permittee;
ARE-SD REGION 38, LLC, a Delaware Limited Liability Company, Owner and Permittee;
Eric Jones, LPA Design Studios, Applicant

SUMMARY

Issue: Should the Planning Commission approve a Coastal Development Permit (CDP), Site Development Permit (SDP), and Planned Development Permit (PDP) to amend CDP No. 2145621, SDP No. 2145622 and PDP No. 2145623 for the construction of a pedestrian and bicycle pathway bridge, and associated site improvements including landscaping, on a 0.48-acre portion of an overall 12.3-acre site connecting 3013, 3033, 3035 Science Park Road and 3545 Cray Court within the University Community Planning area?

Staff Recommendation(s):

1. ADOPT Mitigated Negative Declaration (MND) No. 659148/SCH No. 2022030361, and ADOPT the Mitigation, Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit (CDP) No. 2410962, Planned Development Permit (PDP) No. 2410963, and Site Development Permit (SDP) No. 2410964.

Community Planning Group Recommendation: On August 10, 2021 the University Community Planning Group voted 12-0-1 to recommend approval of the proposed Project without conditions.

Environmental Review: [Mitigated Negative Declaration No. 659148/SCH No. 2022030361](#) has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the Environmental Review Process (Attachment 7).

Housing Impact Statement: The Project site is designated for Scientific Research use by the University Community Plan and the Project does not propose any housing.

BACKGROUND

The Project is on a 0.48-acre portion of an overall 12.3-acre site located at 3013, 3033, 3035 Science Park Road and 3545 Cray Court in the IP-1-1 Zone within the University Community Plan (UCP) area, Coastal Overlay Zone (N-App-1), Coastal Height Limitation Overlay Zone, the Community Plan Implementation Overlay Zone Type B (CPIOZ-B), the First Public Roadway, Transit Priority Area, Parking Impact Overlay Zone (Coastal Impact; Campus-Impact; Beach-Impact), Prime Industrial Lands, Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources and Steep Hillside, the Accident Potential Zone II (APZ-II) for Marine Corps Air Station (MCAS) Miramar, Airport Land Use Compatibility Overlay Zone for MCAS Miramar, the Airport Influence Area (Review Area 1) for MCAS Miramar. The IP-1-1 zone allows for research and development (R&D) 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 surrounding properties are zoned IP-1-1 and developed with research and development (R&D) uses, and the UCP designates the land use for the surrounding properties as Industrial.

The Project site includes two legal lots with access driveways from Science Park Road and Cray Court. The Project site contains ESL in the form of Sensitive Biological Resources and Steep Hillside.

The Project site was previously approved for development in accordance with two prior permit approvals. The previous permit approvals include the following:

- 2015 – Spectrum I and II, CDP No. 1390732 and SDP No. 1390733 to amend CDP/Hillside Review Permit No. 96-7939 for the demolition of an existing building and an existing parking garage; for the construction of a research and development (R&D) building and a parking structure; and a lot line adjustment located at 3013-3033 Science Park Road.

- 2018 – 3013-3033 Science Park Road, CDP No. 2145621, SDP No. 2145622 and PDP No. 2145623 to amend previously issued CDP No. 1390732 and SDP No. 1390733 to transfer 12,269 square feet (SF) of unutilized development rights to 3115 Merryfield Row.

The project seeks to obtain a CDP, PDP, and SDP which will amend the existing CDP No. 2145621, SDP No. 2145622, PDP No. 2145623, and PID/TM/CDP No. 89-0244 for the construction of a pedestrian and bicycle pathway bridge, and associated site improvements including landscaping connecting 3013, 3033, 3035 Science Park Road and 3545 Cray Court within the University Community Planning area.

DISCUSSION

The Project site consists of a 0.48-acre portion of an overall 12.3-acre site owned by three limited liability companies, all of which are owned by the same parent company. The Spectrum Bridge project (Project) application was deemed complete on November 3, 2020. The Project shall include the construction of a pedestrian bridge with a 164-foot span, and associated site improvements including landscaping. The bridge shall be a clear span structure across an urban finger canyon separating 3013, 3033, 3035 Science Park Road and 3545 Cray Court. The proposed pedestrian bridge would provide connectivity between the Spectrum buildings at 3013, 3033, and 3035 Science Park Road and the Spectrum V building at 3545 Cray Court. The proposed project requires the amendment of the previously issued development approvals.

PERMITS REQUIRED:

1. Process Three SDP: Required due to the presence of on-site ESL per SDMC [126.0502\(a\)\(5\)](#) and due to development within the Community Plan Implementation Overlay Zone (CPIOZ-B) per SDMC [Table 132-14B](#).
2. Process Two CDP: Required for development within the Coastal Overlay Zone (non-appealable) per [SDMC 126.0707\(a\)](#).
3. Process Four PDP: Required for deviations to zoning regulations. The following deviations from the applicable development regulations are being requested:
 - a. A deviation from [San Diego Municipal Code \(SDMC\) Section 131.0631, Table 131-06C](#), for the required side setback within the IP-1-1 zone. A 15-foot side setback is required, however a zero-foot setback is proposed to accommodate a pedestrian and bicycle bridge across the side property line of 3013, 3033, 3035 Science Park Road;
 - b. A deviation from [San Diego Municipal Code \(SDMC\) Section 131.0631, Table 131-06C](#), for the required rear setback within the IP-1-1 zone. A 25-foot rear setback is

required, however a zero-foot setback is proposed to accommodate a pedestrian and bicycle bridge across the rear property line of 3545 Cray Court.

These permits are consolidated for processing per [SDMC Section 112.0103](#), with the Planning Commission as the decision-maker.

With the exception of the requested deviations, the Project complies with the development requirements of the SDMC. The Project meets the requirements of the Coastal Height Limitation Overlay Zone with a maximum height of 30-feet above grade.

PROJECT RELATED ISSUES:

1. Zoning Deviations: The proposed development is requesting deviations from the SDMC regulations as described above. These deviations are required to be processed through a Process Four PDP.

With approval of the requested deviations, the Project will conform to the goals, themes and intent of the UCP by enhancing pedestrian accessibility and providing a pedestrian and bicycle pathway, with associated site improvements including landscape improvements. The proposed pedestrian bridge would be consistent the Community Plan goals for Torrey Pines subarea by providing additional pedestrian linkages. The requested side and rear setback deviations are appropriate for the Project and its location as it provides an interconnected pedestrian network on a Research & Development Campus. The Project is designed to move people safely and efficiently within the community and with due consideration for energy conservation. Therefore, the Project conforms with the applicable zoning and development regulations of the Land Development Code.

Additionally, the Project site will incorporate vegetation consistent with the surrounding Torrey Pines Area context, including Torrey Pines, Coast Live Oaks, California Sycamores, Brisbane Box as well as other low water use regionally adapted species, non-invasive species, that will thrive in the Coastal Environment of the Torrey Pines Area and common to local Coastal Sage Scrub and Chaparral communities.

The Project was revised to address and mitigate the potentially significant environmental effects to the following areas: Cultural Resources (Archaeology), and Tribal Cultural Resources through a MMRP. The MMRP requires Development Services Department (DSD) and a Director's Environmental Designee (ED), to review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

A pre-construction meeting with the holder/owner and City Resident Engineer (RE) of the Field Engineering Division, and City staff from Mitigation Monitoring Coordination (MMC) is required prior to beginning any work. In addition, the Principal Investigator (PI) for the project and the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.

Monitoring shall be present during grading/excavation/trenching during the construction phase. The PI shall then submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.

Community Plan Analysis:

The Project site is located in the IP-1-1 zone which allows for R&D uses with some limited manufacturing. The UCP designates the site as “Scientific Research” within the Torrey Pines Subarea of the UCP and Local Coastal Program and is located within the CPIOZ-B. Page 174, Section B of the UCP outlines the specific issues to be addressed in CPIOZ-B. These include, but are not limited to architecture, materials, site design, grading, bulk and scale, and pedestrian scale as well as all requirements of the Urban Design Element of the Plan. The Project uses natural color palettes, preserves existing mature trees, landscaping is consistent with the surrounding Torrey Pines Area context, and the Project provides a pedestrian and bicycle pathway to improve connectivity.

Staff has determined that the Project is consistent with the Scientific/Research designation, and supports the design requirements, goals, and policies of the UCP, and the General Plan (GP) including:

1. Create a physical, social, and economic environment complementary to UCSD and its environs and the entire San Diego metropolitan area (Page 16).

The Project proposes new landscaping and pedestrian connectivity in the area.

2. Provide pedestrian paths and bikeways to accommodate the community and complement the citywide systems (UCP Page 18); Work toward achieving a complete, functional and interconnected pedestrian network (GP Page 9).

The proposed project will develop a bridge providing accessibility across a canyon connecting two parcels in a R&D campus. The project will support pedestrian and bike circulation across the bridge and within the created pathways.

3. Accommodate professional offices and laboratory facilities and services to complement the University, the Towne Centre and the life sciences-research facilities (UCP Page 18).

The proposed project would seek to connect research facilities sites by providing a direct pedestrian and bicycle pathway. This development will alleviate travel on main roadways (North Torrey Pines Road) and allow access across a previously inaccessible canyon containing ESL.

4. Limit traffic conditions which produce congestion and air pollution (UCP Page 19).

The proposed project will provide a pedestrian path and bikeway reducing the need for vehicular travel between the adjacent sites.

5. Provide for the needs of pedestrians in all future design and development decisions (UCP Page 44).

The project enhances pedestrian connectivity in the area by providing pedestrian paths with a bridge. Additionally, the project will maintain connectivity within the site.

6. Ensure that San Diego's climate and the community's unique topography and vegetation influence the planning and design of new projects (UCP Page 44).

The proposed project will enable pedestrian communication between scientific research facilities while allowing pedestrians access across the canyon and provide an overlooking view of the natural habitat and ESL within the existing canyon.

7. Protect and take maximum advantage of the Torrey Pines Subarea's topography and unique natural vegetation (UCP Page 99).

The project will use the unique topography of the site by incorporating a bridge design and site access that follow and take advantage of the contours of the site. Additionally, the bridge proposes a single span design which will protect the natural vegetation within the canyon below the bridge.

Environmental Analysis:

During the environmental review of the Project, City staff determined that based on the environmental analysis and information, the Project could have a significant environmental effect in the following area(s): Cultural Resources (Archaeology) and Tribal Cultural Resources. As a result, Mitigated Negative Declaration No. 659148/SCH No. 2022030361 has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will avoid or mitigate the potentially significant environmental effects previously identified, and the preparation of an environmental impact report would not be required.

Conclusion:

Staff has reviewed project plans and documents, and all the necessary findings can be made to approve the Project as discussed in depth above and demonstrated in the resolution of approval (Attachment 5). Staff recommends that the Planning Commission ADOPT Mitigated Negative Declaration No. 659148/SCH 2022030361, ADOPT the Mitigation, Monitoring and Reporting Program, and APPROVE Coastal Development Permit No. 2410962, Planned Development Permit No. 2410963, Site Development Permit No. 2410964.

ALTERNATIVES

1. ADOPT Mitigation Declaration No. 659148/SCH No. 2022030361 and ADOPT the Mitigation, Monitoring and Reporting Program; and APPROVE Coastal Development Permit No. 2410962, Planned Development Permit No. 2410963, and Site Development Permit No. 2410964, Project No. 659148, with modifications.
2. DO NOT ADOPT Mitigation Declaration No. 659148/SCH No. 2022030361 and DO NOT ADOPT the Mitigation, Monitoring and Reporting Program; and DENY Coastal Development Permit No. 2410962, Planned Development Permit No. 2410963, and Site Development Permit No. 2410964, Project No. 659148, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



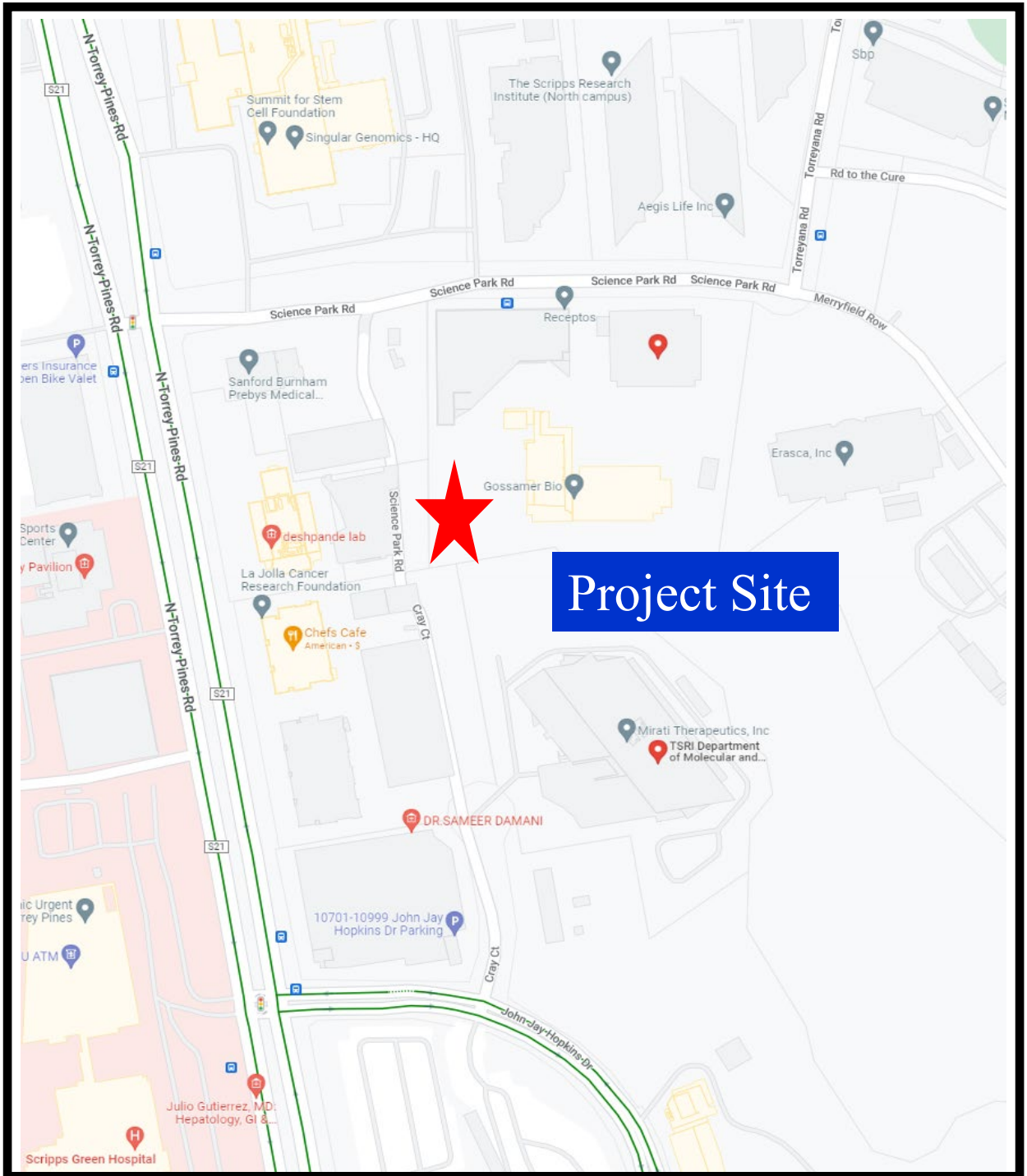
Renee Mezo
Assistant Deputy Director
Development Services Department



Benjamin Hafertepe
Development Project Manager
Development Services Department

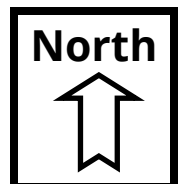
Attachments:

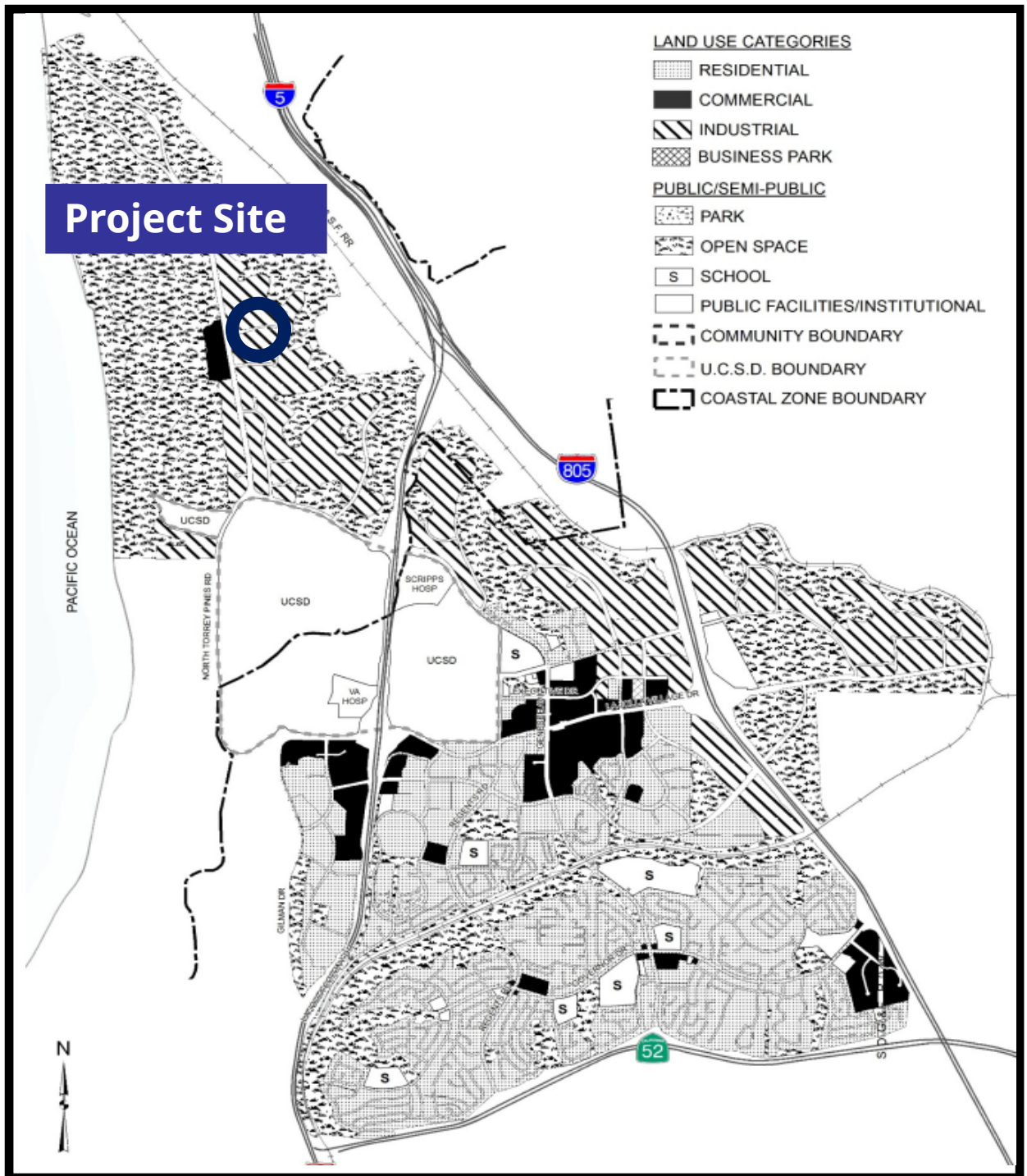
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Map
4. Overall Site Plan
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Copy of Recorded (existing) Permit(s)
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans (Include as appropriate/relevant)



Project Location

SPECTRUM PEDESTRIAN BRIDGE PROJECT, Project No. 659148
3013, 3033, 3035 Science Park Road,
and 3545 Cray Court San Diego, CA 92121





University Community Plan Land Use Map

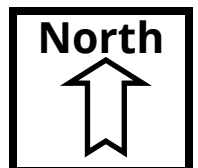
SPECTRUM PEDESTRIAN BRIDGE, Project No. 659148
3013, 3033, 3035 Science Park Road,
and 3545 Cray Court San Diego, CA 92121

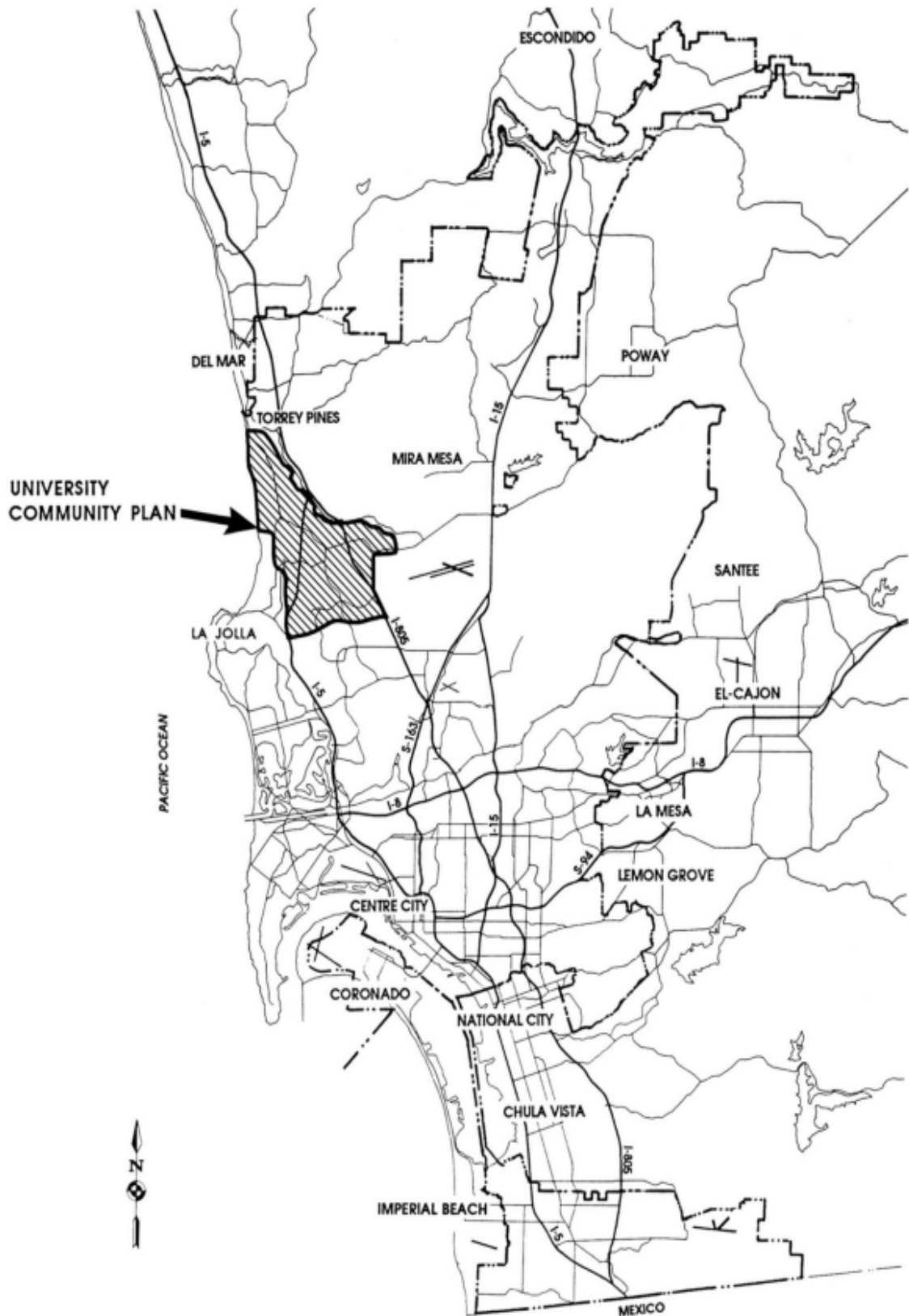




Aerial Photograph

SPECTRUM PEDESTRIAN BRIDGE PROJECT, Project No. 659148
3013, 3033, 3035 Science Park Road,
and 3545 Cray Court San Diego, CA 92121





PLANNING COMMISSION
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2410962
PLANNED DEVELOPMENT PERMIT NO. 2410963
SITE DEVELOPMENT PERMIT NO. 2410964
SPECTRUM BRIDGE PROJECT NO. 659148 [MMRP]
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2145621,
SITE DEVELOPMENT PERMIT NO. 2145622,
PLANNED DEVELOPMENT PERMIT NO. 2145623,
PLANNED INDUSTRIAL DEVELOPMENT/TENTATIVE MAP/
COASTAL DEVELOPMENT PERMIT NO. 89-0244

WHEREAS, ARE-SD REGION 23, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARE-SD REGION 35, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ARE-SD REGION 38, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Owners/Permittees, filed an application with the City of San Diego for a permit for the construction of a pedestrian bridge, pedestrian and bicycle pathway and associated site improvements including landscaping (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2410962, 2410963, 2410964), on a 0.48-acre portion of an overall 12.3-acre site;

WHEREAS, the project site is located at 3013, 3033, 3035 Science Park Road and 3545 Cray Court in the IP-1-1 zone of the University Community Plan (UCP); Coastal Overlay Zone (N-App-1 & CST-APP), Coastal Height Limitation Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ-B), the First Public Roadway, Transit Priority Area, Parking Impact Overlay Zone (Coastal Impact; Campus-Impact; Beach-Impact), Prime Industrial Lands, Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources and Steep Hillides, the Accident Potential Zone II (APZ-II) for Marine Corps Air Station (MCAS) Miramar, Airport Land Use Compatibility Overlay Zone for MCAS Miramar, the Airport Influence Area (Review Area 1) for MCAS Miramar, Local Coastal Program, and Council District 1.

