



Sorrento Mesa

Land Use Compatibility Analysis:

Mira Mesa Community Plan Updates

Working Draft
August 2019

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A. INTRODUCTION

The City of San Diego is updating the Mira Mesa Community Plan Update to provide a long-range land use vision for economic prosperity, housing, mobility, and climate action. The Mira Mesa Community Planning Area (CPA) is a major residential and employment center, with approximately 80,000 residents (2018) and 83,000 jobs (2015). Mira Mesa CPA is the largest industrial area in the region with a concentration of biotech, high-tech, defense, craft beverage/food, and manufacturing clusters. This land use compatibility analysis is being prepared to inform the development of economic prosperity, land use, and urban design strategies of the Mira Mesa Community Plan.

City of San Diego General Plan

The city's General Plan (GP) recommends evaluating the designation of Prime Industrial Lands during a comprehensive community plan update. If change is proposed, the GP requires several factors to be analyzed to ensure that viable industrial areas are protected from encroachment and conversion to non-industrial uses. GP policy EP-A.12 of the city's GP Economic Prosperity Element contains the following requirements for any justification to change Prime Industrial with residential, commercial, institutional, mixed-use, public assembly, or other sensitive receptor land uses:

- (a) Evaluate the Prime Industrial Land Criteria in Appendix C, EP-1
- (b) Analyze the Collocation/Conversion Suitability Factors in Appendix C, EP-2
- (c) Study the potential contribution of the area to the local and regional economy

This report explores items (a) and (b). The study of the potential contribution of the area to the local and regional economy is illustrated in a separate report, *Market Demand Analysis and Evaluation of Potential Impacts of Collocation*, prepared by Keyser Marston Associates (www.PlanMiraMesa.Org).

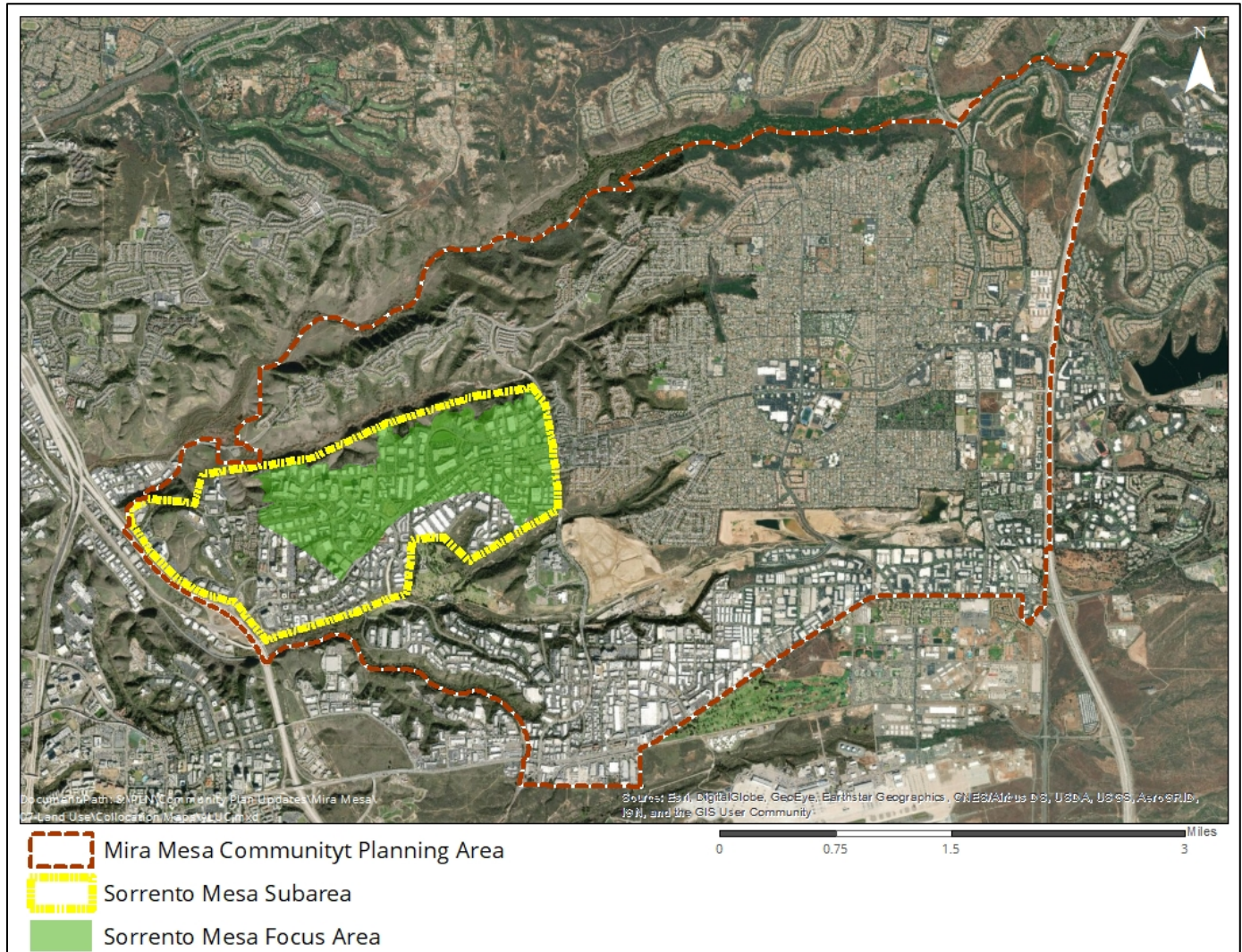
City of San Diego Climate Action Plan

The city's Climate Action Plan (CAP), adopted in 2015, prioritizes the implementation of the GP's Mobility Element and the City of Villages Strategy to increase housing near job centers and promote the use of transit, walking, and biking to reduce greenhouse gas emissions. Meeting the CAP goals require achieving better walkability and transit-supportive density by locating most of new housing and employment within the Transit Priority Areas.

Study Area

Sorrento Mesa is considered a Subregional Employment Area in the city's GP, which has a vital role in the city's economic development strategies by supporting business development and employment opportunities. Sorrento Mesa is expected to see future employment growth to support the regional economy. Figure 1 shows the Mira Mesa Community Planning Area, Sorrento Mesa Subarea, and Sorrento Mesa Focus Area.

Figure 1 – Community Planning Area, Sorrento Mesa Subarea, and Sorrento Mesa Focus Area



Sorrento Mesa Subarea

The Sorrento Mesa Subarea is 1,552 acres and contains 381 parcels with a median parcel size of 2.26 acres and a median FAR of 0.35. The total building areas is 19.1 million square feet with a median building area of 33,076 square feet. The current land use is mostly office, R&D, light industrial, and visitor-oriented commercial. Approximately 1,060.35 acres are prime industrial, and 63.52 acres are commercial/retail.

Table 1 illustrates the employment breakdown within the subarea. The area contains almost half of the employment within the Mira Mesa CPA. The largest share of employment is 'Professional, Scientific, and Technical Services' with 48%, followed by 'Manufacturing' with 13.7%, and 'Management of Companies and Enterprises' with 7.3%.

Table 1: Sorrento Mesa Subarea Employment Breakdown (2015)

North American Industry Classification System (NAICS)	Count	Share
Agriculture, Forestry, Fishing and Hunting	2	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	23	0.1%
Construction	1,002	2.2%
Manufacturing	6,144	13.7%
Wholesale Trade	2,057	4.6%
Retail Trade	716	1.6%
Transportation and Warehousing	304	0.7%
Information	1,756	3.9%
Finance and Insurance	1,605	3.6%
Real Estate and Rental and Leasing	228	0.5%
Professional, Scientific, and Technical Services	21,512	48.0%
Management of Companies and Enterprises	3,254	7.3%
Administration & Support, Waste Management and Remediation	3,091	6.9%
Educational Services	307	0.7%
Health Care and Social Assistance	1,401	3.1%
Arts, Entertainment, and Recreation	92	0.2%
Accommodation and Food Services	689	1.5%
Other Services (excluding Public Administration)	587	1.3%
Public Administration	16	0.0%

Source: U.S. Census LODES 2015

Sorrento Mesa Focus Area

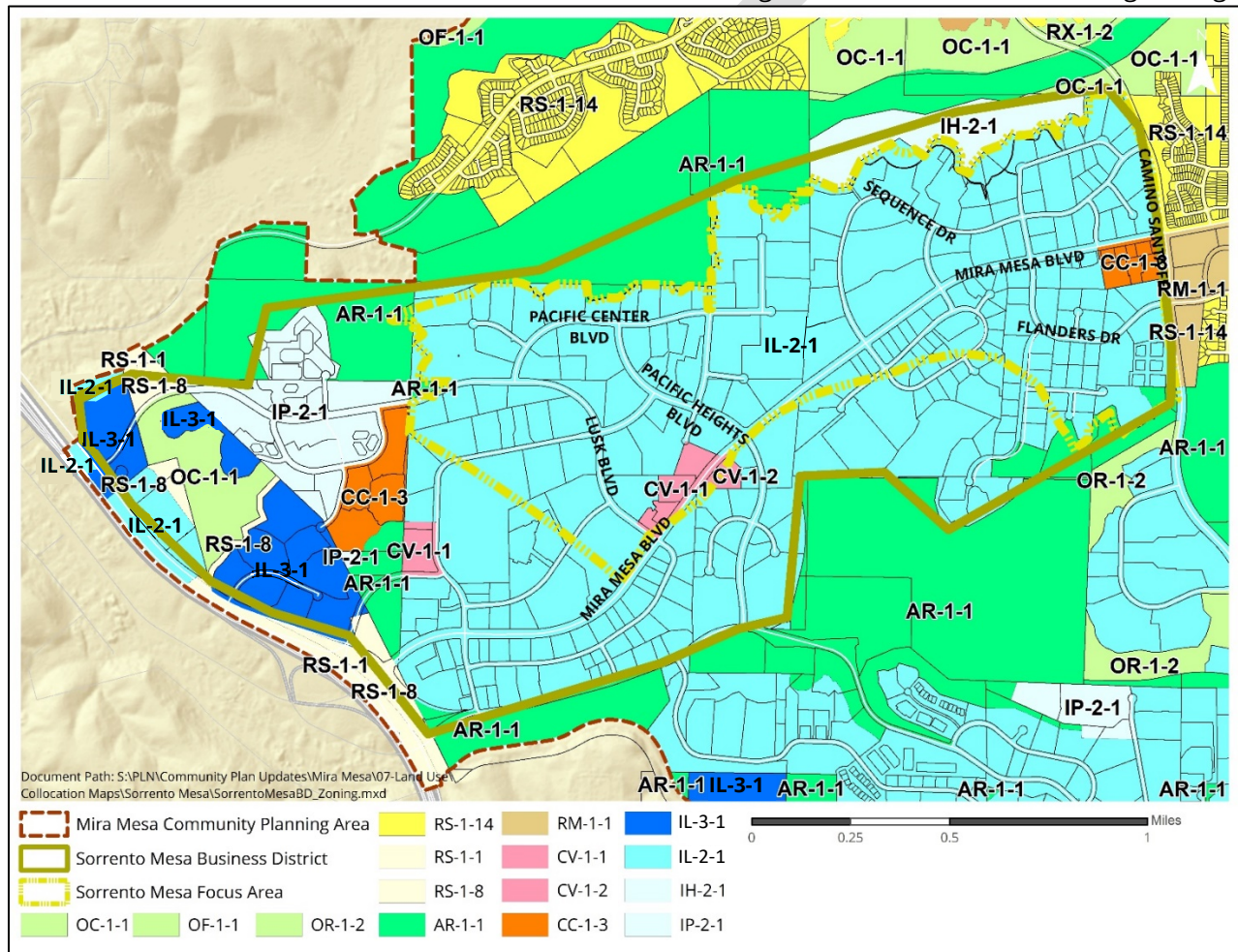
Within the Mira Mesa CPA, there are several existing land use policies and regulations related to MCAS Miramar Airport Land Use Compatibility Plan (ALUCP), Prime Industrial Land, and the city's Climate Action Plan (CAP). During the analysis of existing conditions, seven criteria were used to identify the collocation study focus area in Sorrento Mesa. A focus area must be:

1. Outside the MCAS Miramar ALUCP Noise Contours >65 CNEL;
2. Outside the MCAS Miramar ALUCP Accident Potential Zone I and II;
3. Outside Open Space Area;
4. Within CAP Transit Priority Areas;
5. Contains Prime Industrial Land;
6. Contains High Transit Ridership Stop(s); and
7. Near Existing and Proposed Transit.

The identified focus area is 711.5 acres within the Sorrento Mesa Subarea and contains 187 parcels with a median parcel size of 2.51 acres and a median FAR of 0.36. The total building areas is 10.74 million square feet with a median building area of 38,952 square feet.

The focus area is mostly prime industrial land with small pockets of commercial uses. Most of the zoning is IL-2-1, followed by CC-1-3, CV-1-1, and CC-1-2, which are commercial uses that allow multifamily residential (Figure 2). All three commercial designations prohibit industrial uses, but CC-1-3 allows for research and development uses. The existing land uses are predominantly office, R&D, light industrial, and commercial/retail/service.

Figure 2 – Sorrento Mesa Existing Zoning



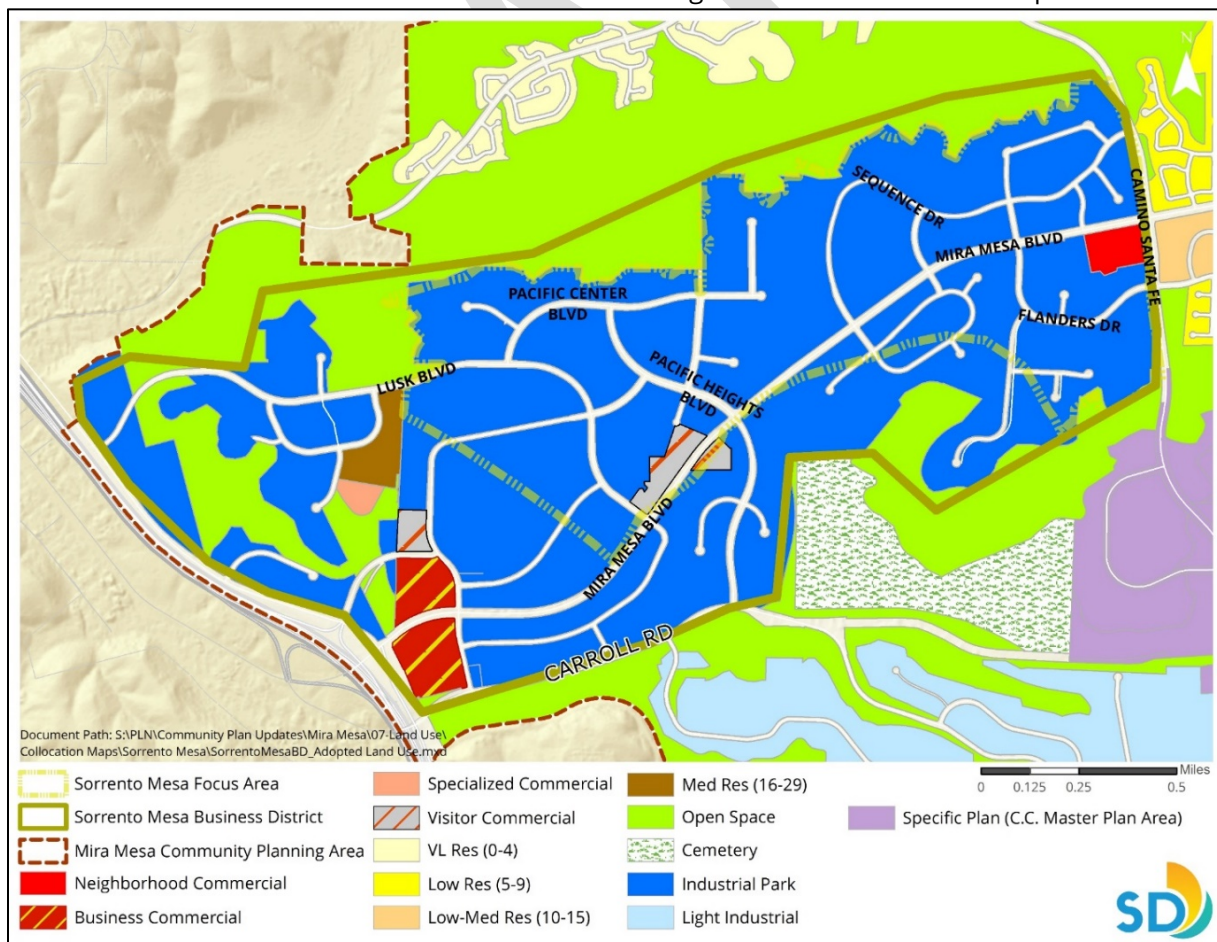
B. PRIME INDUSTRIAL LAND CRITERIA

The city's GP Economic Prosperity Element requires justification for changing the land use of prime industrial land by evaluating the city's 'Prime Industrial Land Criteria' identified in GP Appendix C, EP-1. The Prime Industrial Land Criteria evaluation is mostly conducted on the Sorrento Mesa Subarea level to explore feasibility of land use change. However, the assessment of non-industrial encroachment will be within the smaller Sorrento Mesa Focus Area. Appendix C, EP-1 asks the following:

Community Plan Land Use – Is the land designated for industrial uses in the applicable community plan?

