THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 18, 2024, REPORT NO. HO-24-026

HEARING DATE: June 26, 2024

SUBJECT: 4010 SORRENTO VALLEY BOULEVARD, Process Three Decision

PROJECT NUMBER: PRJ-1062427

OWNER/APPLICANT: TBPB Owner (DE) LLC / Atlantis Group Land Use Consultants

SUMMARY

Issues: Should the Hearing Officer approve the demolition of existing structures and the construction of two life sciences/research and development buildings totaling 380,000 square feet and a 253,343-square-foot, three-level parking structure located at 3910 - 4010 Sorrento Valley Boulevard and 10801 - 10807 Vista Sorrento Parkway in the IL-3-1 Zone and the Coastal Overlay Zone within the Torrey Pines Community Plan area?

Proposed Actions:

1. Adopt a resolution determining the project will have potentially significant impacts consistent with the prior EIR, and Adopt a Mitigation, Monitoring and Reporting Program (MMRP); and

2. Approve Site Development Permit No. PMT-3159428; and

3. Approve Neighborhood Development Permit No. PMT-3159427; and

4. Approve Coastal Development Permit No. PMT-3159426.

Community Planning Group Recommendation: On November 21, 2023, the Torrey Pines Community Planning Group voted 8-1-1 to recommend approval of the project with a recommendation (Attachment 7).

Environmental Impact: The project site was previously analyzed within the certified Environmental Impact Report (EIR) No. 92-0126 / SCH No. SCH No. 92041021 for the Torrey Pines Community Plan Update. An evaluation was prepared to determine if conditions specified in the California Environmental Quality Act (CEQA) Guidelines section 15183 would require additional CEQA review. The evaluation determined that the project did not result in any project-specific significant effects

that are particular to the project or its site beyond that identified in the certified EIR. A Mitigation Monitoring and Reporting Program for Traffic and Circulation and Biology will be implemented consistent with the EIR Mitigation Framework. Based on the CEQA Guidelines section 15183 evaluation, the project is exempt from further environmental review.

BACKGROUND

The 4010 Sorrento Valley Boulevard (project) site is located in the northwestern portion of the City of San Diego (City), immediately east of the elevated junction of the I-5 and I-805 freeways. Below the junction, the 18.2-acre site is comprised of four contiguous lots northeast of the intersection of Sorrento Valley Boulevard and Vista Sorrento Parkway. Bounding the project site on the north is the Los Peñasquitos Creek within the Los Peñasquitos Canyon Preserve (Attachments 1-3). The preserve is identified within the City's Multi-Species Conservation Plan (MSCP) and contains the Multi-Habitat Planning Area (MHPA) in the form of marshes, wetlands, and riparian biological habitats that the City defines as Environmentally Sensitive Lands (ESL). Lastly, the project is within the IL-3-1 Zone and is designated by the Torrey Pines Community Plan (TPCP) for industrial development and the General Plan as Prime Industrial Lands.

ESL Onsite:

Multiple Habitat Planning Area (MHPA)
Special Flood Hazard Areas (100-year Floodway, 500- and 100-year Floodplains)
MSCP Sensitive Vegetation - Maritime Succulent Scrub, and others

Overlay zones that affect this project include:

Airport Land Use Compatibility Overlay (MCAS Miramar)
Airport Influence Area (MCAS Miramar – Review Area 1)
Airport Safety Zone (Accident Potential Zone II – MCAR Miramar)
Brush Management Zone and Very High Fire Severity Zone
Coastal Overlay Zones (Non-Appealable and Coastal Appealable)
Parking Impact Overlay Zone (Coastal)
Parking Standards Transit Priority Area (PSTPA)
Transit Priority Area (TPA)

The site was constructed in 1975, prior to the adoption of the MSCP/MHPA in 1995. A boundary line correction will revise where the environmentally sensitive lands are located on the premises and the project has been designed to observe this corrected boundary, in addition to other requirements of the MSCP/MHPA and Special Flood Hazard areas.

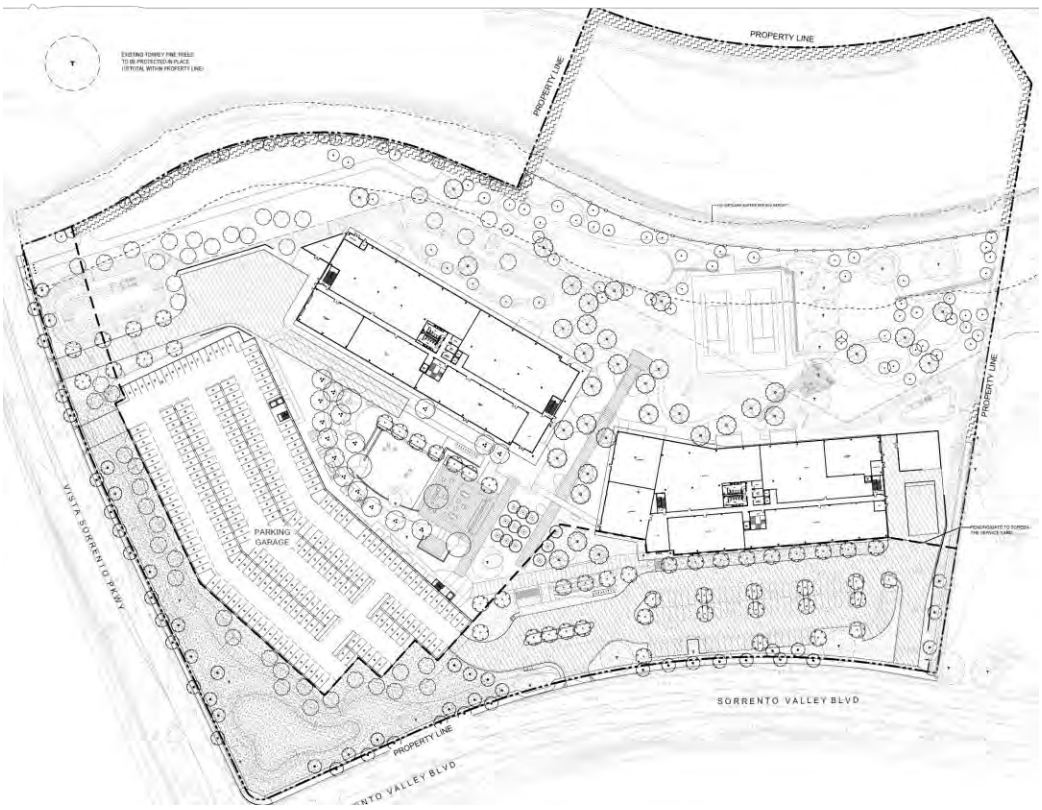
DISCUSSION

Project Description:

The project proposes the demolition of the existing industrial structures totaling 190,506 square feet (sf) and the construction of two life science/research and development buildings (including

associated office space, accessory gym and assembly spaces, and eating facilities) totaling approximately 380,000 square feet including a basement, a three-level, 253,343-square-foot parking structure. Research and development as a use is allowed by-right within the IL-3-1 Zone, however on-site ESLs and Overlays require discretionary approvals (see Permits Required below).

Approximately 99,200 cubic yards (cy) of fill will be imported on site to elevate the two proposed buildings out of the flood plain. This proposal requires revisions to the Federal Emergency Management Agency's (FEMA's) 100-year flood plain/flood way maps. This will require a Conditional Letter of Map Revision (CLOMR) prior to issuance of grading permits and at completion of work. Existing development (parking lots and structures) located within the corrected MHPA boundary and within the floodplains will be removed, and a 100-foot wetlands buffer will be established. Total construction is approximately 675,000 square feet.



Proposed site features include pedestrian observation decks and elevated ramps, landscaping (including the preservation and protection of 19 mature Torrey Pine trees), and pedestrian pathways and trails along the northern portion of the property facing the Los Peñasquitos Creek.

Permits Required:

- A Site Development Permit per SDMC Section 143.0110, Process 3, is required for development on a site containing Environmentally Sensitive Lands (Sensitive Biological Resources, Floodplains/Floodways).
- A Neighborhood Development Permit per SDMC Section 126.0402(l), Process 2, is

required as an alternative compliance method calculation for allowable Gross Floor Area Ratio within MCAS Miramar's Airport Safety Zone II per SDMC Section 132.1515(d). This would allow 50 occupants per acre, or 912 occupants, which can be controlled via 912 parking spaces.
- A Coastal Development Permit per SDMC Section 126.0708, Process 3, is required for development within the Coastal Overlay Zone.

These permits are consolidated for a decision by the Hearing Officer per SDMC Section 112.0103, with appeal rights to the Planning Commission.

Public improvements:

- The two-foot widening of Sorrento Valley Boulevard along the project frontage and provide a 14-foot parkway, which includes a nine-foot-wide landscape buffer and non-contiguous sidewalk.
- The three-foot widening of Vista Sorrento Parkway along the project frontage from the centerline to add a two-foot-wide buffer for a Class II bike lane, and provide a 14-foot parkway, which includes a nine-foot-wide landscape buffer and non-contiguous sidewalk.
- The project would stripe a buffer for a Class II bike lane on the north side of Sorrento Valley Boulevard and the east side of Vista Sorrento Parkway and install loop detectors and retroreflective borders at all intersection approaches.
- A pressure reducing station on Sorrento Valley Boulevard (approximately 0.5-miles to the east) to remedy the existing deficiency in the water system (see Project-Related Issues below).

Transit Improvements:

- TDM bulletin boards in central locations that encourage alternative transportation options including transit (project design feature).
- A 25-percent subsidy towards Regional or COASTER Adult Monthly transit passes available to employees to promote transit usage (TDM measure per CAP Checklist).
- A parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free carpool priority parking spaces (designated) for employees that self-select to carpool or vanpool with other employees (CAP Checklist).
- Flexible or alternative work hours and a telecommuting program.
- Maintenance of an employer network in the SANDAG iCommute Program and promotion of its service to employees (CAP Checklist).
- Addition of 51 short-term bicycle spaces and 51 long-term bicycle spaces on site.

Vehicular access to the site is proposed via three driveways on Vista Sorrento Parkway; and two driveways on Sorrento Valley Boulevard. The northerly driveway on Vista Sorrento Parkway will be restricted to service maintenance access. This access will include rolled curb with detachable

bollards to avoid visitor and employee access. The middle driveway on Vista Sorrento Parkway will be restricted to emergency access and loading and unloading operations serving the western building. The southerly driveway on Vista Sorrento Parkway will serve as the employee and visitor access entrance. Both driveways on Sorrento Valley Boulevard will serve as the employee and visitor access as well as loading and unloading operations serving the eastern building.

Community Plan Analysis:

The Torrey Pines Community Plan (TPCP) is the guiding document for development in this area and implements the goals of the City's General Plan. The TPCP designates the site for industrial development and the General Plan as Prime Industrial Lands. The City's Multiple Species Conservation Plan (MSCP), Subarea Plan and Multiple Habitat Planning Area (MHPA) also provide guidance on development adjacent to and preservation of environmentally sensitive lands on-site.

Key policies of the TPCP include:

Policy 1. All development adjacent to open space areas shall be designed to reduce visual and development impacts.

Policy 2. Provide safe roadways for pedestrians, bicyclists and vehicular traffic, including traffic control measures and pedestrian crossings where necessary.

Policy 7. New industrial and commercial development proposed adjacent to identified open space corridors shall contribute to the preservation of these areas.

Policy 9. Emphasize the citywide importance of and encourage the location of scientific research, biotechnology, and clean manufacturing uses in Sorrento Valley because of its proximity to UCSD and the University and Mira Mesa communities' industrial areas. Provide adequate mass transit and/or transportation facilities to the Sorrento Valley Area.

Policy 11. Within appendix E. Local Coastal Program Policies – Visual Resources, the land use plan recommends the preservation of private and public Torrey Pine trees.

The project has been designed with these key policies in mind. Siting, public improvements, and visual impacts are addressed below, outlining how the project meets the intent of the plan documents while adhering to the Land Development Code and SDMC regulations.
Siting (Policies 1 and 7): Buildings are sited out of the MHPA, and the project creates a 'no-rise' situation within the floodplain, with pathways and pedestrian features that are compatible with the Los Peñasquitos Creek and Canyon Preserve adjacency. Pedestrian ramps leading to overlook decks allow users to observe the MHPA from within the project site, showcasing these ESL into the foreground of the site design and public imagination. Vehicle use areas are located away from ESL, where the proposed office buildings act as a noise and visual barrier.

Public Improvements (Policies 2 and 9): Public improvements include new ADA-compliant sidewalks that traverse driveways, a widened right of way, re-striped bike lanes with safety improvements like

loop detectors and backplates with retroreflective borders, and a landscaped parkway. A new signalized intersection and raised median along Sorrento Valley Boulevard are proposed (see Project-related Issues below), facilitating the growing nature of the Sorrento Valley and Torrey Pines areas. Transit amenities provide alternatives for the site's users, providing biking, carpooling, or mass transit choices.

Citywide importance (Policy 9): Life sciences buildings are an integral part of the Sorrento Valley and Torrey Pines areas and provide highly skilled jobs. This also adheres to the General Plan's policies to promote a strong workforce in the San Diego region. The proposal is consistent with the goals of Prime Industrial Lands, which promotes the type of development proposed.

Torrey Pines Trees (Policy 11- Appendix E: Local Coastal Program Policies): Torrey Pines trees are integral to the namesake Torrey Pines Community. In conformance with the Visual Resources preservation element of the TPCP, the project preserves 19 mature Torrey Pine trees within the property and multiple trees along the project frontage. Sidewalk improvements have been modified where necessary to preserve these trees, as well.

The MSCP also identifies various ESLs on site, including MHPA wetlands, as part of the Los Peñasquitos Canyon Preserve and Creek. The MSCP/MHPA was not in effect when the project site was constructed. The project was designed to avoid and limit impacts to environmentally sensitive lands, including the MHPA, and sensitive biological resources. A MHPA boundary line correction (BLC) and 100-foot wetland buffer will be required to ensure that the project is consistent with the MSCP. The MHPA BLC will rectify and correct minor mapping inaccuracies related to pre-MHPA grading and clearing of on-site areas in 1975 during the initial property development, approximately 20 years prior to the adoption, mapping and implementation of the MSCP and MHPA.

A consistency determination was made that relies on the TPCP Community Plan Update Environmental Impact Report. Staff analyzed the site for any project-specific significant effects that are peculiar to the project or its site beyond that identified in the TPCPU PEIR or substantially mitigated by uniformly applied development policies or standards, and found the project is consistent with the TPCPU EIR with the implementation of a Mitigation Monitoring and Reporting Program (MMRP).

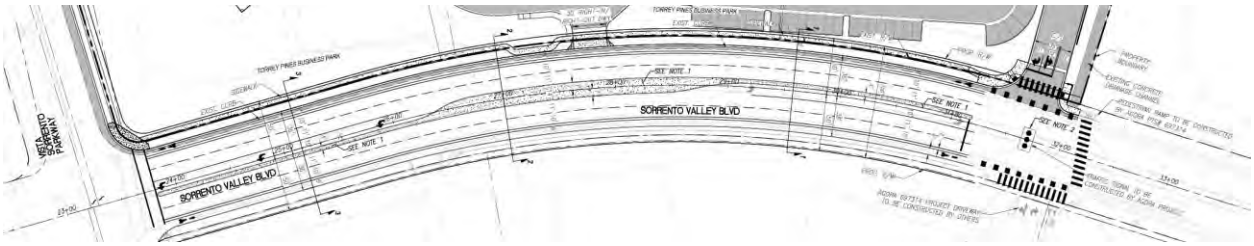
Based on the above, the proposed project was found in conformance with the applicable land use plans for this site.

<u>Project-Related Issues:</u>

The project site is entirely within the FEMA Zone AE Special Flood Hazard Area due to the existing elevations of the site and the conditions of the adjacent Los Peñasquitos Creek channel. The project will import approximately 99,200 cubic yards of fill, raising the grade such that the proposed building's finished floor elevations will be higher than the 100-year water surface elevation (a "no-rise" condition). A Conditional Letter of Map Revision (CLOMR) will be processed ministerially with this project to evaluate the post-project floodplain impacts and conditionally revise the floodplain limits.

The proposed drainage design will mimic existing conditions. Under proposed conditions, all runoff from the proposed buildings and north parking lots will generally flow to individual biofiltration basins and then discharge to Los Peñasquitos Creek. The south ramps and parking lots will flow through the south basin, discharge to the south outfall, and ultimately discharge through the existing channel and into Los Peñasquitos Creek.

The water service for the project includes new water laterals for domestic and fire protection services to be installed from the existing water line within Sorrento Valley Boulevard and the water line within Vista Sorrento Parkway. These laterals will require public improvements to the City's water infrastructure approximately one-half mile east of the project site, with the installation of a pressure-reducing station and upgrading all isolation valves in the water mains located within Vista Sorrento Parkway and Sorrento Valley Boulevard (these are significant improvements).



Final Improvements along Sorrento Valley Boulevard

Multiple developments are currently being reviewed along Sorrento Valley Boulevard that require interim solutions to public improvements. The raised median along Sorrento Valley Boulevard will remain unbuilt until dedications/public infrastructure for both this project and the one across Sorrento Valley Boulevard are completed. Additionally, the project to the south is constructing a signalized intersection at the eastern portion of the project site. In the interim, this project will construct a minor street stop-controlled intersection at the signalized intersection pending construction by the project to the south. Once completed, this project will have the improvements in place to complete the intersection.

Conclusion:

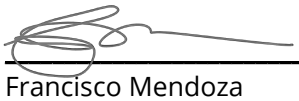
Staff has analyzed the proposed project and has found the proposal consistent with the Land Development Code, including the San Diego Municipal Code regulations, implementing base zone, and overlay regulations. The project as proposed is in conformance with the Torrey Pines Community Plan goals and policies. Staff has provided draft findings and conditions (Attachments 4 and 6) to support approval of the project and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Adopt a resolution determining the project will have potentially significant impacts and Approve Site Development Permit No. PMT-3159428, Neighborhood Development Permit No. PMT-3159428, and Coastal Development Permit No. PMT-3159426, with modifications.

2. Do not Adopt a resolution and Deny Site Development Permit No. PMT-3159428, Neighborhood Development Permit No. PMT-3159428, and Coastal Development Permit No. PMT-3159426, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Francisco Mendoza
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Community Plan Land Use
3. Aerial Photographs
4. Draft Permit Resolution with Findings
5. Draft Environmental Resolution with MMRP
6. Draft Permit Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

ATTACHMENT 1

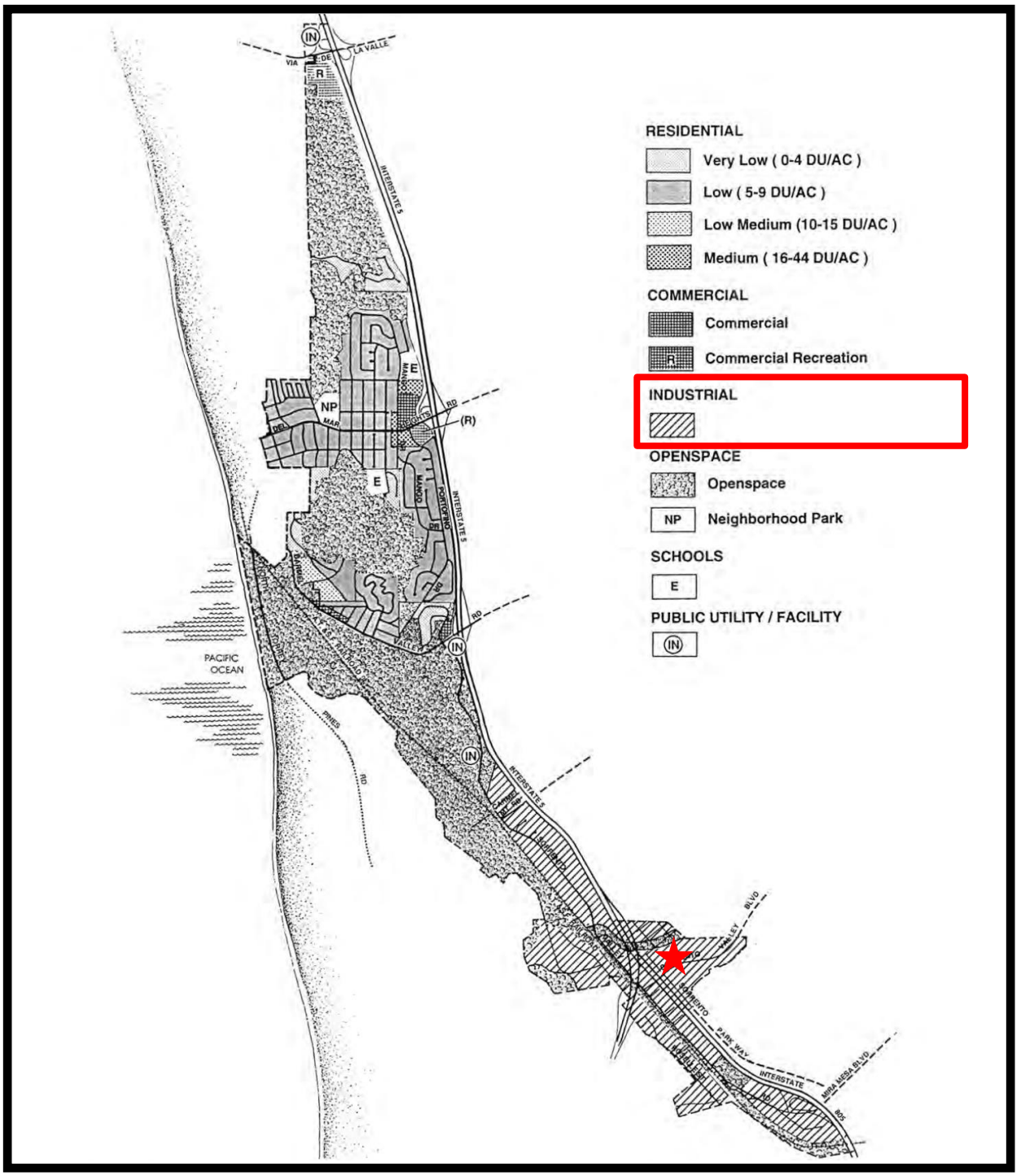
The City of SAN DIEGO

Location Map

4010 Sorrento Valley Blvd (Torrey Pines Business Park)
Project No. PRJ-1062427

North

ATTACHMENT 2



The City of SAN DIEGO

Land Use Plan

4010 Sorrento Valley Blvd
Project No. PRJ-1062427

North

ATTACHMENT 3

The City of SAN DIEGO

Aerial Photograph

4010 Sorrento Valley Blvd
Project No. PRJ-1062427

North

HEARING OFFICER RESOLUTION NO. HO-_____
SITE DEVELOPMENT PERMIT NO. PMT-3159428
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3159427
AND COASTAL DEVELOPMENT PERMIT NO. PMT-3159426
4010 SORRENTO VALLEY BOULEVARD - PROJECT NO. PRJ-1062427 [MMRP]