WHEREAS, the project site is legally described as: Parcel 1 of Parcel Map No. 21376, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder

of San Diego County, on August 25, 2016 as File No. 2016-7000357, of official records, and Parcel 1 of Parcel Map No. 17077, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, February 25, 1993 as Instrument No. 1993-0118962 of Official Records.

WHEREAS, on August 4, 2022, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 2410962, Planned Development Permit No. 2410963, and Site Development Permit No. 2410964 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2410962, Planned Development Permit No. 2410963, and Site Development Permit No. 2410964:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0708]

1. Findings for all Coastal Development Permit:

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

The proposed project is a 164-foot long pedestrian and bicycle bridge within the IP-1-1 zone which allows for research and development (R&D) uses with some limited manufacturing, and within the University Community Plan (UCP). The proposed development of a bridge would connect "Spectrum 2" (3013, 3033, 3035 Science Park Road), and "Spectrum 5" (3545 Cray Court), which are located east of North Torrey Pines Road. The proposed development will not encroach upon any existing or proposed physical accessway as identified in the UCP or the Local Coastal Program Land Use Plan.

The property is in an area just west of Sorrento Valley Road and is located approximately 0.8-miles from the Pacific Ocean in an area just east of Torrey Pines Road between the sea and the first public roadway paralleling the sea. Science Park Road and Cray Court are not designated as a public view corridor and do not contain intermittent or partial vistas, viewshed or scenic overlooks with views toward the Pacific Ocean. The proposed development will not encroach upon any existing

physical accessway that is legally used by the public to access the coast, or any proposed public accessway as identified in the UCP and the Local Coastal Program Land Use Plan.

The proposed bridge shall span over an urban finger canyon and will be located east of existing buildings that are greater in height. The proposed 12-foot tall bridge will not exceed to the maximum height limit allowed by the Coastal Height Limit Overlay Zone (CHLOZ) in conformance with Technical Bulletin Bldg-5-4. The project's location relative to coastal resources and the height proposed would not obscure public views to and along the ocean, and other scenic coastal areas as specified in the UCP and Local Coastal Program Land Use Plan. In addition, the proposed site grading, building design and site access will follow and take advantage of the contours of the site to respect the local topography.

In addition, the Project proposes site, bridge and landscape designs that will enhance public views of the Project site by contributing to the public realm and street livability as outlined in the Overall Urban Design Goals of the UCP. The proposed site grading, building designs and site access will follow and take advantage of the contours of the site to respect the local topography as much as possible. The proposed landscape design will incorporate vegetation consistent with the surrounding Torrey Pines Area context, including Torrey Pines, Coast Live Oaks, California Sycamores, Brisbane Box as well as other low water use regionally adapted species, non-invasive species, that will thrive in the Coastal Environment of the Torrey Pines Area and common to local Coastal Sage Scrub and Chaparral communities.

Therefore, the development would not encroach upon any existing or proposed physical access ways that are legally used by the public identified by the UCP and Local Coastal Program Land Use Plan; and the development will protect public views to and along the ocean and other scenic coastal areas as specified in the UCP and Local Coastal Program Land Use Plan.

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

The project site contains ESL in the form of sensitive biological resources (Tier I southern maritime chaparral) and steep hillsides. The Project will require encroachment into a recorded open-space easement, created to preserve steep slopes as part of the La Jolla Pines Technology center Project in 1992. Encroachment into the open space easement will involve 3,891.57 square feet of temporary construction impact, which will be revegetated, as well as a 192.5-square-foot impermeable bridge abutment, and permeable dirt and granite pathways over 550.94 square feet.

The Project was also revised to address and mitigate the potentially significant environmental effects to the following areas: Cultural Resources (Archaeology), and Tribal Cultural Resources through a Mitigation, Monitoring and Reporting Program (MMRP). The MMRP requires Development Services Department (DSD) and a

Director's Environmental Designee (ED), to review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

Impacts to ESL occur during construction of the bridge which will require footings near the top of the slopes of the canyon on either side of the bridge. Minor balanced grading would be required to install the bridge abutments and to develop pathways. Construction activities would occur adjacent to the canyon and appropriate best management practices would be implemented and impacts to the existing open space easement will be temporary and revegetation would be required as part of the landscape scope of work.

Additionally, an Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities as mitigation for impacts to archaeological resources. The project implementation would impact a total 0.32 acre, including 0.01 acre of sensitive vegetation communities (Tier I southern maritime chaparral) and would avoid the multi-habitat planning area (MHPA; Table 2; Figure 7). Impacts would occur where the proposed bridge meets the existing grade outside the canyon, including the bridge foundations, and work areas around the foundations, and extensions of existing pedestrian pathways to the bridge. The proposed bridge meets Zone 1 brush management standards and would not require a brush management plan or additional brush managements.

The location and height of the bridge would allow for visual access to the finger canyon and open space easement without coming in direct contact with the native vegetation. The project would adhere to the 30-foot height limit associated with the Coastal Height Limit Overlay Zone as the towers above the bridge deck would reach just below 30-feet above the highest point of the canyon. The bridge surface would be wood decking with cable railing that would allow for views through the bridge railing, allowing the structure to blend in with the surrounding natural canyon. Thus, the project would not severely contrast with the surrounding area in terms of height or bulk and would not change the overall character of the area.

Mitigated Negative Declaration (MND) No. 659148/SCH No. 2022030361 has been prepared for the project in accordance with California Environmental Quality Act Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared as part of the final environmental document, which will reduce the potential impacts to below a level of significance. Therefore, the proposed coastal development will not adversely affect ESL.

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

The proposed project complies with all relevant policies of the UCP, the Local Coastal Program as provided for in the UCP, and complies with regulations of the certified Implementation Program (IP) and Land Development Code, landscaping, zoning and

other regulations. The project enhances pedestrian connectivity in the area by providing pedestrian and bicycle bridge that will provide connectivity on a Research & Development Campus. The project has also been designed to address height, bulk and scale, materials, colors, and sustainable features and comply with applicable overlay zones, including the maximum height limit prescribed in the CHLOZ. The project would adhere to the 30-foot height limit associated with the Coastal Height Limit Overlay Zone as the towers above the bridge deck would reach just below 30-feet above the highest point of the canyon. The bridge surface would be wood decking with cable railing that would allow for views through the bridge railing, allowing the structure to blend in with the surrounding natural canyon. Thus, the project would not severely contrast with the surrounding area in terms of height or bulk and would not change the overall character of the area.

The project will mitigate effects to ESL and the proposed landscape design will incorporate vegetation consistent with the surrounding Torrey Pines Subarea's unique natural vegetation including Torrey Pines, Coast Live Oaks, California Sycamores, Brisbane Box as well as other low water use regionally adapted species, non-invasive species, that will thrive in the coastal environmental of the Torrey Pines Area and common to the local Coastal Sage Scrub and Chapparal communities. The project site contains ESL in the form of sensitive biological resources (tier I southern maritime chaparral) and steep hillsides. The Project will require encroachment into a recorded open-space easement, created to preserve steep slopes as part of the La Jolla Pines Technology center Project in 1992. Encroachment will involve 3,891.57 square feet of temporary construction impact, which will be revegetated, as well as a 192.5-square-foot impermeable bridge abutment, and permeable dirt and granite pathways over 550.94 square feet. Impacts to ESL occur during construction of the bridge which will require footings near the top of the slopes of the canyon on either side of the bridge. Minor balanced grading would be required to install the bridge abutments and to develop pathways. Construction activities would occur adjacent to the canyon and appropriate best management practices would be implemented and impacts to the existing open space easement will be temporary and revegetation would be required as part of the landscape scope of work.

The proposed project will provide a pedestrian link across existing natural resources to connect with other pedestrian routes such as North Torrey Pines Road. There are no existing or proposed coastal public accessway on the Project site and there are no public views across the site as identified in the UCP and Local Coastal Program. Therefore, the proposed development is in conformity with the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The proposed project site is in an area just west of Sorrento Valley Road and is located approximately 0.8-miles from the Pacific Ocean in an area just east of Torrey Pines Road between the sea and the first public roadway paralleling the sea. The proposed development would be located on private property and would not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway as identified in the UCP and the Local Coastal Program Land Use Plan. Furthermore, the development will be located within and in close proximity to existing developed areas able to accommodate it. There will be no direct access from the site to the nearest shoreline.

With the exception of the requested side and rear setback deviations, the project complies with the development requirements of the SDMC. The Project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site and public access to the water, public recreation facilities, or public parking facilities would not be adversely affected by the approval of this development. The scenic and visual qualities of the coastal areas will be protected through established MMRP measures for the alteration of the natural land forms of the undeveloped urban finger canyon. The project will provide non-automobile circulation within a R&D campus. Therefore, the proposed development complies with the public access and recreation policies of Chapter 3 of the California Coastal Act.

B. SITE DEVELOPMENT PERMIT [SDMC 126.0505(a)]

1. Findings for all Site Development Permits:

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

The 0.48-acre portion of an overall 12.3-acre site is located in the IP-1-1 zone which allows for research and development (R&D) uses with some limited manufacturing, and within the University Community Plan (UCP), Torrey Pines Subarea 1, designates the site as Scientific Research. The project is consistent with the Scientific/Research designation, and supports the design requirements, goals, and policies of the University Community Plan (UCP), and the City of San Diego General Plan (GP) including:

1. Provide pedestrian paths and bikeways to accommodate the community and compliment the citywide systems (UCP Page 18); Work toward achieving a complete, functional and interconnected pedestrian network (GP ME-9).

The proposed project will develop a bridge providing accessibility across a canyon connecting two parcels in a R&D campus. The project will support pedestrian circulation.

2. Limit traffic conditions which produce congestion and air pollution (UCP Page 19).

The proposed project will provide a pedestrian path and bikeway reducing the need for vehicular travel between nearby sites.

3. Improve accessibility and use relationships within the community by establishing well-defined, multi-modal linkage systems (UCP Page 44).

The proposed bridge will allow pedestrian access over a canyon containing Environmental Sensitive Lands (ESL). The location and height of the bridge will allow for visual access of the finger canyon and the adjacent open space easement without coming in direct contact with the native vegetation. The proposed bridge will require minimal footings near the top of the canyon. Any impact to ESL will be mitigated as outlined in the Mitigated Negative Declaration (MND) No. 659148.

4. Provide for the needs of pedestrians in all future design and development decisions (UCP Page 44).

The project enhances pedestrian connectivity in the area by providing pedestrian paths with a bridge. Additionally, the project will maintain connectivity within the site.

5. Protect and take maximum advantage of the Torrey Pines Subarea's topography and unique natural vegetation (UCP Page 99).

The project will preserve the natural vegetation through an Encroachment Maintenance and Removal Agreement into the ESL. Additionally, the project will use the unique topography of the site by incorporating a bridge design and site access that follow and take advantage of the contours of the site.

6. Ensure visual and physical access to natural canyons, resources areas and scenic vistas (UCP Page 102).

The proposed project will enable pedestrian communication between scientific research facilities while allowing pedestrians access to the canyon overlooking the natural habitat and ESL.

7. Accommodate professional offices and laboratory facilities and services to complement the University, the Towne Centre and the life sciences-research facilities (UCP Page 18).

The proposed project would seek to connect research facilities sites by providing a direct pedestrian pathway. This development will alleviate travel on main roadways (North Torrey Pines Road) and allow occupants access through canyon containing ESL.

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

As outlined in SDP Finding (A)(1)(a) listed above, incorporated herein by reference, the project proposes a 164-foot long pedestrian and bicycle bridge connecting "Spectrum 2" (3013, 3033, 3035 Science Park Road), and "Spectrum 5" (3545 Cray Court). The high point of the proposed project would be below those of the structures on the two parcels the proposed bridge would connect.

The proposed project will not increase development intensity and will conform with the Airport Land Use Compatibility Plan (ALUCP) of Marine Corps Air Station (MCAS) Miramar. The MCAS Miramar ALUCP limits the site to 50 people per acre. Additionally, the proposed development is located outside 60dB Community Noise Equivalent Level (CNEL) noise contour of the MCAS Miramar Air Installations Compatible Use Zone (AICUZ) noise criteria overlay zone. The bridge is not an occupiable structure and is accessory to the existing uses for the project site. Therefore, the project is consistent with the previously approved permits, will minimize the consequences of potential aircraft accidents, and is in conformance with MCAS Miramar ALUCP Airspace Protection Surfaces.

Mitigated Negative Declaration (MND) No. 659148/SCH No. 2022030361 has been prepared for the project in accordance with California Environmental Quality Act Guidelines (CEQA). A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared as part of the final environmental document, which will reduce the potential impacts to below a level of significance. Therefore, the proposed development will not adversely affect Environmentally Sensitive Lands (ESL).

With the exception of the requested side and rear setback deviations, the proposed project is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. A Water Pollution Control Plan (WPCP) shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards. 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. 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.

Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of

persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in CDP No. 2410962, PDP No. 2410963, and SDP No. 2410964, and other regulations and guidelines pertaining to the subject property per the SDMC for the 3013, 3033, 3035 Science Park Road and 3545 Cray Court project site.

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 applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed project complies with the relevant regulations of the Land Development Code, including intensity, grading, landscaping and other regulations. The project has also been designed to address height, bulk and scale, materials, colors, sustainable features and signs as required through application of CPIOZ-B regulations.

The proposed development is requested the following deviations from the SDMC and the UCP CPIOZ-B regulations, these deviations are processed through the approval of an NDP.

1. A deviation from [San Diego Municipal Code \(SDMC\) Section 131.0631, Table 131-06C](#), for the required side setback within the IP-1-1 zone. Whereas, a 15-foot side setback is required, while a setback of zero-feet is proposed.
2. A deviation from [San Diego Municipal Code \(SDMC\) Section 131.0631, Table 131-06C](#), for the required rear setback within the IP-1-1 zone. Whereas, a 25-foot rear setback is required, while a setback of zero-feet is proposed.

With approval of the requested deviations, the project will confirm to the goals, themes and intent of the UCP by enhancing pedestrian connectivity, particularly in areas where the setback would be reduced. The deviations are being requested to create an accessible and cohesive campus and enhance the R&D use of the property. The requested deviations are appropriate for the proposed project and its location. Therefore, the proposed project confirms with the applicable zoning and development regulations of the Land Development Code (LDC), including any allowable deviations.

2. **Supplemental Findings – SDMC Section 1236.0505(b) – Environmental Sensitive Lands:**

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

The project proposes a bridge that will be constructed above the ground surface and connect with the land at its footings. This area would be approximately 200 square feet. The footings would be designed to occupy small, flat areas. A geotechnical report supports the project can be accommodated on the site. The proposed project would be constructed high enough to avoid direct or indirect contact with the flora and fauna over which the bridge would pass. Lighting will be minimal and directed onto the surface of the structure rather than into the canyon. Noise will be limited to human conversation with no sound equipment on the bridge.

The view from farther east is blocked by landscape. The view from Science Park Road is blocked by trees. An electrical tower, approximately 80' tall, with high-voltage lines connecting to it from the north and south exists in the middle of the canyon that the project would traverse.

As outlined in SDP Finding (B)(1)(b), the project has established mitigation efforts of impacts to environmentally sensitive lands. Project No. 659148 to MND No. 659148/SCH No. 2022030361 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines. Therefore, the site is physically suitable for the design and siting of the proposed development and the development would result in minimum disturbance to ESL.

- b. **The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The Project proposes development adjacent to an undeveloped canyon within previously developed areas. The proposed site designs take advantage of the existing site contours and landforms. MND No. 659148/SCH No. 2022030361 has been prepared for the project in accordance with Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined the project avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an environmental impact report will not be required.

The project's development footprint has been located to minimize erosion, flood, and fire hazards. The bridge proposes minimal footings new the top of the canyon and the bridge will be located above ESL. No floodplains exist on site and proper design features have been incorporated into the site plan. Impacts to ESL would occur during construction of the bridge which will require footings near the top of the slopes of the canyon on either side of the bridge. Minor balanced grading would be required to install the bridge abutments and to develop pathways. Construction

activities would occur adjacent to the canyon and appropriate best management practices would be implemented and impacts to the existing open space easement will be temporary and revegetation would be required as part of the landscape scope of work.

The bridge proposes a structure of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction materials, to the satisfaction of DSD-Landscape section and the Deputy Fire Marshall, to prevent fire hazards. Development will comply with the region-wide erosion control plan, which requires pre- and post-construction measures to prevent erosion and sedimentation of downstream areas. The project will comply with all requirements of the State Water Resources Control Board and Municipal Storm Water Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associate with Construction Activity. Therefore, the proposed development has been designed to minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

As outlined in SDP Finding (B)(1)(b) and (B)(2)(a) listed above, Project No. 659148 to MND No. 659148/SCH No. 2022030361 has been prepared for the project in accordance with CEQA guidelines. Therefore, 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 and Vernal Pool Habitat Conservation Plan (VPHCP).

The Multiple Species Conservation Program (MSCP) was designed to mitigate the cumulative loss of biological resources throughout the San Diego region. The Vernal Pool Habitat Conservation Plan (VPHCP) was designed to compensate for the analogous losses of vernal pools. The proposed project is not located within the City of San Diego's Multi-habitat Planning Area and would not remove Tier I, Tier II, or Tier III land cover. It would remove approximately 0.09 acres of Tier IV (ornamental) and approximately 0.27 acres of urban/developed surface, which are not considered a significant impact. As established by the MND, impacts to ESL will be mitigated. The site contains no vernal pools. Therefore, the proposed development is consistent with the City of San Diego's MSCP Subarea Plan.

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

The project site is located at 3013, 3033, 3035 Science Park Road and 3545 Cray Court, east of North Torrey Pines Road, and is approximately 0.8 miles from the Pacific Ocean. The property is in an area just east of Torrey Pines Road and the entire area is located between the sea and the first public roadway paralleling the sea. The

proposed development will be located on private property adjacent to an undeveloped canyon within previously disturbed and developed portions of the site. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

As outlined in CDP Finding (A)(1)(b), SDP Finding (B)(1)(b), and (B)(2)(a) listed above, MND No. 659148/SCH No. 2022030361 has been prepared for the project in accordance with CEQA guidelines. A MMRP has been prepared as part of the final environmental document, which will mitigate the impacts to ESL. Additionally, the project shall be required to comply with applicable mitigation measures outlined within the MMRP throughout the following phases: pre-construction, during construction, and post-construction. The mitigation measures include requirements to mitigate for potential impacts to Cultural Resources (Archaeology), and Tribal Cultural Resources.

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

C. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits

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

As outlined in SDP Finding (B)(1)(a) and (B)(1)(b) listed above, incorporated herein by reference, the project is consistent with the goals, objectives, and proposals of the UCP, the development plans have been designed to address height, bulk and scale, materials, colors and signs as required through application of CPIOZ-B. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

As outlined in SDP Finding (B)(1)(b) listed above, incorporated herein by reference, the permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area.

- 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.**

As outlined in SDP Finding (B)(1)(c) listed above, incorporated herein by reference, the proposed development would be located on private property 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 LDC.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 2410962, Planned Development Permit No. 2410963, Site Development Permit No. 2410964 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 659148, a copy of which is attached hereto and made a part hereof.

Benjamin Hafertepe
Development Project Manager
Development Services

Adopted on: August 4, 2022

IO#: 24008553

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008553

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2410962

PLANNED DEVELOPMENT PERMIT NO. 2410963

SITE DEVELOPMENT PERMIT NO. 2410964

SPECTRUM BRIDGE PROJECT - PROJECT NO. 659148[MMRP]

AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2145621,

SITE DEVELOPMENT PERMIT NO. 2145622,

PLANNED DEVELOPMENT PERMIT NO. 2145623,

PLANNED INDUSTRIAL DEVELOPMENT/TENTATIVE MAP/

COASTAL DEVELOPMENT PERMIT NO. 89-0244

PLANNING COMMISSION

This Coastal Development Permit (CDP) No. 2410962, Planned Development Permit (PDP) No. 2410963, and Site Development Permit (SDP) No. 2410964, an amendment to CDP No 2145621, SDP No. 2145622, and PDP No. 2145623, Planned Industrial Development (PID)/Tentative Map (TM)/CDP No. 89-0244 is granted by the Planning Commission of the City of San Diego to ARE-SD REGION 23, LLC, a Delaware Limited Liability Company, ARE-SD REGION 35, LLC, a Delaware Limited Liability Company, and ARE-SD REGION 38, LLC, a Delaware Limited Liability Company, Owners and Permittees, pursuant to San Diego Municipal Code SDMC section 126.0502(a)(5), 126.0704(a)(7), and 126.0604(a). The 0.48-acre site is located at 3013, 3033, 3035 Science Park Road and 3545 Cray Court in the IP-1-1 zone, Coastal Overlay Zone (N-App-1), Coastal Height Limitation Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ-B), the First Public Roadway, Transit Priority Area, Parking Impact Overlay Zone (Coastal Impact; Campus-Impact; Beach-Impact), Prime Industrial Lands, Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources and Steep Hillside, the Accident Potential Zone II (APZ-II) for Marine Corps Air Station (MCAS) Miramar, Airport Land Use Compatibility Overlay Zone for MCAS Miramar, the Airport Influence Area (Review Area 1) for MCAS Miramar, within the University Community Plan and Local Coastal Program, and Council District 1. The project site is legally described as: Parcel 1 of Parcel Map No. 21376, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on August 25, 2016 as File No. 2016-7000357, of official records; and Parcel 1 of Parcel Map No. 17077, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, February 25, 1993 as Instrument No. 1993-0118962 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees for the construction of a pedestrian bridge and associated site improvements including landscaping, located at 3013, 3033, 3035 Science Park Road and 3545 Cray Court, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [August 4, 2022], on file in the Development Services Department.