Yes – The Sorrento Mesa Subarea is approximately 1,552 acres. As depicted in the adopted Mira Mesa Community Plan, the land use designation for 1,051 acres (67.8%) of the Sorrento Mesa Subarea is 'Industrial Park.' Only 63 acres (4.1%) are designated 'Business Commercial,' 'Visitor Commercial,' 'Neighborhood Commercial,' or 'Specialty Commercial' combined (Figure 3). There are also 15 acres (<1%) of 'Medium Density Residential' (16-29 DU/acre) within the Sorrento Mesa Subarea. The rest of the Sorrento Mesa Subarea is split up between 'Open Space' (255 acres, 16.4%) and roads (167 acres, 10.8%).

Figure 3 – Sorrento Mesa Adopted Land Use



Development intensity and residential land use within the Sorrento Mesa Subarea are further constrained by the 2008 Airport Land Use Compatibility Plan (ALUCP) for MCAS Miramar. The MCAS Miramar ALUCP establishes land use compatibility policies and development criteria to protect airport operations and minimize the public's exposure to excessive noise and safety hazards. Within the Sorrento Mesa Subarea, 454 acres is in Accident Potential Zone (APZ) II, 242 acres fall within the Transition Zone (TZ), and 856 acres fall outside of all APZs. Overall, 256 acres are within the 65 – 70 Community Noise Equivalent Level (CNEL) range, 1,215 acres are within the 60 – 65 CNEL range and 82 acres are less than 60 CNEL. Table 3 illustrates the composition of the Sorrento Mesa Subarea:

Table 3: Sorrento Mesa Subarea Acreage in APZs and Noise Contours

	APZ II	TZ	Out of APZ	Total Acres
65 - 70 CNEL	31	62	163	256
60 - 65 CNEL	420	137	657	1214
>60 CNEL	3	43	36	82
Total Acres	454	242	856	1552

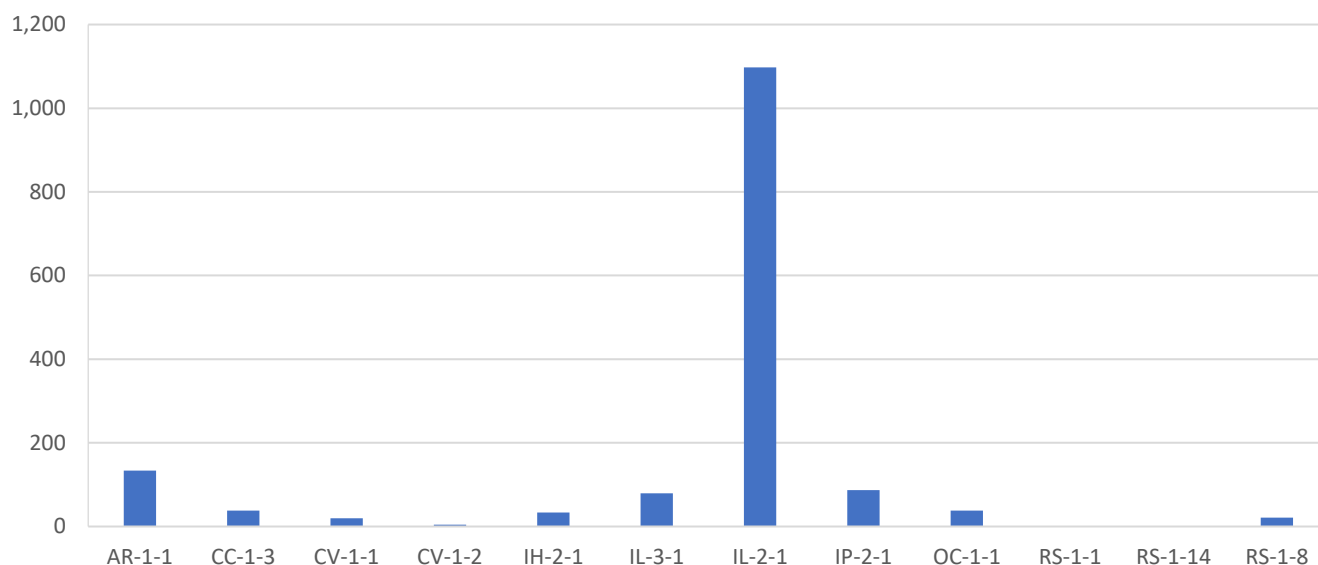
Restrictive Industrial Zoning – *Is the land in an area where zones have been applied to restrict residential and commercial uses that were previously permitted in many older industrial areas?*

No – As depicted in the 1979 City of San Diego General Plan, the Sorrento Mesa Subarea was within the Mira Mesa Designated Industrial Area. Sorrento Mesa has been split between two designated areas: (1) Sorrento Valley and (2) Western Mira Mesa. In the adopted 1992 Mira Mesa Community Plan, Sorrento Mesa had a land use designation of 'Industrial,' with pockets carved out for commercial uses. In the 1981 Mira Mesa Community Plan and Local Coastal Program, although most of Sorrento Mesa was designated 'Industrial,' the center of Sorrento Mesa was designated 'Commercial-Recreation' to accommodate a proposed museum and theme-park called 'Aero World.' When Aero World failed to materialize, the area was re-designated for light-industrial uses.

There are additional pockets of commercial carved out of Sorrento Mesa in the 1981 plan that has since developed into hotels, food service, and a general retail strip-mall. Prior to the 1981 community plan, all of Sorrento Mesa was designated for residential uses. However, this undeveloped portion of Mira Mesa was zoned for agriculture and was labeled as a future study area. Over 70% of the Sorrento Mesa Subarea is currently zoned IL-2-1, while 8.6 % of the subarea is zoned AR-1-1, and 5.1% is zoned IL-3-1. See Figure 4 for a breakdown of the existing zoning in the Sorrento Mesa Subarea.

Figure 4 - Existing Zoning

Existing Zoning of Sorrento Mesa Subarea (acres)



Market Feasibility – In communities where at least 30 acres of fully entitled vacant land is available for sale, are land prices low enough so that new industrial development is still feasible?

No – There are 18.4 acres of developable vacant land in the Sorrento Mesa Subarea. As of July 2019, there was no vacant land available for sale. The average asking lease rate, vacancy rate, and market sales rate for the office, R&D, and industrial space within the Sorrento Mesa submarket are as follow:

Table 4: Market Factors (4th Quarter 2018)

	Average Asking Lease Rate (Per Square Foot Per Month)	Vacancy Rate	Market Sale Price
Industrial	\$1.16 MG	4.85%	\$340 SF
Office	\$2.76 FSG	11.10%	\$246 SF
R&D/flex	\$2.36 NNN	11.02%	\$304 SF
MG = Rents reflect industrial gross, a type of Modified Gross; FSG = Rents reflect full-service gross (FSG); NNN = Rents reflect tripe-net			

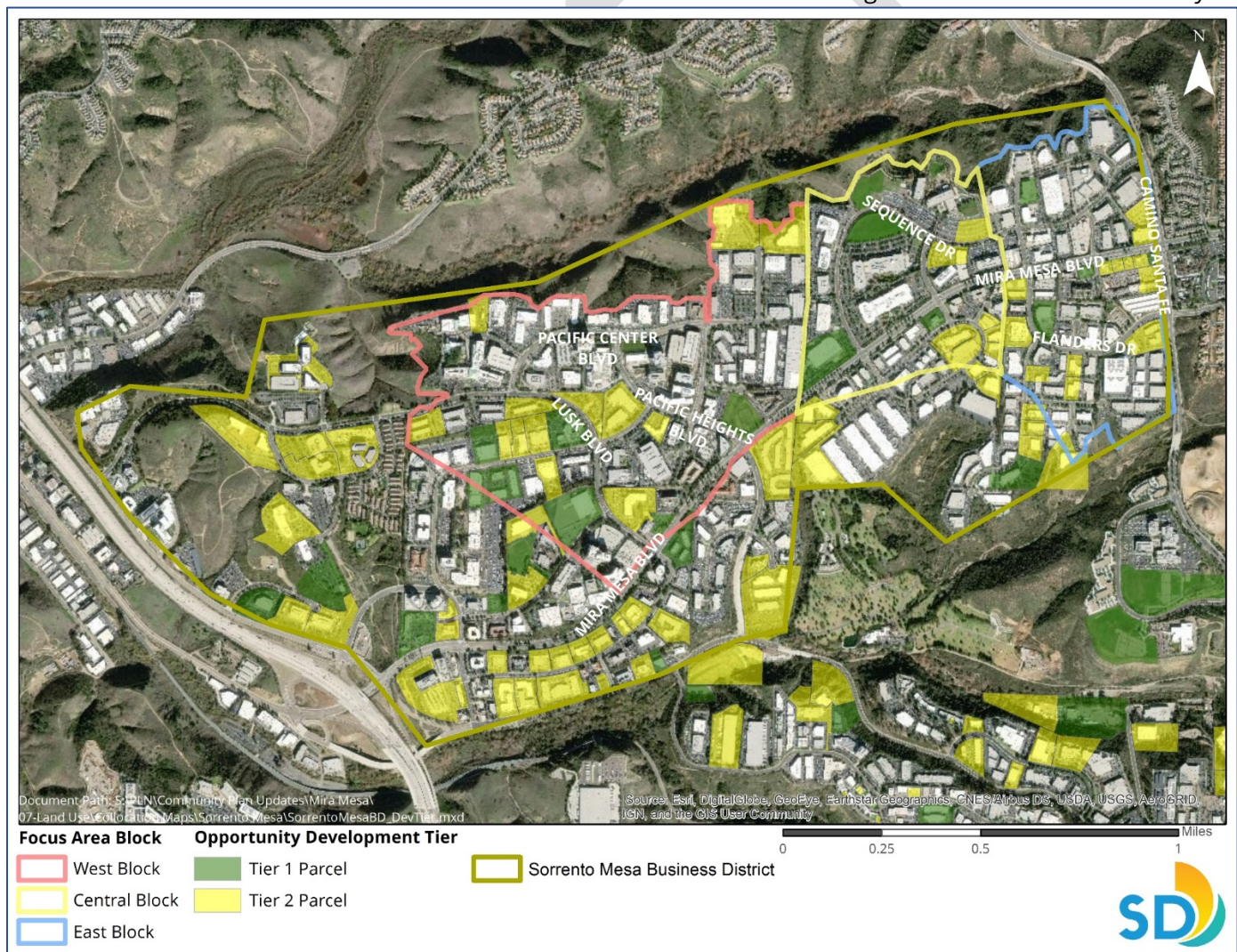
Compared to the County average, R&D/flex and industrial average asking lease rate are higher in the Sorrento Mesa submarket, while office rent is comparable to the County average. The higher price indicates a relatively strong market demand, especially in tech and life science submarkets. For further information, please see the *Market Demand Analysis and Evaluation of Potential Impacts of Collocation* for the Mira Mesa CPU (www.PlanMiraMesa.org).

The Planning Department evaluated the likelihood of redevelopment at the parcel level (Figure 5) in the *Mira Mesa Community Atlas: Existing Conditions Report*, using existing floor area ratio (FAR) and assessed value ratio (AVR):

- Sites with low FAR and low AVR are Tier 1 out of 4 on the redevelopment scale;
- Sites with a low FAR and a medium AVR (or vice versa) are Tier 2.
- All vacant sites are considered Tier 1.

Besides the 18.4 acres of vacant land on four sites, there are additional 76.4 acres of land with both a low FAR and low AVR, for a total of 94.8 acres of Tier 1 land. On the other hand, there are 263.2 acres of Tier 2 land, for a total of 357.8 Tier 1 and Tier 2 land that could redevelop in future. According to Costar, over 35 office, R&D/flex, and industrial properties were sold between July 2018 to July 2019.

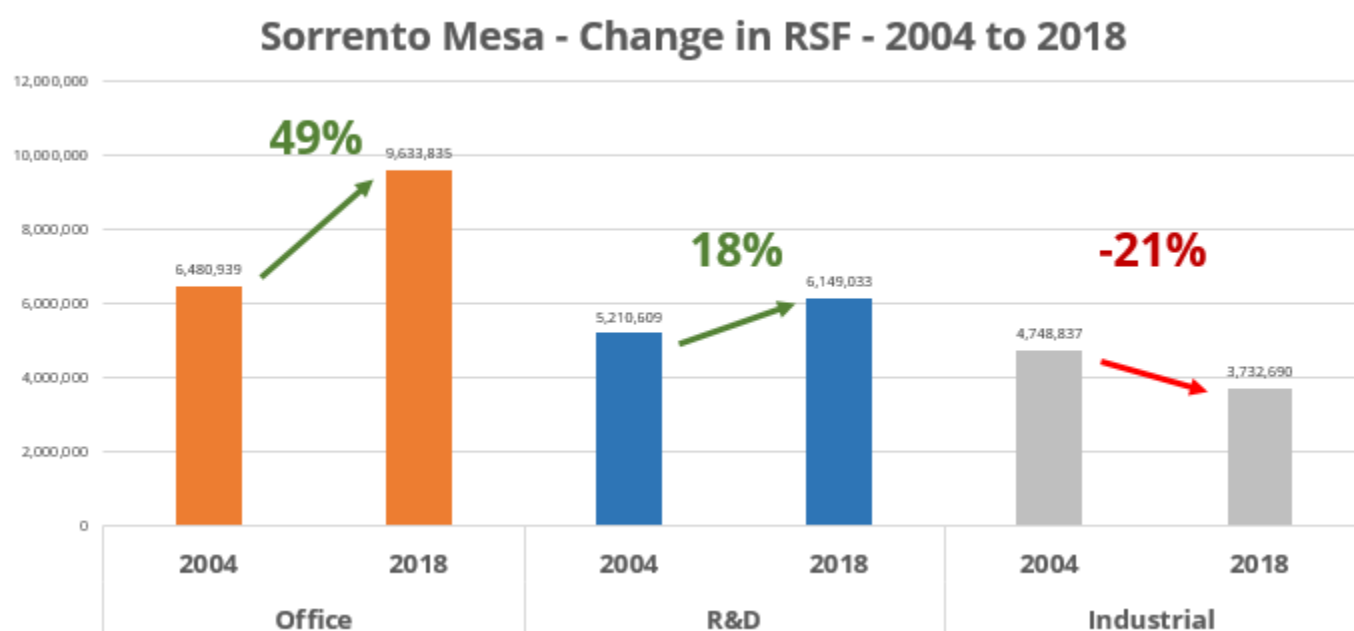
Figure 5 – Parcel Economic Analysis



Predominantly Developed or Developable with Industrial Uses – *Has the majority of the developed portion of the industrial area been developed with heavy industrial, light industrial, research and development and other base sector uses? Does the area have the physical characteristics suitable for modern industrial development?*

According to the *Market Demand Analysis and Evaluation of Potential Impacts of Collocation* study, between 2004 to 2018, office rentable square feet (RSF) increased by 49%, and R&D RSF increased by 18%, while industrial RSF use decreased by 21% (Figure 6). Today, 81% of employment space is Office and R&D/Flex. With the growth of life science and tech sectors, the shift to a higher share of knowledge-intensive industry is expected to continue in Sorrento Mesa submarket, while the higher land prices may make light industrial uses less feasible in the area, compared to other light industrial locations.