WHEREAS, TPBP OWNER (DE) LLC, a Delaware limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a life-sciences research and development campus with structures totaling approximately 675,000 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. PMT-3159426, PMT-3159427, PMT-3159428), on portions of a 18.2-acre site;

WHEREAS, the project site is located at 3910 - 4010 Sorrento Valley Boulevard and 10801-10807 Vista Sorrento Parkway in the IL-3-1 zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 1), Airport Safety Zone (Accidental Potential Zone II), Brush Management, Coastal Overlay Zone (Non-Appealable 1, Coastal Appealable), Special Flood, Hazard Areas (100-year Floodway, 100 Floodplain and Floodplain 500), Prime Industrial Lands (PIL), MSCP Vegetation, Multiple Habitat Planning Area (MHPA), MSCP Sensitive Vegetation, Parking Impact Overlay Zone (Coastal), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area, and the Very High Fire Severity Overlay Zone (VHFSOZ) within the Torrey Pines Community Plan;

WHEREAS, the project site is legally described as PARCELS A and B: Lots 6, 7, 8, and 9 of Via Sorrento Valley Industrial Park Unit No. 4 according to Map Thereof No. 6618, filed April 7, 1970, and more particularly described within Grant Deed recorded December 20, 2021, as Document No. 2021-0854813 O.R. in the Office of the San Diego County Recorder;

WHEREAS, on June 26, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3159426, Neighborhood Development Permit No. PMT-3159427, and

Site Development Permit No. PMT-3159428 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-3159426, Neighborhood Development Permit No. PMT-3159427, Site Development Permit No. PMT-3159428:

A. SITE DEVELOPMENT PERMIT FINDINGS – SMDC Section 126.0504

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

The 4010 Sorrento Valley Boulevard (project) site is located immediately east of the I-5 and I-805 merger, in the northwestern portion of the City of San Diego (City). The 18.2-acre site is comprised of four contiguous lots northeast of the intersection of Sorrento Valley Boulevard and Vista Sorrento Parkway. To the north and northeast of the project site is the Los Peñasquitos Creek within the Los Peñasquitos Canyon Preserve. This area is identified within the City's Multi-Species Conservation Plan (MSCP) and contains Multi-Habitat Planning Areas (MHPA) in the form of marshes, wetlands, riparian, and other biological habitats that the City defines as environmentally sensitive lands. Additionally, the project is within the IL-3-1 Zone and is designated by the Torrey Pines Community Plan (TPCP) for industrial development and is within the General Plan's Prime Industrial Lands designation.

Key policies of the TPCP include:

Policy 1. All development adjacent to open space areas shall be designed to reduce visual and development impacts.

Policy 2. Provide safe roadways for pedestrians, bicyclists and vehicular traffic, including traffic control measures and pedestrian crossings where necessary.

Policy 7. New industrial and commercial development proposed adjacent to identified open space corridors shall contribute to the preservation of these areas.

Policy 9. Emphasize the citywide importance of and encourage the location of scientific research, biotechnology, and clean manufacturing uses in Sorrento Valley because of its proximity to UCSD and the University and Mira Mesa communities' industrial areas. Provide adequate mass transit and/or transportation facilities to the Sorrento Valley Area.

Policy 11. Within appendix E. Local Coastal Program Policies – Visual Resources, the land use plan recommends the preservation of private and public Torrey Pine trees.

Public Improvements (Policies 2 and 9): Public improvements include new ADA-compliant sidewalks that traverse driveways, a widened right-of-way, re-striped bike lanes with safety improvements like loop detectors and backplates with retroreflective borders, and a

landscaped parkway. A new signalized intersection and raised median along Sorrento Valley Boulevard is proposed, facilitating the growing nature of Sorrento Valley and Torrey Pines areas. Transit amenities provide alternatives for the users of the site, providing biking, carpooling, or mass transit choices.

Citywide importance (Policy 9): Life sciences buildings are an integral part of the Sorrento Valley and Torrey Pines areas and provide highly skilled jobs. This also adheres to the General Plan's policies to promoting a strong work force in the San Diego region. The proposal is consistent with the goals of Prime Industrial Lands, which promotes the type of development proposed.

Torrey Pines Trees (Policy 11- Appendix E: Local Coastal Program Policies): Torrey Pines trees are integral to the namesake Torrey Pines Community. In conformance with the Visual Resources preservation element of the TPCP, the project preserves 19 mature Torrey Pine trees within the property and multiple trees along the project frontage. Sidewalk improvements have been modified where necessary to preserve these trees, as well.

The project is subject to the MSCP as various ESLs are found on site, including MHPA wetlands, as part of the Los Peñasquitos Canyon Preserve and Creek. The MSCP/MHPA was not in effect when the project site was constructed. A biological technical report was submitted that identifies the limits of the corrected wetland area, and the project establishes a 100-foot wetland boundary per MSCP/MHPA regulations. A consistency determination was made that relies on the TPCP Community Plan Update Environmental Impact Report (TPCPU PEIR). Staff analyzed the site for any project-specific significant effects that are peculiar to the project or its site beyond that identified in the TPCPU PEIR or substantially mitigated by uniformly applied development policies or standards, and found the project is consistent with the TPCPU EIR. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The permit controlling the development and continued use of this site contains specific regulatory conditions of approval. These conditions require upgrading the existing public pathways throughout the project with current City-standard, accessible pathways, including easements dedications, construction of curb, gutter and sidewalks, and planting of street trees (including preserving mature Torrey Pines trees). Public and private water, fire, and sewer services will be upgraded to current standards, and prior mitigation measures approved for the TPCPU PEIR will be implemented during construction along the northern portion of the site adjacent to the Los Peñasquitos Preserve Creek.

Additional safety improvements include the restriping of the Class II bicycle lane along the Sorrento Valley Boulevard and Vista Sorrento Parkway frontages. Installation of loop detectors and traffic signal head backplates with retroreflective borders at all intersection approaches completes the safety improvements for bicyclists and pedestrians.

These conditions, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and

community at large. Construction of the project authorized through this Permit and subsequent permits will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

   The project site is in the IL-3-1 Zone, which allows the proposed development (research and development) by-right. Development intensity is controlled through an alternative method requiring a Neighborhood Development Permit, and those findings are incorporated herein by this reference. The site is also within FEMA Zone AE Special Flood Hazard Area due to the existing elevations of the site and the adjacency to the Los Peñasquitos Creek channel.

   The project will import approximately 99,200 cubic yards of fill, raising the grade such that the proposed building finished floor elevations will be higher than the 100-year water surface elevation (a "no-rise" condition). A Conditional Letter of Map Revision (CLOMR) will be processed ministerially with this project to evaluate the post- project floodplain impacts and conditionally revise the floodplain limits.

   The proposed drainage design will mimic the existing conditions and is consistent with City's grading regulations. Under proposed conditions, all runoff from the proposed buildings and north parking lots will generally flow to individual biofiltration basins then discharge to Peñasquitos Creek. The south ramps and parking lots will flow through the south basin, discharge to the south outfall, and ultimately discharge through the existing channel and into Peñasquitos Creek. The permits for the project include various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, site use, and site maintenance pursuant to the Land Development Code. No variance or deviations are requested with this proposal. Therefore, the proposed development will comply with the regulations of the Land Development Code.

SUPPLEMENTAL FINDINGS – ENVIRONMENTALLY SENSITIVE LANDS SDMC Section 126.0504(b)

4. **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 18.2-acre site is entirely within a FEMA Zone AE Special Flood Hazard Area due to the existing topography (ranging from 34.2' above mean sea level (MSL) to approximately 40' above MSL) of the site and the conditions of the adjacent Los Peñasquitos Creek channel. Portions of the public rights-of-way fronting the project are also higher than existing elevations on the property. The existing development was constructed prior to implementation of the MSCP/MHPA and the project proposes to establish corrected MHPA boundaries and ESL buffers as required within the ESL regulations (including the MSCP). Therefore, the project redevelopment will include approximately 99,200 cubic yards of

imported fill outside of the corrected MHPA boundary and outside of the proposed 100-foot wetland buffer, raising the grade such that the proposed building's finished floor elevations will be higher than the 100-year flood water surface elevation.

The 100-foot wetland buffer provides the least intensive development, with pedestrian trails and landscaping consistent with MHPA adjacency guidelines. Pedestrian ramps leading to overlook decks allow users to observe the MHPA from within the project site, showcasing these ESL into the foreground of the site design and public imagination. Buildings are located out of the corrected MHPA, floodway, and wetland buffer and act as an ad-hoc noise barrier to the more intensive vehicle use areas. Programmatic uses of the buildings and occupants are limited to within the "courtyard" created by the structures and are not within or adjacent to the MHPA or wetland buffer areas. During construction, an eight (8) foot tall temporary noise barrier will be placed along the north and northeastern project site property line adjacent to the nearest noise receptors.

The proposed drainage design will mirror existing conditions. All runoff from the proposed buildings and north parking lots will generally flow to individual biofiltration basins then discharge to Peñasquitos Creek. The south ramps and parking lots will flow through the south basin, discharge to the south outfall, and ultimately discharge through the existing channel and into Peñasquitos Creek.

The project development will include approximately 99,200 cubic yards of imported fill outside of the corrected MHPA boundary and outside of the proposed 100-foot wetland buffer, within previously developed landforms. The proposed development is designed with three zones of intensity that prevent adverse impacts on the adjacent wetlands and the Los Peñasquitos Creek's flora and fauna. The 100-foot wetland buffer provides the least intensive development, with pedestrian trails and landscaping consistent with MHPA adjacency guidelines. Buildings are located out of the corrected MHPA, floodway, and wetland buffer and act as an ad-hoc noise barrier to the more intensive vehicle use areas. Programmatic uses of the buildings and occupants are limited to within the "courtyard" created by the structures and are not within or adjacent to the MHPA or wetland buffer areas. Therefore, 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.

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

The project development will include approximately 99,200 cubic yards of imported fill outside of the corrected MHPA boundary and outside of the proposed 100-foot wetland buffer, within previously developed landforms. The proposed drainage design will mimic the existing conditions, and all runoff will generally flow to individual biofiltration basins and then discharge to Peñasquitos Creek, which minimizes undue risk of erosional forces. Landscaping within the wetland buffer includes native and riparian species as outlined within the MHPA adjacency guidelines. Erosional forces will be constrained or eliminated during construction by following the Landscape Standards and outlined in the City of San Diego's Land Development Manual. A Stormwater Management Plan to treat runoff from the

site will ensure the treatment of all stormwater runoff from the site during and after construction. A Brush Management plan will also reduce fire hazard risks in perpetuity. Therefore, the proposed development will minimize the alteration of the natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

   The proposed development is designed with three zones of intensity that prevent adverse impacts on the adjacent wetlands and the Los Peñasquitos Creek. The 100-foot wetland buffer provides the least intensive development, with pedestrian trails and landscaping consistent with MHPA adjacency guidelines. Pedestrian ramps leading to overlook decks allow users to observe the MHPA from within the project site, showcasing these ESL into the foreground of the site design and public imagination. Buildings are located out of the corrected MHPA, floodway, and wetland buffer and act as an ad-hoc noise barrier to the more intensive vehicle use areas. Programmatic uses of the buildings and occupants are limited to within the "courtyard" created by the structures and are not within or adjacent to the MHPA or wetland buffer areas.

   During construction, an eight (8) foot tall temporary noise barrier will be placed along the eastern and northern project site property line adjacent to the nearest noise receptor. Additionally, a Storm Water Management Plan to treat runoff from the site will ensure treatment of all stormwater runoff from the site during and after construction. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

7. **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 project site is located outside of the VPHCP Preserve. Furthermore, the project site does not contain any vernal pools nor do any VPHCP covered species occur within the project site, therefore, the VPHCP Avoidance and Minimization Measures are not applicable to the project.

   The project site is located within the City's MSCP Subarea Plan. Sections of the northern portion of the project site abut or encompass portions of the MHPA. The MSCP establishes specific guidelines that limit activities that occur within the MHPA. In general, activities occurring within the MHPA must conform to these guidelines and, wherever feasible, should be located in the least sensitive areas. The project is designed to avoid and limit impacts to environmentally sensitive lands, including the MHPA, and sensitive biological resources, through site design as shown in SDP findings A.4. through A.6., incorporated herein, and through mitigation measures such as noise barriers during the breeding seasons of protected wildlife (Cooper's hawk and Least Bell's vireo). An MHPA boundary line correction (BLC) and 100-foot wetland buffer will be required to ensure that the project is consistent with the MSCP. The MHPA BLC will rectify and correct minor mapping inaccuracies related to pre-MHPA grading and clearing of on-site areas in 1975 during the initial property

development, approximately 20 years prior to the adoption, mapping and implementation of the MSCP and MHPA.

The project site is subject to Land Use Adjacency Guidelines (LUAGs) designed to minimize indirect impacts from drainage, toxins, lighting, noise, barriers, invasive species, brush management, and grading to sensitive resources contained in the MHPA and thus maintain the value of the preserve. Projects within or adjacent to the MHPA must demonstrate compliance with the LUAGs. Project impacts to sensitive vegetation communities will be mitigated in accordance with the ratios provided in the City's Biology Guidelines (City 2018). Therefore, the proposed project will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

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

The project site is located east of the junction of I-805 and I-5, approximately 2.5 miles east of the Pacific Ocean shoreline. The project site is adjacent to the Los Peñasquitos Creek, which feeds into the Los Peñasquitos Marsh/Lagoon and ultimately feeds into the Pacific Ocean. Development of the project shall comply with all storm water construction requirements of the State Construction General Permit, and the Municipal Storm Water Permit. A Stormwater Quality Management Plan (SWQMP) that includes storm water construction best management practices (BMPs), ongoing permanent BMP maintenance, and on-site biofiltration and hydromodification features, has been developed to maintain natural drainage features and minimize potential impacts to storm drain facilities.

The proposed drainage design will mirror existing conditions. All runoff from the proposed buildings and north parking lots will generally flow to individual biofiltration basins then discharge to Peñasquitos Creek. The south ramps and parking lots will flow through the south basin, discharge to the south outfall, and ultimately discharge through the existing channel and into Peñasquitos Creek. Therefore, 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.

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

9. **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.**

SDP finding A.2 is incorporated by reference herein. An environmental consistency determination was made that relies on the TPCP Community Plan Update Environmental Impact Report (TPCPU PEIR). Staff analyzed the site for any project-specific significant effects that are peculiar to the project or its site beyond that identified in the TPCPU PEIR or substantially mitigated by uniformly applied development policies or standards, and found the project is consistent with the TPCPU EIR with the implementation of a Mitigation Monitoring and Reporting Program for biology and traffic and circulation. There were no

conditions required for this development that was not anticipated within the TPCPU EIR and the project was found consistent with the TPCPU EIR. Therefore, 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.

B. NEIGHBORHOOD DEVELOPMENT PERMIT FINDINGS – SDMC Section 126.0404

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

The proposed project as described in SDP finding A.1 through A.4. above, incorporated by reference herein, is also located within the Airport Land Use Compatibility Overlay within MCAS Miramar Accident Potential Zone II (APZ II). The APZ II limits the number of occupants on-site to 50 people per acre. The proposed project is consistent with the methodology of the MCAS Miramar ALUCP for alternative compliance with the processing of a Neighborhood Development Permit. Utilizing an alternative calculation, a maximum of 912 people are allowed on site and can be limited by vehicle parking spaces. By limiting the development to 912 parking spaces, the proposed development will not adversely affect the applicable land use plan.

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

SDP Finding A.2. is incorporated by reference. The proposed development is also limited to 3,000 square feet of assembly space as an accessory use, and gymnasium and eating-facilities will serve the tenants primarily. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

SDP Finding A.3. is incorporated by reference. As an alternative method of compliance, a Neighborhood Development Permit is processed for the development. Limitations on occupant load and development is limited and no deviations or variances are requested or required. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

C. COASTAL DEVELOPMENT PERMIT FINDINGS – SDMC Section 126.0708

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

The 18.2-acre site contains no physical accessways for public use identified within the TPCP and Local Coastal Program Land Use Plan. However, public access will not be restricted, and

pedestrian trails and pathways are proposed and available along Los Peñasquitos Creek. The proposed project is not within any existing physical accessway and, therefore, will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the TPCP and Local Coastal Program Land Use Plan.

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

   SDP Findings A.1. through A.7. are incorporated herein by reference. The project site is located within an urbanized neighborhood surrounded by Los Peñasquitos Creek to the north, existing industrial development to the east, Sorrento Valley Boulevard to the south and Vista Sorrento Parkway to the west. Los Peñasquitos Creek is mapped as Multiple Habitat Planning Area (MHPA). The project will not encroach upon either the creek or the MHPA with the processing of a Boundary Line Correction. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

   SDP Findings A.1. through A.4. and NDP Findings B.1. through B.4. are incorporated by reference. The project is in conformity with the TPCP and the North City Local Coastal Program. Both documents form the basis for the Local Coastal Program land use plan and certified Implementation Program. The project specifically complies with the following:

   • Contain industrial development within areas specifically designated for industrial usage.

   The project proposes Research and Development in an industrial park. It meets the goal of encouraging new industrial development.

   • Restore and enhance the Carroll Canyon Creek Wildlife Corridor and the Los Peñasquitos Lagoon.

   The project will not encroach upon either the Los Peñasquitos Creek but will improve the surroundings through the removal of the existing asphalt and development to implement a 100-foot wetland buffer from the creek.

   • Encourage new industrial development to be well designed and aesthetically pleasing.

   The project will use a variety of materials to create a well-designed and aesthetically pleasing building façade. The materials at this time are conceptual but might include curtain walls, metal paneling, steel guardrails, and roof screening.

   • Restrict industrial development on steep slopes, wetlands, riparian habitats, and on archaeological sites, and further encroachment into Los Peñasquitos Lagoon and the Carroll Canyon Creek Corridor, and design industrial projects to blend into adjacent open space areas.

The project does not propose development on steep slopes, will not encroach upon the wetlands, will not encroach in the riparian habitat and will not encroach on any known archaeological sites. The project will actually improve the surrounding through the removal of the existing asphalt and development to implement a 100-foot wetland buffer from the creek.

• Development proposed adjacent to environmentally sensitive resources shall not adversely impact those resources, and shall, where feasible, contribute to the enhancement of the resource.

The project will not adversely impact the Los Peñasquitos Creek, MSCP/MHPA, or the FEMA 100-year floodplain and regulatory floodway. The project will provide a 100-foot wetland buffer where none exists today, will reduce the impervious area on site and will provide stormwater facilities where no exist currently which all will result in improved form and function of the creek and lagoon. The project will construct a stormwater system onsite. The project will provide four biofiltration basins that will capture and treat the stormwater before it is released into the creek.

• Continue to maintain the existing, and where feasible, provide additional landscaped islands within Sorrento Valley Road and Sorrento Valley Boulevard.

Sorrento Valley Boulevard does not have an existing raised median. The project proposes improvements to the Sorrento Valley Boulevard which will include a center median with turn lanes to assure access and egress; however, landscaping the center median cannot be provided due to the existing underground sewer main that runs along the center of Sorrento Valley Boulevard and widen the parkway on Vista Sorrento Parkway.

• New industrial development projects should provide outdoor seating/eating areas for employees, as well as bicycle lockers/racks, and shower and locker room facilities.

The project proposes a range of outdoor seating and eating areas for employees including numerous seating areas, a landscaped green central lawn, an outdoor deck, a paver courtyard, an ADA concrete path, and meandering walkways. Short- and long-term bicycle lockers/racks will be provided. A locker room with showers will be provided onsite.

Based on the above, 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.