The project shall include:

- a. Development of a 164-foot span bridge over an urban finger canyon to create a connection between two portions of a Research and Development (R&D) campus. Development will include a pathway from 3545 Cray Court leading up to the south end of the proposed bridge and a bridge landing on the north side of the bridge for a connection to the existing path located at 3013, 3033, 3035 Science Park Road.
- b. The following deviations from the applicable development regulations:
 - i. A deviation from [San Diego Municipal Code \(SDMC\) Section 131.0631, Table 131-06C](#), for the required side setback within the IP-1-1 zone. Whereas, a 15-foot side setback is required, while a setback of zero-feet is proposed to accommodate a pedestrian and bicycle bridge across the side property line of 3013, 3033, 3035 Science Park Road;
 - ii. A deviation from [San Diego Municipal Code \(SDMC\) Section 131.0631, Table 131-06C](#), for the required rear setback within the IP-1-1 zone. Whereas, a 25-foot rear setback is required, while a setback of zero-feet is proposed to accommodate a pedestrian and bicycle bridge across the rear property line of 3545 Cray Court.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. 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 August 18, 2025.

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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. CDP No. 2145621, SDP No. 2145622, PDP No. 2145623, and PID/TM/CDP No. 89-0244 shall remain in effect except, where amended by this permit.

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] as specified in Mitigated Negative Declaration, No. 659148/SCH No. 2022030361 shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 659148/SCH No. 2022030361, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 659148/SCH No. 2022030361, 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:

- Cultural Resources (Archaeology)
- Tribal Cultural Resources

15. Prior to Construction

- a. Biologist Verification - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist

(Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

- b. Preconstruction Meeting - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- c. Biological Documents - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- d. Biological Construction Mitigation/Monitoring Exhibit (BCME) -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- e. Resource Delineation - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- f. Education -Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or

retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

16. During Construction

- a. Monitoring- All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- b. Subsequent Resource Identification - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

17. Post Construction Measures

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

18. Nesting Bird Avoidance

To avoid any direct impacts to California gnatcatcher southern and California rufous-crowned sparrow, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting California gnatcatcher southern and California rufous-crowned sparrow, on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City Development Services Department (DSD) for review and approval prior to initiating any construction activities. If nesting California gnatcatcher southern; California rufous-crowned sparrow, are detected, a letter report in conformance with the City's Biology Guidelines and

applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of California gnatcatcher southern and California rufous-crowned sparrow, or eggs or disturbance of breeding activities is avoided. The report shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction. If nesting California gnatcatcher southern and California rufous-crowned sparrow are not detected during the precon survey, no further mitigation is required.

CLIMATE ACTION PLAN REQUIREMENTS:

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

GEOLOGY REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

21. Prior to the issuance of any building 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.

22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

23. Prior to the issuance of any building permits, the Owner/Permittee shall complete construction of Drawing # 41804-D to satisfaction of City Engineer.

LANDSCAPE REQUIREMENTS:

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

satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A", on file in the Development Services Department.

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

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

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

28. Structures over native or naturalized vegetation shall be constructed of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction to the satisfaction of DSD-Landscape section and the Deputy Fire Marshall.

PLANNING/DESIGN REQUIREMENTS:

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

30. 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.

31. Prior to development, an Encroachment Maintenance and Removal Agreement (EMRA) for improvements for encroachment into the open space easement shall be submitted and approved.

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

34. CDP No. 2145621, SDP No. 2145622, PDP No. 2145623, and PID/TM/CDP No. 89-0244 shall remain in effect except, where amended by this permit.

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 Planning Commission, of the City of San Diego on August 4, 2022 and [Approved Resolution Number].

ATTACHMENT 6

COASTAL DEVELOPMENT PERMIT NO. 2410962
PLANNED DEVELOPMENT PERMIT NO. 2410963
SITE DEVELOPMENT PERMIT NO. 2410964
Date of Approval: August 4, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Benjamin Hafertepe
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. 23, LLC,
a Delaware Limited Liability Company
ARE-SD Region No. 35, LLC,
A Delaware Limited Liability Company
ARE-SD Region No. 38, LLC,
A Delaware Limited Liability Company**

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

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

By _____
NAME:
TITLE:

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

PLANNING COMMISSION
RESOLUTION NUMBER PC-_____

ADOPTED ON AUGUST 4 2022

A RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION NO.
659148/SCH No. 2022030361 AND THE MITIGATION, MONITORING,
AND REPORTING PROGRAM FOR THE SPECTRUM BRIDGE – PROJECT
NO. 659148

WHEREAS, on April 28, 2020, ARE-SD REGION 23, LLC, a Delaware Limited Liability Company; ARE-SD Region 35, LLC, a Delaware Limited Liability Company; ARE-SD REGION 38, LLC, a Delaware Limited Liability Company; and Eric Jones, LPA Design Studios, submitted an application to the Development Services Department for approval of Site Development Permit, Coastal Development Permit, Planned Development Permit for the Spectrum Bridge project (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on August 4, 2022; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 659148/SCH No. 2022030361 (Declaration) prepared for this Project; NOW
THEREFORE,

BE IT RESOLVED, by the Hearing Officer 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 Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the

ATTACHMENT 7

Development Services Department, 1222 First Avenue, San Diego, CA 92101 or City Clerk, 202 C Street, San Diego, CA 92101

BE IT FURTHER RESOLVED, that Development Services Department staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

ADOPTED by the Hearing Officer

By: _____
Benjamin Hafertepe
Development Project Manager
Development Services Department

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 2410962
 PLANNED DEVELOPMENT PERMIT NO. 2410963
 SITE DEVELOPMENT PERMIT NO. 2410964

PROJECT NO. 659148

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. 659148 shall be made conditions of the Site Development Permit, Coastal Development Permit, and Planned Development Permit as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice to Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The DSD 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:

Qualified Archaeologist
 Qualified Biologist
 Qualified Paleontological Monitor

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – (858) 627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at (858) 627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 659148 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 Required

4. **MONITORING EXHIBITS:**

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

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

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

5. **OTHER SUBMITTALS AND INSPECTIONS:**

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

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring Report(s)	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL MONITORING

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Pre-construction (Precon) Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer

(RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

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

2. Identify Areas to be Monitored

- a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
- b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

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

III. During Construction

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

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

circumstances OSHA safety requirements may necessitate modification of the AME.

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's 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 Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

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

- a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also a historical resource as defined in CEQA Guidelines Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.

3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries

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

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

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting

from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
- b. Recording Sites with State of California Department of Parks and Recreation

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

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

B. Handling of Artifacts

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

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures

were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C, 5.

3. 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 one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2145621

SITE DEVELOPMENT PERMIT NO. 2145622

PLANNED DEVELOPMENT PERMIT NO. 2145623

3013-3033 SCIENCE PARK ROAD - PROJECT NO. 566056 [MMRP]

AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1390732

SITE DEVELOPMENT PERMIT NO. 1390733

HEARING OFFICER

This Coastal Development Permit No. 2145621, Site Development Permit No. 2145622, and Planned Development Permit No. 2145623, an amendment to Coastal Development Permit No. 1390732 and Site Development Permit No. 1390733, is granted by the Hearing Officer of the City of San Diego to ARE-SD REGION 35, LLC, a Delaware Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504, 126.0604, and 126.0708. The 7.08-acre site is located at 3013-3033 Science Park Road in the IP-1-1 Zone within the University Community Plan, Prime Industrial Lands, Community Plan Implementation Overlay Zone (CPIOZ-B), Coastal Height Limitation Overlay Zone, First Public Roadway Overlay Zone, and Coastal Overlay Zone (Non-Appealable Area 1). In addition, the property is located within the Transit Priority Area, Parking Impact Overlay Zone (Coastal and Campus Impact Areas), Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 1), the Accident Potential Zone for Marine Corps Air Station (MCAS) Miramar, and Council District 1. The project site is legally described as: Parcel 2 of Parcel Map No. 2411, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on March 4, 1974; and Lot 4 of Torrey Pines Science Park Unit 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof 6229 filed in the Office of the County Recorder of San Diego County on November 21, 1968; Portion of Lot 12 of La Jolla Spectrum, in the City of San Diego, County of San Diego, State of California, according to Map thereof 12990 filed in the Office of the County Recorder of San Diego County on December 4, 1992.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to transfer 12,269 square feet of unutilized development rights to 3115 Merryfield Row; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 18, 2018, on file in the Development Services Department.

The project shall include:

- a. A transfer of 12,269 square feet of unutilized development rights to 3115 Merryfield Row.

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 August 1, 2021.
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. Coastal Development Permit No. 1390732 and Site Development Permit No. 1390733 shall remain in force and effect except as amended by this Permit.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Addendum No. 566056 to Mitigated Negative Declaration (MND) No. 383639, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 566056 to Mitigated Negative Declaration (MND) No. 383639, 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
Historical Resources (Archaeology)

DEVELOPMENT REQUIREMENTS:

15. All the conditions outlined in Coastal Development Permit No. 1390732 and Site Development Permit No. 1390733 shall remain in effect.

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.

APPROVED by the Hearing Officer of the City of San Diego on July 18, 2018 and Resolution No. HO-7112-1.

Permit Type/PTS Approval No.: Coastal Development Permit No. 2145621,
Site Development Permit No. 2145622,
and Planned Development Permit No. 2145623
Date of Approval: July 18, 2018

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. 35, LLC,
a Delaware Limited Liability Company**

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

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

By: _____
Name:
Title:

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

Page 3		City of San Diego • Information Bulletin 620		May 2020						
		City of San Diego Development Services		Community Planning Committee Distribution Form						
Project Name: Spectrum Bridge			Project Number: 659148							
Community: University										
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>										
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny										
# of Members Yes 12		# of Members No 0		# of Members Abstain 0						
Conditions or Recommendations:										
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)										
NAME: Chris Nielsen										
TITLE: Chair			DATE: August 10, 2021							
<i>Attach additional pages if necessary (maximum 3 attachments).</i>										



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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

Project Title: Spectrum Pedestrian Bridge

Project No. For City Use Only: 659148

Project Address: 3115 Merryfield Row, 3013 Science Park Road, 0 Roselle, 3545 Cray Court

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

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.


Property Owner

Name of Individual: ARE-SD Region No. 23 LLC, ARE-SD Region No. 35 LLC, ARE-SD Region No. 38 LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 10996 Torreyana Road Suite 250

City: San Diego State: CA Zip: 92121

Phone No.: 858.768.7985 Fax No.: _____ Email: tduynstee@are.com

Signature:  ARE-SD Region No. 38, LLC
ARE-SD Region No. 35, LLC
ARE-SD Region No. 23, LLC Date: _____

Additional pages attached: ☐ Yes ☒ No

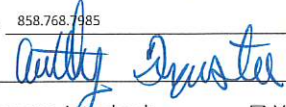
Applicant

Name of Individual: Tony Duynstee ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 10996 Torreyana Road Suite 250

City: San Diego State: CA Zip: 92121

Phone No.: 858.768.7985 Fax No.: _____ Email: mdambrosia@are.com

Signature:  ARE-SD Region No. 38, LLC
ARE-SD Region No. 35, LLC
ARE-SD Region No. 23, LLC Date: _____

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

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

Street Address: _____

City: _____ State: _____ Zip: _____

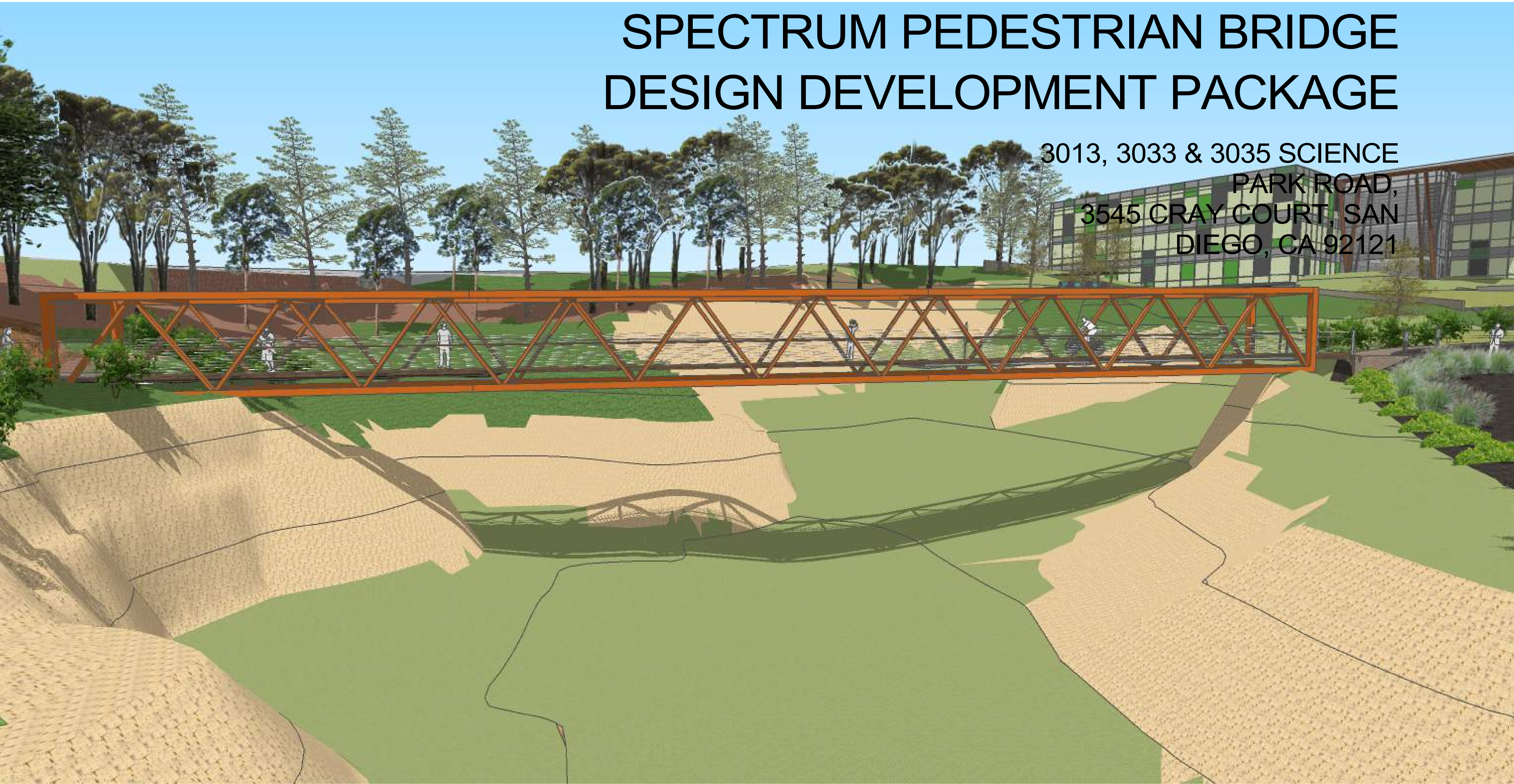
Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

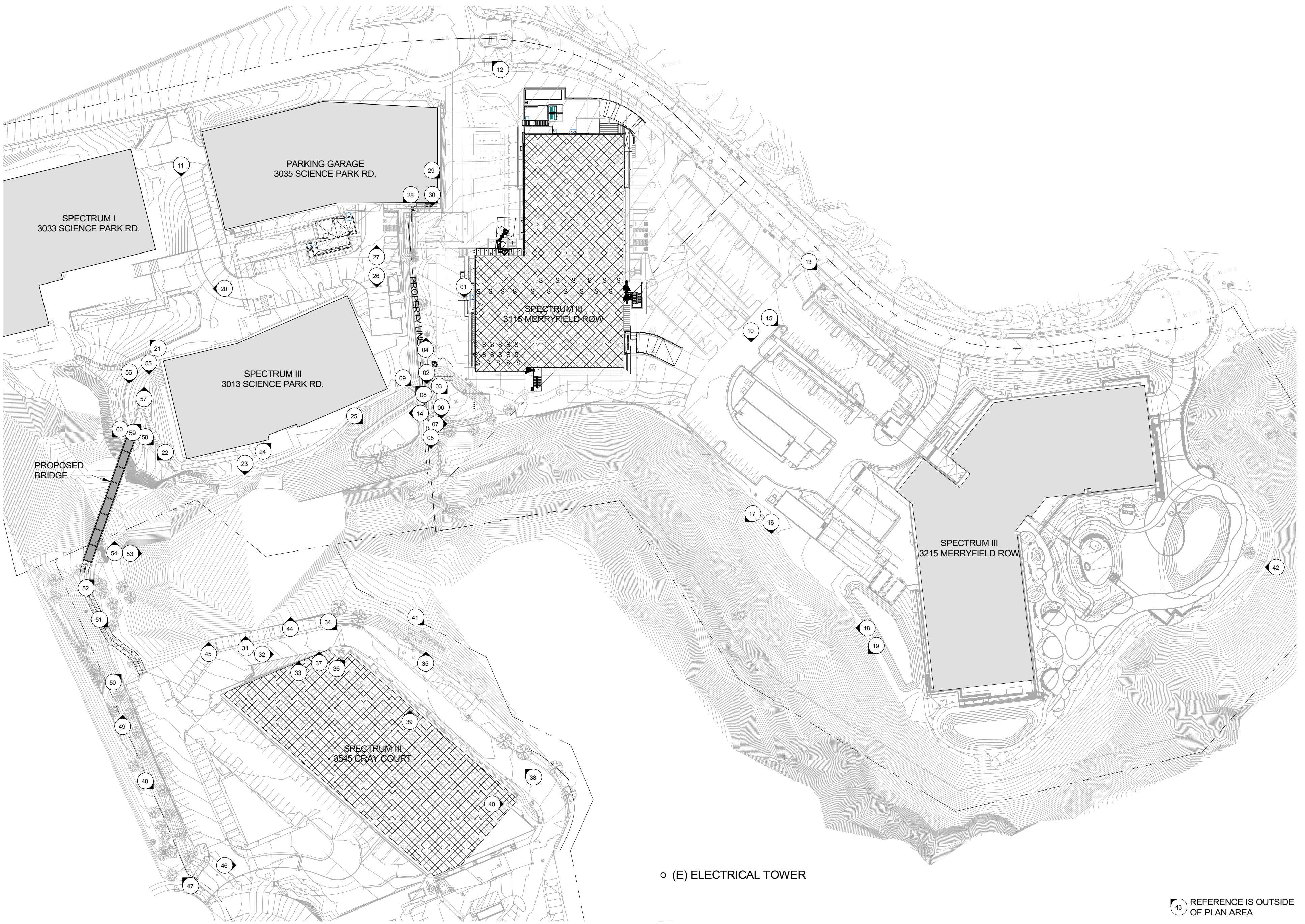
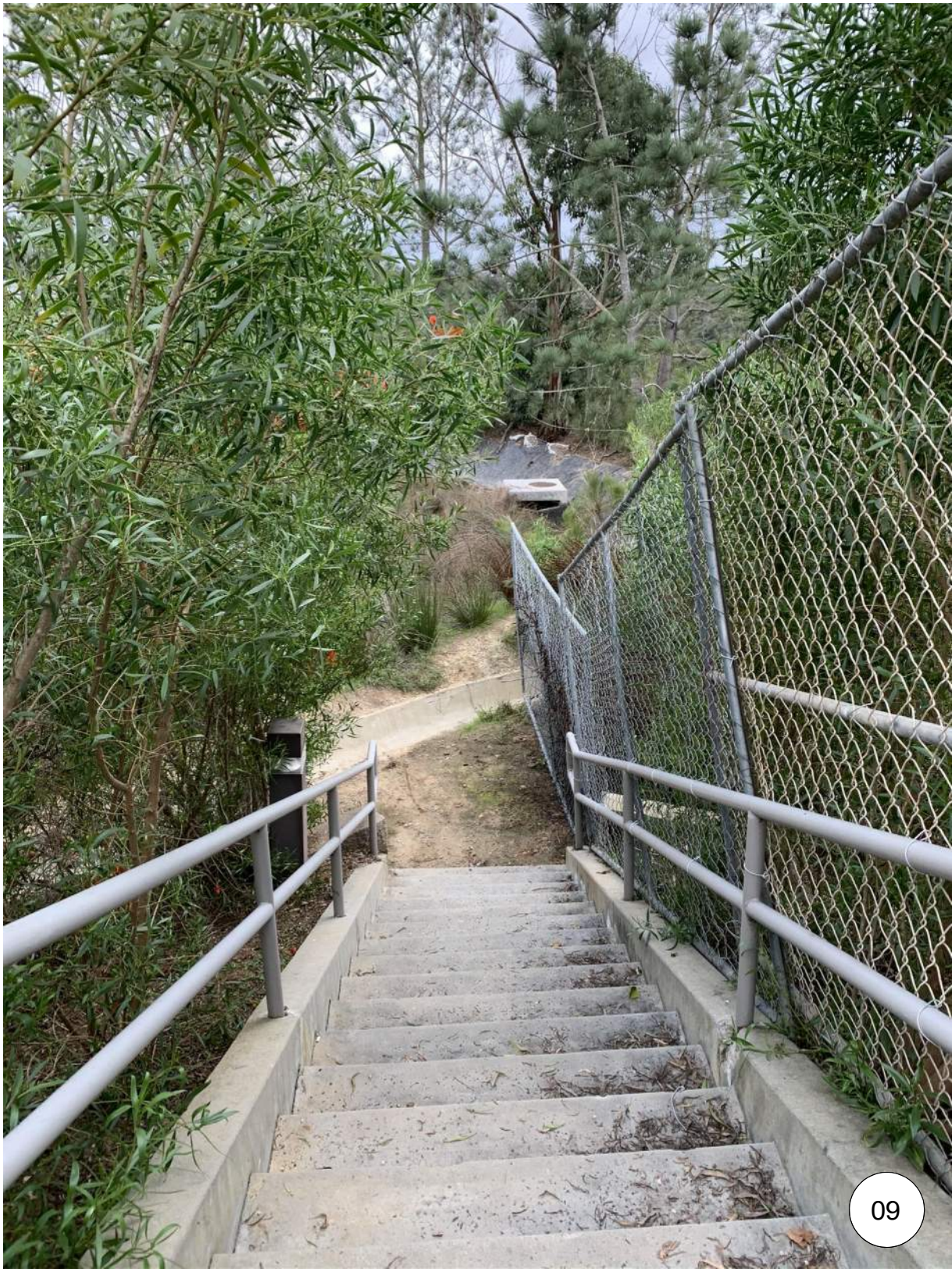
Additional pages Attached: ☐ Yes ☐ No

SPECTRUM PEDESTRIAN BRIDGE DESIGN DEVELOPMENT PACKAGE

3013, 3033 & 3035 SCIENCE
PARK ROAD,
3545 CRAY COURT, SAN
DIEGO, CA 92121



Submittals	Date
SDP, PDF, CDP - 1ST CITY SUBMITTAL	04/16/2020
SDP, PDF, CDP - 2ND CITY SUBMITTAL	06/08/2020
SDP, PDF, CDP - 3RD CITY SUBMITTAL	01/19/2021
SDP, PDF, CDP - 4TH CITY SUBMITTAL	05/26/2021
SDP, PDF, CDP - 5TH CITY SUBMITTAL	08/09/2021
SDP, PDF, CDP - 6TH CITY SUBMITTAL	12/03/2021



PHOTOGRAPHIC SURVEY KEY PLAN 1



SPECTRUM PEDESTRIAN BRIDGE

3013, 3033 & 3035 SCIENCE PARK ROAD,
3545 CRAY COURT, SAN DIEGO, CA 92121

Developed for



ALEXANDRIA

Submital	Date
SDP, PDP, CDP - 1st CITY SUBMITTAL	04/16/2020
SDP, PDP, CDP - 2nd CITY SUBMITTAL	07/10/2020
SDP, PDP, CDP - 3RD CITY SUBMITTAL	07/19/2021
SDP, PDP, CDP - 4TH CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 5TH CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 6TH CITY SUBMITTAL	12/03/2021