Figure 6 – Change in Rentable Square Feet



Free for Non-Industrial Encroachment – *Is the industrial area generally free from residential uses and does it contain few institutional or “public assembly” uses or sensitive receptor land uses? Are less than 50 percent of existing uses commercial, or other non-industrial uses? Commercial uses are defined as institutional uses, retail sales, commercial services, offices, and vehicle and vehicular equipment sales and services.*

Although the majority of the Sorrento Mesa Subarea developed as office/R&D uses, 254 townhomes were built within the subarea between 1997 to 2000. This multi-family development also abuts the western boundary of the Sorrento Mesa Focus Area, the boundary of this section's analysis. There are also multi-family and single-family developments adjacent to the eastern boundary of the focus area. In addition, 1,800 units are planned for development less than 1,000 feet southeast of the south-eastern edge of the focus area. Furthermore, there are single-family homes just over 1,000 feet north of Sorrento Mesa on the other side of the Los Peñasquitos Canyon.

Within the Sorrento Mesa Focus Area, there are many encroaching institutional uses, commercial uses, and sensitive receptors. Sensitive receptors in the Sorrento Mesa Focus Area include a place of worship, daycares & schools, a hospital, a grocery store, retail centers, hotels and hospitality/food service establishments. About 36% of all parcels in the Sorrento Mesa Focus Area are encroached – however, there is a concentration of encroachment in the eastern block of the focus area, where the rate of encroachment is over 70%. A further breakdown of encroachment by Sorrento Mesa Focus Area Blocks is presented in the next section of this report. For a detail parcel-level non-industrial encroachment, please see Appendix B.

Proximity to Resources of Extraordinary Value – *Is the area in proximity to certain human resources and infrastructure investments to which access is fundamental to the type of use it would support? San Diego’s existing and probable future industrial companies basically fall into two groups:*

1. **High-technology businesses (bio-technology, business equipment and defense manufacturing) where site selection is driven by the need to have access to universities and science and engineering workers.**
2. **International trade, logistics, and ship building businesses where site selection is driven by access to physical resources such as harbor facilities and other ports-of-entry, such as the border truck crossing and U.S. Customs facilities in Otay Mesa.**

Yes - The Sorrento Mesa Subarea contains over 45,000 jobs, more than half of the 83,000 jobs within Mira Mesa CPA, and 6.5% of the nearly 700,000 jobs within the City of San Diego. Sorrento Mesa is part of a Subregional Employment Area - that also includes Torrey Pines Mesa, University Town Centre, University of California San Diego (UCSD), Sorrento Valley - which together forms the region’s premier life science, high-tech, and health care hub. The proximity to the UCSD help the focus area attract talent and investment. Qualcomm, one of San Diego’s largest company, employs many of their 13,000 local employees at their worldwide headquarters in the Sorrento Mesa Subarea. The top three largest landowners are Qualcomm (90.77 acres), Gen-Probe Incorporated (36.70 acres), and Sequence Tech Center CA, LLC (26.26 acres).

C. COLLOCATION/CONVERSION SUITABILITY FACTORS

The city's GP Economic Prosperity Element requires justification for changing the land use designation of prime industrial land by performing an evaluation using the city's 'Collocation/Conversion Suitability Factors' identified in GP Appendix C, EP-2 of the city's Economic Prosperity Element. This section's analysis will concentrate on the Sorrento Mesa Focus Area. Appendix C, EP-1 asks the following:

Area Characteristics – *The amount of office and commercial development in the area. The significance of encroachment of the non-industrial uses which has already occurred in the area. The area's attractiveness to manufacturing, research and development, wholesale distribution, and warehousing uses, based on a variety of factors including: physical site characteristics, parcel size, parcel configuration, surrounding development patterns, transportation access, and long-term market trends.*

For purposes of evaluating this Suitability Factor, the focus area has been broken down into three block areas (west, central, east), with the following sub-characteristics studied for each block:

- The amount of office and commercial development in the area;
- The significance of encroachment of the non-industrial uses which has already occurred in the area; and
- The area's attractiveness to manufacturing, research and development, wholesale distribution, and warehousing uses, based on a variety of factors including: physical site characteristics, parcel size, parcel configuration, surrounding development patterns, transportation access, and long-term market trends.

Site survey for the Sorrento Mesa Focus Area were conducted by the Planning Department staff in December 2018. Parcel level data was collected to determine non-industrial encroachment. The level of encroachment is determined for each block. The threshold for encroachment is found when building uses, tenants or land-use types' total floor area of commercial and office encroachment is over 50 percent.

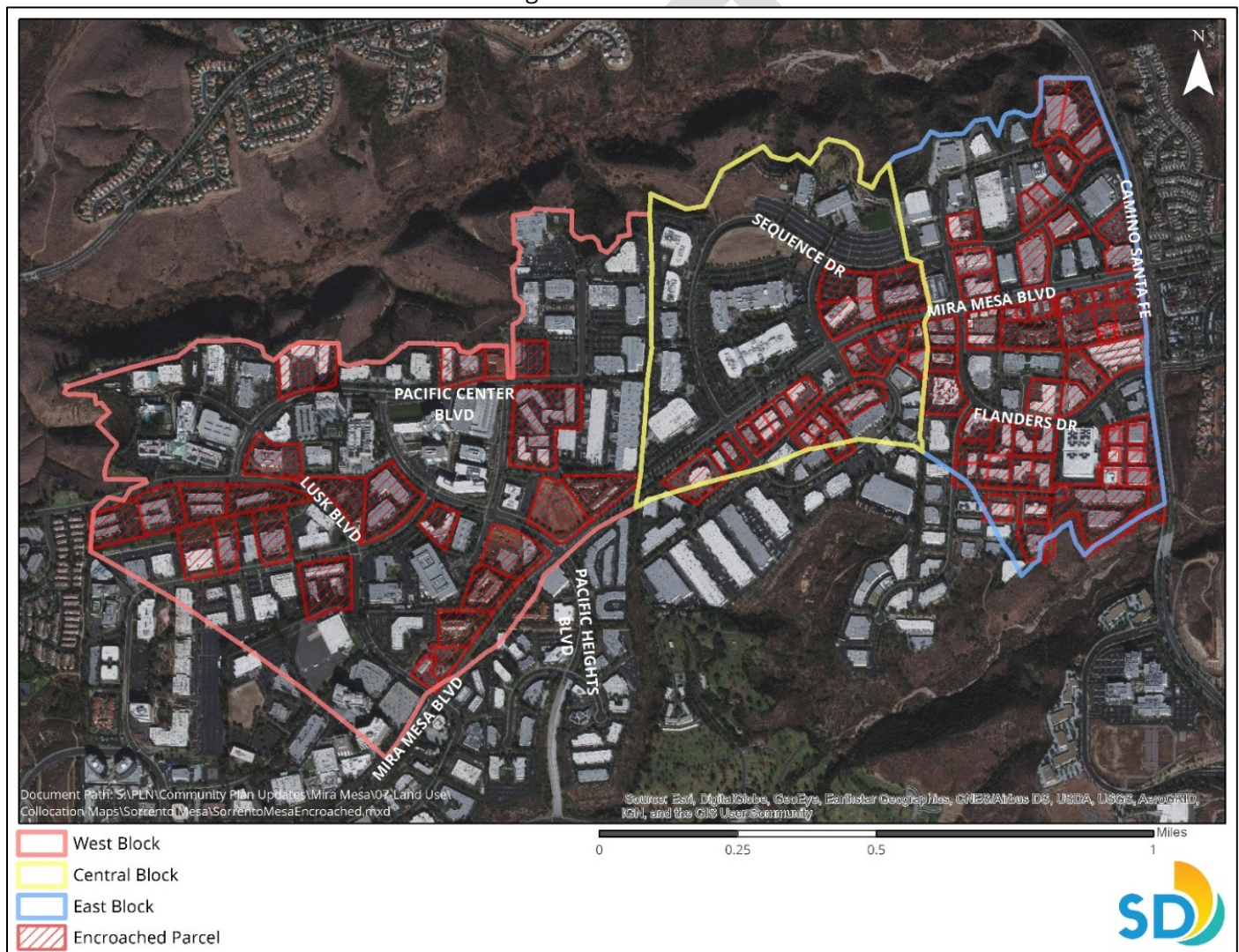
A detailed breakdown of parcel-level analysis and photo is available in Appendix B and C. A brief descriptions of the blocks are included below (Figure 7):

- **West:** The West Block of the Sorrento Mesa Focus Area is the largest of the three in terms of acreage (nearly 335 acres); as the home of Qualcomm and other tech companies, the West Block is also the heart of Sorrento Mesa tech. The West Section is predominantly Base Sector-Prime Industrial. Overall, there is 24.6% non-industrial encroachment in the area. Although tech is the primary industry in the West Block, there is a cluster of hotels and retail near Qualcomm that serve the daytime population of the community.
- **Central:** The Central Block of the Sorrento Mesa Focus Area is the smallest of the three in terms of acreage (nearly 164 acres). North of Mira Mesa Boulevard, the Central Block contains

the Hologic campus and Sharp medical facility. South of Mira Mesa Boulevard, the Central Block contains early 90's multi-tenant office buildings with varying businesses occupying the inexpensive office space. The Central Block is predominantly Base Sector-Prime Industrial, although there is 32% encroachment in the area.

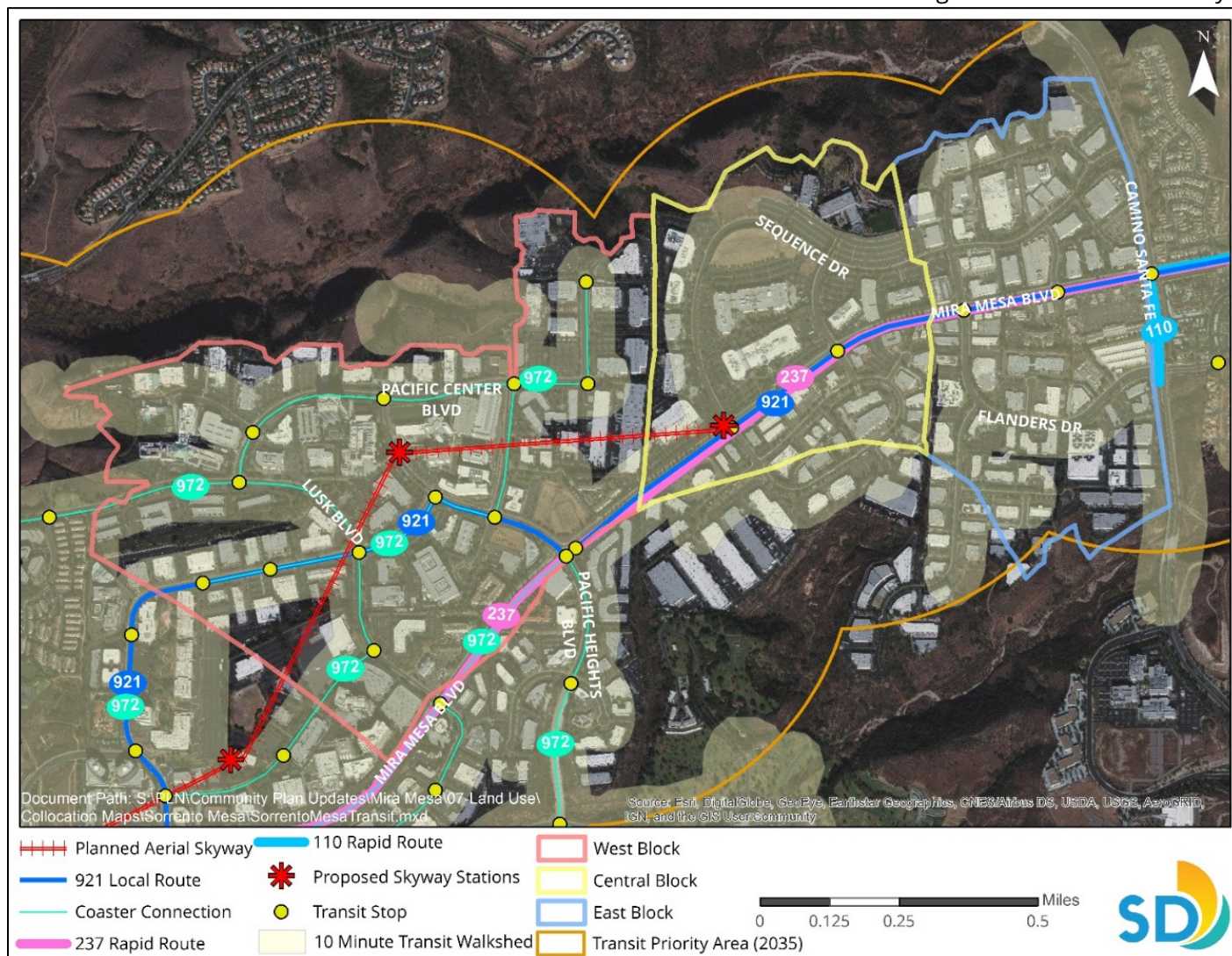
- **East:** The East Block of the Sorrento Mesa Focus Area is 193 acres. This block abuts residential neighborhoods directly east and contains a medium-sized retail center that includes a grocery store and restaurants to serve the residential and office population. The East Block is the most encroached of the three blocks within the study area, especially south of Mira Mesa Boulevard with 59.7% encroachment of non-base-sector uses.

Figure 7 – Encroached Parcels of Sorrento Mesa Focus Area Blocks



Transit Availability – The area is located within one-third mile of existing or planned public transit. The project proponent's ability to provide or subsidize transit services to the project, if public transit service is not planned or is inadequate.

Figure 8 – Transit Availability



Transit service currently exists on Mira Mesa Boulevard via the 237 Rapid, the 110 Rapid, and the 921. The 921 and Rapid 237 enjoy high ridership and travel from Miramar College Transit Station on the far east side of the community to Gilman Transit Center in University. These two transportation hubs offer transit connections to downtown San Diego, La Jolla, and Downtown Escondido.

The Rapid 110 begins at the eastern boundary of the Sorrento Mesa Focus Area on Flanders Drive and Camino Santa Fe and ends downtown. The 237 Rapid provides service with 15-minute headways or greater; the 110 offers 20-minute headways and only runs for a couple of hours in the morning and evening, but the commute downtown is a quick 20-minutes. The combined routes along Mira Mesa Boulevard creates headways that can often be as short as 5-minutes during peak periods.