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

There are currently no existing trails or public access provided on site nor is any specified in the Local Coastal Program or in the Community Plan. The project proposes several trails through the site and public access through the site will not be prohibited. The project will remove existing asphalt that encroaches within MHPA lands, process a Boundary Line

Correction, and implement a 100-foot wetland buffer from the Los Peñasquitos Creek. Additionally, pedestrian ramps that lead to observation decks will create opportunities for the public to view the preserve, which has an effect of bringing the creek and preserve to the forefront of the project design. These recreational opportunities are in conformity with the public access and recreation policies identified in Chapter 3 of the California Coastal Act.

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 Hearing Officer, Coastal Development Permit No. PMT-3159426, Neighborhood Development Permit No. PMT-3159427, Site Development Permit No. PMT-3159428 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permits No. PMT-3159426, PMT-3159427, and PMT-3159428, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: June 26, 2024

IO#: 24009275

ATTACHMENT 5

RESOLUTION NUMBER HO-_____ - 2

ADOPTED ON JUNE 26, 2024

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO DETERMINING THE 4010 SORRENTO VALLEY BOULEVARD PRJ-1062427 IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15183 AND ADOPTING THE MITIGATION, MONITORING, AND REPORTING PROGRAM

WHEREAS, the City of San Diego adopted Resolution Number (No.) R-285182 for a comprehensive plan update to the Torrey Pines Community Plan that comprised the adoption of amendments to the Torrey Pines Community Plan, North City Local Coastal Program and Land Use Plan, and the General Plan; and

WHEREAS, on January 10, 1995, the Council adopted Resolution R-285182 certifying Environmental Impact Report No. 92-0126 (SCH No. 92041021), adopting Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program for the Torrey Pines Community Plan Update, copies of which are on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on June 13, 2024, Atlantis Group Land Use Consultants submitted an application to the Development Services Department for approval of Site Development Permit, Neighborhood Development Permit, and Coastal Development Permit for the 4010 Sorrento Valley Boulevard Project PRJ-1062427; and

WHEREAS, State CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as

might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site; and

BE IT RESOLVED, by the Hearing Officer of the City of San Diego that the information contained in the final EIR No. 92-0126 (SCH No. 92041021) 15183 Exemption Checklist has been reviewed and considered by this Hearing Officer prior to making a decision on the Project. The CEQA Guidelines section 15183 evaluation determined there are no environmental effects that are:

a. Are peculiar to the project or the parcel on which the project would be located,

b. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

c. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

d. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

WHEREAS, the CEQA Guidelines section 15183 evaluation determined the project will have potentially significant impacts to Traffic and Circulation and Biology consistent with the prior EIR; and

BE IT RESOLVED that pursuant to CEQA section 15183(e), the Hearing Officer adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Hearing Officer to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

WHEREAS, the CEQA Guidelines section 15183 evaluation determined the project would have potentially significant impacts and uniformly applied development policies or standards will be implemented to mitigate the environmental effect.

BE IT RESOLVED that pursuant to CEQA Section 15183(f) to (h), the Hearing Officer, has determined the Multiple Species Conservation Program Subarea Plan Multi-Habitat Planning Area Land Use Adjacency Guidelines and the General Plan Noise Element Land Use Compatibility Guidelines will substantially mitigate the effects of the project.

BE IT FURTER RESOLVED that Development Services staff may file a Notice of Exemption in accordance with CEQA Guidelines section 15062 with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Planning and Research regarding the project.

APPROVED: Hearing Officer of the City of San Diego

By: _____
Francisco Mendoza
Development Project Manager

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. PMT-3159428, NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3159427, AND COASTAL DEVELOPMENT PERMIT NO. PMT-3159426

PROJECT PRJ-1062427

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during the 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 California Environmental Quality Act – Section 15183 Consistency Review Memorandum and Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development Services Department 1222 First Avenue, San Diego, CA, 92101. All mitigation measures contained in the Mitigation Monitoring and Reporting Program PRJ-1062427 / SCH No. 92041021 shall be made conditions of SITE DEVELOPMENT PERMIT NO. PMT-3159428, NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3159427, AND COASTAL DEVELOPMENT PERMIT NO. PMT-3159426 as may be further described below.

MITIGATION MONITORING AND REPORTING PROGRAM

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

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

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

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

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

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

B. GENERAL REQUIREMENTS—Part II – Post-Plan Check (after permit issuance/prior to start of construction)

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 Biologist(s)

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 Number PRJ-1062427, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder

obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: ***Not Applicable for this project.***

4. **MONITORING EXHIBITS** All consultants are required to submit to RE and MMC, a monitoring exhibit on a 11"x17" 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:

Table 10-1.
Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/ Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues CSVRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification Grading Plans	Limit of Work Inspection Grading Permit
Transportation	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction meeting

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

MM-BIO-1 BIOLOGY (RESOURCE PROTECTIONS DURING CONSTRUCTION)

I. Prior to Construction

A. Biologist Verification: The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines, has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

B. Preconstruction Meeting: The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

C. Biological Documents: The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

D. BCME: The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

E. 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.)

II. During Construction

A. Monitoring: All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. Subsequent Resource Identification: The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.) If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state, or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

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

MM-<u>BIO-2 LEAST BELL'S VIREO (State Endangered/Federally Endangered)</u>

1. Prior to the issuance of any grading permit (FOR PUBLIC UTILITY PROJECTS: prior to the preconstruction meeting), the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

   No clearing, grubbing, grading, or other construction activities shall occur between March 15 and September 15, the breeding season of the least Bell's vireo, until the following requirements have been met to the satisfaction of the City Manager:

   A. A qualified biologist (possessing a valid Endangered Species Act Section 10(A)(1)(A) Recovery Permit) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 decibels [dB(A)] hourly average for the presence of the least Bell's vireo. Surveys for this species shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of construction. If the least Bell's vireo is present, then the following conditions must be met:
      I. Between March 15 and September 15, no clearing, grubbing, or grading of occupied least Bell's vireo habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified

biologist; and

II. Between March 15 and September 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of occupied least Bell's vireo or habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing a current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of any construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or

III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the least Bell's vireo. concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (September 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. If the least Bell's vireo are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable Resource Agencies that demonstrates whether or not mitigation measures such as noise walls are necessary between March 15 and September 15 as follows:

    I. If this evidence indicates the potential is high for least Bell's vireo to be present based on historical records or site conditions, then condition A.III above shall be adhered to as specified above.

    II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Traffic and Circulation

MM-TRANSP-1: Prior to the issuance of first occupancy, the project shall provide and maintain the following Vehicle Miles Traveled (VMT) Reduction Measures totaling 12.5 points (at least 8 points required) of VMT reduction measures consistent with the Mobility Choices Ordinance, satisfactory to the City Engineer:
(1) an on-site bicycle repair station (1.5 points);
(2) five (5) electric bicycle charging stations (2 points);
(3) fifty-one (51) short-term bicycle parking spaces, at least 10% beyond minimum requirements. The minimum required per the SDMC is 38 spaces and 51 spaces will be provided. (Each multiple of 10% beyond the minimum is = 1.5 points). Project will provide approximately 30% above the minimum bicycle spaces required. (4.5 points);
and (4) fifty-one (51) long-term bicycle parking spaces, at least 10% beyond minimum requirements. The minimum required per the SDMC is 38 spaces and 51 spaces will be provided. (Each multiple of 10% beyond the minimum = 1.5 points). Project will provide approximately 30% above the minimum bicycle spaces required. (4.5 points)

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: 24009275 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3159426
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3159427
SITE DEVELOPMENT PERMIT NO. PMT-3159428
4010 SORRENTO VALLEY BOULEVARD - PROJECT NO. PRJ-1062427 [MMRP]
HEARING OFFICER

This Coastal Development Permit No. PMT-3159426, Neighborhood Development Permit No. PMT-3159427, Site Development Permit No. PMT-3159428 (Permit) is granted by the Hearing Officer of the City of San Diego to TPBP OWNER (DE) LLC, a Delaware limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0402, 143.0110, 126.0708. The 18.2-acre site is located at 3910 - 4010 Sorrento Valley Boulevard and 10801 - 10807 Vista Sorrento Parkway in the IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 1), Airport Safety Zone (Accident Potential Zone 2), Brush Management Zone, Coastal Overlay Zone (Non-Appealable 1 and Coastal Appealable), Multiple Habitat Planning Area (MHPA), Multiple Species Conservation Plan (MSCP), MSCP Vegetation, Prime Industrial Lands (PIL), Special Flood Hazard Areas (100-year Floodway, 100-year Floodplain and Floodplain 500), Parking Impact Overlay Zone (Coastal), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), and Very High Fire Severity Overlay Zone (VHFSOZ) within the Torrey Pines Community Plan. The project site is legally described as:

PARCELS A AND B: LOTS 6, 7, 8, AND 9 OF VIA SORRENTO VALLEY INDUSTRIAL PARK UNIT NO. 4 ACCORDING TO MAP THEREOF NO. 6618, FILED APRIL 7, 1970, AND MORE PARTICULARLY DESCRIBED WITHIN GRANT DEED RECORDED DECEMBER 20, 2021 AS DOCUMENT NO. 2021-0854813 O.R. IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER [APNS: 340-160-08-00, 340-160-09-00, 340-160-10-00 & 340-160-11-00].

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish existing structures and construct approximately 675,000 square feet of life sciences research and development campus described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 26, 2024, on file in the Development Services Department.

The project shall include:

a. Two life sciences research and development buildings totaling 380,000 square feet, comprised of:
    1. A 5-story 204,205-square-foot research and development building
    2. A 4-story 155,750-square-foot research and development building

b. Off-street parking within a 253,343-square-foot, three-level parking structure. Total parking on site is limited to 912 parking spaces;

c. Landscaping (planting, irrigation and landscape related improvements, including the preservation of mature Torrey Pines trees);

d. Pedestrian observation decks and elevated ramps; and

e. 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 July 11, 2027.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.

3. 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.

4. 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.

5. 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.

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

7. 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.).

8. 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.

9. 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.

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

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

11. 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.

AIRPORT REQUIREMENTS:

12. The project site is located within the Accident Potential Zone (APZ) II of the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP) and shall be limited to an occupancy of 50 people per acre, which equates to 912 people, and the number of parking spaces within the APZ II shall be limited to 912 parking spaces pursuant to SDMC 132.1515(d).

ENVIRONMENTAL REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in Mitigation Framework of Environmental Impact Report for the Torrey Pines Community Plan Update, No. 92-0126, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in the 15183 Consistency Review Memorandum, No. 1062427, 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:

Biology
Traffic and Circulation

16. Prior to issuance of the building permit, the Permit Holder shall incorporate the requirements for project design feature PDF-NOI-1 on the appropriate construction documents as described in the "Noise Impacts Analysis" prepared by Dudek dated March 2024. The Assistant Deputy Director (ADD) Environmental designee shall verify the following sound attenuation measures have been incorporated into the design of the proposed development to reduce construction noise at nearby sensitive receptors to below 75 dB CNEL:

a. All construction equipment must have appropriate sound muffling devices, which shall be properly maintained and used at all times such equipment is in operation.
b. The project contractor shall place stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
c. The construction contractor shall locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise sensitive receptors nearest the project site during the construction period.

d. An eight-foot tall, (up to) 550 foot long temporary solid noise barrier shall be constructed of 3/4-inch Medium Density Overlay (MDO) plywood sheeting, or other material of equivalent utility and appearance having a surface weight of 2 pounds per square foot or greater.

17. Prior to issuance of the building permit, the Permit Holder shall incorporate the requirements for project design feature PDF-AQ-1 on the appropriate construction documents as described in the "Air Quality and Greenhouse Gas Emissions Analysis Technical Memorandum" prepared by Dudek dated April 2024. The Assistant Deputy Director (ADD) Environmental designee shall verify the following Diesel Particulate Matter (DPM) reduction measures have been incorporated into the design of the proposed development:

a. All 75-horsepower or greater diesel-powered equipment shall be powered with California Air Resources Board (CARB)-certified Tier 4 Interim engines or better. An exemption from this requirement may be granted if (1) the applicant documents equipment with Tier 4 Interim engines or better are not reasonably available, and (2) the required corresponding reductions in diesel particulate matter (DPM) emissions can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the applicant's construction contractor shall: (1) demonstrate that at least two construction fleet owners/operators in San Diego County were contacted and that those owners/operators confirmed Tier 4 Interim equipment or better could not be located within San Diego County during the desired construction schedule; and (2) the proposed replacement equipment has been evaluated using California Emissions Estimator Model (CalEEMod) or other industry standard emission estimation method and documentation provided to the City of San Diego to confirm that project-generated construction emissions do not exceed applicable San Diego Air Pollution Control District's carcinogenic (cancer) risk threshold.
b. A qualified air quality monitor shall be on-site during the demolition, site preparation, grading, and building construction phases to confirm that all 75-horsepower or greater diesel-powered equipment employs Tier 4 Interim or better equipment and that construction equipment that is certified less than Tier 4 Interim is being used only where Tier 4 Interim equipment or better is unavailable from vendors. When such equipment is being used, such equipment shall be installed with Diesel Particulate Filters (DPFs) whenever possible.

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of a certificate of occupancy, the Owner/Permittee shall dedicate an additional six (6) feet on Sorrento Valley Boulevard to provide a 14-foot curb-to-property-line distance, satisfactory to the City Engineer.

19. Prior to the issuance of a certificate of occupancy, the Owner/Permittee shall dedicate an additional seven (7) feet on Vista Sorrento Parkway to provide a 14-foot curb-to-property-line distance, satisfactory to the City Engineer.

20. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new City Standard curb and gutter, adjacent to the site on Vista Sorrento Parkway and Sorrento Valley Boulevard, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new City Standard noncontiguous sidewalk, adjacent to the site on Vista Sorrento Parkway and Sorrento Valley Boulevard, satisfactory to the City Engineer.

23. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of two new City Standard 30-foot-wide driveways, adjacent to the site on Sorrento Valley Boulevard, satisfactory to the City Engineer.

24. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new City Standard 26-foot-wide and 29-foot-wide driveways, adjacent to the site on Vista Sorrento Parkway, satisfactory to the City Engineer.

25. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of new City Standard dual curb ramps, at the northeast corner of the intersection of Vista Sorrento Parkway and Sorrento Valley Boulevard, satisfactory to the City Engineer.

26. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the private storm drains, rolled curb, landscape and irrigation within the City's right-of-way, adjacent to the site, satisfactory to the City Engineer.

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

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

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

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

31. The State Construction General Permit (CGP), Order No. 2022-0057-DWQ, NPDES No. CAS000002, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.

32. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2022 -0057-DWQ and a copy shall be submitted to the City.

33. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of flood waters.

34. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.

35. Prior to the issuance of any building permits, the Owner/Permittee shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus two (2) feet.

36. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five (5) feet per second.

37. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an approved Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) for the subject project. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.

38. When as-built Grading and Public Improvement Plans are available, the Owner/Permittee must submit a request for the Final LOMR to FEMA via the Floodplain Management Section of the City of San Diego. The Owner/Permittee must provide all documentation, engineering calculations, and fees which are required by FEMA.

39. Prior to the issuance of any building permits, the Owner/Permittee shall provide Elevation Certificates for each building, certifying the finished floor elevations are at least two (2) feet above the Base Flood Elevation.

GEOTECHNICAL REQUIREMENTS:

40. 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 of San Diego "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 Department prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

41. Prior to the 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.

42. Prior to the issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

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

44. 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. 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.

45. Landscape screening of the vehicular use area shall be achieved with a combination of an eight-foot (8) wide planting area and dense shrubs screening as shown on Exhibit "A". No solid vehicular use area screening wall shall be placed which would disrupt the root structure of any existing mature Torrey Pine tree.

46. Torrey Pine trees shall be protected in place consistent with Exhibit "A." In addition to the protected trees, a minimum of fifteen new Torrey Pine trees shall be provided for a minimum total of thirty-six Torrey Pines trees on site.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

47. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department. The Brush Management Program shall consist of a modified 79-foot-wide Zone One and no Zone Two required, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC section 142.0412.

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

49. Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

MULTIPLE SPECIES CONSERVATION PROGRAM:

50. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Owner/Permittee shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all

private easements, private encroachments, private agreements and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City, USFWS, and CDFW. The Owner/Permittee shall maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

51. Prior to issuance of any building permits, the Owner/Permittee shall schedule an inspection with the Parks and Recreation Department Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City's acceptance.

52. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site under the heading "MHPA Land Use Adjacency Requirements:"

- **Grading/Land Development/MHPA Boundaries -**Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- **Drainage -** All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- **Toxics/Project Staging Areas/Equipment Storage -** Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."

- **Lighting -**All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.

- **Barriers** –Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.

- **Brush Management -**Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.

- **Noise** - Due to the site's location adjacent to (*could also be within*) the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the least Bell's vireo (3/15-9/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence.

  If the species is not identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts will be required and shall include temporary noise walls/berms. If a survey is not conducted and construction is proposed during the species' breeding season, presence would be assumed, and a temporary wall/berm would be required. Noise levels from construction activities during the bird breeding season shall not exceed 60 dBA hourly LEQ at the edge of the occupied MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ.

PLANNING/DESIGN REQUIREMENTS:

53. Prior to issuance of any construction permit authorizing grading or construction of impervious surfaces, a fee shall be deposited with the Development Services Department for the Los Peñasquitos Watershed Restoration and Enhancement Program. The enhancement fee shall be computed based on site grading at a rate of $0.005 per square foot for all areas graded, with an additional rate of $0.03 per square foot for all impervious surfaces created by the development. The enhancement fee shall be computed by the Owner/Permittee and verified by the Development Services Department.

54. 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.

55. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Special Flood Hazard Areas, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the

premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

56. Physical fitness facilities shall be primarily used by employees of the premises as an accessory use per SDMC section131.0623(k).

57. Permitted uses in the wetland buffer areas are limited to those identified in SDMC section 143.0130(e) and as shown in the Exhibit "A."

58. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS:

60. All 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 by the appropriate City decision maker in accordance with the SDMC.

61. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate six (6) feet of right-of-way and provide fifty (50) feet of centerline to property line distance along the project frontage on Sorrento Valley Road and assure by permit and bond the widening of Sorrento Valley Road by two (2) feet and construction of a 14-foot-wide parkway with a 5-foot wide non-contiguous sidewalk, curb, and gutter and installation of a buffered Class II bicycle lane as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

62. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate seven (7) feet of right-of-way and provide forty-nine (49) feet centerline to property line distance along the project frontage on Vista Sorrento Parkway and assure by permit and bond the widening of Vista Sorrento Parkway by three (3) feet and construction of a 14-foot wide parkway with a 5-foot wide non-contiguous sidewalk, curb, and gutter and installation of a buffered Class II bicycle lane as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

63. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the construction of a 14-foot-wide rolled curb access for service maintenance only, with removable bollards (within private property), along the project frontage on Vista Sorrento Parkway as shown on Exhibit "A," satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

64. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the removal and replacement of all non-utilized driveways with full height curb and gutter, and non-contiguous sidewalk, and the construction of two (2) driveways along the project's frontage on Vista Sorrento Parkway per current City standards as shown on Exhibit "A," satisfactory to the City Engineer, including:

a. A 26-foot-wide right-in/right-out only, northerly driveway
b. A 29-foot-wide right-in/right-out only, southerly driveway

All improvements shall be completed and operational prior to first occupancy.

65. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the removal and replacement of all non-utilized driveways with full height curb and gutter, and non-contiguous sidewalk and the construction of two (2) 30-foot-wide driveways along the project's frontage on Sorrento Valley Road per current City standards as shown on Exhibit "A," satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

66. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the following improvements at the intersection of Sorrento Valley Road and Sorrento Valley Boulevard per current City standards, satisfactory to the City Engineer:

a. Installation of bicycle loop detectors at the east and west intersection approaches along Sorrento Valley Boulevard via a traffic signal modification plan per current City standards.
b. Installation of traffic signal head backplates with retroreflective borders on all approaches via a traffic signal modification plan.

All improvements shall be completed and operational prior to first occupancy.

67. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the following improvements at the intersection of Sorrento Valley Boulevard and Vista Sorrento Parkway per current City standards, satisfactory to the City Engineer:

a. Installation of bicycle loop detectors at all intersection approaches via a traffic signal modification plan per current City Standards
b. Installation of traffic signal head backplates with retroreflective borders on all approaches via a traffic signal modification plan per current City standards.

All improvements shall be completed and operational prior to first occupancy.

68. Prior to issuance of the first certificate of occupancy, the Owner/Permittee shall provide and maintain the following Vehicle Miles Traveled (VMT) reduction measures totaling 12.5 points (at least eight (8) points required) as shown on Exhibit "A," satisfactory to the City Engineer:

a. An on-site bicycle repair station (1.5 points);
b. A minimum of five (5) electric bicycle charging station/micro mobility stations that are available to the public (2 points);
c. Short-term bicycle parking spaces, available to the public, at least 10% beyond minimum requirements. The minimum required per the SDMC is 38 spaces and 51 spaces will be provided (each multiple of 10% beyond the minimum is = 1.5 points). Project will provide approximately 30% above the minimum bicycle spaces required (4.5 points).

d. Long-term bicycle parking spaces at least 10% beyond minimum requirements. The minimum required per the SDMC is 38 spaces and 51 spaces will be provided (each multiple of 10% beyond the minimum = 1.5 points). Project will provide approximately 30% above the minimum bicycle spaces required (4.5 points).