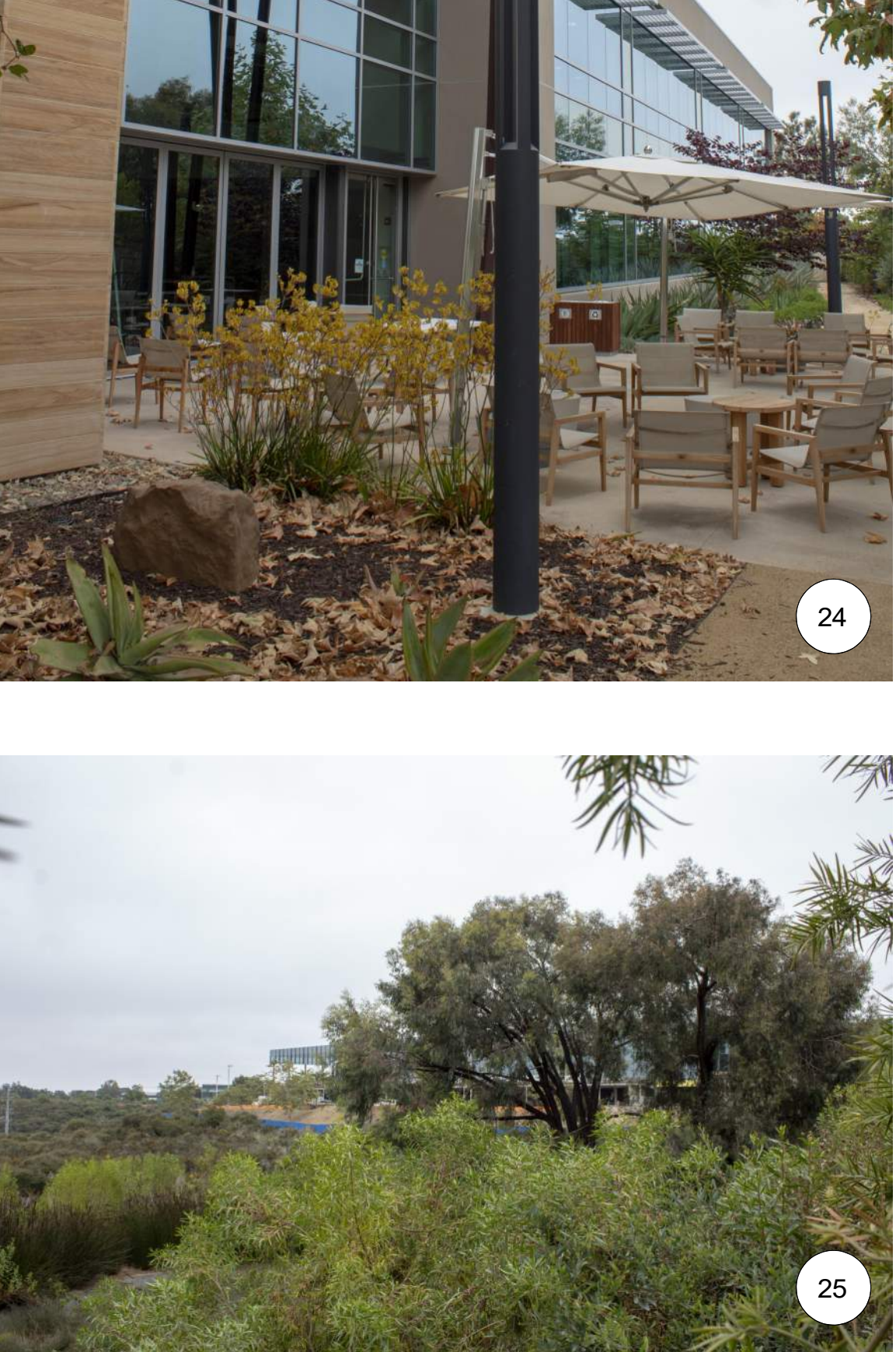
Job Number	1808910
Date Published	2021.01.19
Checked By	Checker
Scale	1" = 80'-0"

PHOTOGRAPHIC SURVEY

NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION

This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are copyright protected, are the property of LPA, Inc. (LPA) and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between LPA and its Client. The unauthorized disclosure and/or use of the project documents (including the creation of derivative works), may give rise to liability for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable. Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

© LPA, Inc.



Submital	Date
SDP, PDP, CDP - 1st CITY SUBMITTAL	04/16/2020
SDP, PDP, CDP - 2nd CITY SUBMITTAL	07/10/2020
SDP, PDP, CDP - 3rd CITY SUBMITTAL	07/19/2021
SDP, PDP, CDP - 4th CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 5th CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 6th CITY SUBMITTAL	12/03/2021

Job Number	1808910
Date Published	2021.01.19
Checked By	Checker
Scale	



ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

619-795-2555 Office

619-795-2552 Fax

LPADesignStudios.com

1600 National Avenue
San Diego, California 92113

NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION

This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are the property of the Law Firm. The property of Law Firm (LPA) and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between the Law Firm and the project owner. Any disclosure and/or use of the project documents (including the creation of derivative works), may constitute a breach of the LPA and constitute an unlawful disclosure, use or misappropriation of project rights held by LPA. The unauthorized use of the project documents will give rise to the Law Firm's right to seek legal remedies, including attorney fees and costs for which the unauthorized user will be held liable.

The Law Firm and its representatives intend of the work and are not a representation of as-built or existing conditions. LPA is not responsible for the accuracy of the project documents and the existing conditions.

© LPA, Inc.

SPECTRUM PEDESTRIAN BRIDGE

3013, 3033 & 3035 SCIENCE PARK ROAD,
33545 CRAY COURT, SAN DIEGO, CA 92121

Developed for

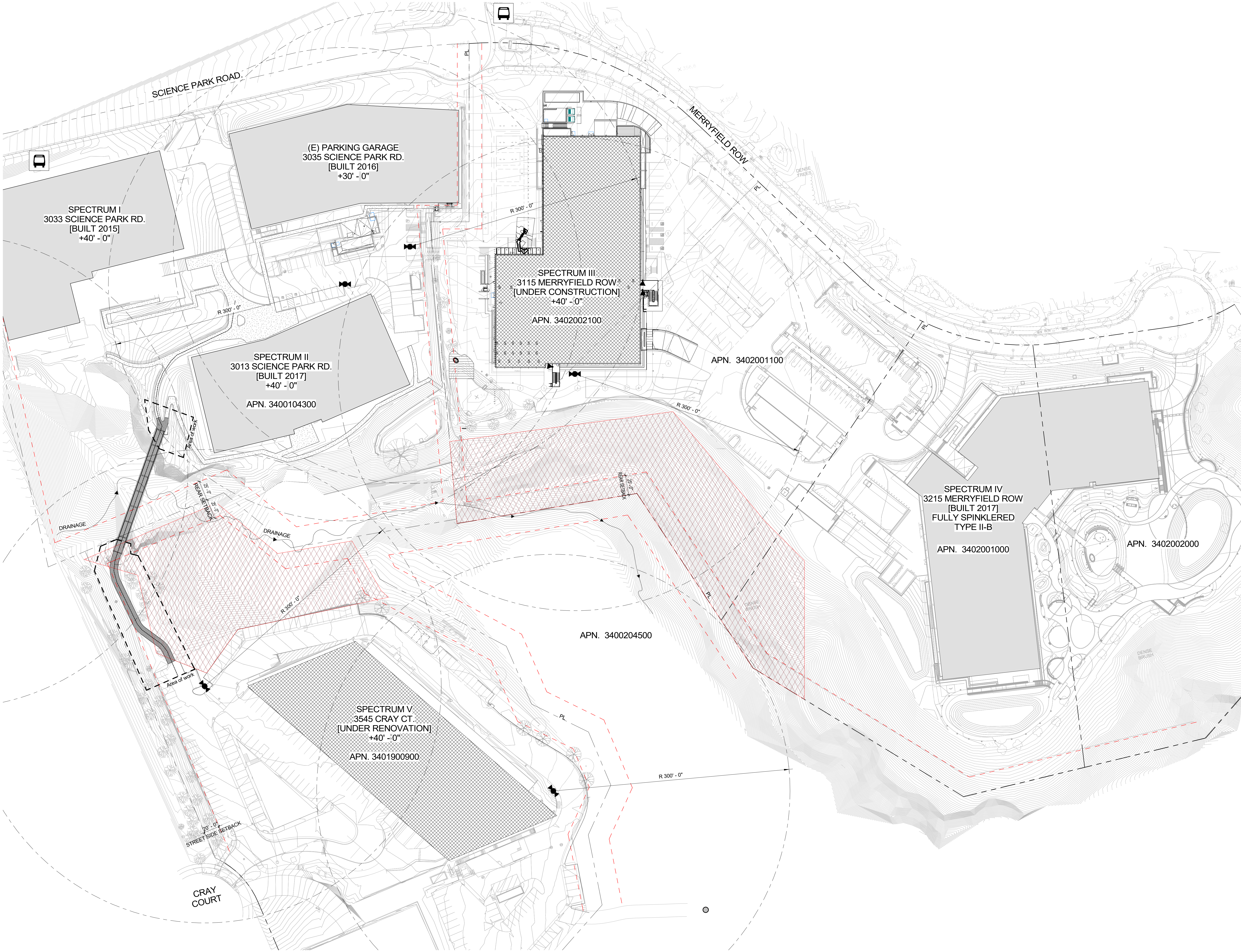


ALEXANDRIA.

Submission	Date
ISDP, PDP, CDP - 1st CITY SUBMITTAL	04/16/2020
ISDP, PDP, CDP - 2nd CITY SUBMITTAL	07/10/2020
ISDP, PDP, CDP - 3RD CITY SUBMITTAL	01/19/2021
ISDP, PDP, CDP - 4TH CITY SUBMITTAL	03/26/2021
ISDP, PDP, CDP - 5TH CITY SUBMITTAL	06/09/2021
ISDP, PDP, CDP - 6TH CITY SUBMITTAL	12/03/2021

Job Number	1808910
Date Published	2021.01.19
Checked By	Checker
Scale	

PHOTOGRAPHIC SURVEY



OVERALL BRIDGE SITE PLAN CONCEPT

1" = 50'-0" 01

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY AND CONFIRMING THAT THE WORK CAN BE DONE AS SHOWN. BEFORE PROCEEDING WITH THE DEMOLITION, IF THERE ARE COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
2. CONTRACTOR SHALL REPLACE, RECONSTRUCT, AND REPAIR ALL EXISTING WORK THAT IS IMPACTED/DAMAGED OR DESTROYED AS A RESULT OF ANY CONTRACTOR WORK INCLUDING, BUT NOT LIMITED TO, HARDSCAPE, SIDEWALKS, IRRIGATION SYSTEMS, LANDSCAPING, LAWNS, STRUCTURES, AND UTILITIES, ALL TO THE SATISFACTION OF THE OWNER. TREES REMOVED TO ENABLE INSTALLATION OF SITE WORK AND NEW INFRASTRUCTURE/UTILITIES SHALL BE REPLACED WITH LIKE SPECIES USING 24" BOX SPECIMENS.
3. WHERE ASPHALT OR CONCRETE IS BEING REPAVED, CONTRACTOR SHALL PROVIDE EVEN AND STRAIGHT LINE CUTS WITH 2 FOOT STRAIGHT SLURRY SEAL SURFACE PATCH ON BOTH SIDES OF CUT.
4. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
5. BUILDING ADDRESS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

PATH OF TRAVEL NOTES

PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELLED AT A SLOPE NOT STEEPER THAN 1:2, EXCEPT THAT LEVEL CHANGES ARE 1/4" MAXIMUM VERTICAL AND IS AT LEAST 48" WIDE. SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48, AND RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 UNLESS OTHERWISE INDICATED (SECTION 11B-307.3).

P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (SECTION 11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL SURFACE BETWEEN 27" AND 80" ABOVE FINISH FLOOR OR GROUND (SECTION 11B-307.2).

PROVIDE FLUSH TRANSITIONS AT ANY ADJOINING JOINTS BETWEEN NEW AND EXISTING (E) WALK SURFACES IN P.O.T.

ARCHITECT TO VERIFY THAT THERE ARE NO BARRIERS IN THE P.O.T. COMPLY WITH SECTIONS 11B-206.

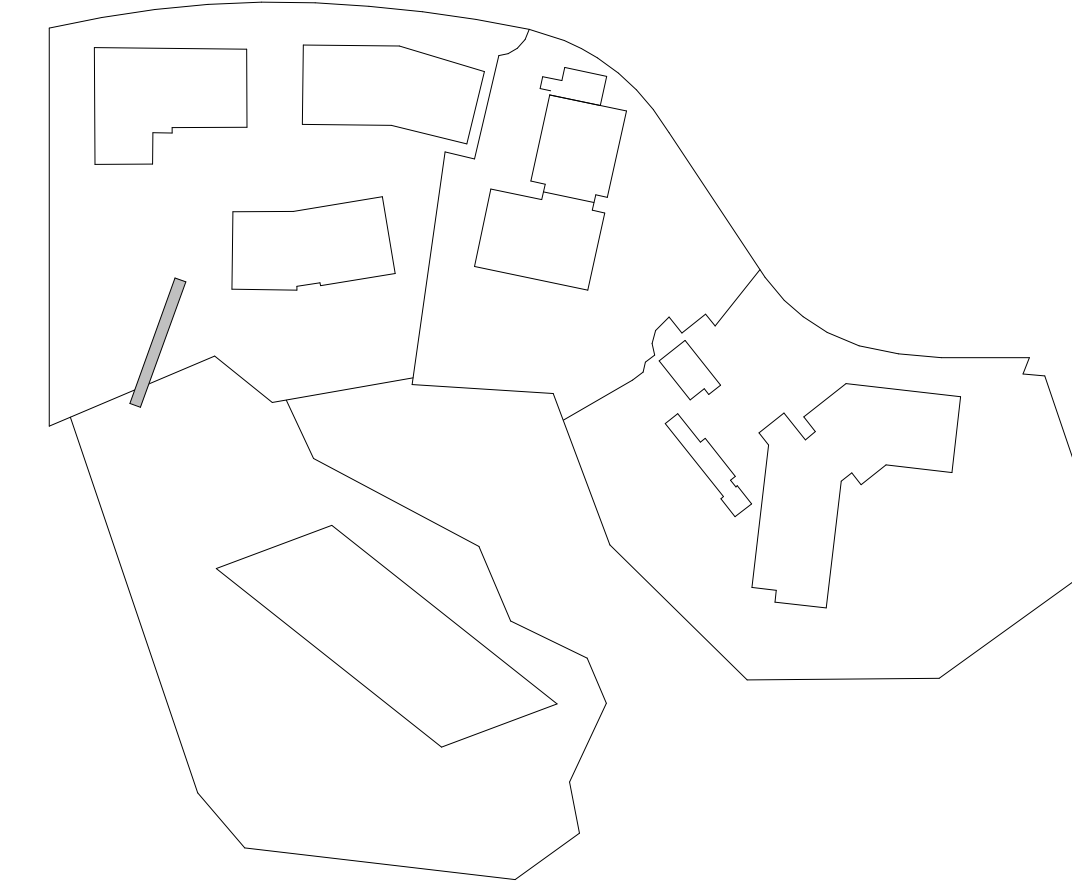
LEGEND

- PL PROPERTY LINE
- SETBACK LINE
- AREA OF DISTURBANCE - LIMIT OF WORK
- ACCESSIBILITY ROUTE
- DRAINAGE
- SPOT ELEVATION
- (E) FIRE HYDRANT
- (E) TRANSIT STOP
- EXISTING BUILDINGS
- NEW BUILDINGS UNDER CONSTRUCTION/RENOVATION
- OPEN SPACE EASEMENT
- EXISTING DG PATH
- NEW DG PATH

REQUESTED DEVIATION

REQUIRED	REQUESTED
SDMC - PER TABLE 131-06C ZONE IP-1-1 REQUIRES A MINIMUM REAR SETBACK OF 25'-0".	THE APPLICANT IS REQUESTING A DEVIATION OF 1'-0" REAR & SIDE SETBACK IN ORDER FOR THE CONSTRUCTION OF THE BRIDGE TO CROSS LOT LINES. 66'-0" OF BRIDGE AND PATHWAY ARE WITHIN THE SETBACK AREA (TAKEN FROM THE CENTERLINE OF THE BRIDGE)

KEY PLAN



ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

619-795-2555 Office

619-795-2552 Fax

LPA Design Studios, Inc.

1600 National Avenue
San Diego, California 92113

NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION

This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are copyright protected, are the property of LPA, Inc. (LPA) and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between LPA and its Client. The unauthorized disclosure and/or use of the project documents (including the creation of derivative works), may give rise to liability for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable. Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

© LPA, Inc.

SPECTRUM PEDESTRIAN BRIDGE

3013, 3033 & 3035 SCIENCE PARK ROAD,
3545 CRAY COURT, SAN DIEGO, CA 92121

Developed for

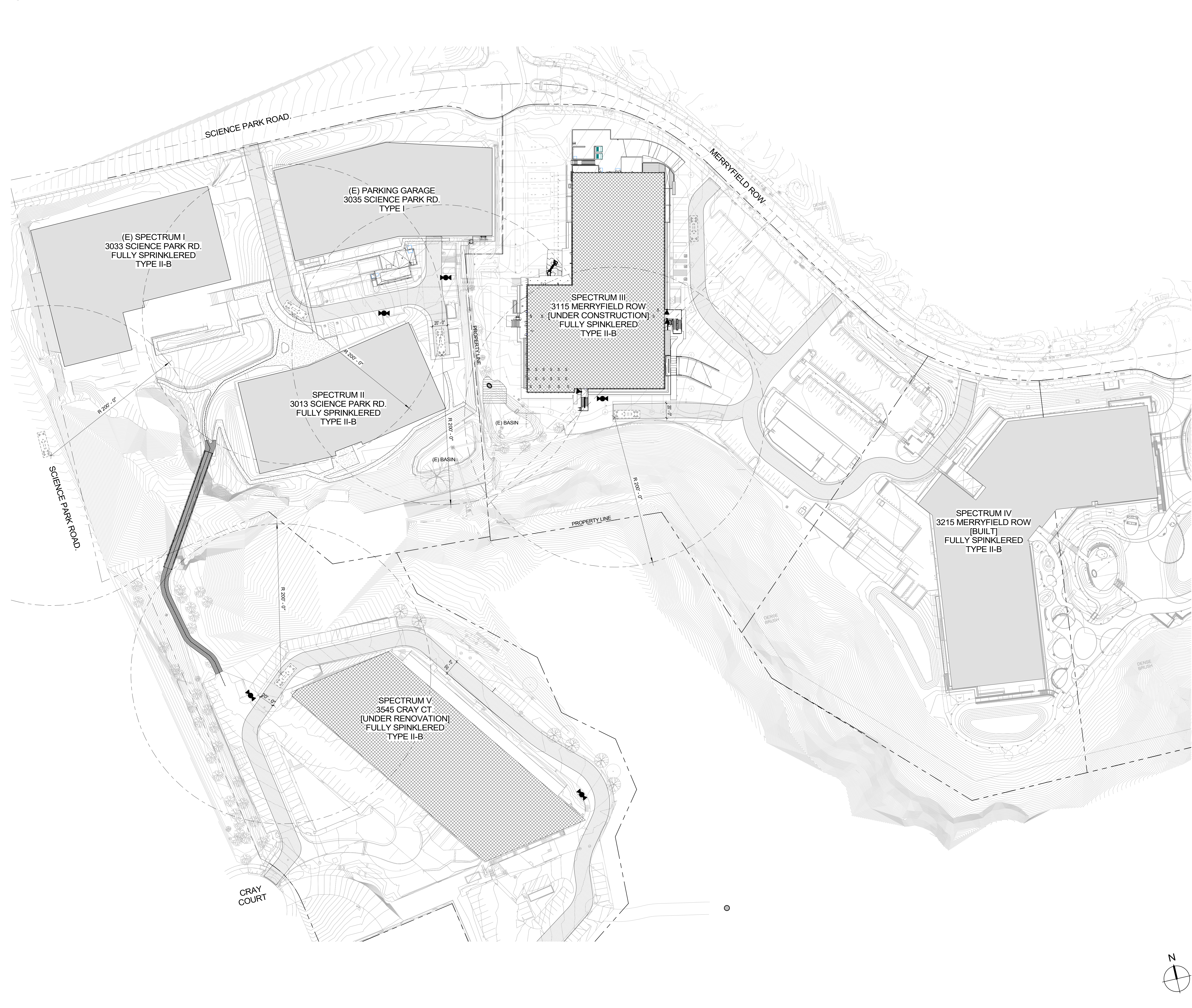


ALEXANDRIA

Submital	Date
SDP, PDP, CDP - 1st CITY SUBMITTAL	04/16/2020
SDP, PDP, CDP - 2nd CITY SUBMITTAL	07/10/2020
SDP, PDP, CDP - 3RD CITY SUBMITTAL	07/19/2021
SDP, PDP, CDP - 4TH CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 5TH CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 6TH CITY SUBMITTAL	12/03/2021

Job Number	1808910
Date Published	2021.01.19
Checked By	Checker
Scale	As indicated

EXISTING OVERALL
SITEPLAN



GENERAL NOTES

ALL BUILDING AND SITE COMPONENTS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF CFC.

IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION SFS 312.

VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OF BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBE.

THE ILLUSTRATIONS, GRAPHICS AND NOTES DEPICTED IN THIS DOCUMENT ARE CONCEPTUAL. THE INTENT OF THIS DOCUMENT IS TO PROVIDE THE GUIDELINES FOR DEVELOPMENT AND CONSTRUCTION OF FUTURE BUILDING(S), PARKING AND BRIDGE ON THIS SITE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF SAN DIEGO MUNICIPAL CODE, COMMUNITY PLAN AND COASTAL DEVELOPMENT REGULATIONS WHILE MAINTAINING THE FLEXIBILITY TO ADJUST WITHIN THE GUIDELINES ESTABLISHED, BASED ON THE PROGRAM NEEDS.