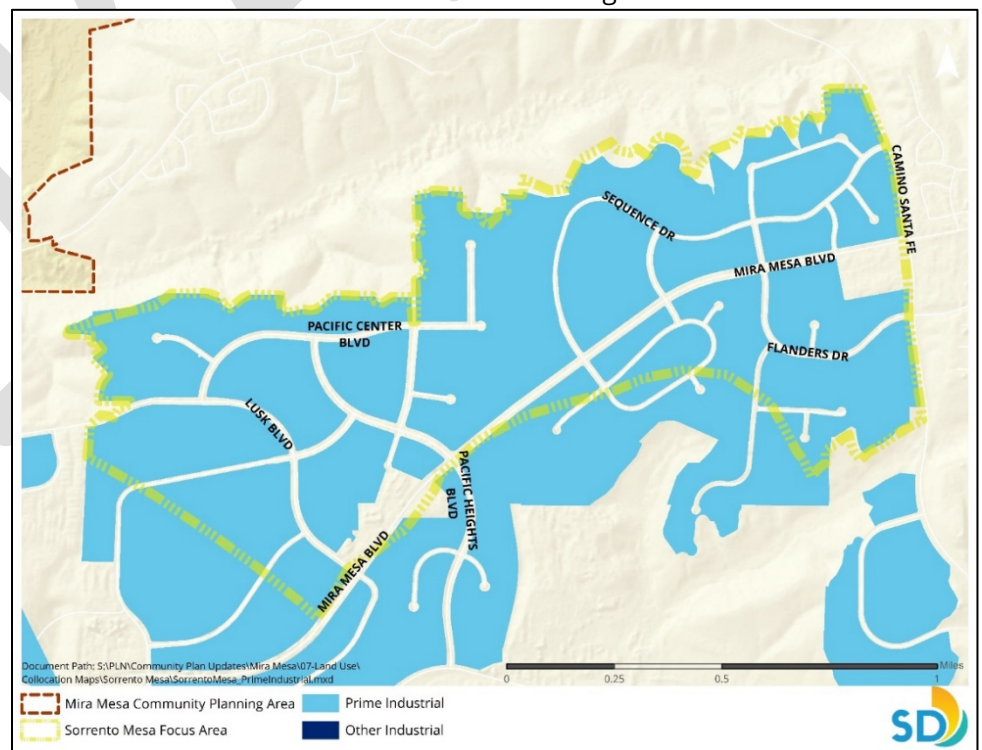
These routes provide direct transit access to the job-rich employment areas of University and Downtown, and the focus area is only one mile away from the Sorrento Valley Coaster Station. However, the topography of the area makes for an unpleasant commute via walking or biking, between Sorrento Mesa and the Sorrento Valley Coaster Station. Due to the topographical constraints, the 972 route connects the Coaster station to the heart Sorrento Mesa, offering transit alternatives to driving from coastal communities along the Coaster route. In addition, SANDAG has studied the feasibility of introducing an aerial skyway to connect Sorrento Mesa to the Sorrento Valley Coaster Station and, farther west, to the Blue Line Trolley Extension at UCSD.

All properties within the focus area are within a 10-minute walk to the existing transit stop. That said, the transit only runs during peak hours with a 15-minute headways. Virtually all the focus area is within a Transit Priority Area (Figure 8).

Impact on Prime Industrial Lands – *The location of the proposed project adjacent to prime industrial lands and the impact of the proposed project utilization of the prime industrial lands for industrial purposes.*

Figure 9 highlight the existing prime industrial land in Sorrento Mesa. It is currently not determined if there will be any proposed land-use changes in the Sorrento Mesa Focus Area. The urban design study will provide additional insight to determine if a land-use change is necessary to support economic vitality.

Figure 9 – Prime Industrial Land

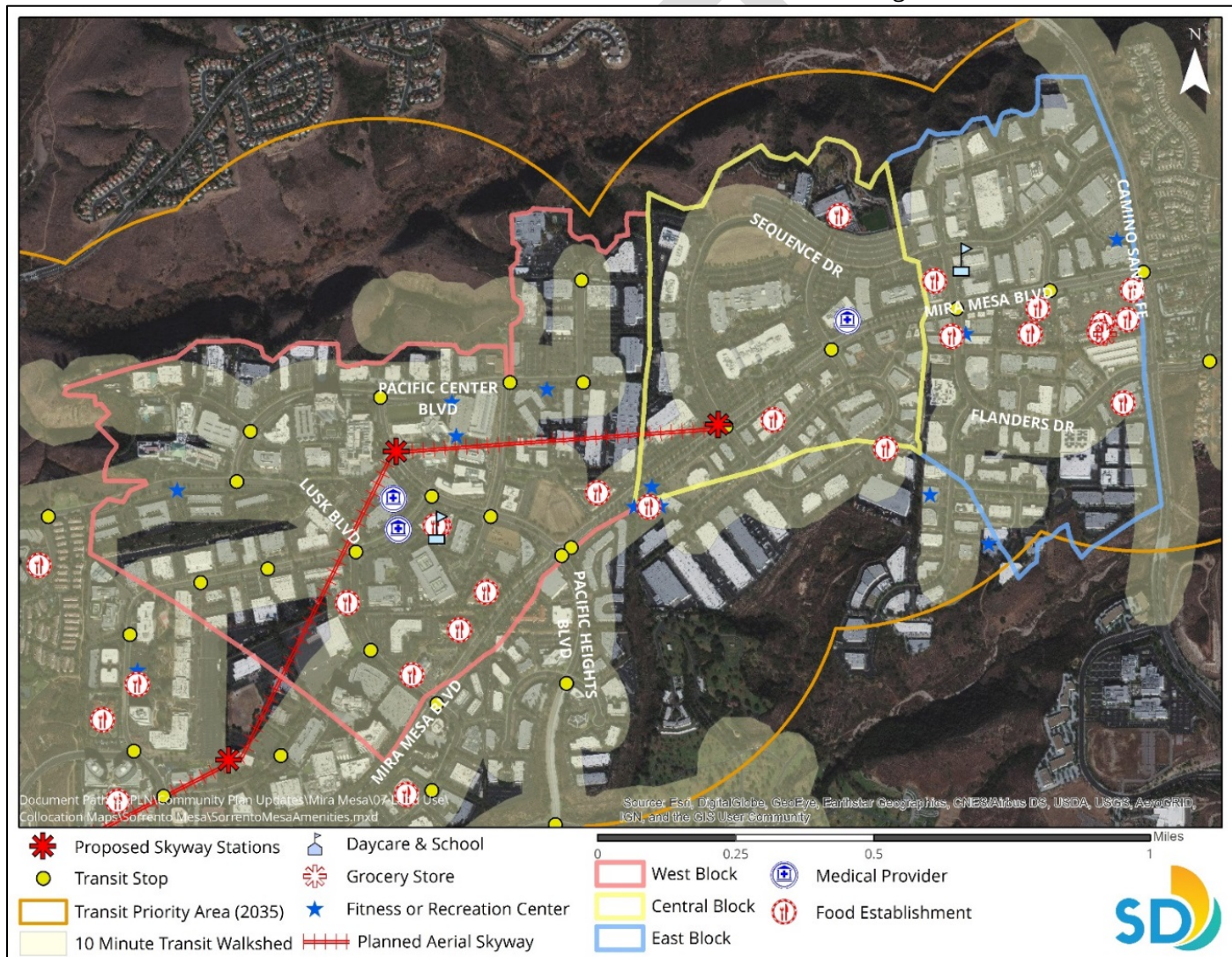


Significance of Residential/ Employment Component – *The significance of the proposed residential density to justify a change in land use. If residential is proposed on the same site, the amount of employment space on the site is to be retained.*

It is currently not determined if there will be any proposed land-use changes in the Sorrento Mesa Focus Area. The urban design study will provide additional insight to determine if a land-use change is necessary for economic vitality.

Residential Support Facilities – *The presence of public and commercial facilities generally associated with residential neighborhoods in close proximity to the area, such as recreational facilities, grocery stores, and schools.*

Figure 10 - Residential Amenities



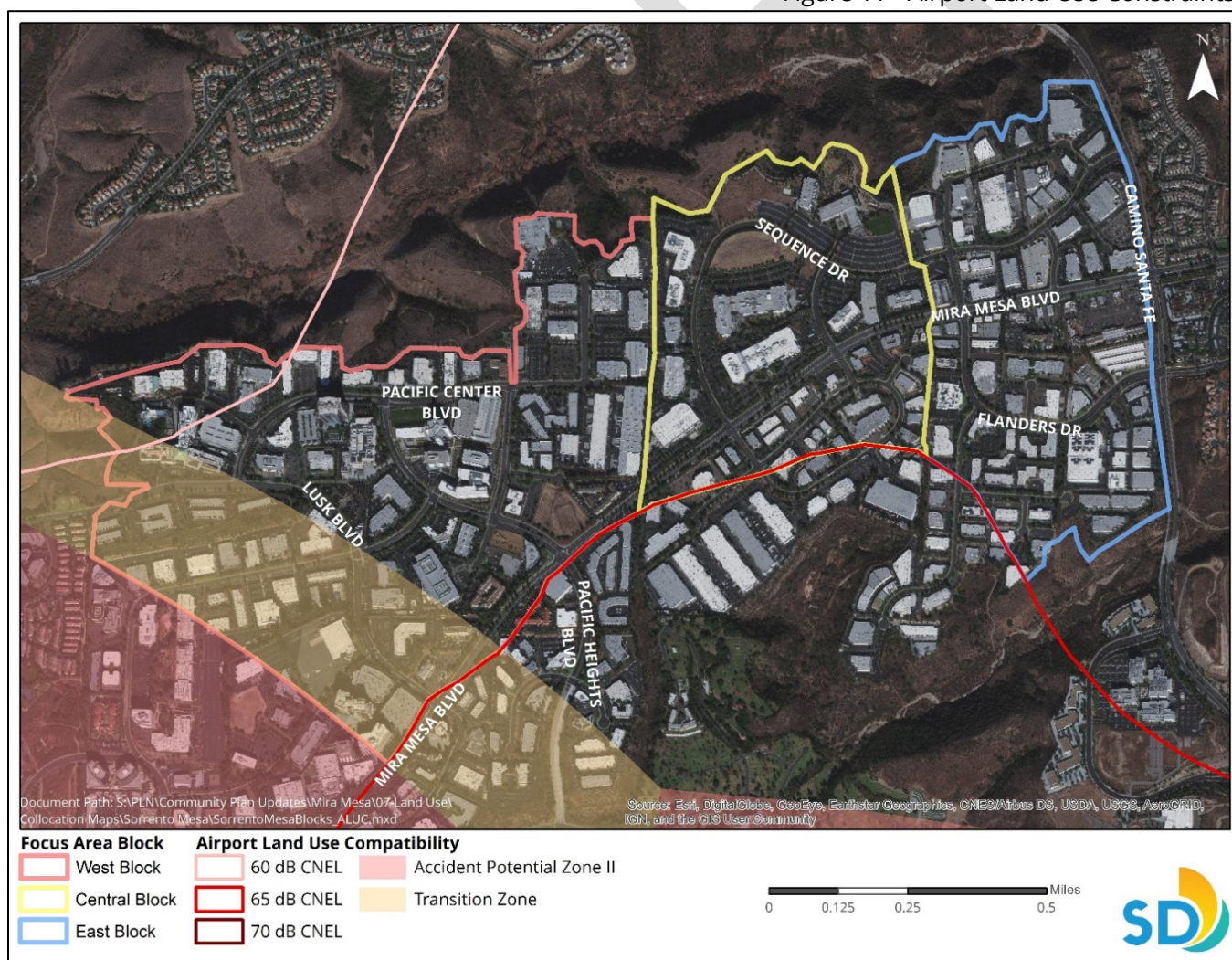
The Sorrento Mesa Focus area is within an established neighborhood (Mira Mesa) and would be served by existing residential support facilities, such as schools, recreational facilities, and grocery stores. Figure 10 shows there is a grocery store, two daycare facilities, and ten fitness centers within or adjacent

to the focus area. In addition, there are over 20 food establishments and two medical providers, including a Sharp-Reese-Steely Center with an urgent-care medical clinic. Furthermore, only 600 feet from the southeastern boundary of the focus area, the 3Roots master-planned community is planning to provide additional neighborhood amenities, including 1,800 residential units, 140,000 SF of retail space, and 40 acres of parks and trails.

Airport Land Use Compatibility – The location of the site in the airport influence area where incompatibilities may result due to adopted Airport Land Use Compatibility Plan policies, Air Installation Compatibility Use Zone Study recommendations, and restrictive use easements.

The Sorrento Mesa Focus Area is located within the MCAS Miramar ALUCP Review Area 1, which follows the same boundary as 60 dB CNEL. Any project within Review Area 1 is subject to Airport Land Use Commission (ALUC) Review. The focus area is located within the 60 to 65 dB CNEL noise contour, the conical surface airspace protection zone, and the overflight notification area. Figure 11 shows the noise contours, Accident Potential and Transition Zones.

Figure 11 - Airport Land Use Constraints



Public Health – *The location of the site in an employment area where significant incompatibilities may result regarding truck traffic, odors, noise, safety, and other external environmental effects.*

It is currently not determined if there will be any proposed land-use changes. Significant commuter and truck traffic exists within the study area: in Sorrento Mesa, truck traffic can be high on Mira Mesa Boulevard, Pacific Heights Boulevard, Flanders Drive, and Camino Santa Fe. If any land-use changes are proposed, the potential impact from odors, noise, safety, and other external environmental effects will be evaluated.

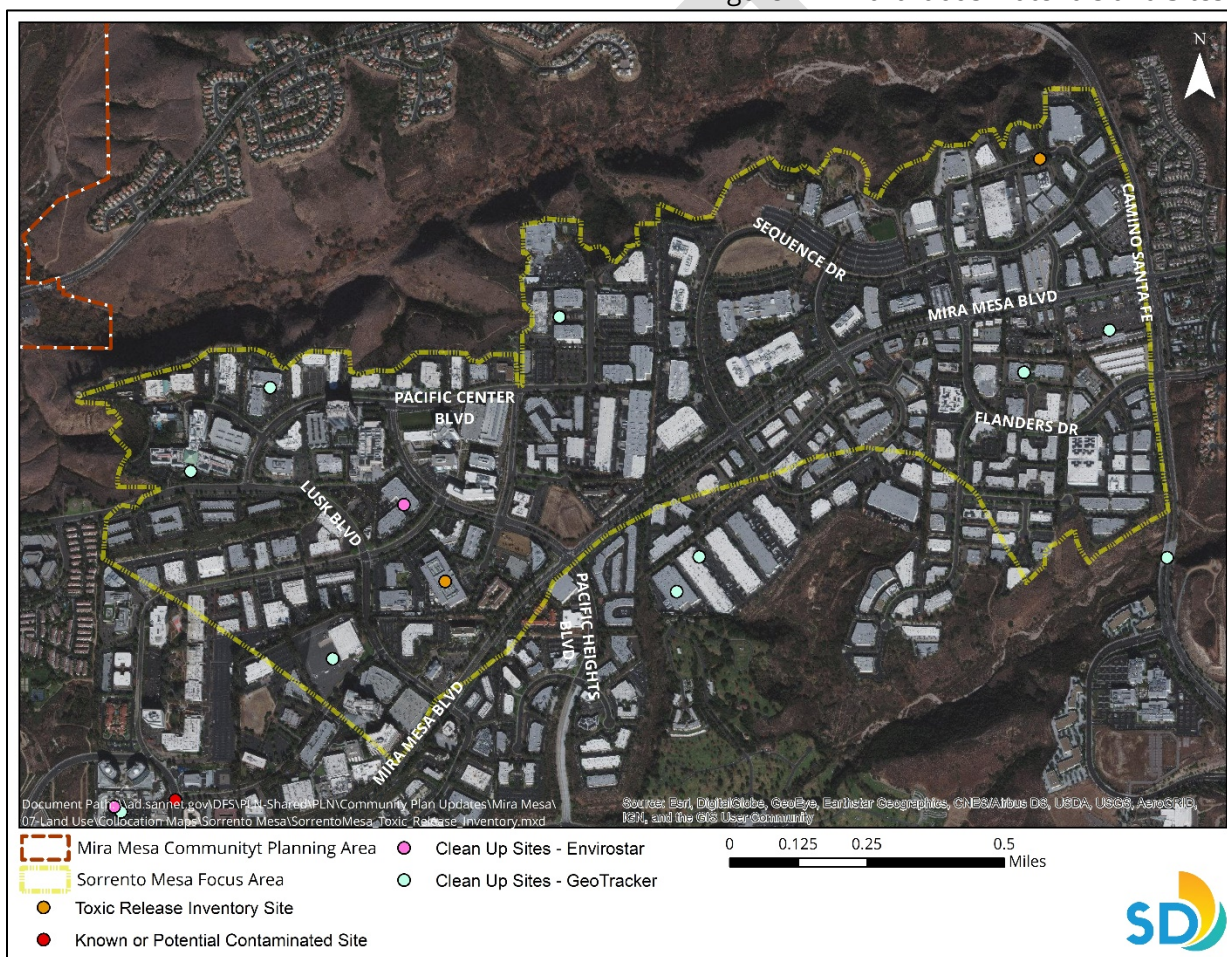
Public Facilities – *The availability of facilities to serve the residential units. Provide public facilities onsite wherever feasible.*

It is currently not determined if there will be any proposed land-use changes in the Sorrento Mesa Focus Area. The urban design study will provide additional insight to determine if a land-use change is necessary.