69. Prior to issuance of the first certificate of occupancy, the Owner/Permittee shall provide and maintain the following Transportation Demand Management (TDM) Program, satisfactory to the City Engineer:

a. The Owner/Permittee shall implement a transit subsidy program to provide a subsidy value of 25 percent of the cost of an MTS "Regional Adult Monthly/30-Day Pass" (currently $72, which equates to a subsidy value of $18 per month) available to all project site employees;
b. The Owner/Permittee shall implement a parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools.
c. The Owner/Permittee shall maintain an employer network in the SANDAG iCommute program and promote its RideMatcher service to tenants/employees.
d. The Owner/Permittee shall ensure tenants provide flexible or alternative work hours.
e. The Owner/Permittee shall ensure tenants provide a telework program.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

70. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

71. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

72. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

74. Prior to the certificate of occupancy, the Owner/Permittee shall assure, by permit and bond the design and construction of a pressure-reducing station to replace the Red Valve (identified as FSN 473359) and all required isolation valves on the 10-inch water main within Vista Sorrento Parkway and the 16-inch water main within Sorrento Valley Boulevard rights-of-way as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Department and the City Engineer.

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

76. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with SDMC section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Department and the City Engineer.

77. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer.

78. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private sewer facilities encroaching into the Public Right-of-Way.

WASTE MANAGEMENT PLAN REQUIREMENTS:

79. The Owner/Permittee shall comply with the Waste Management Plan dated April 2023 and shall be enforced and implemented to the satisfaction of the Environmental Services Department.

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 Hearing Officer of the City of San Diego on June 26, 2024, and Resolution Number HO-_____.

Coastal Development Permit No. PMT-3159426
Neighborhood Development Permit No. PMT-3159427
Site Development Permit No. PMT-3159428
Date of Approval: June 26, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Francisco Mendoza
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.

TBPB OWNER (DE) LLC
a Delaware limited liability company
Owner/Permittee

By _____
Name:
Title:

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

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

Community Planning Committee Distribution Form

Project Name: Office Bldg, 4010 Sorrento Valley Boulevard,	Project Number: 1062427
Community: Torrey Pines	

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

● Vote to Approve ❒ Vote to Approve with Conditions Listed Below ❒ Vote to Approve with Non-Binding Recommendations Listed Below ❒ Vote to Deny	Date of Vote: November 21,

# of Members Yes	# of Members No	# of Members Abstain
8	1	1

Conditions or Recommendations:
Approve project subject to assurances that mitigation measures, regarding traffic, are addressed to deal with project impacts and cumulatively considerable impacts of future development in vicinity.

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Adam Gevanthor	
TITLE: Chair	DATE: January 17, 2024

Attach additional pages if necessary (maximum 3 attachments).

SD	**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: 4010 Sorrento Valley Boulevard **Project No. *For City Use Only*:** _____

Project Address: 4010 Sorrento Valley Boulevard (Via Sorrento Pkwy & Sorrento Valley Blvd)

San Diego, CA 92121

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

☐ Corporation ☒ Limited Liability -or- ☐ General – What State? Deleware 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: TPBP Owner (DE) LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 575 Anton Blvd Suite 350

City: Costa Mesa State: CA Zip: 92626

Phone No.: 714-913-6900 Fax No.: _____ Email: ajk@mccarthycook.com

Signature: [signature] Date: 5/27/22

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: TPBP Owner (DE) LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 575 Anton Blvd Suite 350

City: Costa Mesa State: CA Zip: 92626

Phone No.: 714-913-6900 Fax No.: _____ Email: ajk@mccarthycook.com

Signature: [signature] Date: 5/27/22

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: OIS TPBP (DE) LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 450 Park Avenue 9th Floor

City: New York State: NY Zip: 10022

Phone No.: 646-376-3100 Fax No.: _____ Email: mhaverty@oxfordproperties.com

Signature: [signature] Date: 5/23/22

Additional pages Attached: ☒ Yes ☐ No

Exhibit B

Officers of the Company

Chad Remis	President and Executive Vice President
Alysha C. Valenti	Executive Vice President
Elizabeth M. Murphy	Senior Vice President and Treasurer
Christopher P. Mundy	Senior Vice President
Dean Jonathan Shapiro	Senior Vice President
Varuth I. Suwankosai	Senior Vice President
Michael C. DeGier	Senior Vice President & Secretary
Brian Barriero	Vice President
Kristen Binck	Vice President
Lena Choi	Vice President
Le Hoa Duong	Vice President
Andrea L. Fellows-Paparizos	Vice President
Andy Field	Vice President
Adam Frazier	Vice President
Matthew Haverty	Vice President
Christopher Lankin	Vice President
Mark McGowan	Vice President
Nicholas Joseph Staubitz	Vice President
Jeff Turkanis	Vice President
Jim White	Vice President
Ofer Zer	Vice President
Ankit Bhatt	Vice President
Tycho Suter	Vice President
Benjamin D. Kayden	Assistant Secretary

ATTACHMENT 9

TORREY PINES BUSINESS PARK

ENTITLEMENT PACKAGE SUBMITTAL #5

McCARTHY • COOK
RELATIONSHIP DRIVEN EXPERIENCE

4010 SORRENTO VALLEY BOULEVARD
SAN DIEGO, CA, 92121
03/07/2024

PROJECT TEAM

OWNER
TPBP OWNER (DE) LLC
575 ANTON BLVD., SUITE 350
COSTA MESA, CA

TEL: 949.320.3537 CELL

CONTACT: CHASE CAMPBELL
VICE PRESIDENT, DEVELOPMENT & CONSTRUCTION

EMAIL: CEC@MCCARTHYCOOK.COM

CIVIL ENGINEERING
Project Design Consultants
701 B STREET, SUITE 800
SAN DIEGO, CA 92101

TEL: 619.235.6471 MOBILE

CONTACT: GREG SHIELDS, CEO
EMAIL: GREG@PROJECTDESIGN.COM

LANDSCAPE ARCHITECT
GroundLevel Landscape Architecture, Inc.
2605 STATE STREET, SUITE B
SAN DIEGO, CA 92103

TEL: 619.325.1990 OFFICE
TEL.: 407.697.5333 MOBILE

CONTACT: BRAD LENAHAN, SENIOR PRINCIPAL,
EMAIL: BLENAHAN@GROUNDLEVELSD.COM

TRAFFIC ENGINEER
Linscott, Law & Greenspan, Engineers
4542 RUFFNER STREET, SUITE 100
SAN DIEGO, CA 92111

TEL: 619.235.6471 OFFICE

CONTACT: SHANKAR RAMAKRISHNAN, P.E.
EMAIL: RAMAKRISHNAN@LLGENGINEERS.COM

ENVIRONMENTAL SERVICES
Dudek
605 THIRD STREET
ENCINITAS, CA 92024

TEL: 760.473.5879 CELL

CONTACT: CAREY FERNANDES, PRACTICE DIRECTOR
EMAIL: CFERNANDES@DUDEK.COM

GEOTECHNICAL CONSULTANTS
Geocon Inc.
6960 FLANDERS DRIVE,
SAN DIEGO, CA 92121

TEL: 858.558.6900 OFFICE

CONTACT: SHAWN FOY WEEDON, GE
EMAIL: WEEDON@GEOCONINC.COM

HYDROLOGY CONSULTANTS
Chang Consultants
P.O. BOX 9496
RANCHO SANTA FE, CA

TEL: 858.692.0760 OFFICE

CONTACT: WAYNE W. CHANG, M.S., P.E.
EMAIL: WAYNE@CHANGCONSULTANTS.COM

ENTITLEMENT CONSULTANTS
Atlantis Group Land Use Consultants
2488 HISTORIC DECATUR ROAD, SUITE #220
SAN DIEGO, CA 92106

TEL: 619 405 1707 CELL

CONTACT: THEODORE R. L. SHAW, PRINCIPAL
EMAIL: TSHAW@ATLANTISSD.COM

ARCHITECT
DGA planning | architecture | interiors
2550 FIFTH AVENUE, SUITE 115
SAN DIEGO, CA 92103

TEL: 619.685.3990 OFFICE
TEL: 858.735.2820 MOBILE

CONTACT: CARL KING, SENIOR PROJECT MANAGER
EMAIL: CKING@DGA-SD.COM

DGA

APPLICABLE CODES

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

- 2019 CALIFORNIA BUILDING CODE PART 2 OF TITLE 24
- 2019 CALIFORNIA ELECTRIC CODE PART 3 OF TITLE 24
- 2019 CALIFORNIA MECHANICAL CODE PART 4 OF TITLE 24
- 2019 CALIFORNIA PLUMBING CODE PART 5 OF TITLE 24
- 2019 CALIFORNIA ENERGY CODE PART 6 OF TITLE 24
- 2019 CALIFORNIA ELEVATOR CODE PART 7 OF TITLE 24
- 2019 CALIFORNIA FIRE CODE PART 9 OF TITLE 24
- ACCESSIBILITY REGULATIONS AS PRESCRIBED BY THE 2019 CALIFORNIA BUILDING CODE, CHAPTER 11
- AMERICANS WITH DISABILITIES ACT GUIDELINES, AS AMENDED, 28 CFR PART 36 AND 36, CFR 1911.
- ALL CODES AND ORDINANCES ADOPTED BY THE CITY OF SAN DIEGO.
- CALIFORNIA ELEVATOR SAFETY CODE:
  CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1 DEPARTMENT OF INDUSTRIAL RELATIONS, CHAPTER 4 DIVISION OF INDUSTRIAL SAFETY, SUBCHAPTER 6 ELEVATOR SAFETY ORDERS, GROUP 3 - NEW ELEVATOR INSTALLATIONS (SECTIONS 3120.0-3139)

SYMBOLS

1 / A — GRID LINE NUMBER OR LETTER — GRID LINE

1 / A-501 — DETAIL NUMBER; SHEET WHERE DETAIL IS DRAWN. SAME DISCIPLINE — DETAIL

1 / A-301 — SECTION NUMBER; SHEET WHERE SECTION IS DRAWN. SAME DISCIPLINE — SECTION

F H 4 S — SEE WALL TYPES LEGEND FOR DESCRIPTION — WALL TYPE

1 — DELTA; SEE DESCRIPTION BLOCK ON SAME SHEET FOR DATE & DESCRIPTION — DRAWING REVISION

1 — KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET — KEYNOTE

ELEVATION ABOVE DATUM POINT — DATUM POINT

100.00 — GRADE ELEVATION IN PLAN — GRADE POINT

TRUE NORTH / N — FILLED LINE INDICATES PLAN NORTH; ARROW INDICATES TRUE NORTH — NORTH ARROW

DEVELOPMENT SUMMARY

THE PROJECT REQUESTS APPROVAL TO:

- CONSTRUCT TWO (2) LIFE SCIENCE/RESEARCH AND DEVELOPMENT BUILDING (INCLUDING ASSOCIATED OFFICE SPACE) TOTALING APPROXIMATELY 360,000 SQUARE-FEET
- A PARKING STRUCTURE, AND ACCESSORY USES (TENANT SERVING), SUCH AS A GYM, AND EATING FACILITIES, CONSISTENT WITH THE REQUIREMENTS OF:
  1. THE CITY'S GENERAL PLAN
  2. THE TORREY PINES COMMUNITY PLAN
  3. THE IL-3-1 ZONE
  4. THE COASTAL OVERLAY ZONE
  5. THE AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE
  6. THE CITY'S MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP)
  7. THE MULTIPLE HABITAT PLANNING AREA (MHPA)
  8. THE MCAS MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN
  9. THE AIRPORT INFLUENCE AREA. - REVIEW AREA 1
  10. THE ACCIDENT POTENTIAL ZONE II (APZ II).
- THE PROJECT REQUIRES APPROVAL OF A NEIGHBORHOOD DEVELOPMENT PERMIT (NOT EXCEED 3,000 SQUARE-FEET OF ASSEMBLY SPACE). A SITE DEVELOPMENT PERMIT (ENVIRONMENTALLY SENSITIVE LANDS), AND A COASTAL DEVELOPMENT PERMIT.

CLIMATE ACTION PLAN

A PROJECT CLIMATE ACTION PLAN CHECKLIST HAS BEEN COMPLETED FOR THIS PROJECT. SOME FEATURES TO BE INCLUDED WITH THIS PROJECT ARE:

A. COOL ROOF - SOLAR REFLECTION EQUAL TO OR GREATER THAN VOLUNTARY MEASURES OF THE CALIFORNIA GREEN BUILDING CODE.
B. PLUMBING FIXTURES AND FITTINGS THAT DO NOT EXCEED THE MAX. FLOW RATES (VOLUNTARY MEASURES) OF THE CALIFORNIA GREEN BUILDING CODE.
C. 5% IMPROVEMENT FOR INDOOR LIGHTING AND MECHANICAL SYSTEMS OVER CURRENT CODE.
D. SHOWER FACILITIES
E. REQUEST TENANTS IMPLEMENT TELECOMMUTE AND STAGGERED WORK HOURS
F. BIKE LOCKERS/STORAGE WILL BE PROVIDED ON SITE
G. CARPOOLING PRIORITY PARKING
H. OFFER TRANSIT PASSES FOR EMPLOYEES WHO DON'T USE PARKING AT A 25% DISCOUNT
I. ENCOURAGE PARTICIPATION IN THE SANDAG ICOMMUTE PROGRAM OR EQUIVALENT
J. ELECTRIC CAR CHARGING STATIONS

VEHICLE MILES TRAVELED REDUCTION MEASURES

A. PROVIDE ONSITE BIKE REPAIR STATION (1.5 POINTS)
B. PROVIDE (5) ELECTRIC BIKE CHARGING STATIONS / MICRO-MOBILITY STATIONS AVAILABLE TO THE PUBLIC (2 POINTS)
C. 10% BEYOND MIN REQUIREMENT FOR SHORT TERM BICYCLE PARKING SPACES AVAILABLE TO THE PUBLIC (4.5 POINTS)
D. 10% BEYOND MIN REQUIREMENT FOR LONG TERM BICYCLE PARKING SPACES AVAILABLE TO THE PUBLIC (4.5 POINTS)

8 POINTS REQUIRED, 12.5 TOTAL POINTS PROVIDED

PROJECT DATA

PROJECT NAME: TORREY PINES BUSINESS PARK

PROJECT ADDRESS: 4010 SORRENTO VALLEY ROAD
SAN DIEGO, CA 92121

ASSESSOR'S PARCEL NUMBERS: 340-160-0800, 340-160-0900, 340-160-1000, 340-160-1100

LAMBERT COORDINATES:

LEGAL DESCRIPTION:
PARCEL A:
LOTS 6, 7, 8, AND 9 OF VIA SORRENTO VALLEY INDUSTRIAL PARK UNIT NO. 4 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 6618, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 07, 1970.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR THE PURPOSE OF PARKING VEHICLES IN PARKING AREAS LOCATED ON LOT 5 OF VIA SORRENTO VALLEY INDUSTRIAL PARK UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 6618, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 07, 1970, AS DISCLOSED BY RECIPROCAL GRANT OF EASEMENTS RECORDED APRIL 26, 1976 AS INSTRUMENT NO. 76-122663 OF OFFICIAL RECORDS.

LAND USE INFORMATION AND OVERLAY ZONES

ZONING: IL-3-1 (INDUSTRIAL) ADOPTED BY CITY COUNCIL ORDINANCE NO. 18972, N.S., EFFECTIVE 09/22/2001.
PREVIOUS SITE C.O.P.: 4253327
CENSUS-DESIGNATED PLACE:
CENSUS TRACT: 0083461014
SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT
COMMUNITY PLAN: TORREY PINES COMMUNITY PLANNING AREA

NATURAL HAZARD ZONES:
ADDITIONAL IMPACT ZONES:

OVERLAY ZONES: AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE
ALUCP NOISE CONTOURS OVERLAY ZONE (60-65 CNEL)
AIRPORT INFLUENCE AREAS OVERLAY ZONE (REVIEW AREA 1)
MULTIPLE SPECIES CONSERVATION PROGRAM
FAA PART 77 NOTICING AREA OVERLAY ZONE
AIRPORT SAFETY ZONES OVERLAY ZONE (ACCIDENT POTENTIAL ZONE 2)
COASTAL OVERLAY ZONE (NON-APPEALABLE AREA 1)

EXISTING CONDITIONS: BUSINESS PARK

EXISTING PERMITS AND CONSTRUCTION PACKAGES: NONE

YEAR BUILT: 1975

EXISTING SQUARE FOOTAGE: 190,506 SF

PROPOSED USES: RESEARCH AND DEVELOPMENT BUILDINGS

DEVELOPMENT SUMMARY

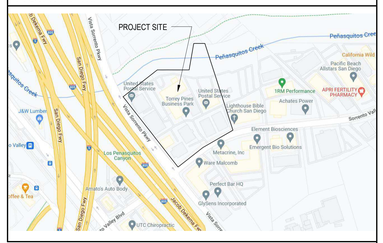
SITE AREA		18.23 ACRES (794,098.8 S.F.)
(THE PROJECT IS UTILIZING THE MIRAMAR ALTERNATIVE COMPLIANCE METHOD PER APPENDIX "D")		
PROPOSED OCCUPANCY FACTOR FOR R&D = 400 S.F. PER PERSON (RANGE = 300 - 500 S.F. /PERSON)		
MAXIMUM ALLOWABLE DENSITY PER ACRE (APZ II) = 50 PEOPLE PER ACRE = 18.23 X 50 = 912 PEOPLE		
MAXIMUM BUILDING GROSS FLOOR AREA (GFA) = 912 X 400 =		364,800 S.F.
ALLOWABLE ANCILLARY AREA = 10% = 36,480 S.F.		
TOTAL ALLOWABLE BUILDING GROSS FLOOR AREA (GFA) = 401,280 S.F.		
FLOOR AREA RATIO (TOTAL SITE)		0.45 or 45%
TOTAL SUBTERRANEAN OTHER NON-GFA USES:	BLDG. 1 =	0 S.F.
	BLDG. 2 =	20,010 S.F. (BASEMENT)
	TOTAL AREA =	20,010 S.F.
PROPOSED GROSS BUILDING AREA - BUILDING 1: (DECK AREA NOT INCLUDED IN GFA)		
LEVEL 2 DECK (EXTERIOR SPACE) = 500 S.F.	LEVEL 1 =	38,659 S.F.
LEVEL 3 DECK (EXTERIOR SPACE) = 450 S.F.	LEVEL 2 =	42,360 S.F.
LEVEL 4 DECK (EXTERIOR SPACE) = 450 S.F.	LEVEL 3 =	41,077 S.F.
LEVEL 5 DECK (EXTERIOR SPACE) = 450S.F.	LEVEL 4 =	41,077 S.F.
	LEVEL 5 =	41,077 S.F.
	TOTAL BLDG. 1 GFA =	**204,250 S.F.**
PROPOSED GROSS BUILDING AREA - BUILDING 2: (DECK AREA NOT INCLUDED IN GFA)		
SUBTERRANEAN STORAGE (NOT INCLUED IN GFA)	LEVEL P1 =	20,010 S.F.
	LEVEL 1 =	42,890 S.F.
LEVEL 2 DECK (EXTERIOR SPACE) = 6,970 S.F.	LEVEL 2 =	37,590 S.F.
LEVEL 3 DECK (EXTERIOR SPACE) = 255 S.F.	LEVEL 3 =	37,635 S.F.
LEVEL 4 DECK (EXTERIOR SPACE) = 255 S.F.	LEVEL 4 =	37,635 S.F.
	TOTAL BLDG. 2 GFA=	**155,750 S.F.**
PROPOSED OPEN PARKING STRUCTURE - BUILDING 3:		
	LEVEL GA =	15,592 S.F.
	LEVEL 1 =	87,184 S.F.
	LEVEL 2 =	87,182 S.F.
	LEVEL 3 =	63,385 S.F.
	TOTAL BLDG. 3 S.F. =	**253,343 S.F.**
PROPOSED ANCILLARY AREA: (NOTE; THESE AREAS ARE SITE SERVING ONLY AND INCLUDES CONFERENCING, FOOD & BEVERAGE, AND FITNESS)		13,754 S.F.
PROPOSED BUILDING SERVICE / SUPPORT AREA: (NOTE; THESE AREAS ARE SITE SERVING ONLY FOR PROPOSED MECHANICAL OR EQUIPMENT SERVICES REQUIRED FOR EACH BUILDING)		26,135 S.F.
TOTAL PROPOSED FLOOR AREA		**380,000 S.F. (INCLUDING BASEMENT)**
TOTAL PROPOSED GROSS FLOOR AREA (GFA)		**360,000 S.F. (INCLUDING ANCILLARY AREA)**
TOTAL PROPOSED GROSS FLOOR AREA (GFA):		**360,000 S.F.**
SITE COVERAGE - BUILDING 1:		38,659 S.F. OR 4.87%
SITE COVERAGE - BUILDING 2:		42,890 S.F. OR 5.04%
SITE COVERAGE - BUILDING 3:		15,592 S.F. OR 2.00%
TOTAL SITE - BUILDING COVERAGE		97,141 S.F. OR 12.23%
BUILDING 1 - MECHANICAL / REFUSE AREA (NOT COVERED) INCLUDES 864 S.F. REFUSE AREA (576 S.F. + 144 S.F. x 2 = 864 S.F.)		1,720 S.F.
BUILDING 2 - MECHANICAL / REFUSE AREA (NOT COVERED) INCLUDES 720 S.F. REFUSE AREA (576 S.F. + 144 S.F. x 1 = 720 S.F.)		2,200 S.F.