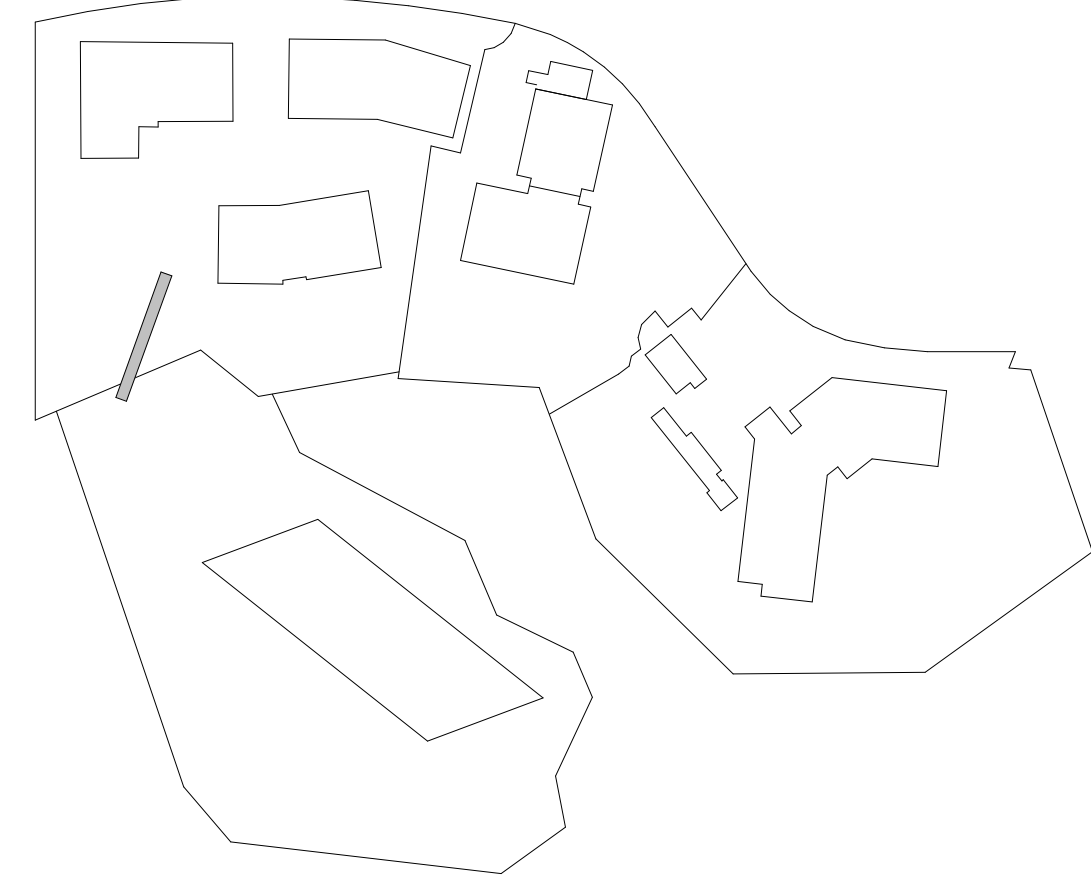
FIRE NOTES

- PER 2019 CFC (CALIFORNIA FIRE CODE), SECTION 503.1.1: APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY. BUILDING OR PORTION OF A BUILDING HEREFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION, THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150' OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- PER 2019 CFC, SECTION 503.2.1: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'-0" AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6".
- PER 2019 CFC, SECTION 506.1: WHEN ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNUSUALLY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE SAVING OR FIREFIGHTING PURPOSES, A KNOX KEY BOX SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.
- KNOX KEY SWITCHES, KNOX LOCKS, OR FRANGIBLE PADLOCKS/CHAINS SHALL BE PROVIDED FOR ALL GATES AND BARRIERS IN THE PATH OF VEHICLE OR FIREFIGHTER ACCESS AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES.
- PER 2019 CFC, SECTION 501.4, FIRE DEPARTMENT VEHICULAR ACCESS MUST BE INSTALLED MAINTAINED IN A SERVICEABLE MANNER PRIOR AND DURING THE TIME OF CONSTRUCTION.
- PER 2019 CFC, SECTION 503.2.3, FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF ALL FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- PER 2019 CFC, SECTION 503.3, POST "NO PARKING" SIGNS ALONG FIRE VEHICULAR ACCESS ROAD(S).
- PER 2019 CFC, SECTION 901.5, THE INSPECTION, HYDROSTATIC TESTING AND FLUSHING OF THE FIRE PROTECTION PIPING SHALL BE WITNESSED BY AND AUTHORIZED CMO REPRESENTATIVE. NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HRS IN WHICH TO INSPECT SUCH INSTALLATIONS, COUNTY OF SAN DIEGO.
- ALL ON-SITE FIRE SUPPRESSION AND FIRE ALARM SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY PER 2019 CFC 901.5.1
- PER 2019 CFC, SECTION 1002, FIRE EXTINGUISHERS SHALL BE PLACED SO THAT EVERY PORTION OF THE BUILDING IS WITHIN 75 FEET OF ACTUAL WALKING TRAVEL DISTANCE FROM A FEPEC.
- PER 2019 CFC, SECTION 505: APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
- ALL-WEATHER ACCESS ROADWAYS AND ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE IN PLACE AND OPERATIONAL BEFORE BRINGING COMBUSTIBLE BUILDING MATERIALS OR PORTABLE UNITS ON-SITE.
- ALL POLES, BACKBOARDS, AND OTHER OBSTRUCTIONS ON PLAYGROUNDS NEAR A FIRE ACCESS ROADWAY SHALL BE PROVIDED WITH REFLECTIVE TAPE OR PAINT.
- EXISTING CAMPUS IS NOT FENCED.

LEGEND

- PROPERTY LINE
- - - - - AREA OF DISTURBANCE - LIMIT OF WORK
- ← - - - - ACCESSABILITY ROUTE
- ⬮ (E) FIRE HYDRANT
- 🚒 FIRE TRUCK
- 🚒 20' WIDE FIRE TRUCK ACCESS LANE
- EXISTING BUILDINGS
- BUILDING UNDER CONSTRUCTION / RENOVATION
- EXISTING PATH
- NEW PATH TO BRIDGE

KEY PLAN



Submital	Date
SDP, PDP, CDP - 1st CITY SUBMITTAL	04/16/2020
SDP, PDP, CDP - 2nd CITY SUBMITTAL	07/10/2020
SDP, PDP, CDP - 3RD CITY SUBMITTAL	07/19/2021
SDP, PDP, CDP - 4TH CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 5TH CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 6TH CITY SUBMITTAL	12/03/2021

Job Number	1808910
Date Published	2021.01.19
Checked By	Checker
Scale	As indicated

SPECTRUM PEDESTRIAN BRIDGE

3013, 3033 & 3035 SCIENCE PARK ROAD,
3545 CRAY COURT, SAN DIEGO, CA 92121

Developed for



ALEXANDRIA.

Submittal	Date
SDP, PDP, COP - 1st CITY SUBMITTAL	04/16/2020
SDP, PDP, COP - 2nd CITY SUBMITTAL	07/11/2020
SDP, PDP, COP - 3rd CITY SUBMITTAL	07/19/2021
SDP, PDP, COP - 4th CITY SUBMITTAL	03/26/2021
SDP, PDP, COP - 5th CITY SUBMITTAL	08/09/2021
SDP, PDP, COP - 6th CITY SUBMITTAL	12/03/2021

Job Number	1808910
Date Published	2021.01.19
Checked By	Checker
Scale	As indicated

ESL EXHIBIT

G0.26

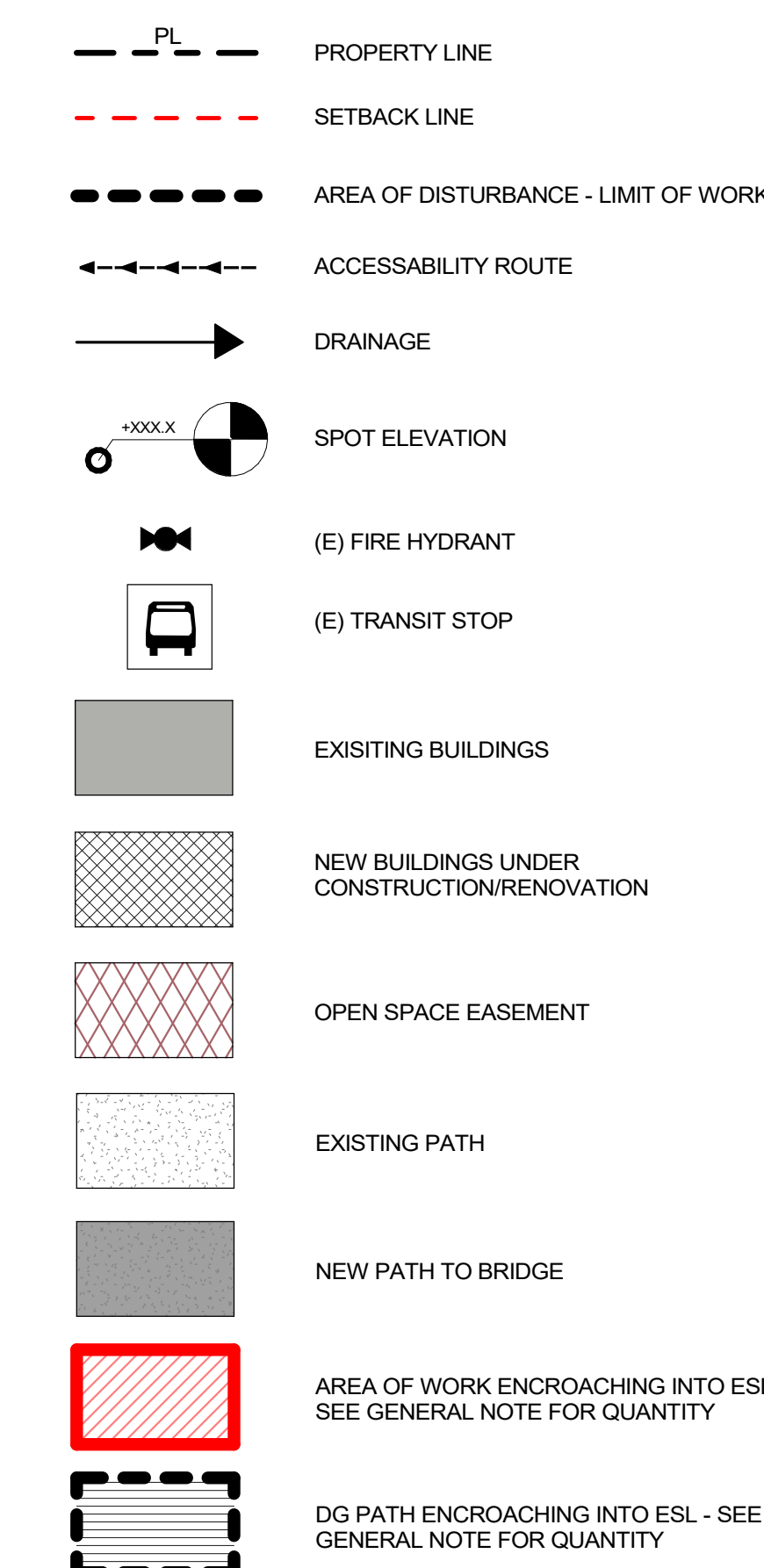
GENERAL NOTES

ESL ENCROACHMENT:

THE PROPOSED AREA OF WORK ALONG THE NORTHERN PORTION OF PARCEL
ADDRESSED 3545 CRAY COURT ENCROACHES INTO THE ESL BY **6.945 SF**

AS PART OF THE ENCROACHMENT STATED ABOVE; THE PROPOSED BRIDGE AND AREA OF WORK ENCROACH INTO TIER 1 - MARITIME CHAPARRAL AREA BY 279 SF

LEGEND

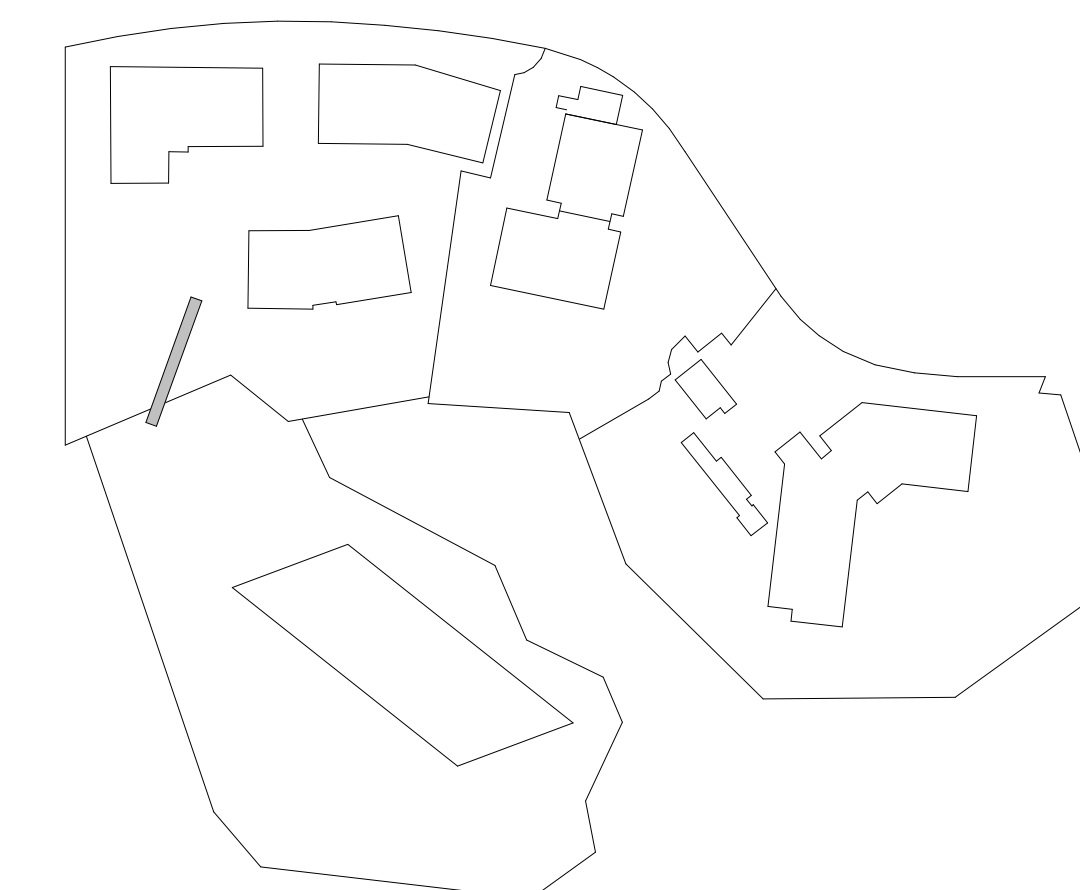


ENVIRONMENTALLY SENSITIVE LANDS LEGEND

NOTE: SEE BIOLOGICAL REPORT FOR MORE
INFORMATION ON ESL



KEY PLAN



FLOOR PLAN - ESL EXHIBIT

1" = 40'-0"

—










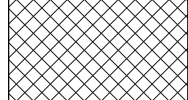




GENERAL NOTES

EASEMENT ENCROACHMENT:

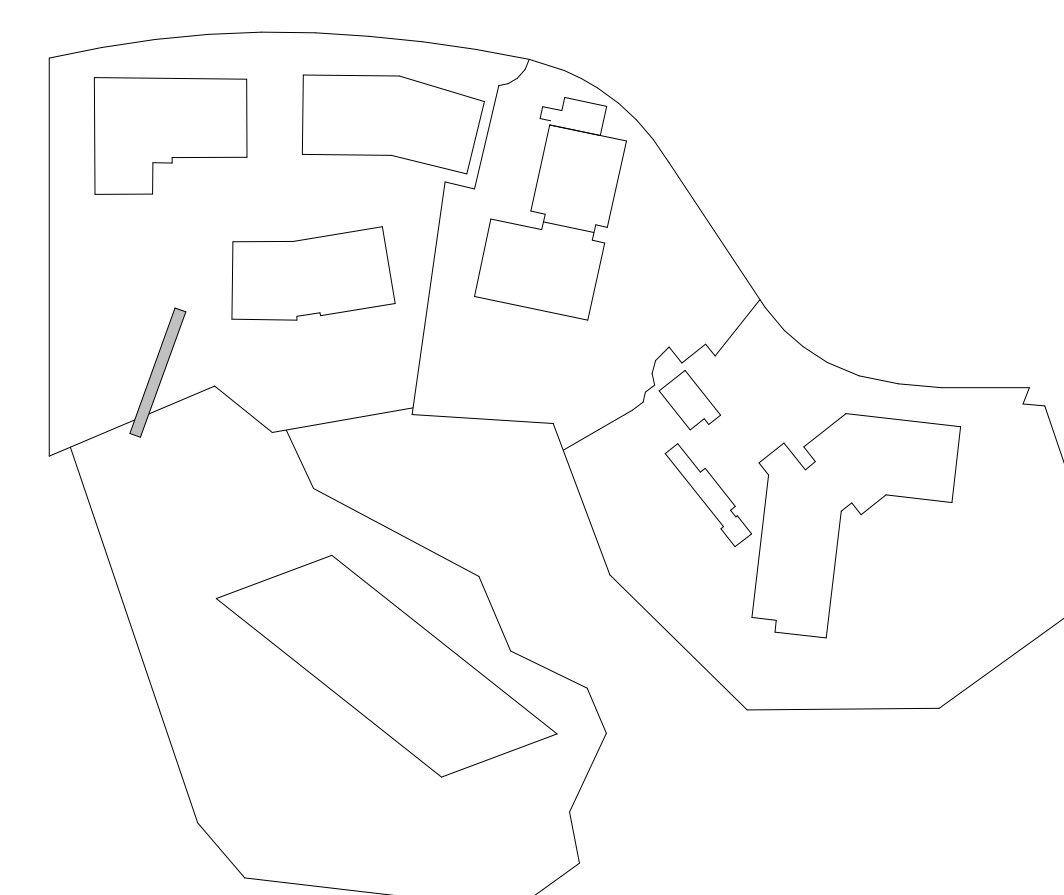
THE PROPOSED AREA OF WORK (INCLUDING TEMPORARY CONSTRUCTION AREA ALONG THE NORTHERN PORTION OF PARCEL ADDRESSED 3545 CRAY COURT ENCLOSES INTO THE OPEN SPACE EASEMENT BY 0.08 ACRES

AS PART OF THE ENCROACHMENT STATED ABOVE; THE PROPOSED BRIDGE AND
PATH ENCROACH BY **0.01 ACRES**

LEGEND

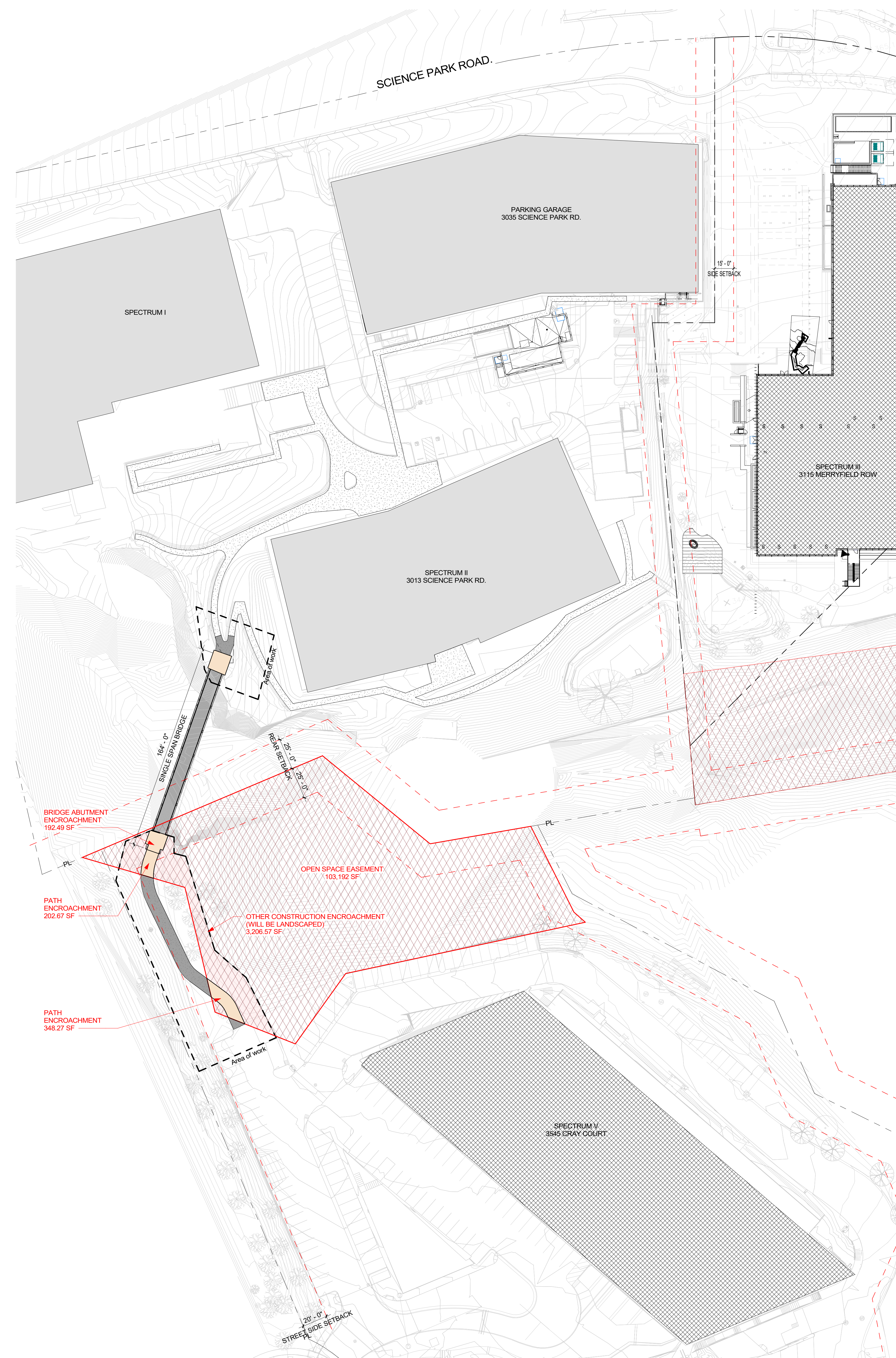
- | | |
|---|---|
|  | PROPERTY LINE |
|  | SETBACK LINE |
|  | AREA OF DISTURBANCE - LIMIT OF WORK |
|  | ACCESSABILITY ROUTE |
|  | DRAINAGE |
|  | SPOT ELEVATION |
|  | (E) FIRE HYDRANT |
|  | (E) TRANSIT STOP |
|  | EXISTING BUILDINGS |
|  | NEW BUILDINGS UNDER CONSTRUCTION/RENOVATION |
|  | OPEN SPACE EASEMENT |
|  | EXISTING PATH |
|  | NEW PATH TO BRIDGE |
|  | AREA ENCRoACHING INTO EASEMENT |

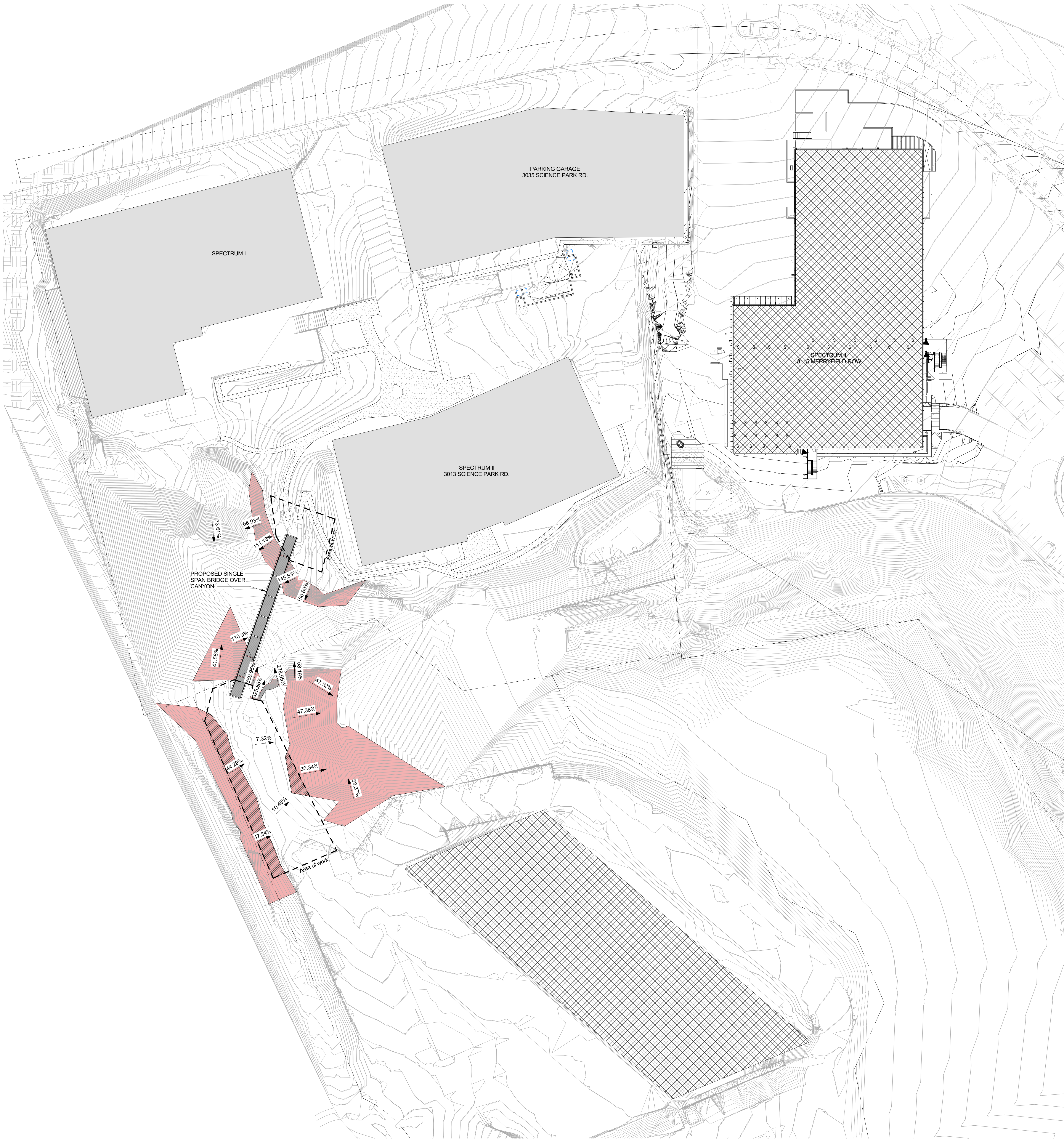
KEY PLAN



Submittal	Date
SDP, PDF, CDP - 1st CITY SUBMITTAL	04/16/2020
SDP, PDF, CDP - 2nd CITY SUBMITTAL	07/10/2020
SDP, PDF, CDP - 3RD CITY SUBMITTAL	01/19/2021
SDP, PDF, CDP - 4TH CITY SUBMITTAL	03/26/2021
SDP, PDF, CDP - 5TH CITY SUBMITTAL	08/09/2021
SDP, PDF, CDP - 6TH CITY SUBMITTAL	12/03/2021