Separation of Uses – The adequacy of the separation between industrial and residential properties with regard to hazardous or toxic air contaminants or hazardous or toxic substances. Determine if there are any sources of toxic or hazardous air contaminants, or toxic or hazardous substances, within a quarter mile of the property between proposed residential or other sensitive receptor land uses and proposed properties where such contaminants or substances are located. If so, an adequate distance separation shall be determined on a case-by-case basis based on an approved study submitted by the applicant to the City and appropriate regulatory agencies. If no study is completed, provide a 1000-ft. minimum distance separation between property lines. Uses which are not sensitive receptor land uses, such as most commercial and business offices, retail uses, parking, open space, and public rights-of way can locate between the properties within the separation area.

Figure 12 – Hazardous Materials and Sites



Preliminary air pollution, toxic substance, and hazardous sites survey were conducted using data from:

1. Geotracker - California State Water Resources Control Board
 - a. Cleanup Sites
2. EnviroStor - California Department of Toxic Substance Control (2016)
 - a. Cleanup Sites

- b. Known or Potential Contaminated Site
- 3. EPA – Toxic Release Inventory (2016)
 - a. Toxic Release Inventory Site

Figure 12 illustrates the location of these sites. The clean-up sites identified via Geotracker are related to the release of automobile service byproducts (liquids) to the soil and Chlorinated Hydrocarbons, which has been cleaned up. One cleanup site identified via EnviroStor may need further remediation. The EPA Toxic Release Inventory shows the toxic materials are permitted to be handled inside a controlled environment in two locations, but it appears the amount is less than significant. There are no toxic emissions being released from these sites. Table 5 illustrates the major cleanup sites and toxic release inventory.

Table 5: Clean Up Sites and Toxic Release Inventory

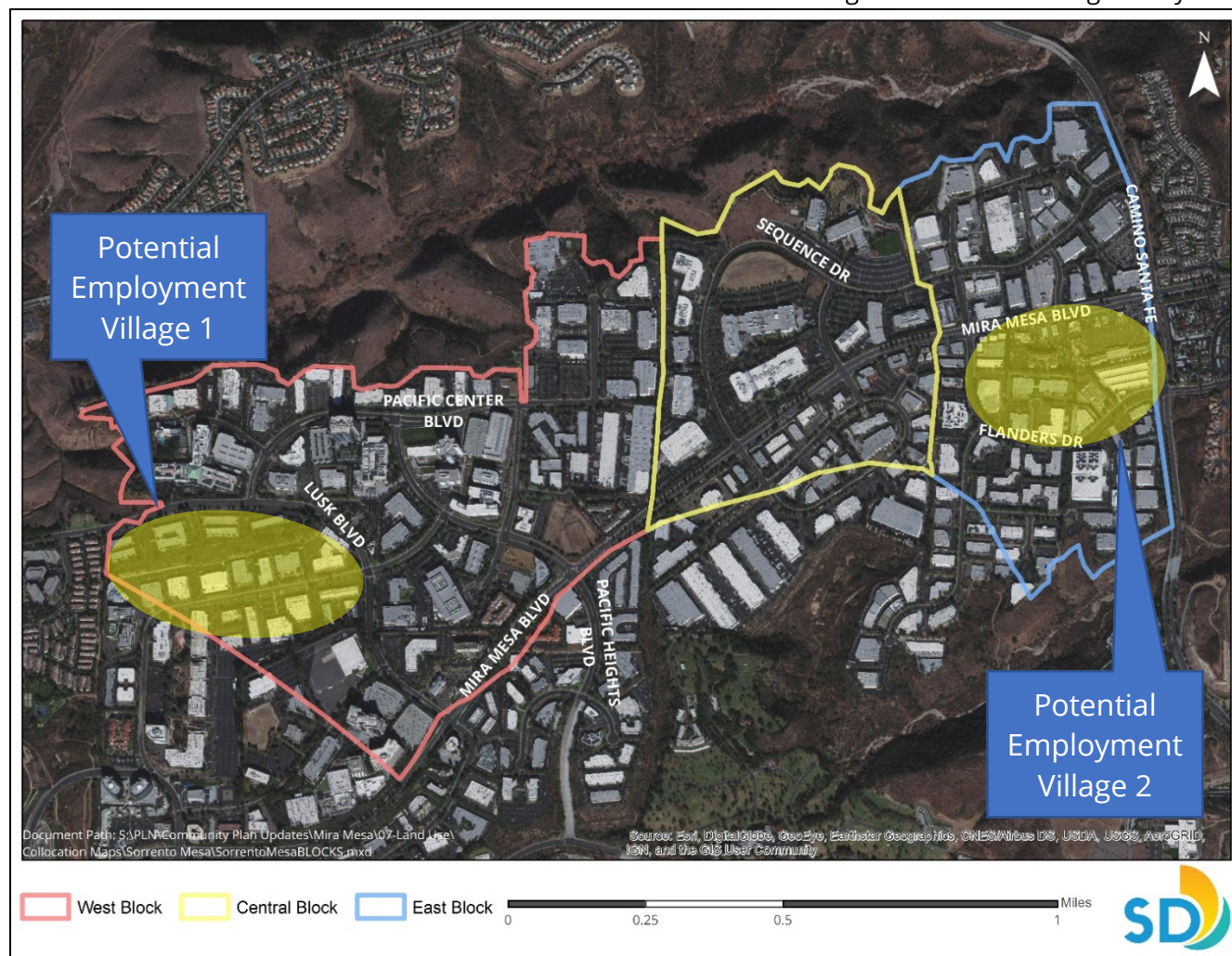
Geotracker - Clean Up Site							
Business	Street #	Street Name	Type	Status	Date	Source	Source 2
EMD CHEMICALS	10394	Pacific Center Ct	Cleanup Program Site	Completed - Case Closed	4/15/2008	Chlorinated Hydrocarbons	Aquifer used for drinking water supply
AT&T DATA CENTER	5732	Pacific Center Blvd	LUST Cleanup Site	Completed - Case Closed	06/29/2016	Gasoline	Soil
ERICSSON WIRELESS COMM. SER.	6455	Lusk Blvd	Cleanup Program Site	Completed - Case Closed	03/04/2003	Waste Oil/Motor/Hydraulic Lubricating	Soil
SEVEN UP BOTTLING CO – SAN DIEGO	5770	Morehouse Dr	LUST Cleanup Site	Completed - Case Closed	02/21/2001	Diesel	Soil
FLANDERS COURT	10240	Flanders Court	Cleanup Program Site	Completed - Case Closed	09/24/2013		
EXPERT CLEANERS	6755	Mira Mesa Blvd	Cleanup Program Site	Completed - Case Closed	02/28/200	Chlorinated Hydrocarbons	Soil

Envirostor - Clean Up Sites					
Name	Address	Site type	Division	Envirostor	Status
PTI Advanced Filtration	10350 Barnes Canyon Road	Tiered Permit	Cleanup Cypress	71003178	Inactive - Needs Evaluation

EPA Toxic Release Inventory (2016)							
Name	Address	Industry	Chemical	Carcinogen	Unit	Total Release	On Site Total
BD	10020 Pacific Mesa Blvd	Misc Manufacturing	Diisocyanates	No	Pounds	0	0
Electronic Surface Mounted Industries	6731 Cobra Way	Computer & Electronic Products	Lead Compounds	No	Pounds	0	0

D. PRELIMINARY CONCLUSION AND RECOMMENDATION

Figure 13 – Urban Design Study Area



Based upon the findings in this report, the *Market Demand Analysis and the Evaluation of the Collocation Impact, Subregional Employment Area Profile*, community feedback, and stakeholder input, an in-depth urban design study will be initially conducted for the two areas identified in Figure 13. Meanwhile, Table 6 summarizes the preliminary findings from the analysis.

The concept of mixed-use employment village will be explored in identified locations. These sites on the western and eastern edges of the focus area boundary are already adjacent to residential, near services and amenities, transit-accessible, and provides minimal disruption to existing businesses. Overall, the two urban design study areas are approximately 92 acres or 12.9% of the focus area.

Interviews with economic stakeholders and market analysis by Keyser Marston Associates indicates conservatively collocating residential mixed-uses within prime industrial land in Sorrento Mesa is feasible and potentially economically beneficial. There is significant encroachment of non-base sector uses and sensitive-receptors within the focus areas, while majority of employment is knowledge-based jobs supporting the innovation economy.

Table 6: Comparing Sorrento Mesa Study Blocks

Key Questions	Study Blocks		
	West	Central	East
<i>How encroached is the area from non-industrial uses?</i>	24.6%	32%	59.7%
<i>Is the area near residential use?</i>	Yes	No	Yes
<i>Is the area located within one-third mile of existing or planned transit?</i>	Yes	Yes	Yes
<i>Is there presence of public and commercial facilities generally associated with residential neighborhood?</i>	Yes	No	Yes
<i>Are there significant incompatibilities? (truck traffic, odors, and noise)</i>	Low	Medium	Medium
<i>How many clean-up sites are in the area?</i>	5	0	2
<i>Are there any toxic air release sites in the area?</i>	No	No	No
<i>Are there any toxic release inventory sites in the area?</i>	Yes	No	Yes

In the San Diego region, the demand for walkable, mixed-use employment center significantly outstrips existing supply. According to the *Subregional Employment Area Profile*, there are several additional factors to consider:

- High-growth companies are flocking to neighborhoods that are more vibrant, connected, diverse, dense, and transit-accessible, whether in urban or suburban centers;
- Life science is one of the fastest-growing sectors of the U.S. economy, driven by a combination of technological advancement and an ageing population;
- Providing housing in a job-rich area gives people options to walk, bike, and take transit to work, which reduces: car dependency, traffic, and household transport cost;
- Mixed-use employment centers have a lower carbon footprint per capita; and
- A walkable, dense, mixed-use employment area:
 - Increase housing access,
 - Improve people's health and safety outcomes,
 - Reduce public infrastructure maintenance cost per capita, and
 - Increase municipal and community revenue.

Today, the study area faces significant challenges related to traffic and congestion, housing affordability, and a lack of convenient, comfortable, and accessible transit and active transportation infrastructure. Prime industrial land has been successful in maintaining and expanding base sector industries. However, recent trends in Sorrento Mesa show accelerating growth of knowledge-based jobs and a decline in manufacturing. Meanwhile, due to the lack of employee housing options and

other amenities, Sorrento Mesa may experience competitive disadvantage relative to other metropolitan areas and local submarkets to attract innovative high-growth companies in the future. Sorrento Mesa must build on existing strengths and assets to effectively compete with other North American mixed-use tech hubs by creating a great social environment for people to live, learn, play, and work.



APPENDICES

Appendix A

Existing Plans & Policies

General Plan Economic Prosperity Element – Industrial Land Use

The General Plan Economic Prosperity Element discusses the economic importance of the City's type and supply of employment land uses, and includes policies intended to improve the City's economic vitality. The Economic Prosperity Element reports that the *"diminishing supply of industrial land is a potential challenge to the growth and retention of base sector industries providing middle income jobs."* Base sector industries primarily include the functions of manufacturing, research and development, corporate headquarters, warehousing, distribution, marketing, and certain related professional and administrative functions associated with product/process conception, development, sales, and distribution.

To this end, to ensure that viable industrial areas are protected from encroachment and conversion to non-industrial uses, the General Plan requires that several factors be analyzed where a project would change the land use designation of industrial lands to non-industrial uses – any changes in land use in close proximity to prime industrial lands are required to carefully consider the potential to reduce the capacity or operations of an existing facility. Specific policies focused on the identification, protection, and conversion factors of industrial lands are noted below:

Prime Industrial Land and Other Industrial Land:

- EP-A.12 Protect Prime Industrial Land as shown on the Industrial and Prime Industrial Land Map, Figure EP-1. As community plans are updated, the applicability of the Prime Industrial Land Map will be revisited and changes considered.
- EP-A.16 In industrial areas not identified as Prime Industrial Lands on Figure EP-1, the redesignation of industrial and to non-industrial uses should evaluate the Area Characteristics factor in Appendix C, EP-2, to ensure that other viable industrial areas are protected.

Subregional Employment Areas:

- EP-A.7 Increase the allowable intensity of employment uses in Subregional Employment Areas and Urban Village Centers where transportation and transit infrastructure exist.

Collocation and Conversion to non-industrial uses:

- EP-A.11 Encourage the provision of workforce housing within employment areas not identified as Prime Industrial Land that is compatible with wage structures associated with existing and forecasted employment.
- EP-A.17 Analyze the collocation and conversion suitability factors listed in Appendix C, EP-2, when considering residential conversion or collocation in non-prime industrial land areas.
- EP-A.18 Amend the Public Facilities Financing Plan concurrently to identify needed facilities if residential uses are proposed in industrially designated areas.

General Plan Economic Prosperity Element – Commercial Land Use

Although most of the land within the Sorrento Mesa and Miramar Focus Areas are designated Prime Industrial, there are a few pockets of Neighborhood Commercial shopping centers that serve the daytime population throughout the communities. Page EP-14 of the City's General Plan notes that *"Future commercial development in the City will take the form of redevelopment, expansion of existing underutilized commercial areas, and some new infill development. Changes in the retail market are accelerating and format types for shopping areas are in constant flux... Traditional shopping centers will be redesigned to accommodate new types of anchor stores, different tenant mixes, and include a wider variety of non-retail uses (such as housing, public spaces, civic uses, open space, and entertainment uses)."*

The City's Economic Prosperity Element also includes the following policies relative to commercial vitality and commercial development and redevelopment:

Transit Oriented Development

- EP-B.1 Increase the vitality of commercial areas and provide goods and services easily accessible to residents and promote community identity. When updating community plans or considering plan amendments, apply the appropriate community plan commercial land use designations to implement the above policy.
- EP-B.3 Concentrate commercial development in Neighborhood, Community, and Urban Villages, and in Transit Corridors.
- EP-B.4 Concentrate commercial service sector office development in the Subregional Employment Areas around transit stations, and in Neighborhood, Community, and Urban Villages.
- EP-B.8 Retain the City's existing neighborhood commercial activities and develop new commercial activities within walking distance of residential areas, unless proven infeasible.