2019 CBC CODE ANALYSIS

BUILDING 1
OCCUPANCY GROUP:
LEVEL 1, 2, 3, 4, & 5: B OCCUPANCY (MAIN) WITH A-2 ACCESSORY USE
CONSTRUCTION TYPE: TYPE II-A
FIRE SPRINKLERS: FULLY FIRE SPRINKLERED
FIRE ALARM: YES
NUMBER OF STORIES
MAXIMUM ALLOWED: 5
PROPOSED: 5 STORIES ON GRADE
BUILDING HEIGHT
MAXIMUM ALLOWED: 85 FEET
PROPOSED: 84 FEET

BUILDING 2
OCCUPANCY GROUP:
SUB-LEVEL: S-2 OPEN BASEMENT
LEVEL 1, 2, 3, & 4: B OCCUPANCY (MAIN) WITH A-2 ACCESSORY USE
CONSTRUCTION TYPE: TYPE II-B
FIRE SPRINKLERS: FULLY FIRE SPRINKLERED
FIRE ALARM: YES
NUMBER OF STORIES
MAXIMUM ALLOWED: 4
PROPOSED: 4 STORIES WITH STORAGE ON SUB LEVEL
BUILDING HEIGHT
MAXIMUM ALLOWED: 75 FEET
PROPOSED: 64 FEET

VICINITY MAP



DEVELOPMENT SUMMARY NOTES:
1. GROSS FLOOR AREA IS AS DEFINED BY THE CITY OF SAN DIEGO MUNICIPAL CODE.
2. MECHANICAL SPACE IS EXEMPT IN THE CALCULATION OF GROSS FLOOR AREA.
3. THE BASEMENT LEVEL GROSS FLOOR AREA IS EXEMPT FROM INCLUSION IN THE GROSS FLOOR AREA CALCULATION PER MUNICIPAL CODE SECTION 113.0234.A.2.B. THE BELOW GRADE & GRADE LEVEL GARAGE (MIN. 40% OPEN ON 2 SIDES) ARE ALSO NOT INCLUDED.
4. OPEN PARKING STRUCTURES CONFORMING TO THE REQUIREMENTS OF SDMC SECTION 113.0234(d)(3) ARE NOT INCLUDED IN GROSS FLOOR AREA.

DRAWING INDEX

DRAWING NO.	DRAWING NAME	ENTITLEMENT PACKAGE - 06.25.2022	ENTITLEMENT PACKAGE RESUBMITTAL - 04.07.2023	ENTITLEMENT PACKAGE RESUBMITTAL - 08.11.2023	ENTITLEMENT PACKAGE RESUBMITTAL - 11.15.2023	ENTITLEMENT PACKAGE RESUBMITTAL - 03.07.2024
GENERAL						
GI001	COVER SHEET	■	■	■	■	■
CIVIL						
C-01	TITLE SHEET	■	■	■	■	■
C-02	TYPICAL STREET CROSS SECTIONS & IMPROVEMENTS	■	■	■	■	■
C-03	GRADING, DRAINAGE, WATER (DOMESTIC & FIRE), SEWER & BMP PLAN	■	■	■	■	■
C-04	BOUNDARY AND TOPOGRAPHIC MAP	■	■	■	■	■
C-05	NON-TITLE INFORMATION	■	■	■	■	■
C-06	FIRE ACCESS PLAN	■	■	■	■	■
C-07	SORRENTO VALLEY BOULEVARD ULTIMATE PLAN			■	■	■
LANDSCAPE						
L-1	LANDSCAPE CONCEPT PLAN	■	■	■	■	■
L-2	LANDSCAPE CONCEPT PLAN	■	■	■	■	■
L-3	LANDSCAPE CONCEPT PLAN	■	■	■	■	■
L-4	HYDROZONE DIAGRAM & WATER ANALYSIS	■	■	■	■	■
L-5	HYDROZONE DIAGRAM & WATER ANALYSIS	■	■	■	■	■
L-6	LANDSCAPE DIAGRAM & CALCULATIONS	■	■	■	■	■
L-7	BRUSH MANAGEMENT PLAN	■	■	■	■	■
L-8	BRUSH MANAGEMENT PLAN	■	■	■	■	■
ARCHITECTURAL						
AS100	EXISTING SITE PLAN	■	■	■	■	■
AS101	PROPOSED SITE PLAN	■	■	■	■	■
AS102	FIRE DEPARTMENT ACCESS SITE PLAN	■	■	■	■	■
AS201	SITE SECTIONS & TRANSIT MAP	■	■	■	■	■
B1-AE101	BUILDING B1 FLOOR PLAN - LEVEL 1, OVERALL	■	■	■	■	■
B1-AE102	BUILDING B1 FLOOR PLAN - LEVEL 2, OVERALL	■	■	■	■	■
B1-AE103	BUILDING B1 FLOOR PLAN - LEVEL 3, OVERALL	■	■	■	■	■
B1-AE104	BUILDING B1 FLOOR PLAN - LEVEL 4, OVERALL	■	■	■	■	■
B1-AE105	BUILDING B1 FLOOR PLAN - LEVEL 5, OVERALL	■	■	■	■	■
B1-AE106	BUILDING B1 FLOOR PLAN - ROOF LEVEL, OVERALL		■	■	■	■
B2-AE100	BUILDING B2 FLOOR PLAN - GARAGE LEVEL, OVERALL	■	■	■	■	■
B2-AE101	BUILDING B2 FLOOR PLAN - LEVEL 1, OVERALL	■	■	■	■	■
B2-AE102	BUILDING B2 FLOOR PLAN - LEVEL 2, OVERALL	■	■	■	■	■
B2-AE103	BUILDING B2 FLOOR PLAN - LEVEL 3, OVERALL	■	■	■	■	■
B2-AE104	BUILDING B2 FLOOR PLAN - LEVEL 4, OVERALL	■	■	■	■	■
B2-AE105	BUILDING B2 FLOOR PLAN - ROOF LEVEL, OVERALL		■	■	■	■
B3-AE100	BUILDING B3 FLOOR PLAN - GARAGE LEVEL, OVERALL	■				
B3-AE101	BUILDING B3 FLOOR PLAN - LEVEL 1, OVERALL	■				
B3-AE102	BUILDING B3 FLOOR PLAN - LEVEL 2, OVERALL	■				
B3-AE103	BUILDING B3 FLOOR PLAN - LEVEL 3, OVERALL	■				
B3-AE104	BUILDING B3 FLOOR PLAN - ROOF LEVEL, OVERALL	■				
G1-AE100	PARKING GARAGE FLOOR PLAN - GARAGE LEVEL, OVERALL	■				
G1-AE101	PARKING GARAGE FLOOR PLAN - LEVEL 1, OVERALL	■	■	■	■	■
G1-AE102	PARKING GARAGE FLOOR PLAN - LEVEL 2, OVERALL	■	■	■	■	■
G1-AE103	PARKING GARAGE FLOOR PLAN - LEVEL 3, OVERALL	■	■	■	■	■
G1-AE104	PARKING GARAGE SECTIONS	■	■	■	■	■
B1-AE201	BUILDING B1 EXTERIOR ELEVATIONS	■	■	■	■	■
B1-AE202	BUILDING B1 EXTERIOR ELEVATIONS	■	■	■	■	■
B2-AE201	BUILDING B2 EXTERIOR ELEVATIONS	■	■	■	■	■
B2-AE202	BUILDING B2 EXTERIOR ELEVATIONS	■	■	■	■	■
B3-AE201	BUILDING B3 EXTERIOR ELEVATIONS	■				
B3-AE202	BUILDING B3 EXTERIOR ELEVATIONS	■				
G1-AE201	PARKING GARAGE EXTERIOR ELEVATIONS	■	■	■	■	■
G1-AE202	PARKING GARAGE EXTERIOR ELEVATIONS	■				
B1-AE301	BUILDING B1 BUILDING SECTIONS	■	■	■	■	■
B2-AE301	BUILDING B2 BUILDING SECTIONS	■	■	■	■	■
B3-AE301	BUILDING B3 BUILDING SECTIONS	■				
G1-AE301	PARKING GARAGE BUILDING SECTIONS	■				
G1-AE302	PARKING GARAGE BUILDING SECTIONS	■				

NOTE: REFER TO SHEET L-6 FOR DS-4 AND DS-5 LANDSCAPE CALCULATIION SHEETS

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755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700
2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

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Email: afunari@groundlevelsd.com

STAMP

LICENSED ARCHITECT — GREG J. SHIELDS — NO. C-22219 — REN. 12/31/23 — STATE OF CALIFORNIA

KEY PLAN

NO.	DESCRIPTION	DATE
5	5TH ENTITLEMENT SUBMITTAL	03.07.24
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
3	3RD ENTITLEMENT SUBMITTAL	08.11.23
2	2ND ENTITLEMENT SUBMITTAL	04.14.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT: McCARTHY COOK OXFORD
PROJECT: TORREY PINES BUSINESS PARK
ADDRESS: 4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121
PROJECT NO.: 22015
SCALE: AS SHOWN
TITLE: COVER SHEET

GI001

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3/14/2024 9:38:11 AM D:_Revit Local Projects\2015_TPBP_Site_CENTRAL_R22_ckingJBWXF.rvt

NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) 3159427
SITE DEVELOPMENT PERMIT (SDP) 3159428
COASTAL DEVELOPMENT PERMIT (CDP) 3159426
FOR
TORREY PINES BUSINESS PARK
SAN DIEGO, CA

APPLICANT/OWNER

TPBP OWNER (DE) LLC
575 ANTON BOULEVARD, SUITE 350
COSTA MESA, CA 92626

ASSESSOR'S PARCEL NUMBERS:

TAX ASSESSOR PARCEL NO.'S: 340-160-08-00, 340-160-09-00, 340-160-10-00 AND 340-160-11-00

PROPERTY ADDRESS

4010 SORRENTO VALLEY BOULEVARD
SAN DIEGO, CA 92121

PROPERTY AREA

GROSS PROJECT AREA = 18.3 ACRES (PER TITLE)
EXIST. PROJECT AREA = 18.2 ACRES
PROP. PROJECT AREA = 17.9 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN MARCH 2022 AT POINT "A" AND "B" SHOWN HEREON. SAID POINTS WERE ESTABLISHED FROM FIRST ORDER G.P.S. STATION NO. 123 AND FIRST ORDER G.P.S. STATION NO. 199 PER RECORD OF SURVEY NO. 14492.

BEARING FROM STATION 123 (N 1908367.77, E 6266672.89) TO STATION 199 (N 1909867.30, E 6258520.66) IS: NORTH 79°34'39" WEST

TOPOGRAPHY NOTES

1. EXIST. TOPOGRAPHY WAS COMPILED BY PROJECT DESIGN CONSULTANTS PHOTOGRAPHERY DEPARTMENT ON 02/28/2022
2. FIELD SURVEY FOR THIS SITE WAS PERFORMED DURING MARCH OF 2022 BY PROJECT DESIGN CONSULTANTS.
3. UNDERGROUND UTILITIES SHOWN ARE FROM READILY OBSERVABLE EVIDENCE FOUND IN THE FIELD AND CERTAIN RECORD DRAWINGS.

GRADING TABULATION

TOTAL AMOUNT OF ON-SITE TO BE GRADED AREA: 14.88 AC.
REMEDIAL (ALLUVIUM REMOVAL AND RE-COMPACT): 117,870 CY
RAW CUT: 2,400 CY
RAW FILL: 101,600 CY
RAW IMPORT: 99,200 CY

MAXIMUM CUT DEPTH UNDER BUILDING FOOTPRINT: 0 FT.
MAXIMUM CUT DEPTH OUTSIDE BUILDING FOOTPRINT: 0 FT.
MAXIMUM FILL DEPTH UNDER BUILDING FOOTPRINT: 9 FT.
MAXIMUM FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 9 FT.

RETAINING WALLS LENGTH: 463 LF.
RETAINING WALLS MAXIMUM HEIGHT 6 FT.
RETAINING WALLS MAXIMUM HEIGHT (EXPOSED):5 FT.

STORMWATER STRUCTURAL POLLUTANT CONTROL BMPs

BMP ID	LOT. NO.	BMP DESCRIPTION	BASIN AREA, SF
BMP-1	8	BF-1 BASIN W/ BF-2 MEDIA	2020
BMP-2	8	BF-1 BASIN W/ BF-2 MEDIA	3549
BMP-4	6	BF-1 BASIN W/ BF-2 MEDIA	1011
BMP-5	9	BF-1 BASIN W/ BF-2 MEDIA	4892

EXISTING ZONING

IL-3-1
AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE

PROPOSED ZONING

NO CHANGE

FLOODPLAIN NOTE

AS DETERMINED BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.'S 06073C1336G & 06073C1338G, BOTH REVISED MAY 16, 2012.

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG AT THE NORTHEAST CURB RETURN OF SORRENTO VALLEY BOULEVARD AND VISTA SORRENTO PARKWAY.

ELEVATION: 34.518' NGVD-29 (M.S.L.)

NOTES:

A. EMRA WILL BE PROVIDED FOR ALL PRIVATE STORM DRAINS WITHIN PUBLIC RIGHT-OF-WAY, AND PRIVATE STORM DRAINS CONNECTING TO PUBLIC STORM DRAIN.
B. ANY LATERAL CONNECTION OVER 15' SHALL BE PRIVATE.
C. BACKFLOW PREVENTER SHALL INCLUDE PRESSURE REGULATION VALVE PER CITY OF SAN DIEGO STD. DRAWING SDW-156. (SEE DETAIL HEREON)
D. IF A 3" OR LARGER METER REQUIRED FOR THIS PROJECT, THE OWNER/ PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER."

LIST OF ABBREVIATIONS

C/L	CENTERLINE	SD	STORM DRAIN
C&G	CURB AND GUTTER	ST.	STREET
CB	CATCHBASIN	SWR	SEWER
COM.	COMMUNICATION	TC	TOP OF CURB
DWG.	DRAWING	TG	TOP OF GRATE
EG	EXISTING GRADE	TOR	TOP OF RIM
EOP	EDGE OF PAVEMENT	TW	TOP OF WALL
EXIST.	EXISTING	U/G	UNDERGROUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	WSE	WATER SURFACE ELEV.
FG	FINISH GRADE	WTR	WATER
FL	FLOW LINE		
FS	FINISHED SURFACE		
HP	HIGH POINT		
IE	INVERT ELEVATION		
LP	LOW POINT		
LT.	LEFT		
NTS	NOT TO SCALE		
P/L	PROPERTY LINE		
PL	PROPERTY LINE		
PROP.	PROPOSED		
PVC	POLYVINYL CHLORIDE PIPE		
R/W	RIGHT OF WAY		
RIM	MANHOLE RIM ELEVATION		
RCP	REINFORCED CONCRETE PIPE		
RT.	RIGHT		

INDEX MAP
SCALE: 1" = 100'

PROJECT DESCRIPTION

TORREY PINES (PROCESS 3) COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, AND NEIGHBORHOOD DEVELOPMENT PERMIT TO DEMOLISH 190,506 SF OF EXISTING INDUSTRIAL BUSINESS PARK AND PROPOSE 360,000 SF OF SCIENTIFIC RESEARCH AND DEVELOPMENT (R&D; INCLUDING 13,754 SF OF AMENITIES (PREVIOUSLY 10,000 SF; THAT WILL BE SITE SERVING ONLY AND INCLUDE CONFERENCING FACILITIES, EATING FACILITIES, AND FITNESS CENTER) WITH APPROXIMATELY 912 PROPOSED PARKING SPACES (824 GARAGE AND 88 SURFACE PARKING SPACES) LOCATED AT 3978 & 4010 SORRENTO VALLEY BOULEVARD AND 10803 & 10805 VISTA SORRENTO PARKWAY. THE SITE IS IN THE IL-3-1 ZONE, COASTAL OVERLAY (APPEALABLE & NON-APPEALABLE) ZONE, PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) (CURRENTLY NOT YET IN EFFECT IN COASTAL), TRANSIT PRIORITY AREA, AND MOBILITY ZONE 2 WITHIN THE TORREY PINES COMMUNITY PLAN AREA. COUNCIL DISTRICT 1.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 6, 7, 8 AND 9 OF VIA SORRENTO VALLEY INDUSTRIAL PARK UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 6618, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 07, 1970.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR THE PURPOSE OF PARKING VEHICLES IN PARKING AREAS LOCATED ON LOT 5 OF VIA SORRENTO VALLEY INDUSTRIAL PARK UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 6618, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 07, 1970, AS DISCLOSED BY RECIPROCAL GRANT OF EASEMENTS RECORDED APRIL 26, 1976 AS INSTRUMENT NO. 76-122663 OF OFFICIAL RECORDS.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT IN MY PROFESSIONAL OPINION THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

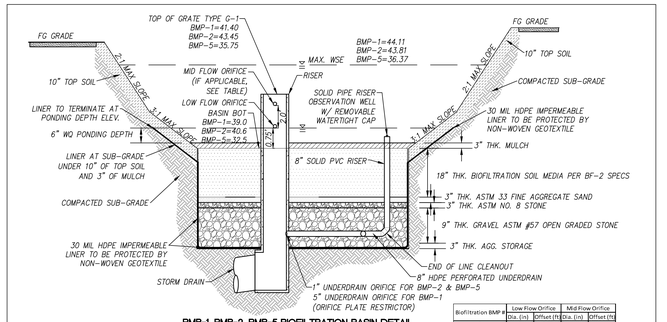
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITY FOR PROJECT DESIGN.

REGISTERED PROFESSIONAL ENGINEER · GREGORY M. SHIELDS · No. 42951 Exp. 03-31-24 · CIVIL · STATE OF CALIFORNIA

GREGORY M. SHIELDS, RCE 42951 DATE

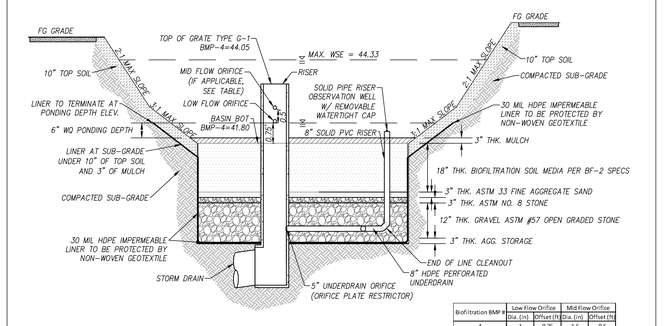
SHEET INDEX

SHEET C-01	TITLE SHEET
SHEET C-02	TYPICAL STREET CROSS-SECTIONS & IMPROVEMENTS
SHEET C-03	GRADING, DRAINAGE, WATER (DOMESTIC & FIRE), SEWER & BMP PLAN
SHEET C-04	BOUNDARY AND TOPOGRAPHIC MAP
SHEET C-05	NON-TITLE INFORMATION
SHEET C-06	FIRE ACCESS PLAN
SHEET C-07	SORRENTO VALLEY BOULEVARD ULTIMATE PLAN



Biofiltration BMP #	Low Flow Orifice		Mid Flow Orifice	
	Dia. (in)	Offset (ft)	Dia. (in)	Offset (ft)
1	3	0.75	-	-
2	1	0.75	-	-
5	1.5	0.75	1.5 (x2)	2

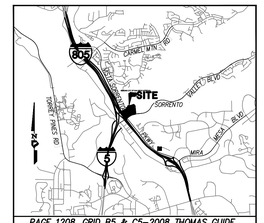
BMP-1, BMP-2, BMP-5 BIOFILTRATION BASIN DETAIL
NOT TO SCALE



Biofiltration BMP #	Low Flow Orifice		Mid Flow Orifice	
	Dia. (in)	Offset (ft)	Dia. (in)	Offset (ft)
4	1	0.75	1.5	0.5

BMP -4 BIOFILTRATION BASIN DETAIL
NOT TO SCALE

NOTES:
FOR ANY STRUCTURES PENETRATING THE IMPERMEABLE LINER, A PIPE BOOT MUST BE INSTALLED. THE BOOT IS AN ATTACHMENT TO THE STRUCTURE WHICH PREVENTS LEAKAGE AT THE POINT OF PENETRATION THROUGH THE LINER. THE BOOT SLEEVE IS THE SAME MATERIAL AS THE LINER AND WILL HAVE A LARGER DIAMETER/AREA OPENING THAN THE PIPE AND/OR STRUCTURE. AN ADHESIVE (BUTYL TAPE) WILL BE PLACED BETWEEN THE STRUCTURE AND THE BOOT SLEEVE. A STAINLESS STEEL HOSE CLAMP WILL BE SECURED OVER THE SLEEVE TO FORM A SEAL BETWEEN THE SLEEVE AND STRUCTURE. THE PIPE/STRUCTURE APRON WILL BE SEALED TO THE LINER WITH AN ADHESIVE.