Job Number	1808910
Date Published	2021.01.19
Checked By	Checker
Scale	As indicated





FLOOR PLAN - STEEP SLOPE EXHIBIT

1" = 40'-0"

1

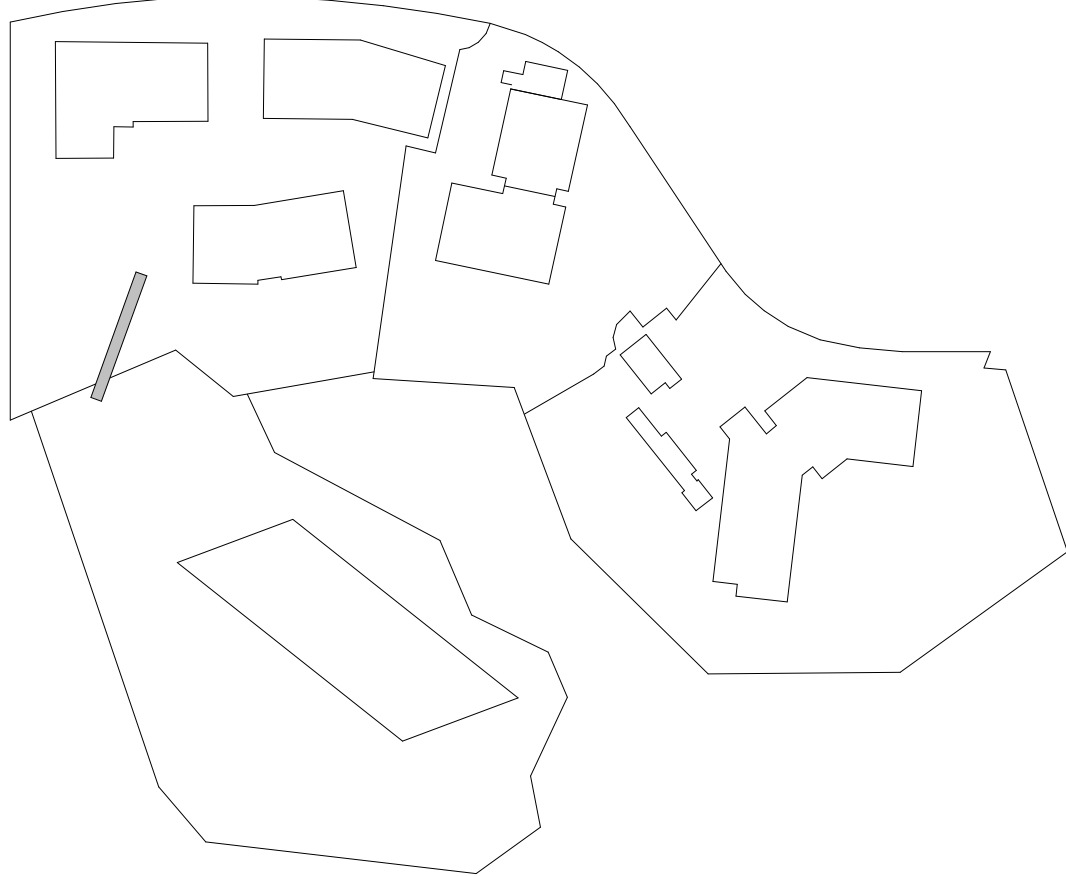
GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY AND CONFIRMING THAT THE WORK CAN BE DONE AS SHOWN, BEFORE PROCEEDING WITH THE DEMOLITION. IF THERE ARE COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
2. CONTRACTOR SHALL REPLACE, RECONSTRUCT, AND REPAIR ALL EXISTING WORK THAT IS IMPACTED DAMAGED, OR DESTROYED AS A RESULT OF ANY CONTRACTOR WORK INCLUDING, BUT NOT LIMITED TO, HARDSCAPE, SIDEWALKS, IRRIGATION SYSTEMS, LANDSCAPING, LAWNS, STRUCTURES, AND UTILITIES. ALL TO THE SATISFACTION OF THE OWNER. TREES REMOVED TO ENABLE INSTALLATION OF SITE WORK AND NEW INFRASTRUCTURE/UTILITIES SHALL BE REPLACED WITH LIKE SPECIES USING 24" BOX SPECIMENS.
3. WHERE ASPHALT OR CONCRETE IS BEING REPAATCHED, CONTRACTOR SHALL PROVIDE EVEN AND STRAIGHT LINE CUTS WITH 2 FOOT STRAIGHT SLURRY SEAL SURFACE PATCH ON BOTH SIDES OF CUT.
4. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC. AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
5. BUILDING ADDRESS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6.

LEGEND

- PL PROPERTY LINE
- SETBACK LINE
- AREA OF DISTURBANCE - LIMIT OF WORK
- DRAINAGE
- EXISTING BUILDINGS
- NEW BUILDINGS UNDER CONSTRUCTION/RENOVATION
- STEEP SLOPE AREA - SEE PLAN FOR SLOPE % AND TOPO ELEVATIONS
- STEEP SLOPE AREA ENCROACHMENT - 2.587 SF

KEY PLAN



SPECTRUM PEDESTRIAN BRIDGE

3013, 3033 & 3035 SCIENCE PARK ROAD,
3545 CRAY COURT, SAN DIEGO, CA 92121

Developed for



ALEXANDRIA

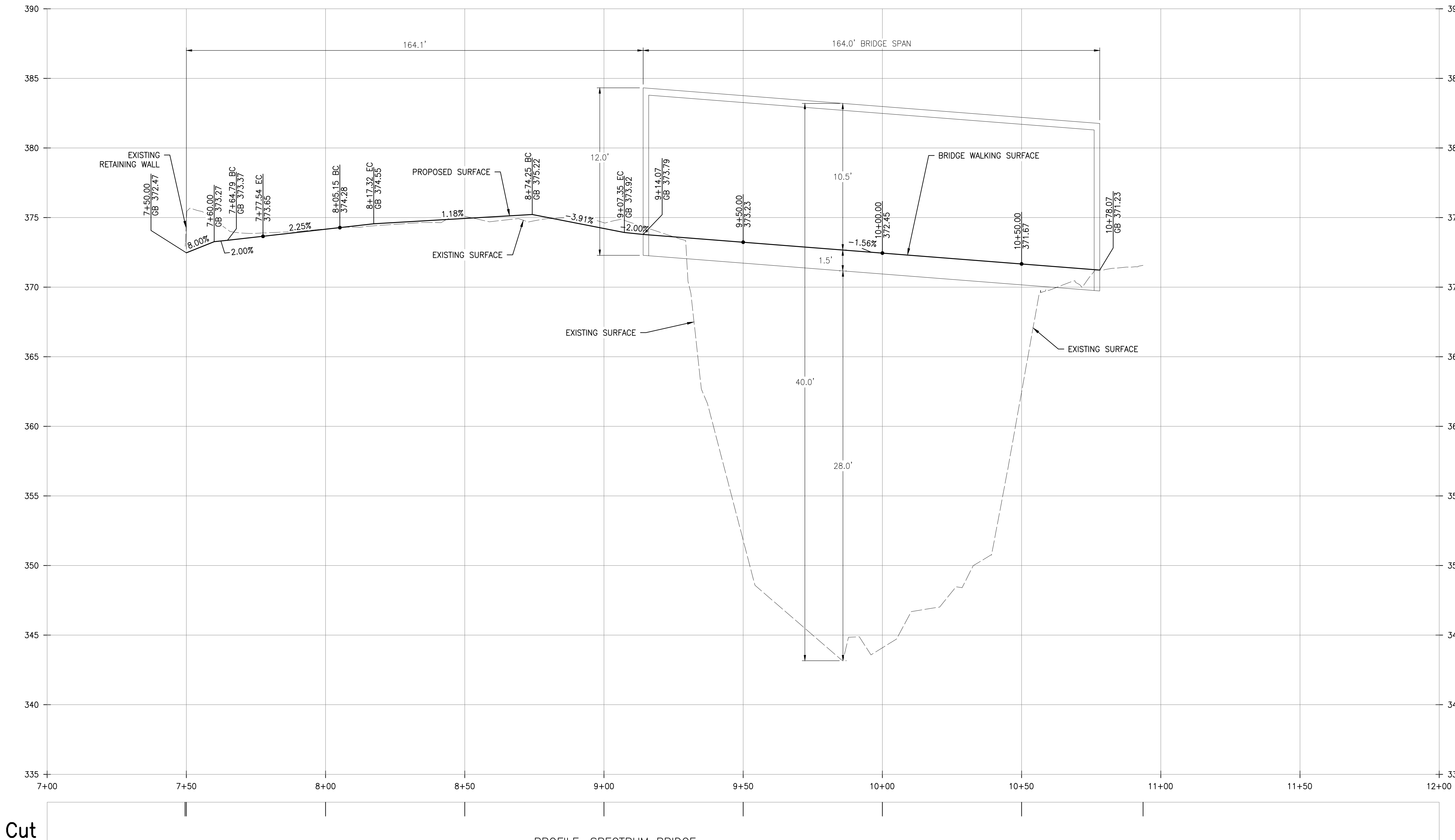
Submital	Date
SDP, PDP, CDP - 1st CITY SUBMITTAL	04/16/2020
SDP, PDP, CDP - 2nd CITY SUBMITTAL	07/10/2020
SDP, PDP, CDP - 3RD CITY SUBMITTAL	07/10/2021
SDP, PDP, CDP - 4TH CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 5TH CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 6TH CITY SUBMITTAL	12/03/2021

Job Number	1808910
Date Published	2021.01.19
Checked By	Checker
Scale	As indicated

STEEP SLOPE EXHIBIT

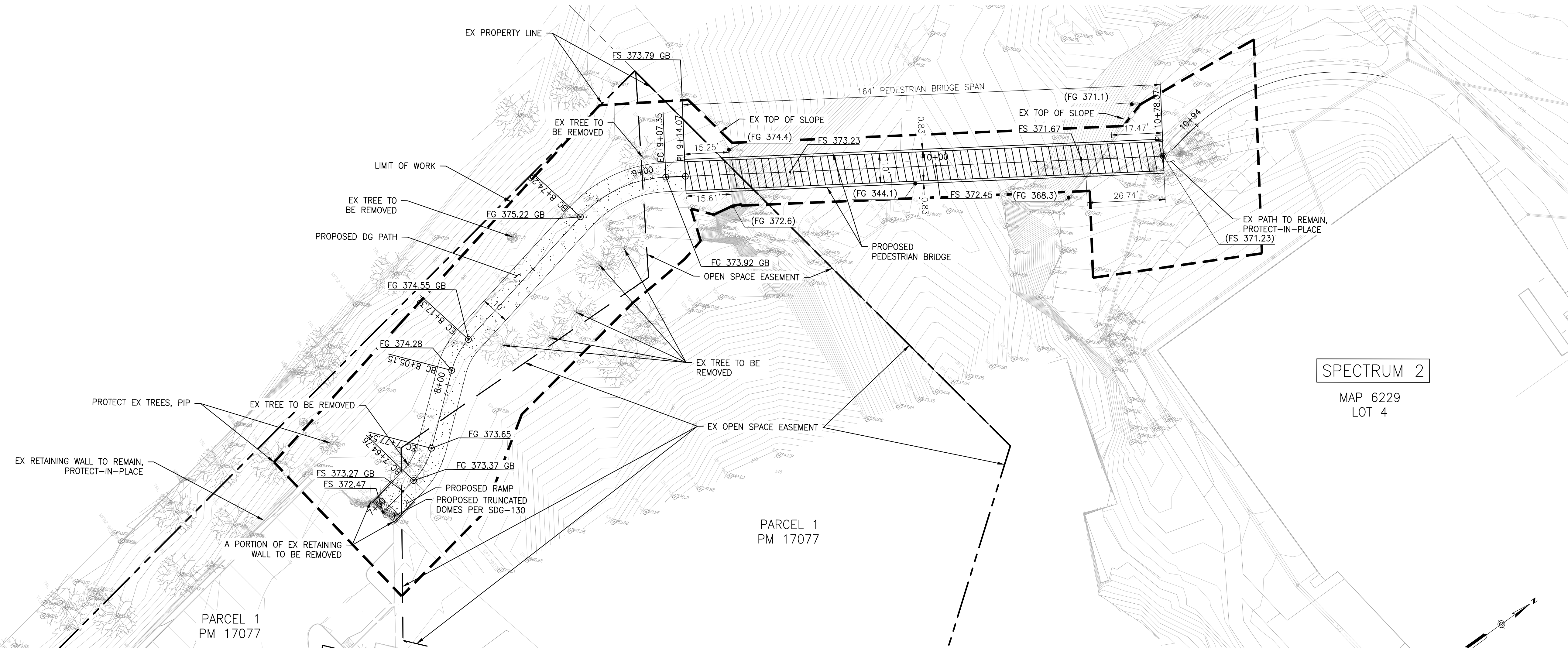
G0.28

CL-Spectrum-Bridge PROFILE
SCALE: HORIZ. 1"=20', VERT. 1"=4'



Cut

PROFILE: SPECTRUM BRIDGE
SCALE: HORIZ. 1" = 20'
VERT. 1" = 4'



SPECTRUM 2
MAP 6229
LOT 4

PLAN: SPECTRUM BRIDGE
SCALE: 1" = 20'

ABBREVIATIONS

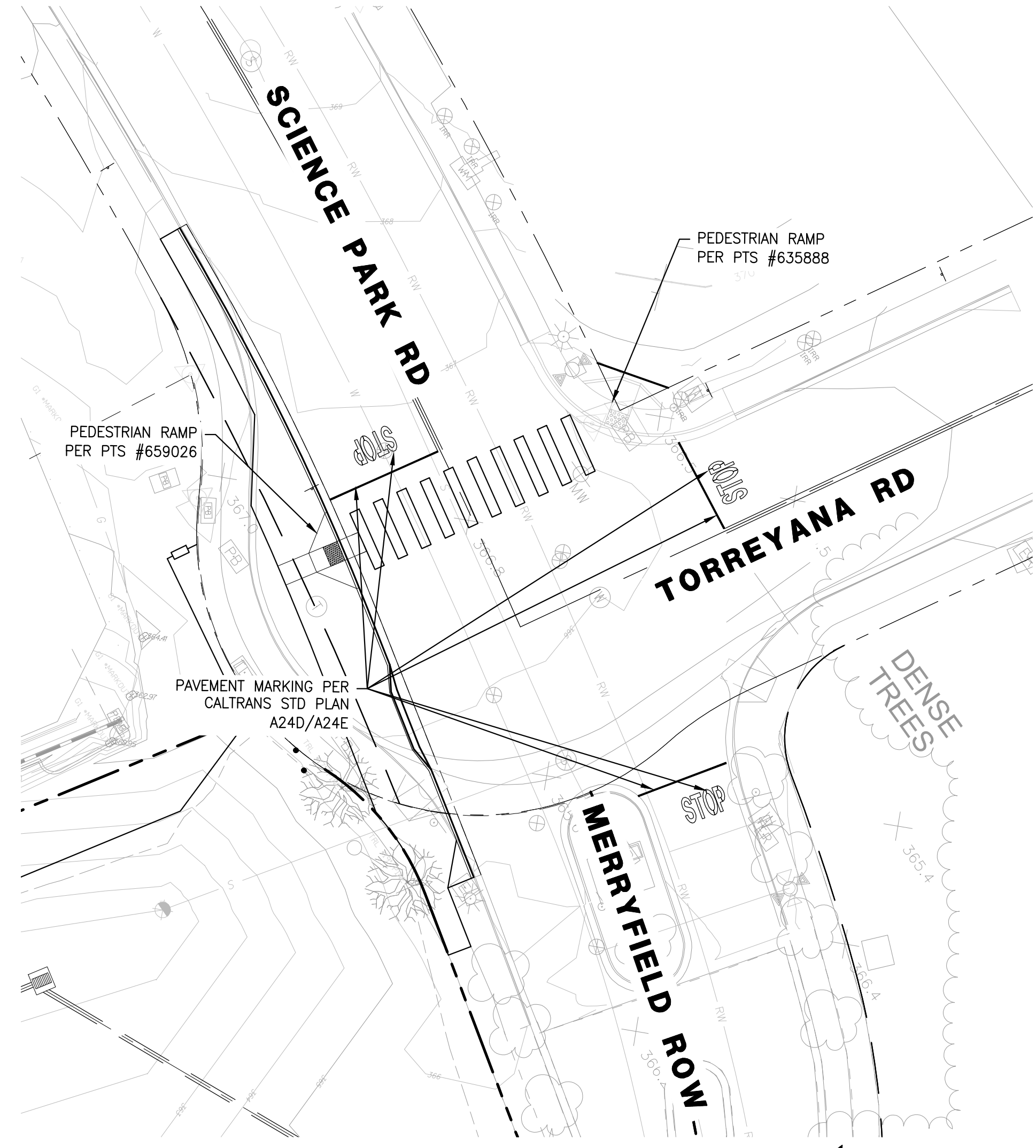
EX EXISTING
PIP PROTECT-IN-PLACE

EARTHWORK QUANTITIES

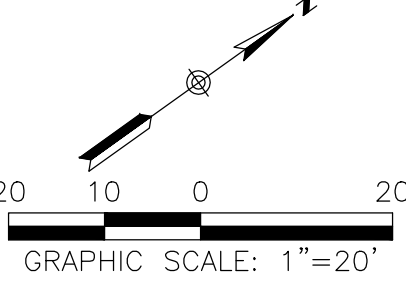
TOTAL AMOUNT OF SITE TO BE GRADED: 2,264 SF
PERCENT OF TOTAL SITE TO BE GRADED:
CUT QUANTITIES: 90 CYD
FILL QUANTITIES: 90 CYD
IMPORT/EXPORT: 0 CYD (EXPORT)
MAXIMUM CUT DEPTH: 5 FT
MAXIMUM FILL DEPTH: 0 FT

THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL TO/FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2018 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

NOTE:
PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPOP). THE WPOP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



PLAN: INTERSECTION DETAIL
SCALE: 1" = 20'



ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

619-795-2555 Office
619-795-2552 Fax
LPADesignStudios.com
1600 National Avenue
San Diego, California 92113

NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION



This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are copyright protected, are the property of LPA, Inc. (LPA) and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between LPA and its Client. The unauthorized disclosure and/or use of the project documents (including the creation of derivative works), may give rise to liability for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable. Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

© LPA, Inc.

SPECTRUM PEDESTRIAN BRIDGE
3013, 3033 & 3035 SCIENCE PARK ROAD,
3545 CRAY COURT, SAN DIEGO, CA 92121
Developed for
ALEXANDRIA

Revision	Date

Submission	Date
SDP - 1ST CITY SUBMITTAL	04/16/2020
SDP - 2ND CITY SUBMITTAL	07/10/2020
SDP - 3RD CITY SUBMITTAL	07/19/2021
SDP - 4TH CITY SUBMITTAL	08/02/2021
SDP - 5TH CITY SUBMITTAL	08/02/2021