Placemaking & Community Character

- EP-B.11 Consider mixed-use development to revitalize existing community commercial shopping centers.
- EP-B.12 Determine the appropriate mix and form of residential and commercial uses along Transit Corridors based on the unique character of the community, considering: the types and mix of uses that will complement adjacent neighborhoods, parcel size and depth, and the need to revitalize economically obsolete uses.
- EP-B.14 Create distinctive shopping districts through the renovation or redevelopment of existing strip commercial development. Encourage a variety of uses (such as hotel, office, entertainment, recreational, and residential uses) to locate in shopping districts.

Retail Vibrancy

- EP-B.16 Evaluate the amount and type of commercial development that is desirable and supportable for a community during the community plan update process and in subsequent community plan amendments. Reduce excess commercially designated land by providing for appropriate reuse or alternative use. Consider re-designating commercial land characterized by commercial retail and service uses to residential or mixed-use where some or all of the following factors are present:

- Where the lot size or configuration is inadequate, or other site characteristics result in an inability to develop or sustain a viable commercial use;
- Where site driveways could adversely affect traffic flow;
- Where community facilities are accessible for residents;
- Where the existing use is underutilized and there is an adequate supply of community-serving commercial uses;
- Where there is good transit, pedestrian and bicycle connectivity with employment areas; or
- Where it would not impact the viability for base sector use of any adjacent land identified as prime industrial land on Figure EP-1.

City of San Diego Climate Action Plan (CAP)

The CAP prioritizes the implementation of the General Plan's Mobility Element and the City Villages Strategy in Transit Priority Areas (TPAs) to increase housing, jobs, and the use of transit. The TPAs means "an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 of Title 23 of the Code of Federal Regulations." A significant portion of Mira Mesa falls within the TPA along Mira Mesa Boulevard, which is served by several bus lines, including the 237 Rapid Route that connects Mira Mesa to UTC. In addition, the future BRT planned for Carroll Canyon Road will add this southern portion of the community into a TPA and improve multi-modal opportunities in Miramar. The CAP Action 3.6 mandates achievement of better walkability, transit-supportive density by locating majority of all new residential housing within the TPAs.

Existing Community Plan/Adopted Land Use Map

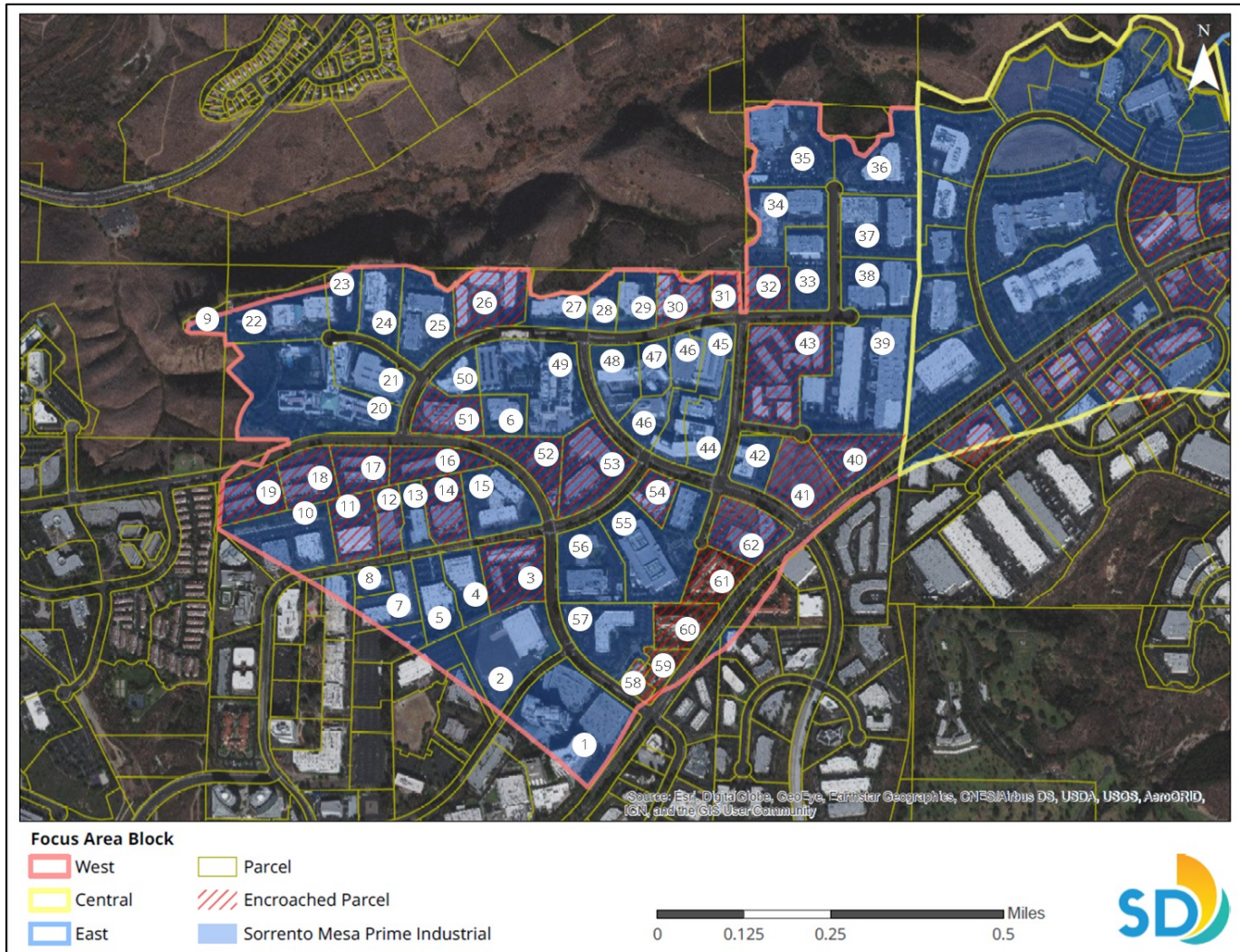
The current Mira Mesa Community Plan was adopted by City Council on October 6, 1992. Since then, the plan has been amended over nine times, mostly between 1993 and 2001. The existing plan includes language aimed at improving the transportation system and relating development intensity around the capacity of the transportation system, encouraging mixed-use development, guiding the urban form and physical development of the community, and encouraging the development of community facilities and services that meet the needs of the growing community. There are a myriad of land uses throughout Mira Mesa, but residential, open space, and industrial each make up nearly one quarter of the land-uses throughout the community. All the of the industrial land in Mira Mesa is located west of Camino Santa Fe (Sorrento Mesa) and south of Carroll Canyon (Miramar).

Appendix B

Parcel Maps and Encroachment Tables

West Block: Sorrento Mesa Focus Area

Parcel Map



Encroachment Table

Map #	Building Address	Land Use Type	Secondary Land Use / Business Name	Floor Area	Encroachment
1	5665 Morehouse Dr	Office (greater than 100 ksf)	Qualcomm - Software/IT	864,563	No

2	5770 Morehouse Dr	Industrial Park	Qualcomm - Software/IT	76,424	No
3	6150 Lusk Blvd	Office (75.1 ksf - 100 ksf)	Multi-tenant office	107,616	Yes
4	10151 Barnes Canyon Rd	Office (35.1 ksf - 50 ksf)	JSI Logistics -Logistics Services	43,598	No
5	10121 Barnes Canyon Rd	Office (35.1 ksf - 50 ksf)	ecoATM Headquarters Corporate Office	44,951	No
6	6325 Lusk Blvd	Office (35.1 ksf - 50 ksf)	Qualcomm - Software/IT	49,942	No
7	10075 Barnes Canyon Rd	Office (35.1 ksf - 50 ksf)	Sony Interactive Entertainment	48,412	No
8	10055 Barnes Canyon Rd	Office (10.1 ksf - 20 ksf)	Sony Interactive Entertainment	12,808	No
9	10185 McKellar Ct	Parking Lot - Surface	Qualcomm - Software/IT		No
10	9950 Barnes Canyon Rd	Office (75.1 ksf - 100 ksf)	Qualcomm - Software/IT	126,976	No
11	10030 Barnes Canyon Rd	Office (35.1 ksf - 50 ksf)	Vacant	43,516	Yes
12	10070 Barnes Canyon Rd	Office (20.1 ksf - 35 ksf)	Information Systems Lab Inc, Plus CBD Oil - Software/IT, Marijuana production, Vacant.	30,097	Yes
13	10140 Barnes Canyon Rd	Office (20.1 ksf - 35 ksf)	Ron's Pharmacy Services - compound pharmacy	25,477	No
14	10180 Barnes Canyon Rd	Office (35.1 ksf - 50 ksf)	TorreyCove Capital Partners LLC, Vacant space	37,886	Yes
15	10222 Barnes Canyon Road	Office (75.1 ksf - 100 ksf)	Crinetics Pharmaceuticals Inc, Invivoscribe, Inc. - Pharmaceuticals and Biotech	78,555	No
16	6370 Lusk Blvd	Office (35.1 ksf - 50 ksf)	Torrey Hills Technologies LLC, MANTA Instruments, Inc., Farmers Insurance, CC&R Flooring Center, Acupuncture San Diego	40,394	Yes

17	6440 Lusk Blvd	Office (75.1 ksf - 100 ksf)	Children's Center for Language and Culture Development, Exotic Dream Rides Inc, ExonBIO, AG Scientific, Inc., Lunch Bunch Café, AFC Vacations	76,402	Yes
18	6540 Lusk Blvd	Office (75.1 ksf - 100 ksf)	At Your Home Familycare - San Diego Home Health Care, Farmers Insurance, Sell Cars for Cash San Diego, Vacant Offices	90,175	Yes
19	6640 Lusk Blvd	Industrial Park	Eurofood Depot Gourmet Market, Tenova Pharmaceuticals Inc, M&R Moda in Pelle Firenze, Inc., Vacant Office	57,000	Yes
20	6455 Lusk Blvd	Office (greater than 100 ksf)	Qualcomm - Software/IT	187,452	No
21	6455 Lusk Blvd	Parking Lot - Surface	Qualcomm - Software/IT	-	No
22	10185 McKellar Ct	Office (greater than 100 ksf)	Qualcomm - Software/IT	224,589	No
23	10185 McKellar Ct	Industrial Park	Qualcomm - Software/IT	2,518	No
24	10165 McKellar Ct	Office (50.1 ksf - 75 ksf)	Quidel Corporation - Biotechnology	70,779	No
25	5738 Pacific Center Blvd	Office (75.1 ksf - 100 ksf)	Vacant	115,000	No
26	5754 Pacific Center Blvd	Office (75.1 ksf - 100 ksf)	Buddhist Tzu Chi Foundation, Sage Analytical Lab, LLC, Quantum Applied Science & Research Inc, Blindsgalore.com, Vacant Offices	77,662	Yes
27	5788 Pacific Center Blvd	Office (35.1 ksf - 50 ksf)	Qualcomm - Software/IT	46,695	No

28	5808 Pacific Center Blvd	Industrial Park	Qualcomm - Software/IT	41,340	No
29	5828 Pacific Center Blvd	Office (50.1 ksf - 75 ksf)	Qualcomm - Software/IT	54,712	No
30	5870 Pacific Center Blvd	Office (50.1 ksf - 75 ksf)	Suneva Medical Inc, Malin Space Science Systems - medical supply store, Corporate Office, Vacant Offices	67,320	Yes
31	5890 Pacific Center Blvd	Office (20.1 ksf - 35 ksf)	Vacant Offices	25,953	Yes
32	5910 Pacific Center Blvd	Office (50.1 ksf - 75 ksf)	Robot Cache, Charlotte Russe - Software, Corporate HQ, Vacant Office Space	51,500	Yes
33	10390 Pacific Center Ct	Office (50.1 ksf - 75 ksf)	Vical Incorporated - Biotechnology	67,882	No
34	10398 Pacific Center Ct	Office (75.1 ksf - 100 ksf)	Tanvex BioPharma USA, Inc., Roka Bioscience - Biotechnology	93,645	No
35	10450 Pacific Center Ct	Office (75.1 ksf - 100 ksf)	Spectrum	131,000	No
36	10455 Pacific Center Ct	Office (75.1 ksf - 100 ksf)	Trex Enterprises Corporation - Research and Product Development	90,000	No
37	10445 Pacific Center Ct	Office (75.1 ksf - 100 ksf)	Qualcomm - Software/IT	131,000	No
38	10307 Pacific Center Ct	Office (75.1 ksf - 100 ksf)	Quantum Design Inc	89,430	No
39	5985 Pacific Center Blvd	Industrial Park	Mira Mesa Distribution Center, Republic Master Chefs - Warehouse / Distribution, Textile Rentals, Vacant Offices	302,847	No
40	5995 Pacific Mesa Ct	Hotel (Low-Rise) (Motel)	Residence Inn by Marriott San Diego Sorrento Mesa/Sorrento Valley	98,463	Yes
41	5975 Pacific Mesa Ct	Vacant and Undeveloped Land	Vacant	-	Yes

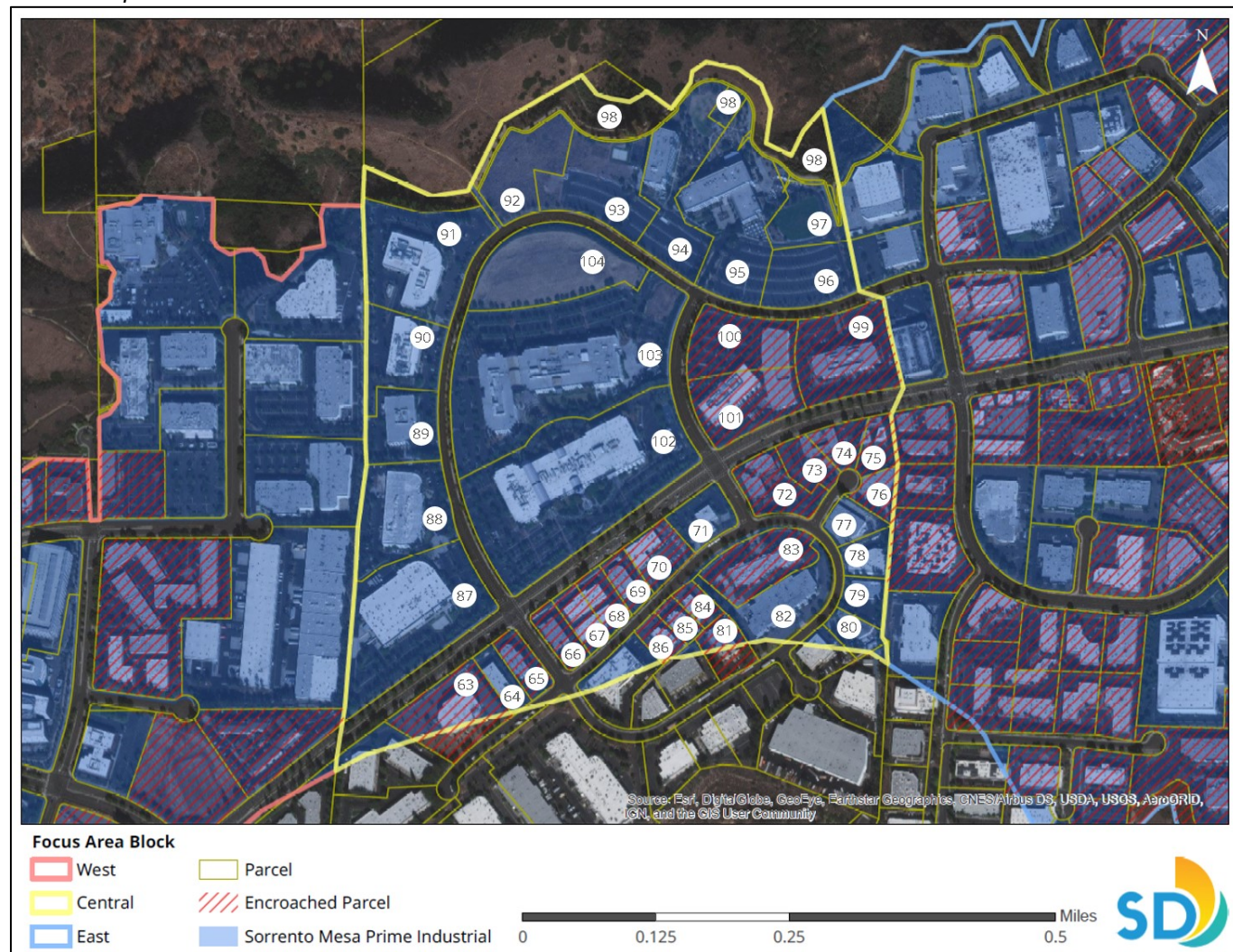
42	9985 Pacific Heights Blvd	Office (50.1 ksf - 75 ksf)	Photon Research Associates Inc (Raytheon), LeEco, Innoflight, HoverCam - Software / IT, R&D, Vacant Offices Space	51,456	No
42	9985 Pacific Heights Blvd	Landscape Open Space (Undeveloped Park)	Photon Research Associates Inc (Raytheon), LeEco, Innoflight, HoverCam - Software / IT, R&D, Vacant Offices Space		No
43	10211 Pacific Mesa Blvd	Industrial Park	Sorrento View - Brainy Actz Escape Rooms San Diego, Neuliven Health, Inc., Ultimate Labs, Personal Trainer Fitness and Motion, Pacific Ergonomics - Various Retail, Vacant Offices	142,729	Yes
44	10145 Pacific Heights Blvd	Office (greater than 100 ksf)	Qualcomm - Software/IT	145,960	No
45	10145 Pacific Heights Blvd	Office (greater than 100 ksf)	Qualcomm - Software/IT	377,559	No
46	10145 Pacific Heights Blvd	Office (greater than 100 ksf)	Qualcomm - Software/IT	145,990	No
47	10145 Pacific Heights Blvd	Office (greater than 100 ksf)	Qualcomm - Software/IT	243,388	No
48	10145 Pacific Heights Blvd	Parking Lot - Surface	Qualcomm - Software/IT	-	No
49	5745 Pacific Center Blvd	Office (greater than 100 ksf)	Qualcomm - Software/IT	232,610	No
50	5737 Pacific Center Blvd	Office (35.1 ksf - 50 ksf)	Qualcomm - Software/IT	41,154	No
51	5717 Pacific Center Blvd	Office (50.1 ksf - 75 ksf)	Vacant Offices	67,995	Yes