VICINITY MAP
NOT TO SCALE

LEGEND

ITEM	SYMBOL
PROJECT BOUNDARY	
EXIST. RIGHT OF WAY	
EXIST. CENTERLINE	
EXIST. PROPERTY LINE	
EXIST. CURB & GUTTER	
PROP. RIGHT OF WAY	
EXIST. SIGN	
EXIST. FIRE HYDRANT	
EXIST. SEWER MANHOLE	
EXIST. SEWER	SS
EXIST. WATER	W
EXIST. STORM DRAIN	
SEWER MANHOLE	
CONCRETE THRUST BLOCK	
PROP. BACKFLOW PREVENTER	
PROP. WATER METER	
PROP. SEWER	S
PROP. WATER (DOMESTIC)	W
PROP. WATER (FIRE)	F
PROP. WATER POINT OF CONNECTION	W
PROP. FIRE POINT OF CONNECTION	F
PROP. SEWER POINT OF CONNECTION	S
PROP. STORM DRAIN	
PROP. HEADWALL	
PROP. MEDIAN CURB INLET	
PROP. CATCHBASIN	
PROP. CLEANOUT	
PROP. CURB & GUTTER	
PROP. SIDEWALK	
EXISTING 100-YEAR FLOODPLAIN	
EXISTING 100-YEAR FLOODWAY	
ACTIVE FLOW AREA	
MULTI-HABITAT PLANNING AREA - EXISTING	
MULTI-HABITAT PLANNING AREA - CORRECTED	
LINE OF SIGHT	
EXIST. STREET LIGHT	EXIST. STREET LIGHT ON EXIST. TRAFFIC SIGNAL MAST ARM
VISIBILITY AREA	
SHEET NUMBER	3

ATTACHMENT 9

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REGISTERED PROFESSIONAL ENGINEER · GREGORY M. SHIELDS · No. 42951 Exp. 03-31-24 · CIVIL · STATE OF CALIFORNIA

STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
5	5TH ENTITLEMENT SUBMITTAL	03.07.24
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
3	3RD ENTITLEMENT SUBMITTAL	08.11.23
2	2ND ENTITLEMENT SUBMITTAL	04.07.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT: McCARTHY COOK OXFORD
PROJECT: TORREY PINES BUSINESS PARK
ADDRESS: 4010 SORRENTO VALLEY BLVD SAN DIEGO, CA 92121
PROJECT NO.: 22015
SCALE: SEE HEREON
TITLE: TITLE SHEET

C-01

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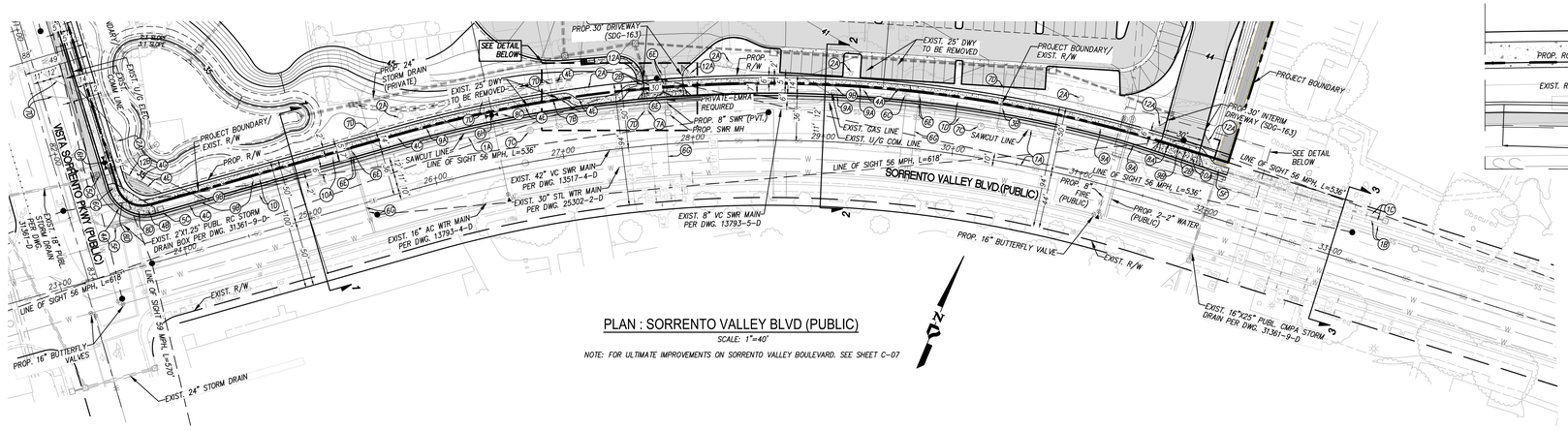
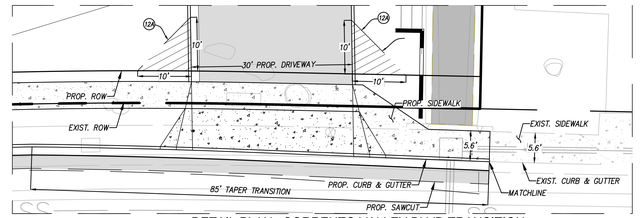


PLAN : SORRENTO VALLEY BLVD (PUBLIC)

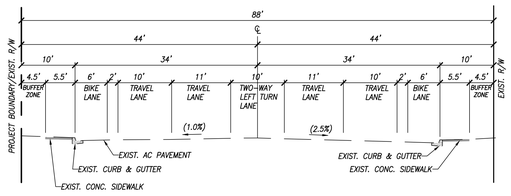
SCALE: 1"=40'

NOTE: FOR ULTIMATE IMPROVEMENTS ON SORRENTO VALLEY BOULEVARD. SEE SHEET C-07



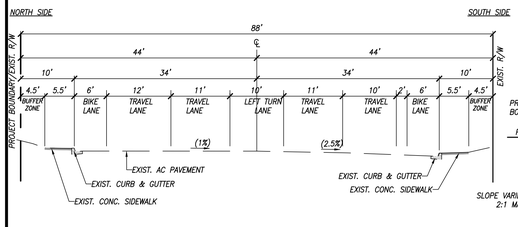
DETAIL PLAN : SORRENTO VALLEY BLVD TRANSITION

SCALE: 1"=10'



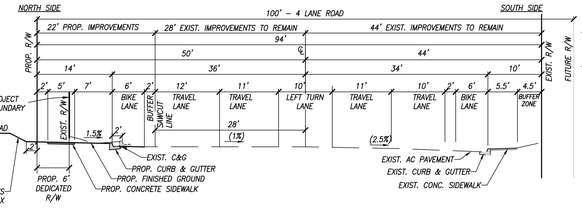
SECTION 3-3: EXISTING SORRENTO VALLEY BLVD. (PUBLIC)

POSTED SPEED= 45 MPH
(STA. 33+00.00)
NOT TO SCALE



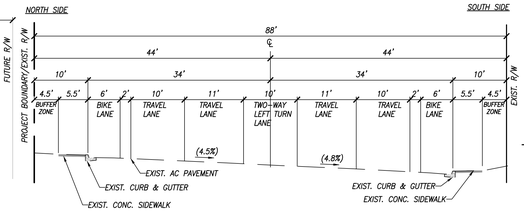
SECTION 1-1: EXISTING SORRENTO VALLEY BLVD. (PUBLIC)

POSTED SPEED= 45 MPH
(STA. 25+00.00)
NOT TO SCALE



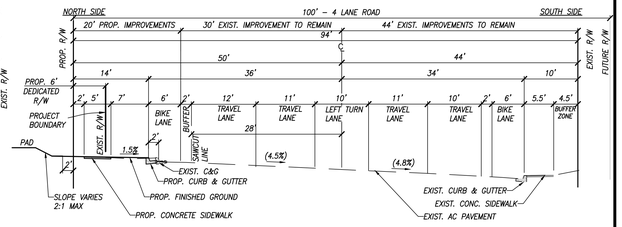
SECTION 1-1: PROPOSED INTERIM SORRENTO VALLEY BLVD. (PUBLIC)

NOTE: FOR ULTIMATE STREET SECTION SEE SHEET C-07
DESIGN SPEED= 50 MPH
(STA. 25+00.00)
NOT TO SCALE



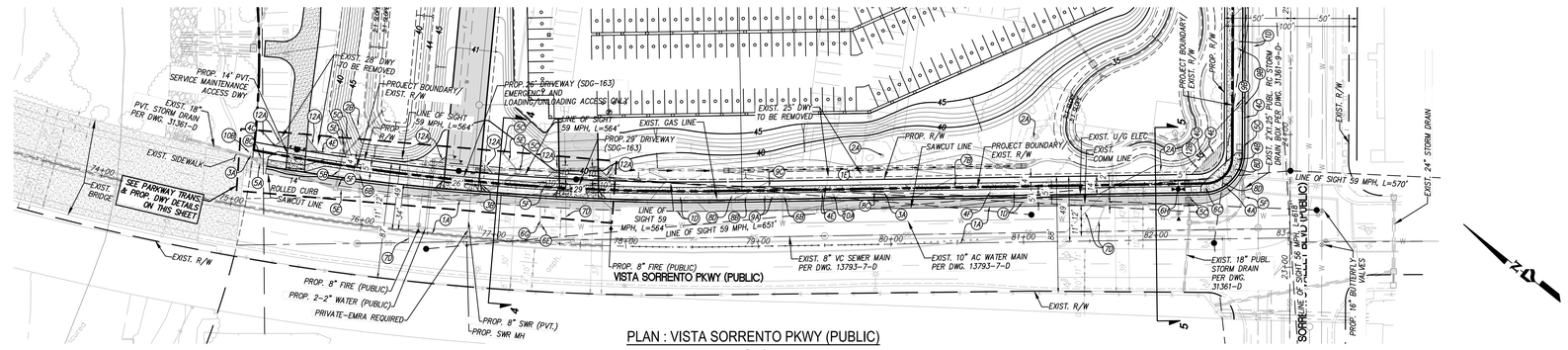
SECTION 2-2: EXISTING SORRENTO VALLEY BLVD. (PUBLIC)

POSTED SPEED= 45 MPH
(STA. 29+00.00)
NOT TO SCALE



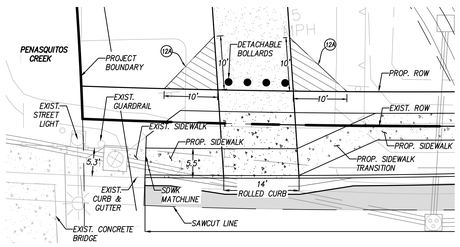
SECTION 2-2: PROPOSED INTERIM SORRENTO VALLEY BLVD. (PUBLIC)

NOTE: FOR ULTIMATE STREET SECTION SEE SHEET C-07
DESIGN SPEED= 50 MPH
(STA. 29+00.00)
NOT TO SCALE



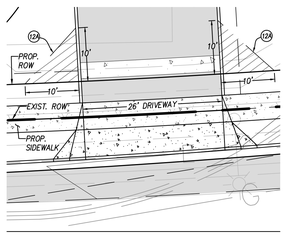
PLAN : VISTA SORRENTO PKWY (PUBLIC)

SCALE: 1"=40'



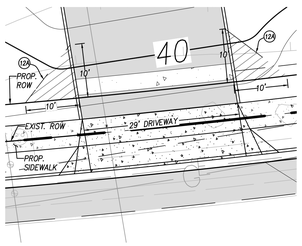
DETAIL PLAN : VISTA SORRENTO PKWY TRANSITION

SCALE: 1"=10'



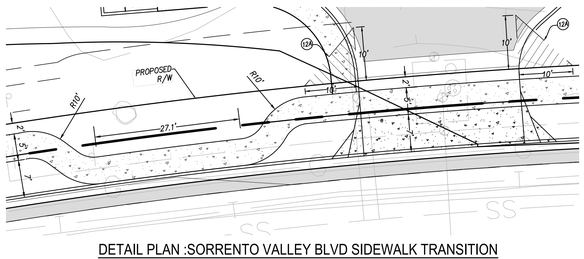
DETAIL PLAN : VISTA SORRENTO 26' DRIVEWAY

SCALE: 1"=10'



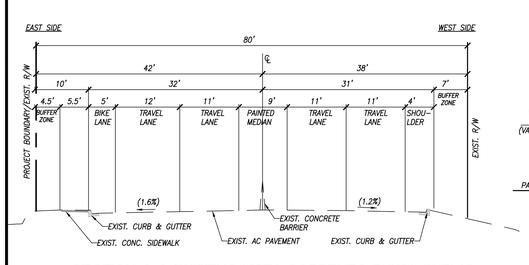
DETAIL PLAN : VISTA SORRENTO 29' DRIVEWAY

SCALE: 1"=10'



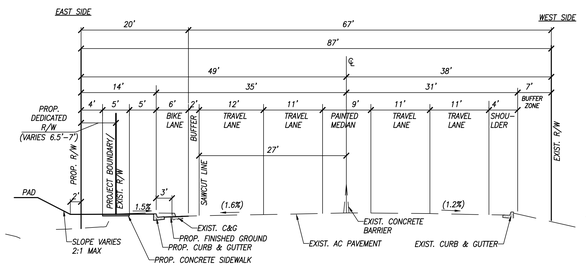
DETAIL PLAN :SORRENTO VALLEY BLVD SIDEWALK TRANSITION

SCALE: 1"=10'



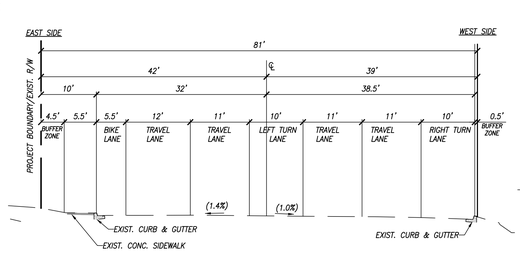
SECTION 4-4: EXISTING VISTA SORRENTO PKWY (PUBLIC)

POSTED SPEED= 55 MPH
(STA. 77+00.00)
NOT TO SCALE



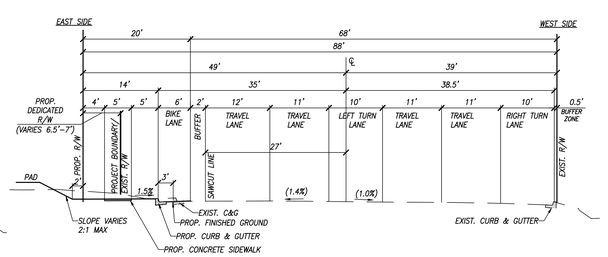
SECTION 4-4: PROPOSED VISTA SORRENTO PKWY (PUBLIC)

DESIGN SPEED= 60 MPH
(STA. 77+00.00)
NOT TO SCALE



SECTION 5-5: EXISTING VISTA SORRENTO PKWY (PUBLIC)

POSTED SPEED= 55 MPH
(STA. 82+00.00)
NOT TO SCALE



SECTION 5-5: PROPOSED VISTA SORRENTO PKWY (PUBLIC)

DESIGN SPEED= 60 MPH
(STA. 82+00.00)
NOT TO SCALE

WORK ITEMS:

(1A) EXISTING A.C. PAVEMENT TO REMAIN
(1B) EXISTING CURB AND GUTTER TO REMAIN
(1C) EXISTING SIDEWALK TO REMAIN
(1D) EXISTING A.C. PAVEMENT, CURB AND GUTTER AND SIDEWALK TO BE REMOVED
(1E) EXIST. DRIVEWAY TO BE REMOVED
(2A) EXISTING TORREY PINE TREES TO REMAIN AND TO BE PROTECTED IN PLACE
(2B) EXISTING TORREY PINE TREES TO BE REMOVED
(3A) EXISTING STREET LIGHT TO REMAIN AND TO BE PROTECTED IN PLACE
(3B) EXISTING STREET LIGHT TO BE RELOCATED
(4A) EXISTING TRAFFIC SIGNAL TO BE RELOCATED
(4B) EXISTING TRAFFIC SIGNAL CABINET/CONTROLS TO BE RELOCATED
(4C) EXISTING TRAFFIC SIGN TO BE RELOCATED
(4E) EXISTING SIGN TO BE REMOVED
(4F) EXISTING SIGN TO REMAIN
(4G) EXISTING POLE & FLAG TO BE REMOVED & RETURNED TO OWNER
(5A) EXISTING STORM DRAIN INLET TO BE PROTECTED IN PLACE
(5B) EXISTING STORM DRAIN TO REMAIN AND PROTECTED IN PLACE
(5C) EXISTING STORM DRAIN INLET TO BE REMOVED
(5D) EXISTING STORM DRAIN TO BE REMOVED
(5F) EXISTING MANHOLE RIM AND COVER TO BE ADJUST TO GRADE
(6A) EXISTING 8" DOMESTIC WATER LATERAL TO REMAIN
(6B) EXISTING FIRE HYDRANT TO REMAIN ADJUST FLANGE TO GRADE
(6C) EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED
(6D) EXISTING WATER APPURTENANCES TO REMAIN AND PROTECTED IN PLACE
(6E) EXISTING WATER APPURTENANCES TO BE REMOVED
(6F) EXISTING WATER VALVE TO BE PROTECTED IN PLACE, VALVE COVER TO BE ADJUSTED TO GRADE
(6G) EXISTING WATER SERVICE LATERAL TO BE KILLED AT MAIN (SIZE UNKNOWN)
(6H) PROPOSED FIRE HYDRANT
(7A) EXISTING 8" TO BE PLUGGED AT PROPERTY LINE
(7B) EXISTING SEWER CLEANOUT TO REMAIN & TO BE PROTECTED IN PLACE, COVER TO BE ADJUSTED TO GRADE
(7C) EXISTING SEWER MANHOLE TO REMAIN & BE PROTECTED IN PLACE
(7D) EXISTING SEWER TO BE PLUGGED AT PROPERTY LINE (SIZE UNKNOWN)
(8A) EXISTING ELECTRIC TRANSFORMER TO BE RELOCATED
(8B) EXISTING UNDERGROUND ELECTRIC VAULT TO REMAIN AND TO BE PROTECTED IN PLACE, COVER TO BE ADJUSTED TO GRADE
(8C) EXISTING ELECTRICAL PULL BOXES TO REMAIN
(8E) EXISTING ELECTRICAL PULL BOXES TO BE RELOCATED
(9A) EXISTING UNDERGROUND COMMUNICATION/CABLE/TV VAULT TO REMAIN AND TO BE PROTECTED IN PLACE, COVER TO BE ADJUSTED TO GRADE
(9B) EXISTING COMMUNICATION/CABLE/TV APPURTENANCES TO BE RELOCATED
(9C) EXISTING COMMUNICATION CABINET/SWITCHBOARD TO BE RELOCATED
(10A) EXISTING GAS VALVE TO REMAIN AND TO BE PROTECTED IN PLACE, VALVE COVER TO BE ADJUSTED TO GRADE
(10B) EXISTING GAS APPURTENACES TO REMAIN AND TO BE PROTECTED IN PLACE
(12A) DRIVEWAY VISIBILITY AREA TRIANGLE. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
(12B) INTERSECTION VISIBILITY AREA TRIANGLE. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

File Name: P:\4472\Engr\DWG\...\Plans\Exhibits\Site Development Plans\4472-SDP-SHEET C-02.dwg, Date Last Plotted: 3/7/2024 6:59:26 AM

ATTACHMENT 9

DGA planning | architecture | interiors

550 Ellis Street, Mountain View, CA 94043 650-943-1660
755 Sansome Street, 5th Floor, San Francisco, CA 94111 415-477-2700
2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

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REGISTERED PROFESSIONAL ENGINEER
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No. 42951
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA

STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
5	5TH ENTITLEMENT SUBMITTAL	03.07.24
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
3	3RD ENTITLEMENT SUBMITTAL	08.11.23
2	2ND ENTITLEMENT SUBMITTAL	04.07.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE SEE HRERON

TITLE
TYPICAL STREET CROSS-SECTIONS

C-02

ATTACHMENT 9

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1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE 1" = 40'

TITLE

GRADING, DRAINAGE, WATER(DOMESTIC & FIRE), SEWER & BMP PLAN

C-03

File Name: Q:\2A-SAND-RP1\Projects\4472\Engr\DWG_Plans\Entitlement\Site Development\ Plans\4472-SDP-SHEET C-03.dwg, Date Last Plotted: 1/18/2024 5:17:46 PM

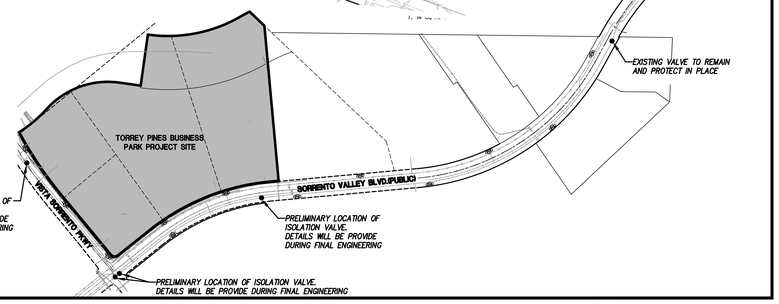
WORK ITEMS:

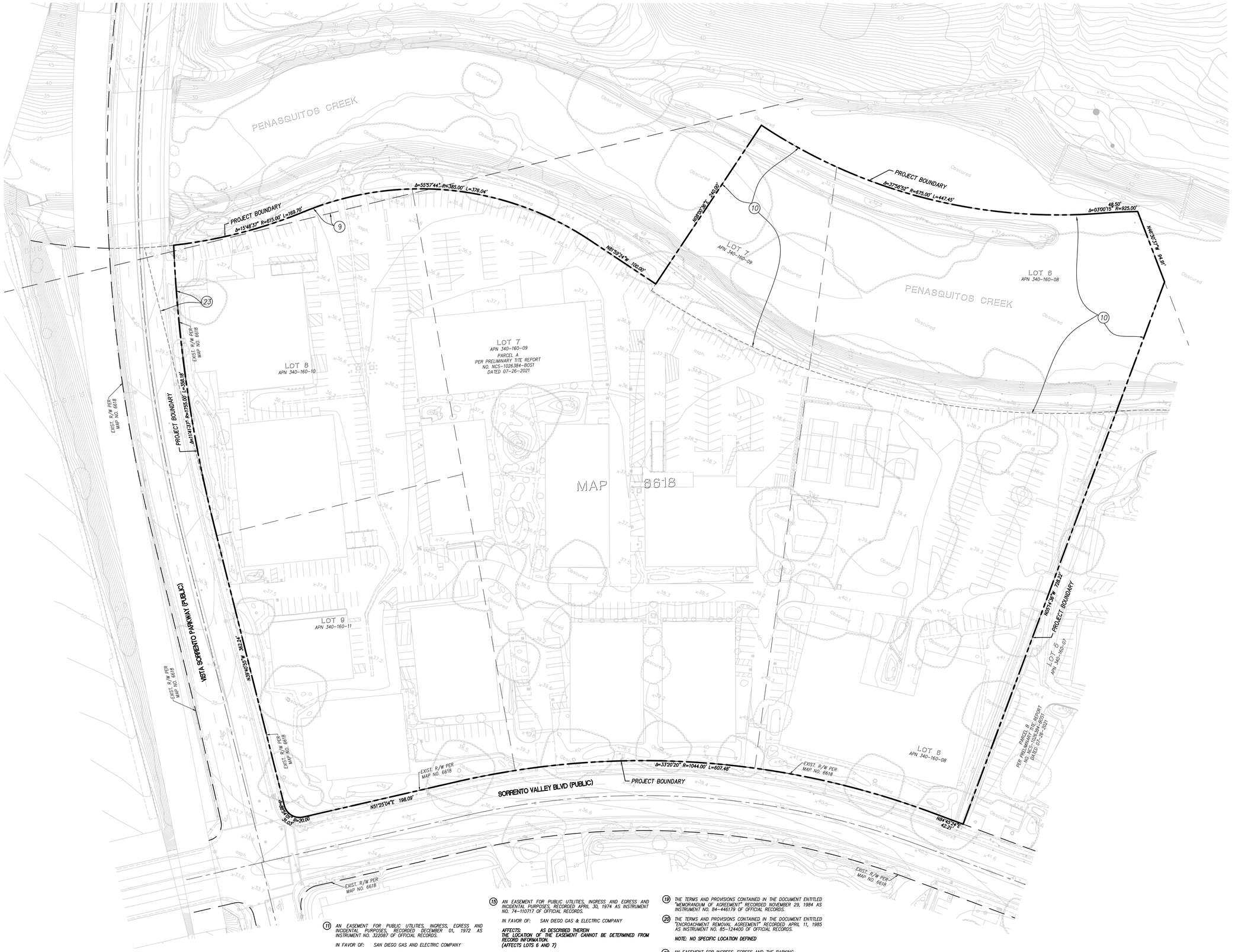
(1E) EXIST. DRIVEWAY TO BE REMOVED
(2A) EXISTING TORREY PINE TREES TO REMAIN AND TO BE PROTECTED IN PLACE
(2B) EXISTING TORREY PINE TREES TO BE REMOVED
(11A) EXISTING BLOCK WALL TO BE REMOVED
(11B) EXISTING CONCRETE BROW DITCH TO REMAIN
(11C) EXISTING CONCRETE CHANNEL TO REMAIN
(4A) PROPOSED CURB
(4B) PROPOSED STRIPING
(4C) PROPOSED RAISED ISLAND
(4D) PROPOSED RIBBON GUTTER
(4E) PROPOSED CURB & GUTTER
(4F) PROPOSED WALKWAY
(4G) PROPOSED COURT
(4H) PROPOSED RETAINING WALL
(5A) PROPOSED WATER MAIN
(5B) PROPOSED 10" FIRE MAIN
(5C) PROPOSED WATER SERVICE
(5D) PROPOSED FIRE SERVICE
(5E) PROPOSED FIRE HYDRANT
(5F) PROPOSED 2-2" WATER METERS
(5G) PROPOSED BACKFLOW
(6A) PROPOSED 8" SEWER MAIN
(6B) PROPOSED SEWER MANHOLE
(6C) PROPOSED SEWER SERVICE
(7A) PROPOSED VISIBILITY TRIANGLE

NOTE:
ALL PROPOSED SEWER & WATER ONSITE ARE PRIVATE

NOTE:
1. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
2. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACK FLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DEPARTMENT AND THE CITY ENGINEER

SCALE: 1"=40'





EASEMENTS/ENCUMBRANCES NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-1026384-BOS1 AND DATED JULY 20, 2021. ENCUMBRANCE ITEMS SUCH AS TAXES, LIENS, FACTS, AGREEMENTS, OPTIONS, RIGHTS APPEARING IN SAID POLICY AS ITEM NO.'S 1-8, 22 AND 25 HAVE BEEN REVIEWED AND ARE NOT CONSIDERED SURVEY RELATED, AND THEREFORE HAVE NOT BEEN SHOWN HEREON.

(9) *AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED APRIL 07, 1970 AS MAP NO. 6618, VIA SORRENTO VALLEY INDUSTRIAL PARK UNIT NO. 4 OF MAPS.*

FOR: THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN GOLDENROD STREET AND INCIDENTAL PURPOSES.

APPROXIMATE LIMITS ONLY – NO PHYSICAL STREETS EXISTS.

(10) *AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED APRIL 07, 1970 AS MAP NO. 6618, VIA SORRENTO VALLEY INDUSTRIAL PARK UNIT NO. 4 OF MAPS.*

FOR: DRAINAGE AND INCIDENTAL PURPOSES.

(11) *AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 01, 1972 AS INSTRUMENT NO. 322087 OF OFFICIAL RECORDS.*

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY

AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(12) *AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 14, 1972 AS INSTRUMENT NO. 333304 OF OFFICIAL RECORDS.*

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY

AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(13) *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED NOVEMBER 06, 1973 AS INSTRUMENT NO. 73-310276 OF OFFICIAL RECORDS. (AFFECTS LOTS 6 AND 7)*

(14) *AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1974 AS INSTRUMENT NO. 74-021686 OF OFFICIAL RECORDS.*

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY

AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
(AFFECTS LOT 8)

(15) *AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 30, 1974 AS INSTRUMENT NO. 74-110717 OF OFFICIAL RECORDS.*

IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY

AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
(AFFECTS LOTS 6 AND 7)

(16) *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL" RECORDED MARCH 07, 1975 AS INSTRUMENT NO. 75-052806 OF OFFICIAL RECORDS.*

(AFFECTS LOTS 6 AND 7)

(17) *AN EASEMENT FOR PARKING AND ACCESS AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1976 AS INSTRUMENT NO. 76-122663 OF OFFICIAL RECORDS.*

IN FAVOR OF: JACK NAIMAN, TRUSTEE U/D/T DATED FEBRUARY 22, 1974

AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NOTE: THIS DOCUMENT PROVIDES FOR RECIPROCAL PARKING RIGHTS OVER LOTS 5-9 AS SHOW HEREIN.

(18) *THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL GRANT OF EASEMENTS" RECORDED APRIL 26, 1976 AS INSTRUMENT NO. 76-122663 OF OFFICIAL RECORDS.*

NOTE: PARKING LIMITS OF NO. 16 PARKING

(19) *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED NOVEMBER 29, 1984 AS INSTRUMENT NO. 84-446179 OF OFFICIAL RECORDS.*

(20) *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED APRIL 11, 1985 AS INSTRUMENT NO. 85-124400 OF OFFICIAL RECORDS.*

NOTE: NO SPECIFIC LOCATION DEFINED

(21) *AN EASEMENT FOR INGRESS, EGRESS AND THE PARKING OF VEHICLES IN THE PARKING AREAS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1987 AS INSTRUMENT NO. 87-692029 OF OFFICIAL RECORDS.*

IN FAVOR OF: JACK NAIMAN, AS TRUSTEE OF THE JACK NAIMAN TRUST, U/D/T DATED JULY 22, 1977 AND AS AMENDED JULY 22, 1981
AFFECTS: AS DESCRIBED THEREIN

NOTE: THIS IS A RE-GRANTING OF THE RECIPROCAL PARKING EASEMENT OVER LOTS 5-9 OF MAP NO. 6618

(23) *AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 2002 AS INSTRUMENT NO. 2002-0956081 OF OFFICIAL RECORDS.*

IN FAVOR OF: THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
(AFFECTS LOT 8)

(24) *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RR – 298043 – CERTIFIED COPY OF RESOLUTION R-298043, STREET NAME CHANGE – SORRENTO VALLEY COURT TO VISTA SORRENTO PARKWAY" RECORDED JUNE 12, 2003 AS INSTRUMENT NO. 2003-0694841 OF OFFICIAL RECORDS.*

N

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

File Name: P:\14472\Engr\DWG_Plans\Entitlement\Site Development Plans\14472-SDP-SHEET C-04.dwg Date Last Plotted: 2/21/2024 12:15:14 PM

ATTACHMENT 9

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Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA

STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
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2	2ND ENTITLEMENT SUBMITTAL	04.07.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

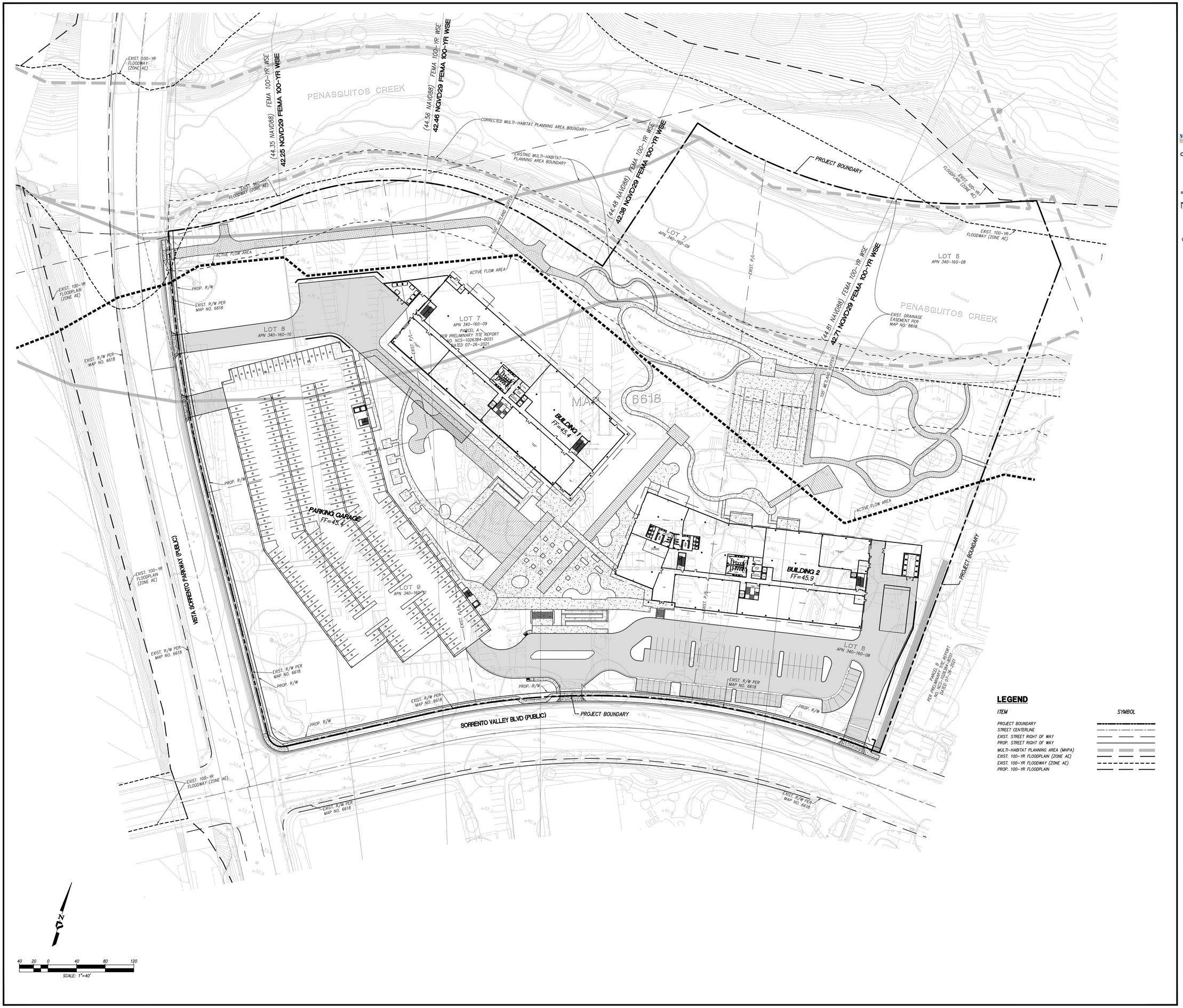
SCALE 1" = 40'

TITLE

BOUNDARY AND TOPOGRAPHIC MAP

C-04

ATTACHMENT 9



LEGEND

ITEM	SYMBOL
PROJECT BOUNDARY	
STREET CENTERLINE	
EXIST. STREET RIGHT OF WAY	
PROP. STREET RIGHT OF WAY	
MULTI-HABITAT PLANNING AREA (MHPA)	
EXIST. 100-YR FLOODPLAIN (ZONE AE)	
EXIST. 100-YR FLOODWAY (ZONE AE)	
PROP. 100-YR FLOODPLAIN	

DGA planning | architecture | interiors

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2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

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GREGORY M. SHIELDS
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STATE OF CALIFORNIA

STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
5	5TH ENTITLEMENT SUBMITTAL	03.07.24
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
3	3RD ENTITLEMENT SUBMITTAL	08.11.23
2	2ND ENTITLEMENT SUBMITTAL	04.07.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE 1" = 40'

TITLE
NON-TITLE INFORMATION

C-05

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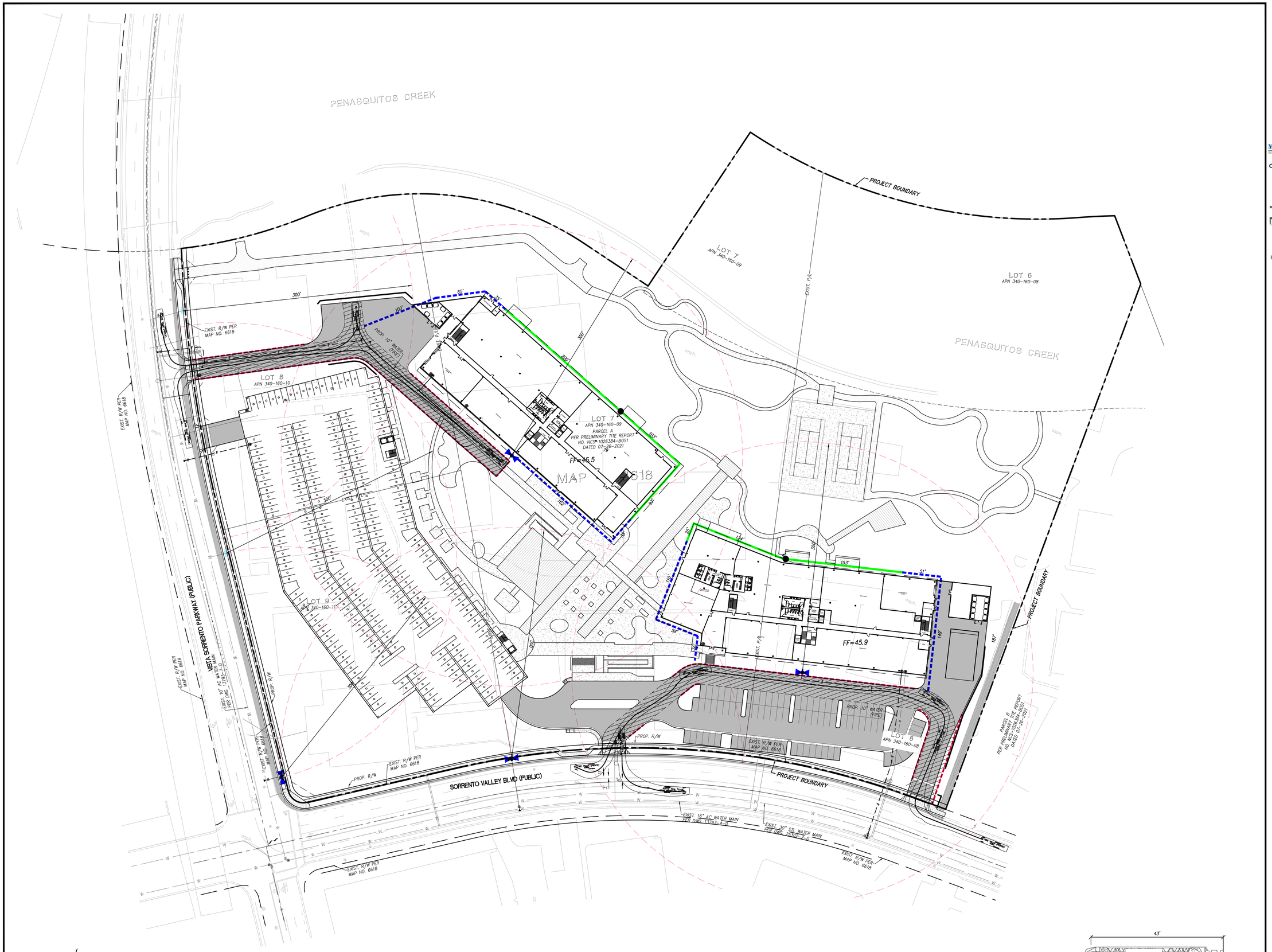

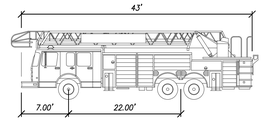

AREAL FIRE TRUCK

	FEET
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

LEGEND:

- FIRE ACCESS LANE / TURF
- NO PARKING ZONE
- 200' HOSE PULL/EXTENSION (ASSUMED BUILDINGS WITH SPRINKLERS)
- FIRE AERIAL ACCESS
- STANDPIPE COVERAGE
- STANDPIPE
- 300' RADII FIRE HYDRANT SPACING
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE TRUCK PATH
- FIRE TRUCK (NCHRP 659 2010-AREAL)

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

NOTES:

1. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
2. ALL ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY I-00-6 MAY BE PROVIDED. SAN DIEGO.GOV, PUBLIC SAFETY, FIRE, SERVICES AND PROGRAMS, POLICIES, ILLUMINATED DIRECTORY.