Job Number	1808910
Date Published	2021.08.03
Checked By	Checker
Scale	

PLAN AND
PROFILE

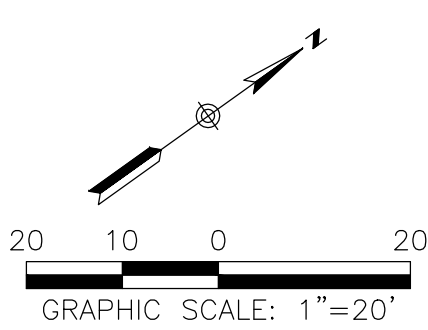
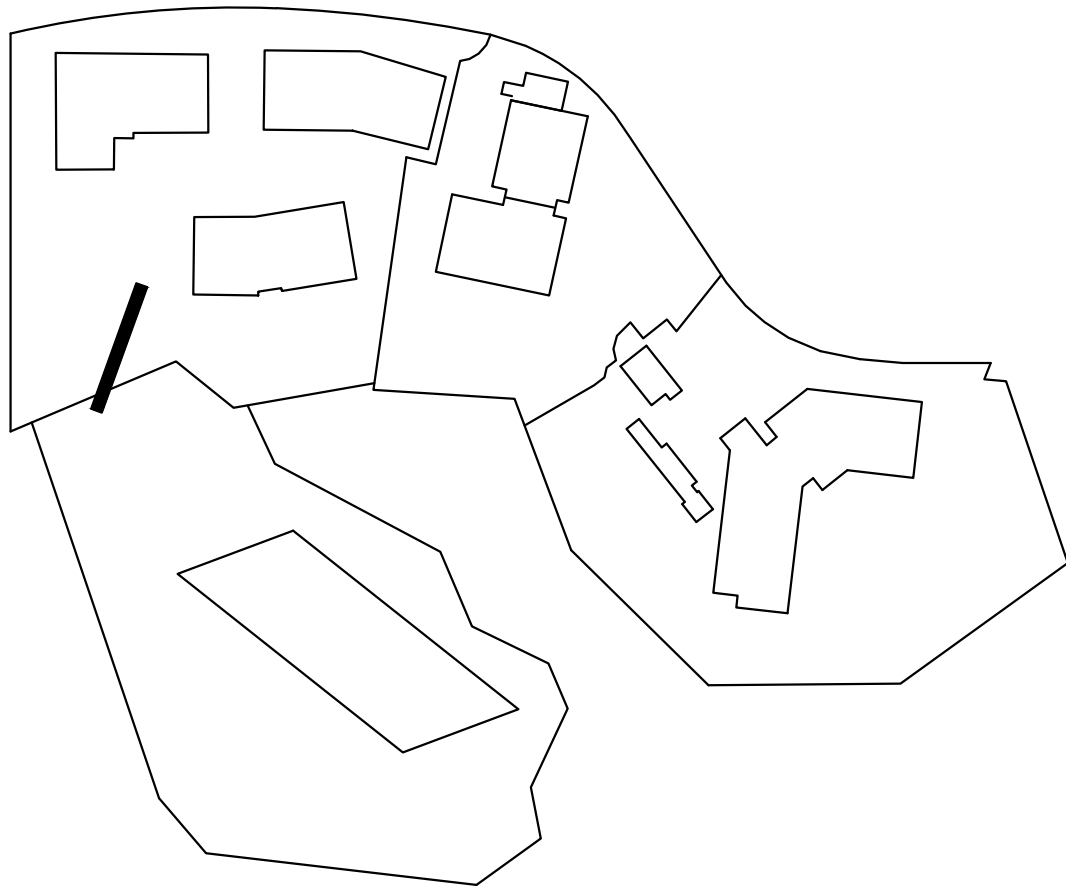
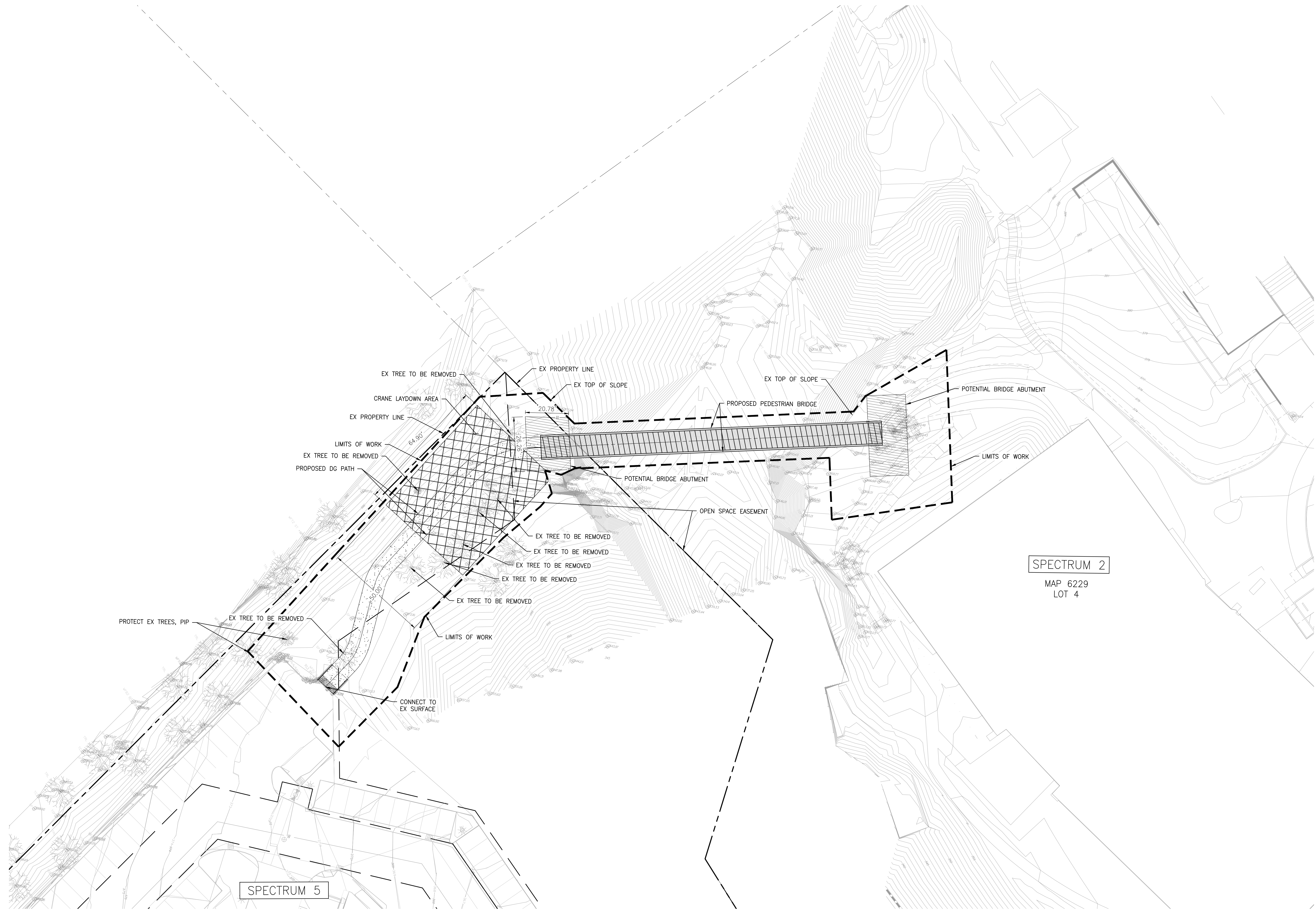
LEGEND

POTENTIAL BRIDGE ABUTMENT

LIMITS OF WORK

DG PATH

CRANE LAYDOWN AREA



PLAN: CONSTRUCTION STAGING AND ACCESS
SCALE: 1" = 20'

LPA

ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

619-795-2555 Office
619-795-2552 Fax
LPADesignStudios.com
1600 National Avenue
San Diego, California 92113

NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION

RICK

ENGINEERING COMPANY

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165
Riverside • Sacramento • San Luis Obispo
Orange • Denver • Tucson • Phoenix
rickengineering.com

This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are copyright protected, are the property of LPA, Inc. (LPA) and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between LPA and its Client. The unauthorized disclosure and/or use of the project documents (including the creation of derivative works), may give rise to liability for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable. Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

© LPA, Inc.

SPECTRUM PEDESTRIAN BRIDGE
3013, 3033 & 3035 SCIENCE PARK ROAD,
3545 CRAY COURT, SAN DIEGO, CA 92121
Developed for

ALEXANDRIA

Revision	Date

Submittal	Date
SDP - 1ST CITY SUBMITTAL	04/16/2020
SDP - 2ND CITY SUBMITTAL	07/10/2020
SDP - 3RD CITY SUBMITTAL	07/19/2021
SDP - 4TH CITY SUBMITTAL	07/19/2021
SDP - 5TH CITY SUBMITTAL	08/02/2021

Job Number	1808910
Date Published	2021.08.03
Checked By	Checker
Scale	

CONSTRUCTION
ACCESS

Revision	Date

Submital	Date
SDP, PDP, CDP - 1ST CITY SUBMITTAL	04/16/2020
SDP, PDP, CDP - 2ND CITY SUBMITTAL	07/07/2020
SDP, PDP, CDP - 3RD CITY SUBMITTAL	07/19/2021
SDP, PDP, CDP - 4TH CITY SUBMITTAL	08/05/2021
SDP, PDP, CDP - 5TH CITY SUBMITTAL	12/03/2021

Job Number	19119.10
Date Published	2021.08.09
Checked By	AG / BS / CKA
Scale	AS NOTED

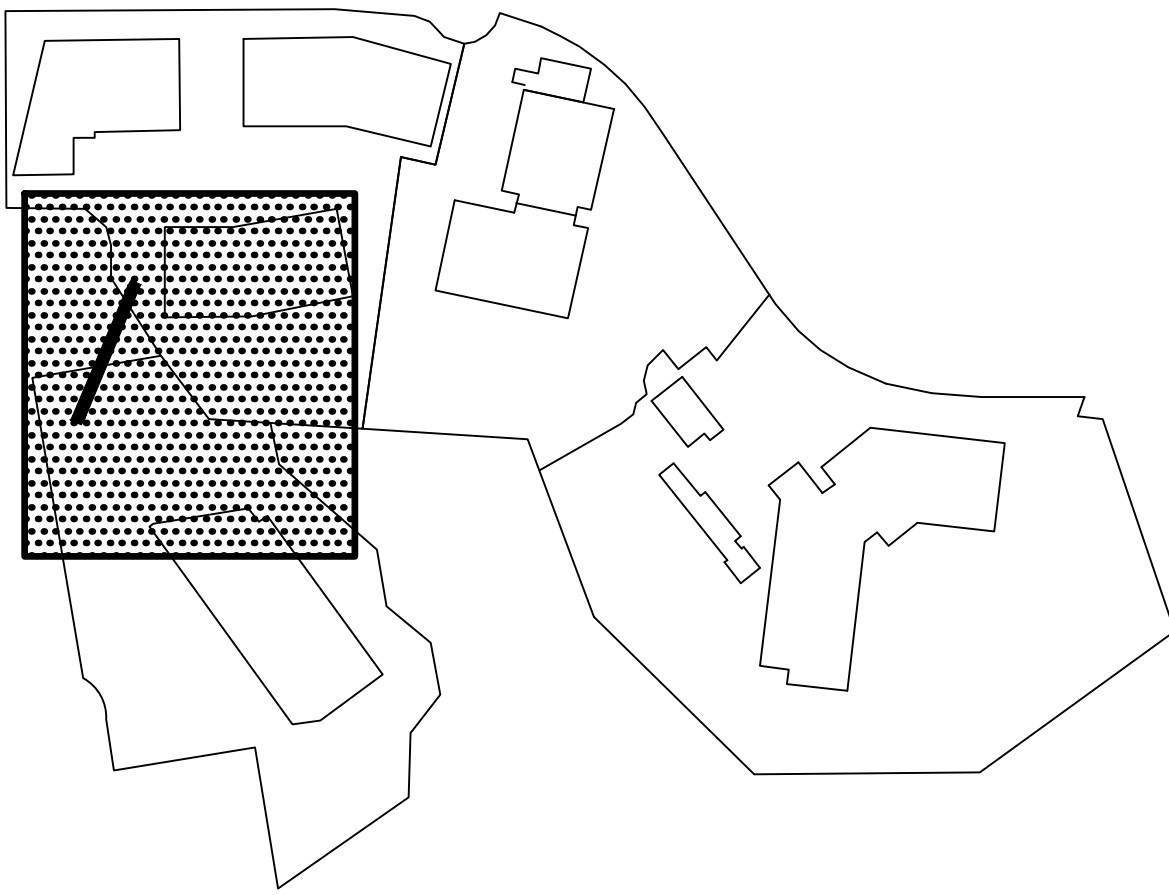
KEYNOTES

KEY NOTE	DESCRIPTION	DET/ SHT	COMMENT/ COLOR / FINISH
01	DECOMPOSED GRANITE PAVING		COLOR: TAN; FINISH: NEXPAVE ORGANIC LOCK BY GAIL
02	PEDESTRIAN BRIDGE PER ARCHITECTURE		PER ARCHITECTURE
03	STEEL EDGING		COLOR: BLACK FINISH: ANODIZED BY PERMALOC
04	CURB RAMP		PER CIVIL

REFERENCE KEYNOTES

KEY NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
A	EXISTING AC PAVING	PROTECT IN PLACE	
B	EXISTING PAVING	PROTECT IN PLACE	
C	EXISTING CURB	PROTECT IN PLACE	
D	EXISTING BASIN	PROTECT IN PLACE	
E	EXISTING PARKING LOT	PROTECT IN PLACE	
F	EXISTING UTILITY	PROTECT IN PLACE	
G	EXISTING TREE	PROTECT IN PLACE	

KEYMAP



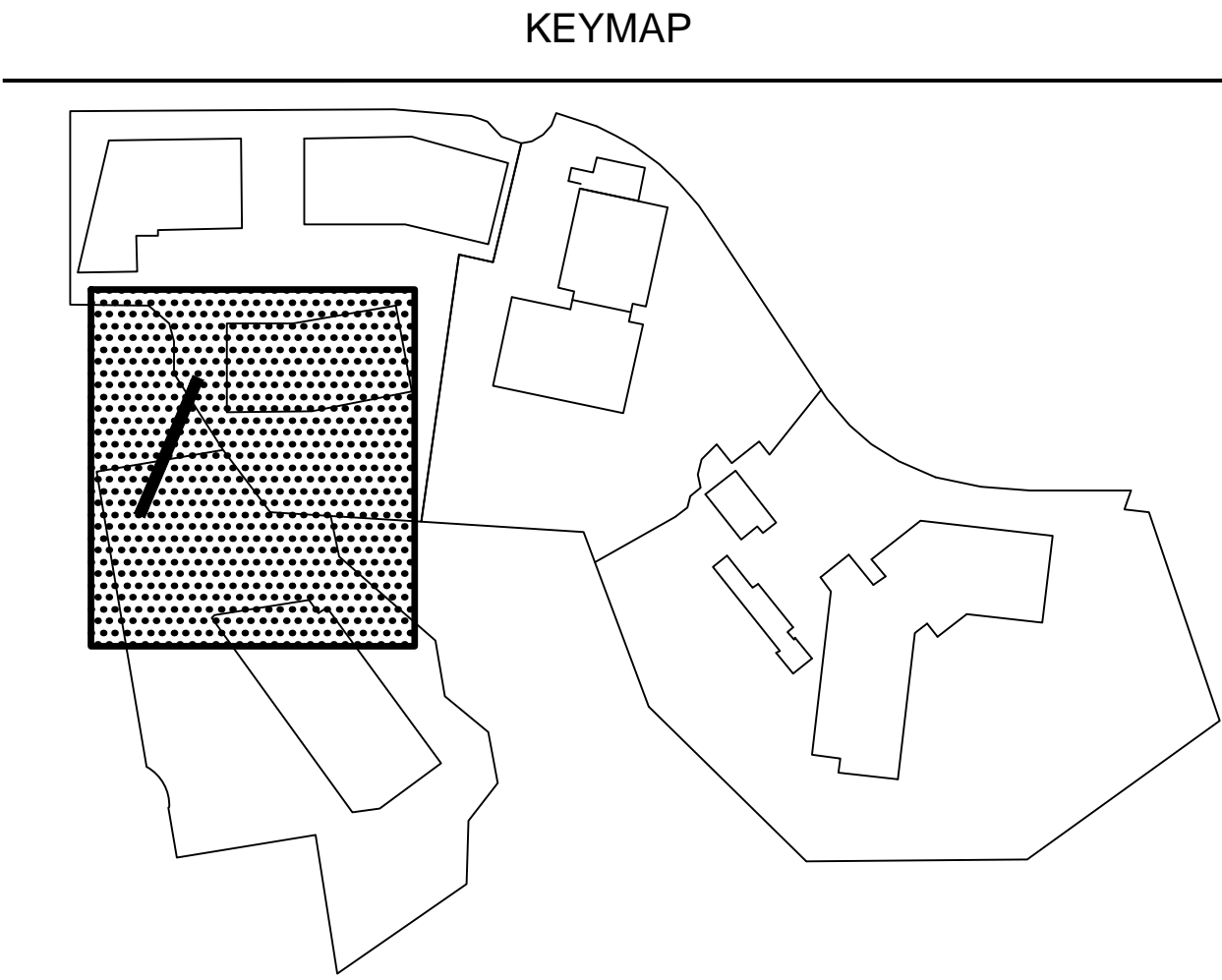


PLANTING LEGEND		
TREE LIST	(NCN.)- NO COMMON NAME	(*)- UNLESS NOTED ON PLAN
SYM.	DESCRIPTION	COMMENTS/ DETAIL
	EXISTING TREE	PROTECT IN PLACE
	EXISTING TREE	TO BE REMOVED

EXISTING VEGETATION COMMUNITIES	
DESCRIPTION	DESCRIPTION
DIEGAN COASTAL SAGE SCRUB	EUCALYPTUS WOODLAND
SOUTHERN MARITIME CHAPARRAL	DISTURBED LAND
SOUTHERN RIPARIAN SCRUB	URBAN/DEVELOPED

GENERAL NOTE

1. PROPOSED TREES WILL MAINTAIN A MINIMUM 10-FT DISTANCE TO THE BRIDGE



ARCHITECTURE

ENGINEERING

INTERIORS

LANDSCAPE ARCHITECTURE

PLANNING

LPA

619-795-2555 Office

619-795-2552 Fax

LPADesignStudios.com

1600 National Avenue

San Diego, California 92113

NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION

SPECTRUM PEDESTRIAN BRIDGE

3013, 3033 & 3035 SCIENCE PARK ROAD,
3545 CRAY COURT, SAN DIEGO, CA 92121

Developed for

ALEXANDRIA

Submission

Date

SDP-PDP-COP-1ST CITY SUBMITTAL

04/16/2020

SDP-PDP-COP-2ND CITY SUBMITTAL

07/07/2020

SDP-PDP-COP-3RD CITY SUBMITTAL

07/19/2021

SDP-PDP-COP-4TH CITY SUBMITTAL

08/05/2021

SDP-PDP-COP-5TH CITY SUBMITTAL

12/03/2021

Job Number

19119.10

Date Published

2021.08.09

Checked By

AG / BS / CKA

Scale

AS NOTED

LANDSCAPE
TREE REMOVAL
PLAN


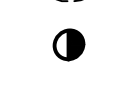

L0.02

TREE REMOVAL PLAN

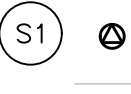




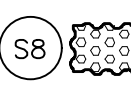






1"= 20'-0"

01

PLANTING LEGEND

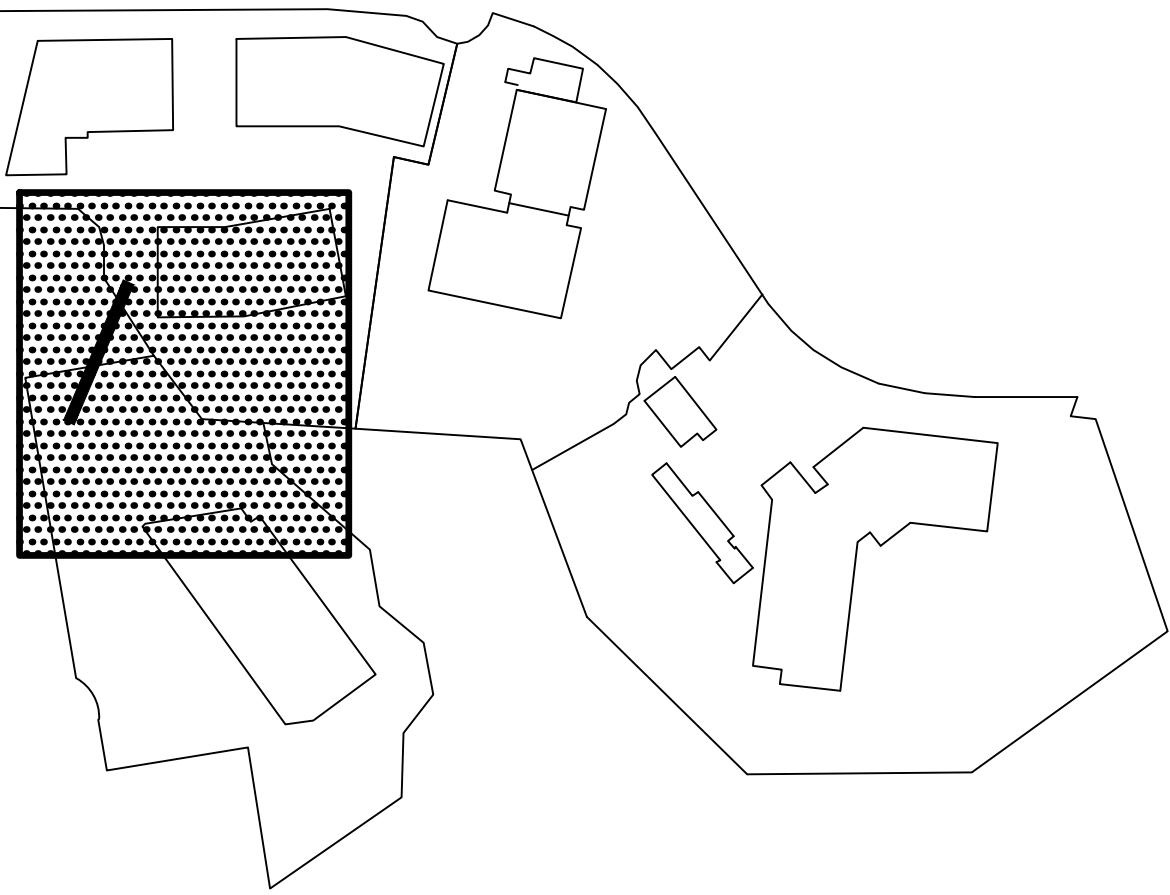
TREE LIST		(NCN.)- NO COMMON NAME	(*)- UNLESS NOTED ON PLAN		
SYM.	DESCRIPTION	SIZE/ SPACING	QTY	WUCOLS	
	EXISTING TREE/ PROTECT IN PLACE				
	PINUS TORREYANA/ TORREY PINE	36" BOX/ AS SHOWN	5	L	
	PLATANUS RACEMOSA/ CALIFORNIA SYCAMORE	36" BOX/ AS SHOWN	5	M	

SHRUB LIST

	DESCRIPTION	SIZE/ SPACING	QTY	WUCOLS	
S1	 ALOE VERA/ MEDICINAL ALOE	1 GAL/ AS SHOWN	13	L	
S2	 ARCTOSTAPHYLOS GLANDULOSA SSP. CASSIFOLIA/ DEL. MAR MANZANITA	5 GAL/ 48" O.C.	27	VL	
S3	 ADENOSTOMA FASCICULATUM/ CHAMISE	5 GAL/ 48" O.C.	169	VL	
S4	 BACCHARIS PILLULARIS 'PIGEON POINT'/ DWARF COYOTE BRUSH	5 GAL/ 30" O.C.	633	L	
S5	 CEANOTHUS VERRUCOSUS/ COAST WHITE LILAC	5 GAL/ 48" O.C.	95	VL	
S6	 NOT USED				
S7	 LEUCADENDRON SALICINUM 'GOLDEN TIP'/ GOLDEN TIP CONEBUSH	5 GAL/ 30" O.C.	26	L	
S8	 MUhlenBERGIA RIGENS/ DEER GRASS	5 GAL/ 36" O.C.	441	L	
S9	 ROSA CALIFORNICA CALIFORNIA WILDROSE	5 GAL/ AS SHOWN	13	L	
S10	 SALVIA APIANA/ WHITE SAGE	5 GAL/ 36" O.C.	40	VL	
S11	 SENECEO MANDRALISCAE/ KLEINIA	FLATS/ 12" O.C.	95	L	
S12	 VIGUIERA LANCINIATA/ SAN DIEGO SUNFLOWER	5 GAL/ 36" O.C.	18	VL	

- NOTES:
- 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.
 - A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FT. PER SDMC 142.0404(b)(5).
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
 - SEE CIVIL DRAWINGS FOR SITE GRADING.
 - PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FOR 180 DAYS. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANTING MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER / TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST - EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.
 - PERMANENT REVEGETATION: ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES, SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F [142.0411 - LAND DEVELOPMENT CODE (LDC)] AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
 - FULL LANDSCAPE / REVEGETATION PLANS - INCLUDING - PLANTING PLAN, PLANTING LEGEND, PLANTING NOTES, PLANTING DETAILS: IRRIGATION PLAN WITH PERMANENT IRRIGATION SYSTEM, SPECIFICATIONS, DETAILS WILL BE PROVIDED WITH THE SUBSEQUENT BUILDING PERMIT.
 - THE OWNER IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE SLOPE REVEGETATION AREA. PER THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS, SECTION 4.5-2, NON-PERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.
 - EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREE AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

KEYMAP



Submital	Date
SDP, PDP, CDP, 1ST CITY SUBMITTAL	04/16/2020
SDP, PDP, CDP, 2ND CITY SUBMITTAL	07/07/2020
SDP, PDP, CDP, 3RD CITY SUBMITTAL	07/16/2021
SDP, PDP, CDP, 4TH CITY SUBMITTAL	08/05/2021
SDP, PDP, CDP, 5TH CITY SUBMITTAL	12/03/2021

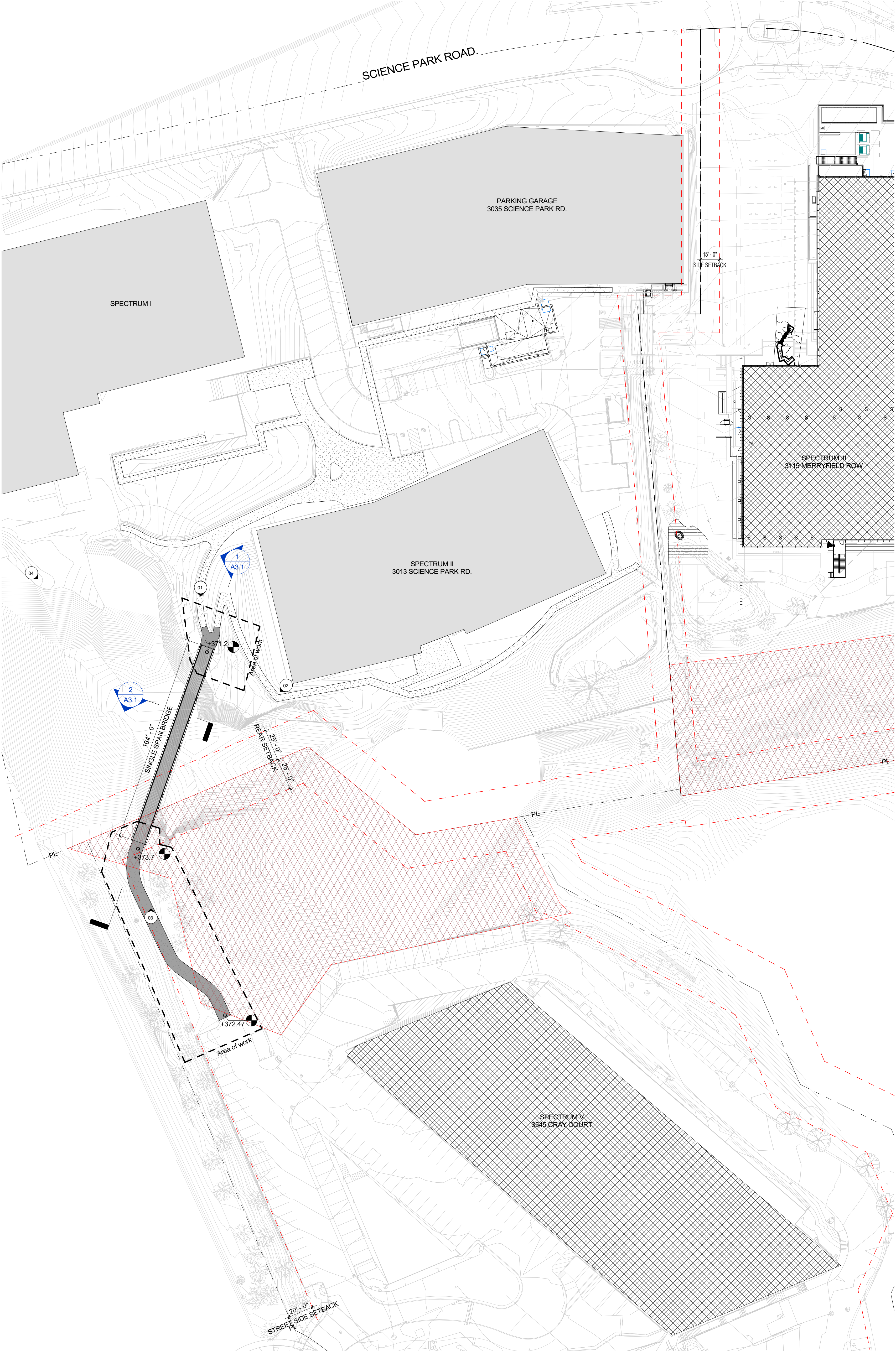
Job Number	19119.10
Date Published	2021.08.09
Checked By	AG / BS / CKA
Scale	AS NOTED

LANDSCAPE
REVEGETATION
PLAN



(E) SPECTRUM V BUILDING
3545 CRAY CT.