52	6255 Lusk Blvd	Office (50.1 ksf - 75 ksf)	NoteVault, Chandler Asset Management, PacketSled, Inc., Clearview Eye and Laser Medical Center, Ucare Dental, Crew Builders, Shegerian & Associates Inc. - Software/IT, Financial Services, Medical Services, Construction Company, Legal Services, Vacant Offices	51,816	Yes
53	10350 Barnes Canyon Rd	Industrial Park	Concentra Urgent Care, ReaderLink Marketing Services Book Publisher, Signature Analytics San Diego, Tide Rock Holdings, USE Credit Union - Corporate Office - Healthcare Services, Book Publisher, Accountant, Investment Firm, Financial Services	88,921	Yes
54	10066 Pacific Heights Blvd	Arterial Commercial	Various Retail	28,820	Yes
55	10355 Barnes Canyon Rd	Office (greater than 100 ksf)	BD - Medical Technology	165,965	No
56	6195 Lusk Blvd	Office (75.1 ksf - 100 ksf)	C.H. Robinson, Optum 360, Althea - Logistic Services, Software/IT, Biotechnology	99,950	No
57	6055 Lusk Boulevard	Office (75.1 ksf - 100 ksf)	BD - Medical Technology	93,000	No
58	5925 Lusk Blvd	Hotel (Low-Rise) (Motel)	Holiday Inn Express & Suites San Diego-Sorrento Valley	43,994	Yes
59	5969 Lusk Blvd	Restaurant (High Turnover sit-down)	Chili's Grill & Bar	5,942	Yes

60	5975 Lusk Blvd	Hotel (High-Rise)	Country Inn & Suites by Radisson, San Diego North, CA	99,125	Yes
61	10044 Pacific Mesa Blvd	Hotel (Low-Rise) (Motel)	Hyatt House San Diego/Sorrento Mesa	48,566	Yes
62	9920 Pacific Heights Blvd	Office (greater than 100 ksf)	Regus - California, San Diego - One Pacific Heights	120,751	Yes

Central Block – Sorrento Mesa Focus Area

Parcel Map



Encroachment Table

Map #	Building Address	Land Use Type	Secondary Land Use	Floor Area	Encroachment
63	9444 Waples St	Office (75.1 ksf - 100 ksf)	Abalta Technologies, Inc. - Software/IT, Vacant Offices	91,209	Yes
64	9454 Waples St	Industrial Park	iTech - Software/IT, Engineering	18,130	No
65	10170 Huennekens St	Industrial Park	The Charter School of San Diego	22,000	Yes

66	10179 Huennekens St	Industrial Park	Testing IMatrix Veterinary - Veterinarian	20,296	Yes
67	9540 Waples St	Industrial Park	Blush Botanicals, The WineSellar & Brasserie, Envirocheck, The Casual Side Bar - Various Retail, Vacant Offices	12,214	Yes
68	9540 Waples St	Industrial Park	Blush Botanicals, The WineSellar & Brasserie, Envirocheck, The Casual Side Bar - Various Retail, Vacant Offices	20,460	Yes
69	9560 Waples St	Industrial Park	Girard Securities Inc, BioSero - Insurance, Software/IT	17,021	Yes
70	9610 Waples St	Industrial Park	N.N. Jaeschke, Inc. Property Management Company	33,008	Yes
71	9670 Waples St	Industrial Park	iTech - Software/IT, Engineering	16,119	No
72	6405 Mira Mesa Blvd	Office (35.1 ksf - 50 ksf)	Ledcor Construction - Construction Company, Vacant Offices	38,743	Yes
73	6480 Weathers Pl	Parking Lot - Surface	ACI Specialty Benefits, Cato Research Ltd, Moebius Solutions Inc. - Software/IT, HR Consulting, Research Foundation, Vacant Offices	-	Yes

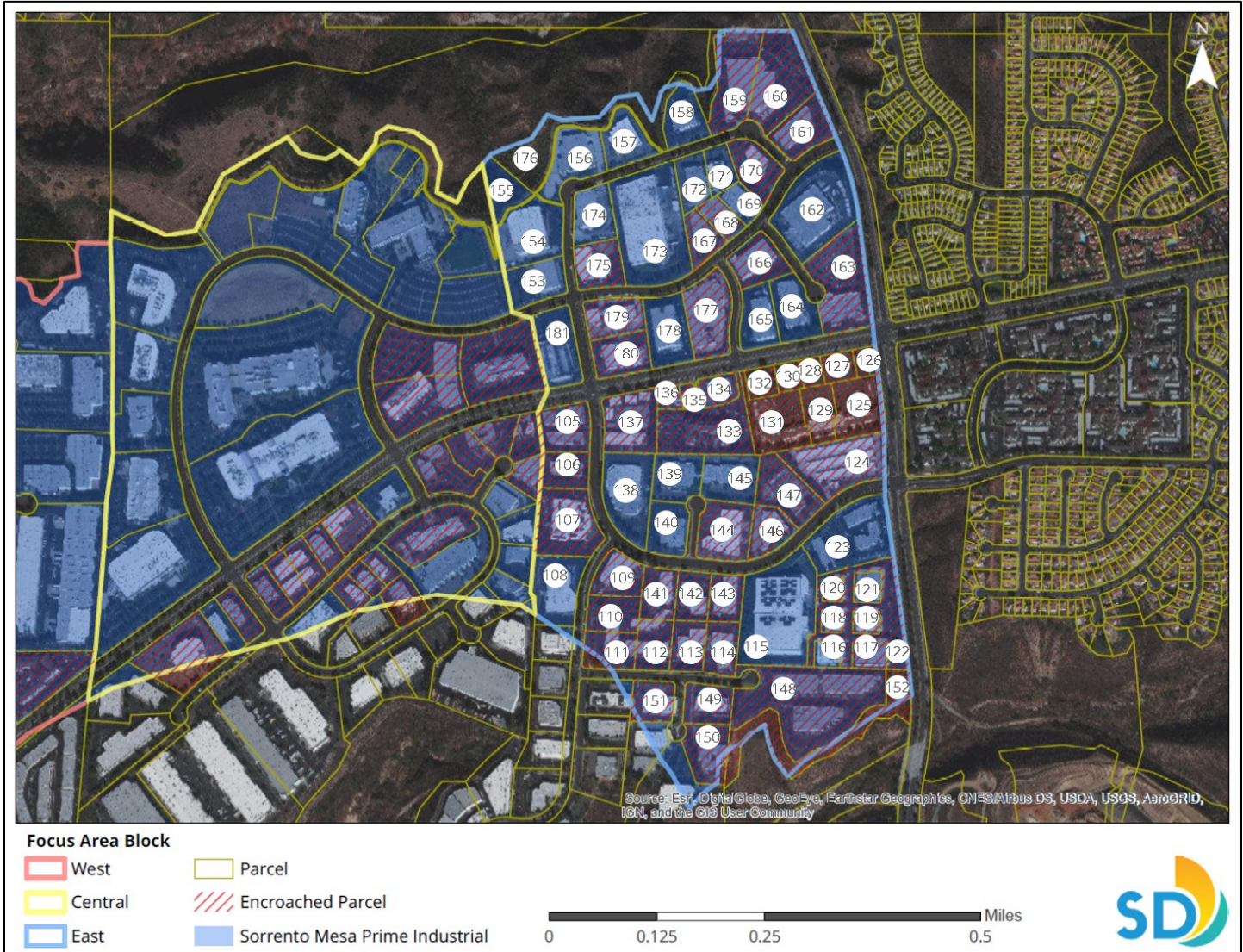
74	6480 Weathers Pl	Office (35.1 ksf - 50 ksf)	ACI Specialty Benefits, Cato Research Ltd, Moebius Solutions Inc. - Software/IT, HR Consulting, Research Foundation, Vacant Offices	49,777	Yes
75	6496 Weathers Pl	Office (10.1 ksf - 20 ksf)	Andrews Law Group, Inc., SoftHQ INC, Rigel Inc, The Barter Store.Net, Sydata, Mansour Architecture Corporation - Attorney, IT/Software, Architecture Firm	18,476	Yes
76	6491 Weathers Pl	Industrial Park	Vacant Offices	21,700	Yes
77	6455 Weathers Pl	Industrial Park	Skyline San Diego Trade Show Exhibits - Manufacturer	14,170	No
78	9808 Waples St	Industrial Park	VectorUSA - Software/IT, Communications	16,527	No
79	9822 Waples St	Industrial Park	Machine Craft Inc - Machine Shop	15,000	No
80	9850 Waples St	Industrial Park	Sheffield Platers, Inc. - Metal Supplier	26,150	No
81	9909 Huennekens St	Office (20.1 ksf - 35 ksf)	VA Home Loan Center - Financial Services, Vacant Office Space	31,887	Yes
82	9877 Waples St	Industrial Park	Cal-Comp USA San Diego - Software/IT	52,758	No
83	9707 Waples St	Industrial Park	Hunsaker & Associates San Diego, Franklin Wireless - Civil Engineering / Planning, Hardware/Software/IT	31,464	Yes

84	9609 Waples St	Industrial Park	Ascendant Marketing Group - Marketing Company	13,185	Yes
85	9591 Waples St	Industrial Park	Challenged Athletes Foundation - Non-Profit	14,424	Yes
86	9565 Waples St	Industrial Park	Engineering Partners INC.	13,695	Yes
87	6260 Sequence Dr	Office (75.1 ksf - 100 ksf)	Instrumentation Laboratory - Biotech Manufacturing	104395.533	No
88	6290 Sequence Dr	Office (75.1 ksf - 100 ksf)	Dexcom - Biotech Manufacturing	90000	No
89	6310 Sequence Dr	Office (50.1 ksf - 75 ksf)	Dexcom - Biotech Manufacturing	62415	No
90	6340 Sequence Dr	Office (50.1 ksf - 75 ksf)	Dexcom - Biotech Manufacturing	66000	No
91	6350 Sequence Dr	Office (75.1 ksf - 100 ksf)	Dexcom - Biotech Manufacturing	132600	No
91	6351 Sequence Dr	Undevelopable Natural Area	Dexcom - Biotech Manufacturing	0	No
92	6380 Sequence Dr	Vacant and Undeveloped Land	Vacant	0	No
93	6400 Sequence Dr	Parking Lot - Surface	Surface Parking	0	No
94	6420 Sequence Dr	Office (75.1 ksf - 100 ksf)	Google, Plaza Home Mortgage	114604	No
95	6450 Sequence Dr	Office (greater than 100 ksf)	Arris Group - Communications	205000	No
95	6451 Sequence Dr	Industrial Park	Arris Group - Communications	0	No
96	6480 Sequence Dr	Parking Lot - Surface	Surface Parking	0	No
97	6480 Sequence Dr	Industrial Park	Vacant	0	No
97	6481 Sequence Dr	Industrial Park	Vacant	0	No
97	6482 Sequence Dr	Undevelopable Natural Area	Vacant	0	No
98	6420 Sequence Dr	Industrial Park	Vacant	0	No

98	6421 Sequence Dr	Undevelopable Natural Area	Vacant	0	No
99	6545 Sequence Dr	Office (75.1 ksf - 100 ksf)	San Diego County Credit Union Operations Center	103000	Yes
100	10243 Genetic Center Dr	Parking Lot - Surface	Sharp Rees-Stealy Sorrento Mesa - Healthcare Facilities	0	Yes
101	10243 Genetic Center Dr	Office (greater than 100 ksf)	Sharp Rees-Stealy Sorrento Mesa - Healthcare Facilities	102879	Yes
102	10210 Genetic Center Dr	Office (greater than 100 ksf)	Hologic, Inc. - Biotechnology	289788	No
103	6333 Sequence Dr	Office (greater than 100 ksf)	Hologic, Inc. - Biotechnology	169386.349	No
104	6334 Sequence Dr	Vacant and Undeveloped Land	Hologic, Inc. - Biotechnology	0	No

East Block – Sorrento Mesa Focus Area

Parcel Map



Encroachment Table

Map #	Building Address	Land Use Type	Secondary Land Use	Floor Area	Encroachment
105	6615 Flanders Dr	Industrial Park	Multiple service-oriented businesses (e.g. salon, restaurants, dance studio, etc.)	28009	Yes
106	6727 Flanders Dr	Industrial Park	Multi-Tenant Offices	32216	Yes
107	6795 Flanders Dr	Office (35.1 ksf - 50 ksf)	Helix Electric - construction engineers	48641	No

108	10140 Mesa Rim Rd	Office (35.1 ksf - 50 ksf)	Merge, an IBM Company - Heathcare IT and Softward	42384	No
109	6815 Flanders Dr	Office (35.1 ksf - 50 ksf)	Procede Software, Axxess Tel - Software, Communications	45097	Yes
110	10125 Mesa Rim Rd	Parking Lot - Surface	Acon Laboratories Inc - Medical Equipment		Yes
111	10125 Mesa Rim Rd	Office (10.1 ksf - 20 ksf)	Acon Laboratories Inc - Medical Equipment	16784	Yes
112	6620 Mesa Ridge Rd	Office (35.1 ksf - 50 ksf)	Intrexon - Biotech	38952	Yes
113	6696 Mesa Ridge Rd	Office (20.1 ksf - 35 ksf)	Stryker, Argon ST - medical devices, systems engineering	20220	Yes
114	6730 Mesa Ridge Rd	Office (20.1 ksf - 35 ksf)	Binding Sites - Biotechnology	23003	Yes
115	6935 Flanders Dr	Industrial Park	Iron Mountain - records management	70122	No
116	6995 Flanders Dr	Industrial Park	General Atomics	25163	No
117	10220 Camino Santa Fe	Industrial Park	Mygrant Glass - Auto Glass Wholesale	32185	Yes
118	6985 Flanders Dr	Industrial Park	Vacant	14325	Yes
119	10250 Camino Santa Fe	Industrial Park	Vacant	19087	Yes
120	6975 Flanders Dr	Industrial Park	Mexican Handcrafted Tile Inc - tile store	14822	Yes
121	10280 Camino Santa Fe	Industrial Park	CR Laurence Co. Inc. - aluminum manufacturer	27714	No
122	10280 Camino Santa Fe	Industrial Park	Vacant		Yes
123	10340 Camino Santa Fe, 10320 Camino Santa Fe, 6915 Flanders Dr	Industrial Park	Longship Brewery, Advin Biotech Inc, iXCells Biotechnologies, Innopep, Inc., Tivoli Paris Collections, Incept 3D - Brewery, Biotechnology, and	43583	No

			clothing manufacturer - LOTS OF VACANCY		
124	7044 Flanders Dr	Public Storage	Self Storage	121800	Yes
125	6755 Mira Mesa Blvd	Community Shopping Center (100,000 SF or more)	Retail / restaurant	6852	Yes
126	6795 Mira Mesa Blvd	Service Station (with food mart and automated carwash)	Chevron	1524	Yes
127	6765 Mira Mesa Blvd	Community Shopping Center (100,000 SF or more)	Retail / Starbucks	9074	Yes
128	6745 Mira Mesa Blvd	Restaurant (Fast Food with or without drive-through)	KFC	2235	Yes
129	6755 Mira Mesa Blvd	Community Shopping Center (100,000 SF or more)	Grocery Stores	0	Yes
130	6735 Mira Mesa Blvd	Restaurant (Fast Food with or without drive-through)	Burger King	3654	Yes
131	6755 Mira Mesa Blvd	Community Shopping Center (100,000 SF or more)	Retail / Food Court Restaurants	88802	Yes
132	6705 Mira Mesa Blvd	Financial Institution (without a drive-through)	SDCCU	7057	Yes
133	6639 Mira Mesa Blvd	Hotel (Low-Rise) (Motel)	Staybridge Suites San Diego-Sorrento Mesa	92740	Yes
134	6695 Mira Mesa Blvd	Service Station (with food mart)	Shell	8327.283	Yes
135	6609 Mira Mesa Blvd	Carwash (Full service)	Hertz Rental Car	747.0006	Yes
136	6609 Mira Mesa Blvd	Carwash (Full service)	Soapy Joe's carwash, tax services, Farmers Insurance	4907.256	Yes
137	6650 Flanders Dr, 6610 Flanders Dr, 6620 Flanders Dr, 6630 Flanders Dr, 6640 Flanders Dr	Industrial Park	Innovative Plastic & Cosmetic Surgery, National Association of Letter Carriers, Target Financial and Insurance Services, Church in San Diego, New Breed Fitness	50675	Yes
138	6730 Flanders Dr, 6790 Flanders Dr	Industrial Park	California Precision Products, General Dynamics Applied Physical Sciences - Sheet Metal Contractor, R&D	48600	No

139	10240 Flanders Ct	Office (20.1 ksf - 35 ksf)	Technology Integration Group - IT Consulting	30522	No
140	6838 Flanders Dr	Office (20.1 ksf - 35 ksf)	Scripps Laboratories - Biomedical Manufacturing	28249	No
141	6825 Flanders Dr	Industrial Park	Einstein Medical - Website Designers, vacant offices	16548	Yes
142	6865 Flanders	Office (20.1 ksf - 35 ksf)	NanoCollect Biomedical, Vacant Office Space	20220	Yes
143	6885 Flanders Dr	Office (20.1 ksf - 35 ksf)	ES Communications, Xerox Corporation, Vacant Office Space	23531	Yes
144	10237 Flanders Ct	Office (35.1 ksf - 50 ksf)	Space Micro - Electrical Engineers, Vacant Office Space	39388	Yes
145	10247 Flanders Ct	Office (50.1 ksf - 75 ksf)	Technology Integration Group - IT Consulting	62125	No
146	6960 Flanders Dr	Office (20.1 ksf - 35 ksf)	Geocon Incorporated - Geotechnical Consulting	33144	Yes
147	6970 Flanders Dr	Light Industry - General	Public Utilities Station	1147.501	Yes
148	6759 Mesa Ridge Rd, 6779 Mesa Ridge Rd	Industrial Park	Summit Ridge Business Center - ACEA Biosciences, Nexus Dx, Inovio Pharmaceuticals, Vacant Offices	137153	Yes
149	6725 Mesa Ridge Rd	Office (20.1 ksf - 35 ksf)	Outset Events, Inc., Cure Stat Rx, Vacant Office Space - Advertising Agency, Pharmacy	32938	Yes
150	10065 Mesa Ridge Ct	Industrial Park	New Car Dealers Association of San Diego County - Advocacy Group	20207	Yes
151	6675 Mesa Ridge Rd	Industrial Park	Cali Bamboo, Vacant Office Space - Building Materials Supplier	23277	Yes
152	6779 Mesa Ridge Rd	Undevelopable Natural Area	Undeveloped	0	No
153	6590 Top Gun St	Industrial Park	Philadelphia Hardware Group	28744	No
154	6469 Flanders Dr	Industrial Park	Aroma Housewares - manufacturing	46000	No

155	6469 Flanders Dr	Undevelopable Natural Area	Vacant	0	No
156	6610 Cobra Way	Industrial Park	AEM - Electronics Manufacturer	41944.53	No
157	6680 Cobra Way	Industrial Park	Canyon Graphics - Printing Company	31211	No
158	6720 Cobra Way	Industrial Park	Quality Systems Integrated Corporation - Electronics Manufacturing and Engineering	27770	No
159	6740 Cobra Way	Industrial Park	Corporate Office Suites	90000	Yes
160	6741 Cobra Way	Industrial Park	Corporate Office Suites	90000	Yes
161	6790 Top Gun St	Industrial Park	Corporate Office Suites	24151	Yes
162	10585 Heater Ct	Industrial Park	FedEx Distribution Center	69587	No
163	10535 Heater Ct	Racquetball/Tennis/Health Club	LA Fitness Gym	47500	Yes
164	6650 Top Gun St	Industrial Park	Meggitt Engine Systems- Aerospace Engineering / Manufacturing	33788.24	No
165	10547 Viper Way	Industrial Park	Meggitt Engine Systems- Aerospace Engineering / Manufacturing	29876	No
166	6749 Top Gun St	Industrial Park	Mast Biosurgery - biomedical engineering; LinkQuest - Electrical Manufacturing / Engineering	33186	Yes
167	6720 Top Gun St	Industrial Park	West Coast Seal - Used Office Furniture	13647	Yes
168	6730 Top Gun St	Industrial Park	ProSource of San Diego - Wholesale Flooring Retail	17204	Yes
169	6740 Top Gun St	Industrial Park	Quality Systems Integrated Corporation - Electronics Manufacturing and Engineering	22424	No

170	6760 Top Gun St	Industrial Park	Southern Ca Physicians Managed Care - Healthcare	24750	Yes
171	6731 Cobra Way	Industrial Park	Electronic Surface Mounted - Electronic Manufacturing	13904	No
172	6721 Cobra Way	Industrial Park	Pyramid Precision Machine Inc - Machine Shop	19138	No
173	6650 Top Gun St	Industrial Park	Meggitt Engine Systems- Aerospace Engineering / Manufacturing	132022	No
174	6440 Flanders Dr	Industrial Park	Williams Form Engineering Corporation	23258	No
175	6630 Top Gun St	Industrial Park	Sherwood Mechanical - Commercial Plumbing	31976	Yes
176	6610 Cobra Way	Undevelopable Natural Area	Vacant	0	No
177	6690 Mira Mesa Blvd	Public Storage	Sorrento Mesa Self Storage	52114.55	Yes
178	6659 Top Gun St	Industrial Park	Sekisui Diagnostics - Pharmaceuticals	45550	No
179	6540 Flanders Dr	Industrial Park	Kinderhouse Montessori School, Expert Cleaners, Corporate Office Suites	45648	Yes
180	6620 Mira Mesa Blvd	Industrial Park	AJ USA Inc - Auto Parts / Auto Sales / Auto Repair, Enterprise Rental Cars	30000	Yes
181	6550 Mira Mesa Blvd	Warehousing	Green Flash Brewing - Brewery	44219	No

Appendix C

Parcel Maps and Site Photos









West Block: Sorrento Mesa Focus Area

Parcel Map









Site Photos

#	Photo	#	Photo
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43	 A stone sign with the text "SORRENTO VIEW BUSINESS PARK" is set against a backdrop of tall grass and palm trees under a clear blue sky.	44	 A large, modern office building with a glass facade and multiple stories, situated behind a parking lot with several cars.
45	 A multi-story office building with a glass facade, featuring the "Qualcomm" logo, viewed from across a street.	46	 A multi-level parking garage with a modern design, including stairs and landscaping, viewed from a street level.
47	 A tall, modern office building with a glass facade, viewed from across a street with parked cars.	48	 A view of an office building complex with a landscaped area in the foreground, including trees and a road with a white arrow.
49	 A view of an office building and an adjacent parking garage, viewed from across a street.	50	 A view of an office building complex with palm trees and a parking lot, viewed from across a street.

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Central Block – Sorrento Mesa Focus Area

Parcel Map











Site Photos

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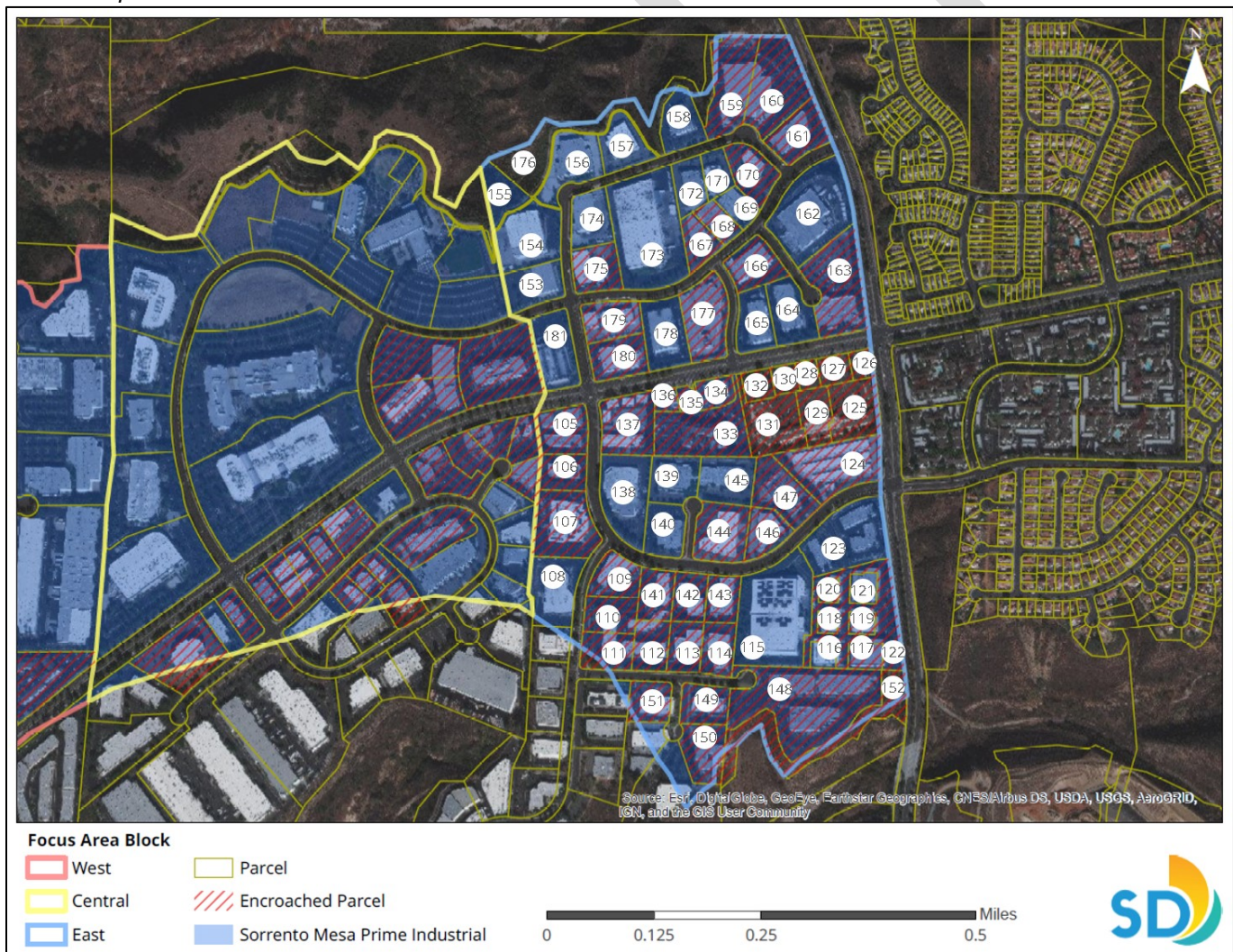
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East Block – Sorrento Mesa Focus Area









Parcel Map










Site Photos

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107		108	
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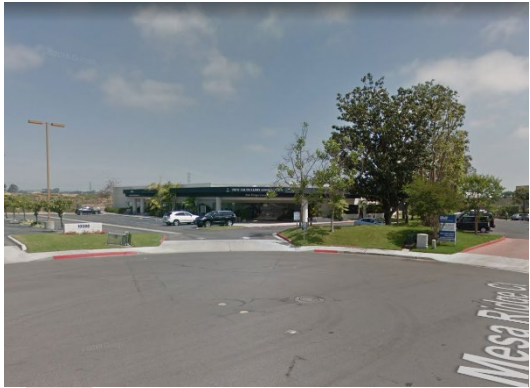






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127	 A photograph of a Starbucks building with a large arched window. To the right is a tall, multi-sided sign for Plaza Sorrento. The sign lists various businesses including ALDI, Dunkin' Donuts, and others. The address 6755 is visible at the bottom of the sign.	128	 A photograph of a commercial strip with several stores, including a Dunkin' Donuts and a KFC. There are cars parked in the lot and a grassy area in the foreground.
129	 A photograph of a commercial building with a large parking lot. There are several cars parked, and palm trees are visible in the background.	130	 A photograph of a commercial building with a large sign that says "2nd 6". There are cars parked in the lot and a grassy area in the foreground.
131	 A photograph of a commercial building with a large parking lot. There are several cars parked, and palm trees are visible in the background.	132	 A photograph of a San Diego County Credit Union building. The building has a curved roof and a sign that says "San Diego County Credit Union". There are cars parked in the lot and a grassy area in the foreground.


133	 A photograph of a Staybridge Suites sign in the foreground, with a multi-story hotel building in the background under a cloudy sky.	134	 A photograph of a gas station with yellow signs and palm trees, with a parking lot in the foreground.
135	 A photograph of a Hertz and Soapy Joe's sign in the foreground, with a parking lot and a building in the background.	136	 A photograph of a Hertz and Soapy Joe's sign in the foreground, with a parking lot and a building in the background.
137	 A photograph of a building with a brick facade and a sign that reads "NALC" and "CORPORATE".	138	 A photograph of a large, modern building with a sign that reads "GENERAL DYNAMICS" and "CPM".
139	 A photograph of a flagpole in the foreground, with a parking lot and a building in the background.	140	 A photograph of a large tree in the foreground, with a parking lot and a building in the background.

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