(E) SPECTRUM II BUILDING
3013 SCIENCE PARK RD.

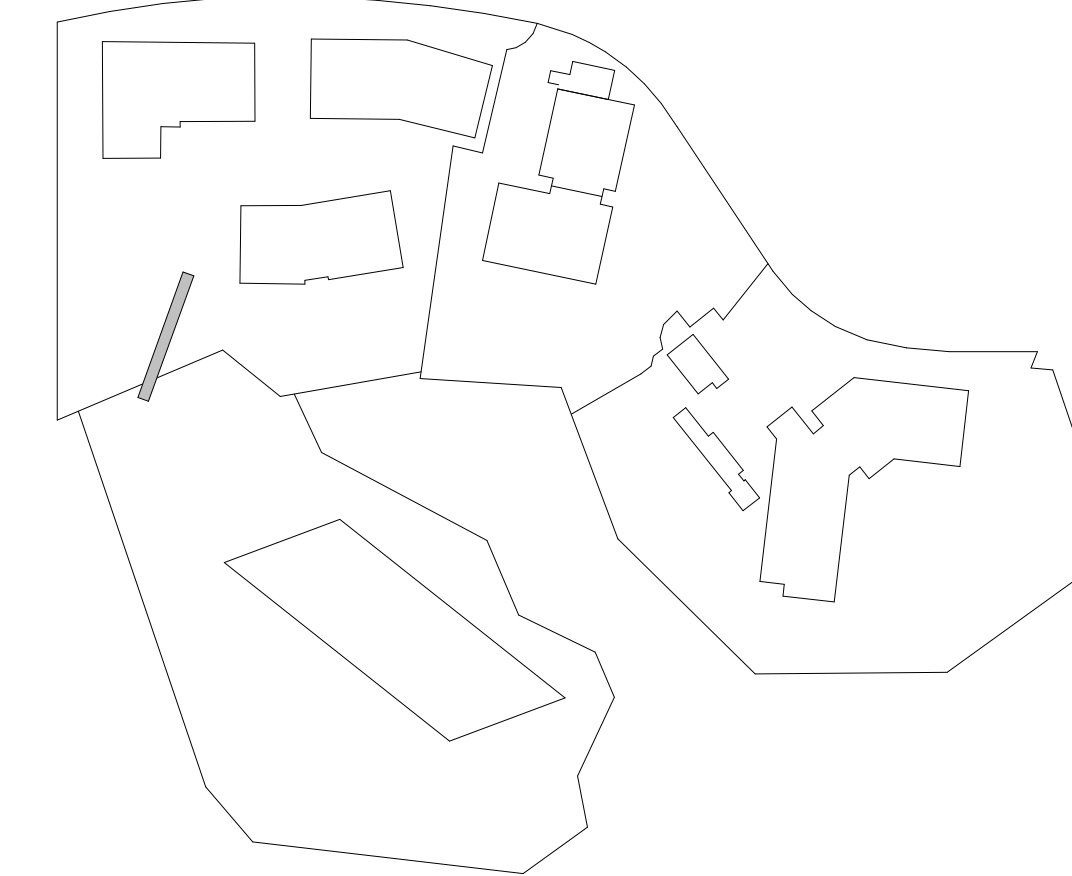


- GENERAL NOTES**
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY AND CONFIRMING THAT THE WORK CAN BE DONE AS SHOWN, BEFORE PROCEEDING WITH THE DEMOLITION. IF THERE ARE COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
 - CONTRACTOR SHALL REPLACE, RECONSTRUCT, AND REPAIR ALL EXISTING WORK THAT IS IMPACTED DAMAGED, OR DESTROYED AS A RESULT OF ANY CONTRACTOR WORK INCLUDING, BUT NOT LIMITED TO, HARDSCAPE, SIDEWALKS, IRRIGATION SYSTEMS, LANDSCAPING, LAWNS, STRUCTURES, AND UTILITIES, ALL TO THE SATISFACTION OF THE OWNER. TREES REMOVED TO ENABLE INSTALLATION OF SITE WORK AND NEW INFRASTRUCTURE/UTILITIES SHALL BE REPLACED WITH LIKE SPECIES USING 24" BOX SPECIMENS.
 - WHERE ASPHALT OR CONCRETE IS BEING REPAATCHED, CONTRACTOR SHALL PROVIDE EVEN AND STRAIGHT LINE CUTS WITH 2 FOOT STRAIGHT SLURRY SEAL SURFACE PATCH ON BOTH SIDES OF CUT.
 - CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
 - BUILDING ADDRESS: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

- LEGEND**
- PL PROPERTY LINE
 - SETBACK LINE
 - AREA OF DISTURBANCE - LIMIT OF WORK
 - ACCESSIBILITY ROUTE
 - DRAINAGE
 - SPOT ELEVATION
 - (E) FIRE HYDRANT
 - (E) TRANSIT STOP
 - RENDERING VIEW
 - EXISTING BUILDINGS
 - NEW BUILDINGS UNDER CONSTRUCTION/RENOVATION
 - OPEN SPACE EASEMENT
 - EXISTING PATH
 - NEW DG PATH TO BRIDGE

KEYNOTES

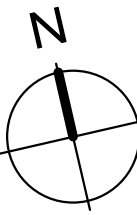
KEY PLAN



FLOOR PLAN - BOX TRUSS BRIDGE

1" = 40'-0"

1



ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

619-795-2555 Office
619-795-2552 Fax
LPADesignStudios.com
1600 National Avenue
San Diego, California 92113

NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION

This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments of service. All project documents are copyright protected, are the property of LPA, Inc. (LPA) and cannot be lawfully used in whole or in part for any project or purpose except as set forth in the contractual agreement between LPA and its Client. The unauthorized disclosure and/or use of the project documents (including the creation of derivative works), may give rise to liability for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable. Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

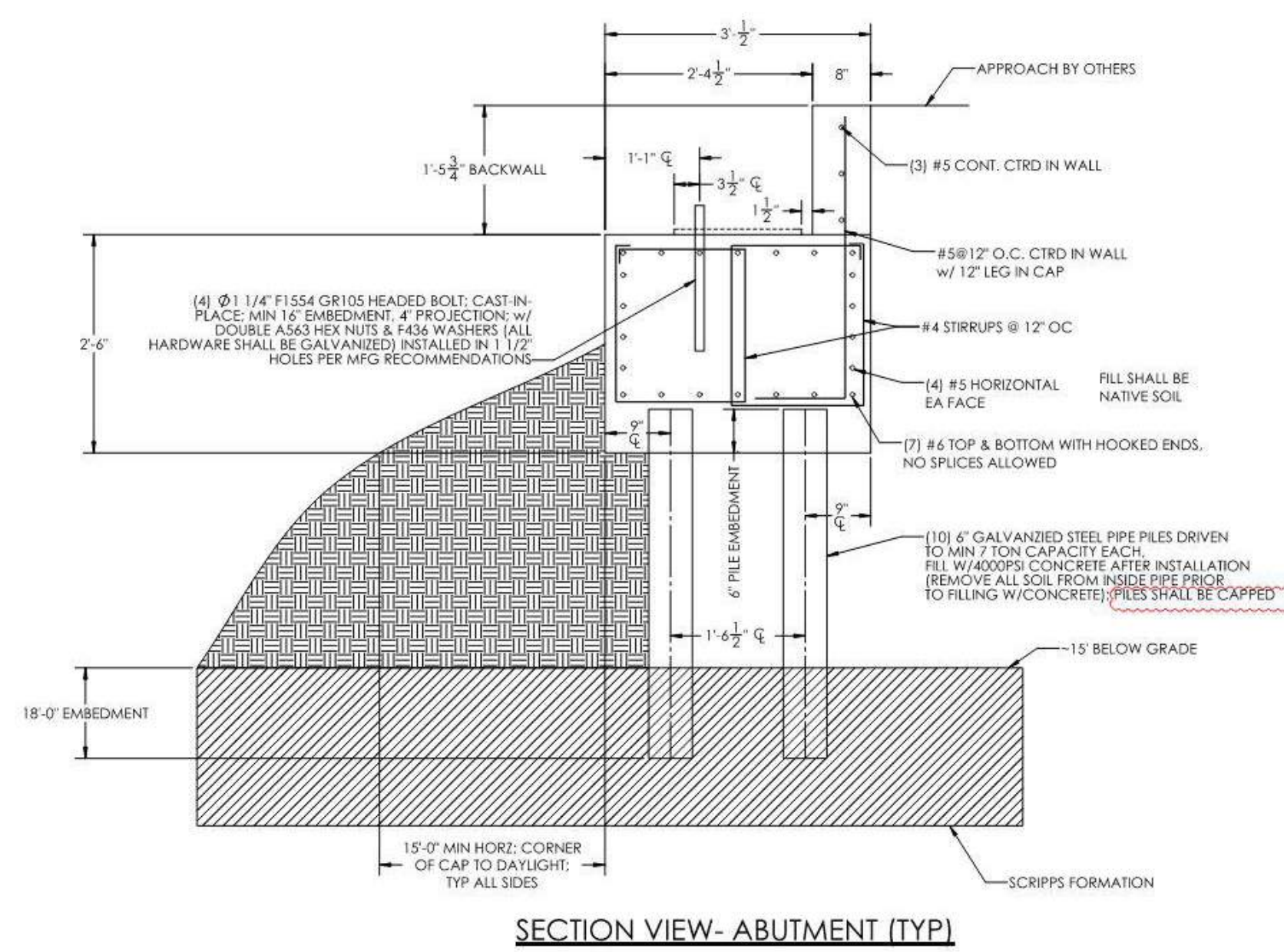
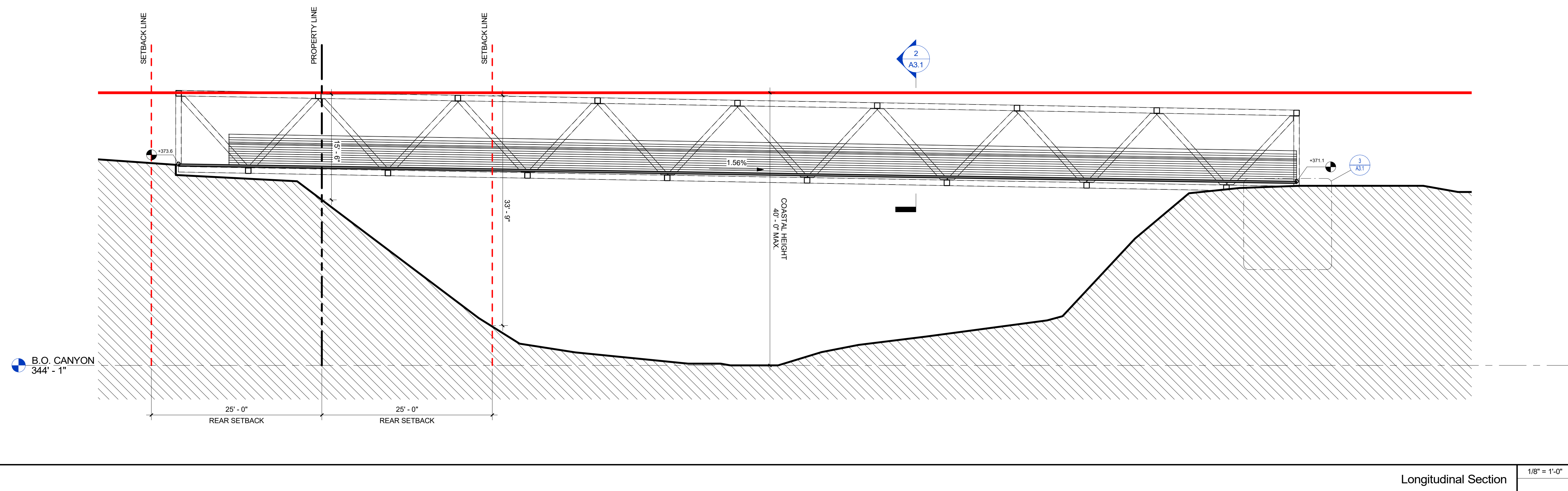
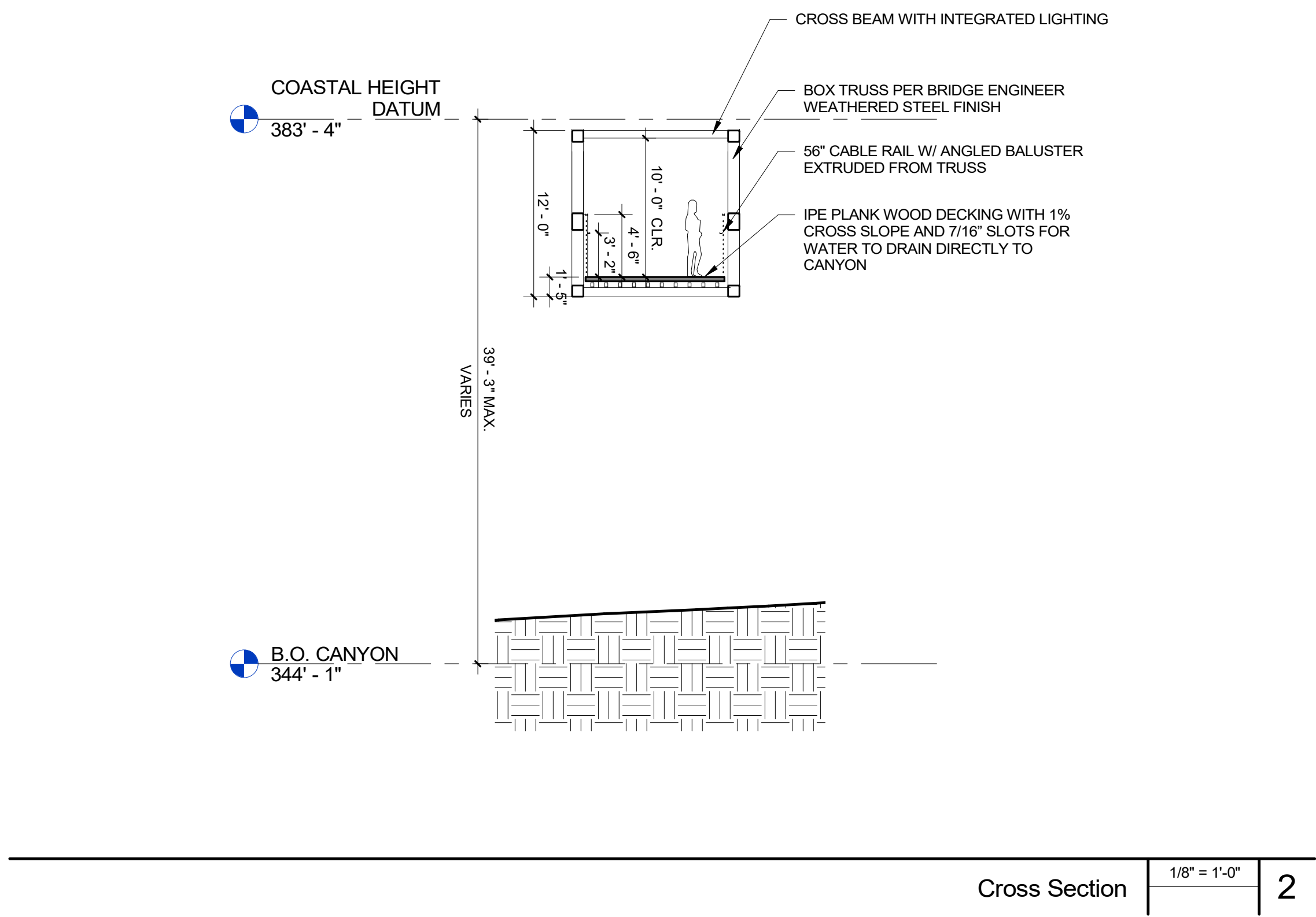
© LPA, Inc.

SPECTRUM PEDESTRIAN BRIDGE
3013, 3033 & 3035 SCIENCE PARK ROAD,
3545 CRAY COURT, SAN DIEGO, CA 92121
Developed for
ALEXANDRIA

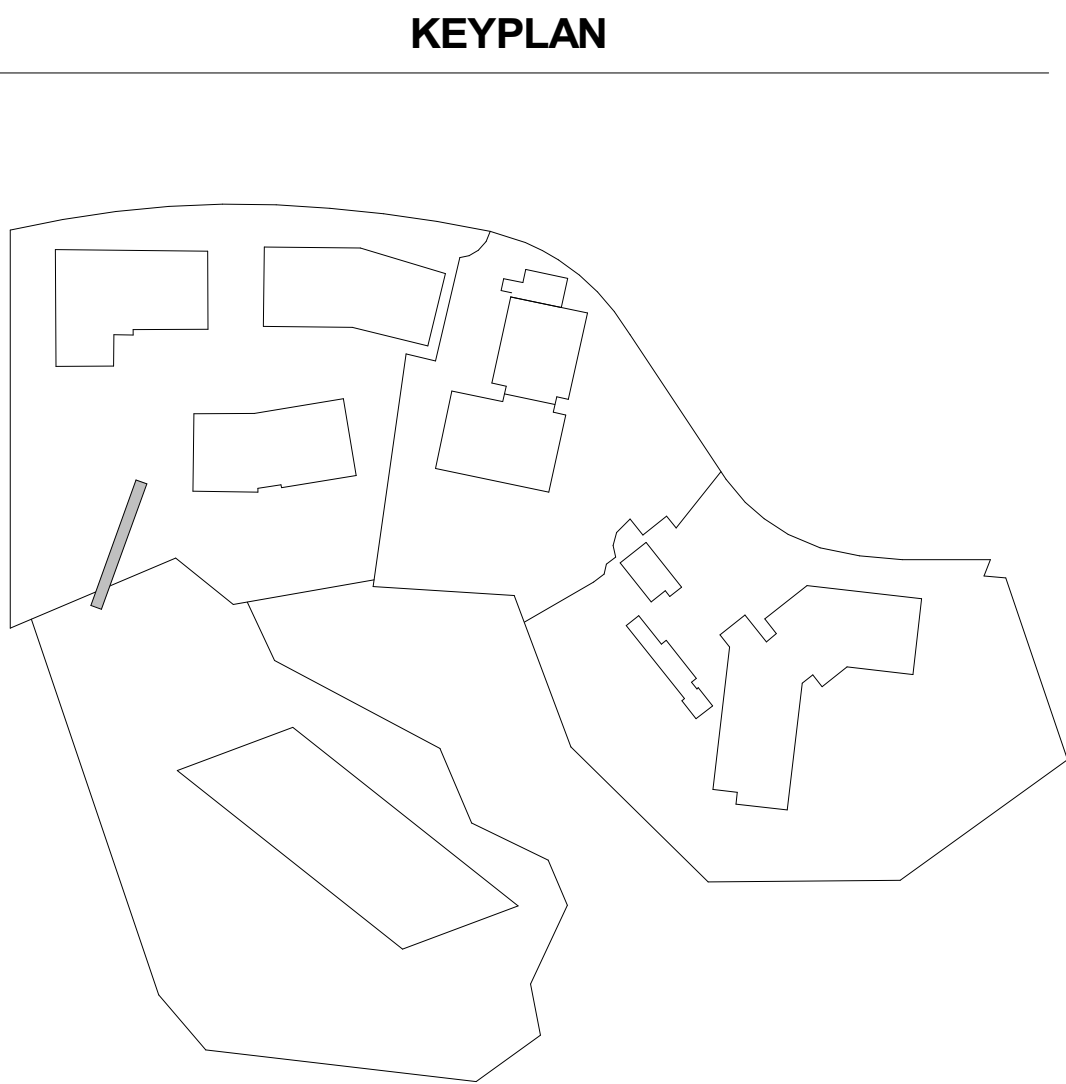
Submital	Date
SDP, PDP, CDP - 1st CITY SUBMITTAL	04/16/2020
SDP, PDP, CDP - 2nd CITY SUBMITTAL	07/10/2020
SDP, PDP, CDP - 3rd CITY SUBMITTAL	07/10/2021
SDP, PDP, CDP - 4th CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 5th CITY SUBMITTAL	08/03/2021
SDP, PDP, CDP - 6th CITY SUBMITTAL	12/03/2021

Job Number	1808910
Date Published	2021.01.19
Checked By	EJ
Scale	As indicated

FLOOR PLAN



LEGEND

[illegible]

CONCEPTUAL ELEVATION & SECTIONS