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SAN DIEGO, CA 92121

PROJECT NO. 22015

SCALE 1" = 40'

TITLE
FIRE ACCESS PLAN

C-06

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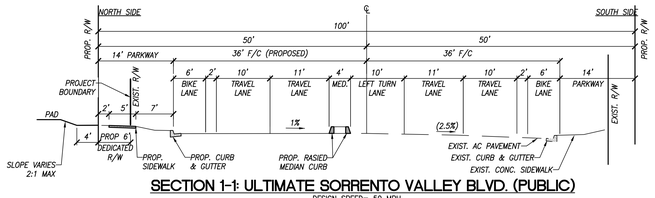

SECTION 1-1: ULTIMATE SORRENTO VALLEY BLVD. (PUBLIC)

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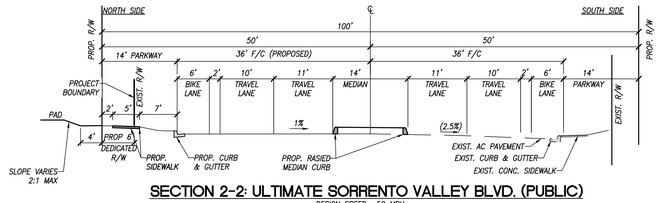
NOT TO SCALE



SECTION 2-2: ULTIMATE SORRENTO VALLEY BLVD. (PUBLIC)

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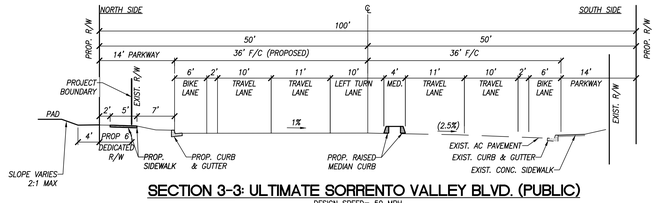

SECTION 3-3: ULTIMATE SORRENTO VALLEY BLVD. (PUBLIC)

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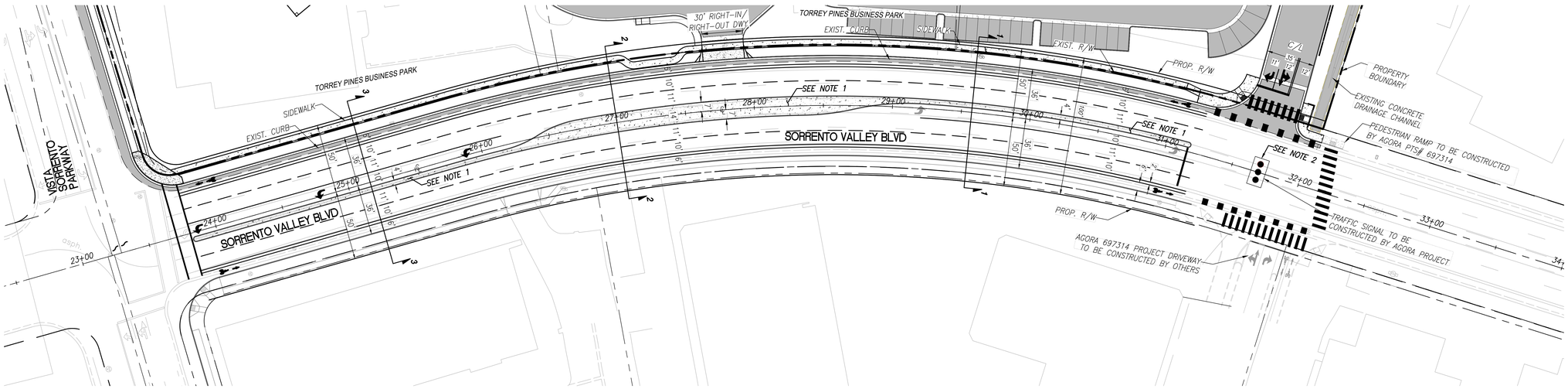

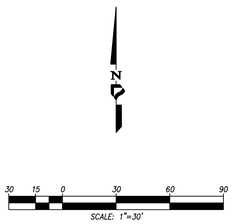

NOTE

1. AS OF AUGUST 2023, THERE ARE TWO PROJECTS CURRENTLY IN REVIEW WITH THE CITY OF SAN DIEGO – TPBP (PRJ 1062247) AND AGORA (PTS 697314). THE PROPOSED RAISED MEDIAN CAN ONLY BE CONSTRUCTED AFTER THE RIGHT-OF-WAY DEDICATION AND RELOCATION OF OUTSIDE CURB HAS BEEN COMPLETED BY BOTH PROJECTS (PRJ-1062247 – TORREY PINES BUSINESS PARK AND PTS# 697314 – AGORA). GIVEN THAT THE CONSTRUCTION TIMELINE SPECIFICS ARE UNKNOWN AT THIS TIME, THE FIRST PROJECT WILL PROVIDE A FAIR-SHARE (50% DUE TO HALF-WIDTH) TO THE SECOND PROJECT FOR THE MEDIAN IMPROVEMENTS. THE SECOND PROJECT WILL CONSTRUCT THE RAISED MEDIAN AND UNTIL THAT TIME, THE EXISTING TWO-WAY LEFT-TURN LANE ON SORRENTO VALLEY BOULEVARD WILL REMAIN.
2. THE AGORA PROJECT (PTS 697314) PROPOSES TO INSTALL A TRAFFIC SIGNAL AT THIS INTERSECTION AS A PART OF THEIR DRIVEWAY AND FRONTAGE IMPROVEMENTS. THE TPBP PROJECT DOES NOT WARRANT THIS TRAFFIC SIGNAL; HOWEVER, THE TPBP PROJECT DRIVEWAY FORMS THE 4TH LEG OF THIS TRAFFIC SIGNAL. THEREFORE, THE TPBP PROJECT PROPOSES CONSTRUCTING ITS PROJECT DRIVEWAY AS A MINOR STREET STOP-CONTROLLED INTERSECTION AS AN INTERIM CONDITION UNTIL THE AGORA PROJECT INSTALLS THE TRAFFIC SIGNAL.

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ATTACHMENT 9

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CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE 1" = 20'

TITLE

SORRENTO VALLEY BOULEVARD ULTIMATE PLAN

C-07

PAVING FINISH LEGEND

- **RESTAURANT GARDEN PAVING** (CONCRETE WITH ETCHED FINISH AND/OR INTEGRAL COLOR, PRECAST CONCRETE PAVERS, OR NATURAL STONE)
- **SPECIALTY PAVING** (WOOD DECKING, NATURAL STONE TILE, OR SPECIALITY CONCRETE)
- **STANDARD PEDESTRIAN PAVING** (CONCRETE WITH ETCHED FINISH AND/OR INTEGRAL COLOR, OR PRECAST CONCRETE PAVERS)
- **COURTYARD PERMEABLE PAVING** (STABILIZED DECOMPOSED GRANITE, GRAVEL, OR PERMEABLE PAVERS)
- **DECK OVERLOOK PAVING** (NATURAL WOOD OR SUSTAINABLE COMPOSITE)
- **TRAIL PAVING** (STABILIZED DECOMPOSED GRANITE OR NATURAL GRAY CONCRETE WITH ETCHED FINISH)
- **VEHICULAR RATED PAVING** (VEHICULAR RATED GRAY CONCRETE)
- **DRIVABLE LANDSCAPE TREATMENT** (GRASS PAVE, DRIVABLE DECOMPOSED GRANITE PAVING)
- **EXISTING TENNIS COURT**

PLAN KEY

- **A** ACTIVITY AMENITY SPACE
- **B** CENTRAL LAWN
- **C** CANYON WALK
- **D** STORMWATER BASINS
- **E** FENCING/GATE TO SCREEN SERVICE YARD
- **F** DELIVERY TRUCK AREA / SERVICE YARD
- **G** LOUNGE WITH OVERHEAD SHADE STRUCTURE
- **H** VEHICULAR DROP-OFF
- **I** FIRE LANE
- **J** WORKING PODS *Shaded seating areas for employees to work outside*
- **K** SPORTS COURT (EXISTING)
- **L** OVERLOOK DECK
- **M** EXTENT OF ACTIVE FLOW AREA (FEMA)
- **N** EXISTING TRAIL (OFF SITE)
- **O** TENANT PATIO TYPICAL
- **P** CITRUS GROVE
- **Q** SHORT TERM BICYCLE PARKING *Note: 50% of bicycle parking shall be allocated to EV-charging stations.*
- **R** LONG TERM BICYCLE PARKING ON LEVEL 1 OF GARAGE *Refer to architectural plans.*
- **S** GARAGE ROOFTOP SHADE STRUCTURE LAYOUT *Refer to architectural plans.*
- **T** BARRIER FENCE
- **U** TOP OF BANK 100-FT BUFFER PER BIOLOGY REPORT
- **V** DISPERSION AREA *Refer to civil plans.*
- **W** EXISTING DRAINAGE CULVERT
- **X** MAINTENANCE ACCESS ROAD

TREE LEGEND

See sheet L-3 for plant species and sizing information

- **LARGE SPECIMEN TREE** Large-scale canopy trees to expand adjacent forest and provide shade.
- **COURTYARD SHADE TREES** Round headed shade trees with unique branching structure that create a canopy above for cafe, outdoor working, and leisure style seating below.
- **ENTRY AND SPINE TREES** Broad headed canopy shade trees that tie in the south of the site to the north.
- **VERTICAL SCREEN TREES** Mix of evergreen & deciduous trees organically spaced.
- **TRAIL TREES** Mix of evergreen & deciduous trees organically spaced to accommodate active flow.
- **PUBLIC STREET TREES** Public street trees located within the Right of Way spaced approximately 30' o.c.
- **RIPARIAN TREES** Trees to enhance character of creek edge.
- **CITRUS GROVE TREES** Citrus trees in formal layout.
- **EXISTING TORREY PINES** Existing Torrey Pine trees to be protected in place. Total: 19 Trees

PLANTING LEGEND

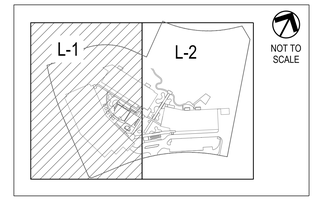
See sheet L-3 for plant species and sizing information

- AMENITY COURTYARD PLANTINGS
- PERIMETER CANYON PLANTINGS
- NATURAL TURF
- STREETSCAPE PLANTINGS
- STORMWATER BASINS *With 24" soil medium depth*
- CONTINUOUS EVERGREEN SCREENING HEDGE *3'-0" minimum height*

NOTE: ALL SHRUBS AND GROUNDCOVERS SHOWN AS HATCHES SHALL BE SPACED IN A TRIANGULAR PATTERN

MINIMUM TREE SEPARATION DISTANCE
- Traffic signals/stop signs - 20 feet
- Underground utility lines - 5 feet (10' for sewer)
- Above ground utility structures - 10 feet
- Driveway (entries) - 10 feet
- Intersections (intersecting curb lines of two streets) - 25 feet

KEY MAP



0 15' 30' 60' 1" = 30'-0"

NORTH

ATTACHMENT 9

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CLIENT **McCARTHY COOK OXFORD**

PROJECT **TORREY PINES BUSINESS PARK**

ADDRESS 3910 SORRENTO VALLEY BLVD

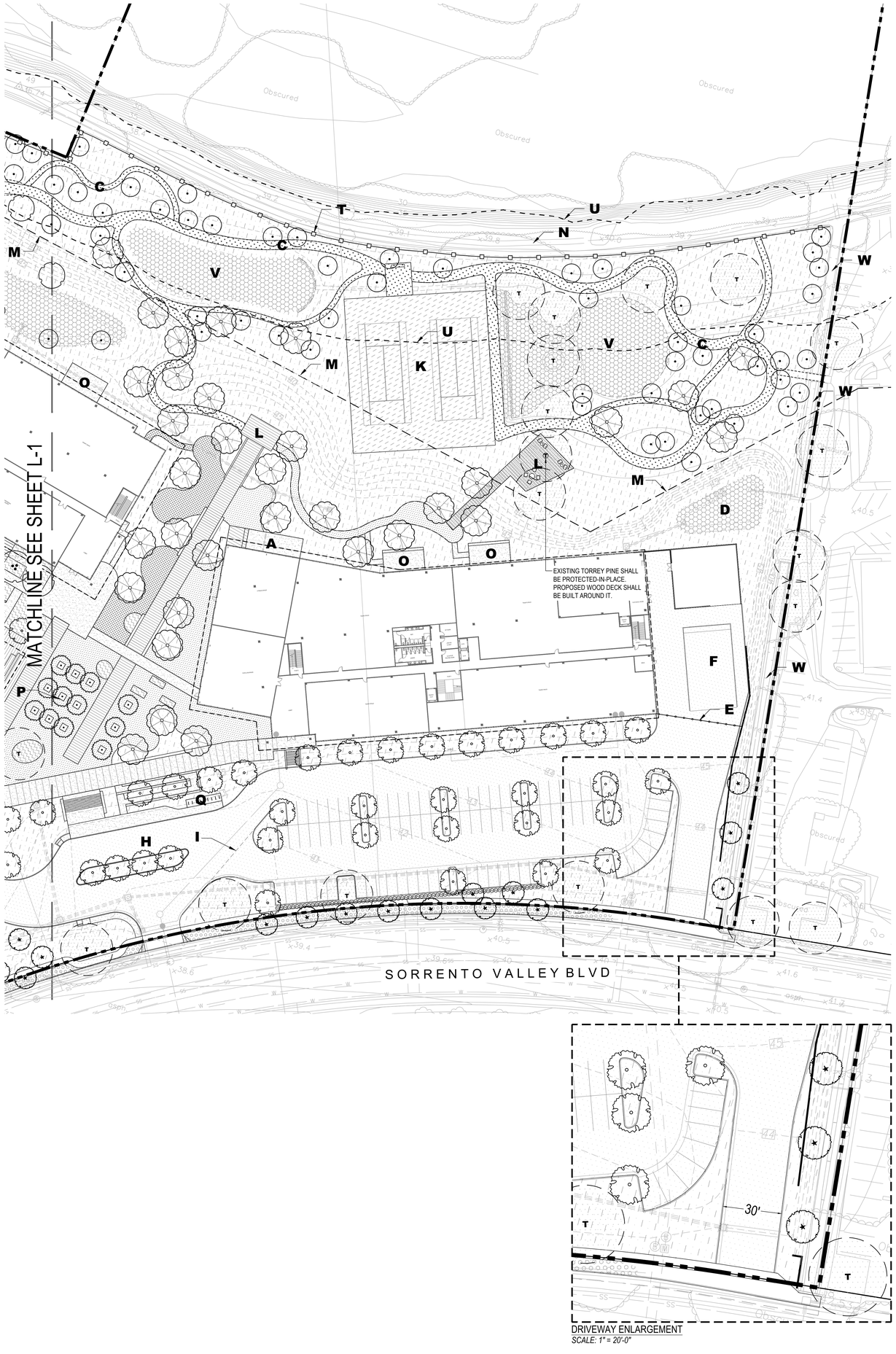
PROJECT NO. **22015**

SCALE 1" = 30'-0"

TITLE

LANDSCAPE CONCEPT PLAN

L-1



PAVING FINISH LEGEND

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TREE LEGEND

See sheet L-3 for plant species and sizing information

- **LARGE SPECIMEN TREE**
  Large-scale canopy trees to expand adjacent forest and provide shade.
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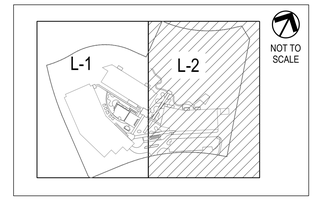

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ADDRESS
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PROJECT NO. **22015**

SCALE
1" = 30'-0"

TITLE

LANDSCAPE CONCEPT PLAN

L-2

PROJECT PLANT MATERIAL LEGEND

Plant sizes are indicated for general reference by height x width.

(4) IN TOTAL

LARGE SPECIMEN TREE

Large-scale canopy trees to expand adjacent forest and provide shade.

50% 48" box size 30' high x 25' wide, 50% 60" box size, 53' high x 30' wide

- Pinus torreyana (Torrey Pine)
- Quercus agrifolia (Coast Live Oak)
- Quercus engelmannii (Engelman Oak)
- Quercus virginiana (Southern Live Oak)
- Platanus racemosa (California Sycamore)

(50) IN TOTAL

COURTYARD SHADE TREES

Round headed shade trees with unique branching structure that create a canopy above for cafe, outdoor working and leisure style seating below.

100% 48" box size, 30' high x 25' wide

- Acacia stenophylla (Shoestring Acacia), 30' x 20'
- Arbutus 'Marina' (Marina Strawberry Tree), 30' x 30'
- Cupaniopsis anacardioides (Carrotwood)
- Magnolia grandiflora (Southern Magnolia)
- Lophostemon confertus (Brisbane Box), 30' x 25'
- Olea Europa (Olive Tree)
- Podocarpus gracilior (Fern Pine), 30' x 30'
- Platanus racemosa (California Sycamore)
- Prosopis chilensis (Chilean Mesquite)
- Quercus agrifolia (Coast Live Oak)
- Quercus engelmannii (Engelman Oak)
- Quercus virginiana (Southern Live Oak)
- Ulmus parvifolia 'True Green' (Evergreen Chinese Elm), 40' x 30'

(16) IN TOTAL

ENTRY AND SPINE TREES

Broad headed canopy trees that tie in the south side of the site to the north

50% 36" box size / 50% 24" box size, 20' high x 20' wide

- Arbutus 'Marina' (Marina Strawberry Tree)
- Cercis Occidentalis (Western Redbud)
- Cercis canadensis 'Forest Pansy' (Forest Pansy Redbud)
- Lagestroemia indica (Crape Myrtle)

(46) IN TOTAL

VERTICAL SCREEN TREES

Mix of evergreen & deciduous trees organically spaced

100% 36" box size within street yard / 100% 24" box size outside of street yard, 35' high x 25' wide

- Pinus torreyana (Torrey Pine)
- Lophostemon confertus (Brisbane Box)
- Platanus racemosa (California Sycamore)

(81) IN TOTAL

TRAIL TREES

Mix of evergreen & deciduous trees organically spaced to accomodate active flow

100% 24" box size, 20' high x 20' wide

- Cercis occidentalis (Western Redbud), 15' x 15'
- Pinus torreyana (Torrey Pine), 40' x 30'
- Platanus racemosa (California Sycamore), 50' x 35'
- Prunus ilicifolia (Hollyleaf Cherry), 20' x 20'
- Pinus torreyana (Torrey Pine)
- Quercus agrifolia (Coast Live Oak), 40' x 50'

(50) IN TOTAL

STREET TREES

**Trees will be added to City Asset Inventory*

Public street trees located within Right of Way, spaced approximately 30' O.C.

100% 24" box size

- Lophostemon Confertus (Brisbane Box)
- Pinus torreyana (Torrey Pine)
- Platanus racemosa (California Sycamore)

(36) IN TOTAL

RIPARIAN TREES

Trees to enhance character of creek edge.

Public street trees located within Right of Way, spaced approximately 30' O.C.

100% 24" box size

- Betula spp. (Birch Tree)
- Populus spp. (Poplar Tree)
- Platanus racemosa (California Sycamore)

(12) IN TOTAL

CITRUS GROVE TREES

Citrus trees in formal layout.

Public street trees located within Right of Way, spaced approximately 30' O.C.

100% 24" box size

- Exact Species TBD

(19) IN TOTAL

EXISTING TREES

Existing trees to be protected in place.

AMENITY COURTYARD PLANTINGS

60% 1 gallon size; 40% 5 gallon size @ 24" O.C. average spacing

- Aloe spp. (Aloe)
- Agave spp. (Agave)
- Carex praegracilis (California Field Sage)
- Carex tumulicola (Foothill Sedge)
- Chondropetalum tectorum (Cape Thatching Reed)
- Ceanothus spp. (Ceanothus)
- Crassula ovata (Jade Plant)
- Dianella spp. (Flax Lily)
- Heuchera spp. (Corral Bells)
- Lantana cultivars (Lantana)
- Leonotus leonurus (Lion's Tale)
- Leymus c. 'Canyon Prince' (Canyon Prince Wild Rye)
- Lomandra longifolia Breeze (Dwarf Mat Rush)
- Macfadyena unguis-cacti (Catclaw Vine)
- Miscanthus tranmorrissonensis (Evergreen Maiden Grass)
- Muhlenbergia dubia (Pine Muhly Grass)
- Muhlenbergia rigens (Deer Grass)
- 'No Mow' Fescue Mix
  - Festuca occidentalis (Western Mokelumne Fescue)
  - Festuca idahoensis (Idaho Fescue)
  - Festuca rubra (Creeping Red Fescue)
- Pittosporum sp. and cultivars (Pittosporum)
- Salvia spp. (Sage)
- Senecio decaryi (Madagascar Senecio)
- Senecio mandraliscae (Kleinia)
- Sesleria autumnalis (Autumn Moor Grass)
- Trachelospermum jasminoides (Star Jasmine)
- Westringia cultivars (Coast Rosemary)

PERIMETER CANYON PLANTINGS

25% 5 gallon size @ 30" O.C. average spacing / 75% 1 gallon size @ 36" O.C. average

- Agrostis pallens (Seashore Bentgrass), spreading
- Achillea millefolium (Common Yarrow)
- Artemisia spp. (Sagewort)
- Arctostaphylos 'Emerald Carpet' (Carpet Manzanita)
- Baccharis 'Centennial' (Centennial Coyote Brush)
- Carex praegracilis (San Diego Field Sedge)
- Carex pansa (California Meadow Sedge)
- Ceanothus spp. (California Lilac)
- Cistus spp.(Rockrose)
- Dianella cultivars (Flax Lily)
- Eschscholzia californica (California Poppy)
- Epilobium californica (California Fuschia)
- Eriogonum crocatum (Saffron Buckwheat)
- Festuca microstachys (Small Fescue)
- Festuca mairei (Atlas Fescue)
- Festuca rubra (Red Fescue)
- Grevillea l. 'Coastal Gem' (Coastal Gem Grevillea)
- Iris douglasiana (Pacific Coast Iriis)
- Iris missouriensis (Western Blue Flag Iris)
- Leymus condensatus 'Canyon Prince' (Canyon Prince Wild Rye)
- Leymus triticoides (Creeping Wild Rye)
- Leonotus leonurus (Lion's Tale)
- Lomandra longiflora 'Breeze' (Dwarf Mat Rush)
- Muhlenbergia Dubia (Pine Muhly)
- Pennisetum 'Fairy Tails' *Sterile Hybrid*
- Ribes viburnifolium (Evergreen Currant)
- Rosa californica (California Rose)
- Salvia clevelandii (Blue Sage)
- Salvia spathacea (Hummingbird Sage)
- Sedum 'Matrona'(Matrona Tall Stonecrop)

STREETSCAPE PLANTINGS

100% 1 gallon size @ 24" o.c. average spacing

- Carex praegracilis (California Field Sage)
- Carex tumulicola (Foothill Sedge)
- Chondropetalum tectorum (Cape Thatching Reed)
- Ceanothus spp. (Ceanothus)
- Leymus c. 'Canyon Prince' (Canyon Prince Wild Rye)
- Leonotus leonurus (Lion's Ear)
- Lomandra l. 'Breeze' (Matt Rush)
- Muhlenbergia dubia (Pine Muhly)
- Muhlenbergia rigens (Deer Grass)
- 'No Mow' Fescue Mix
  - Festuca occidentalis (Western Mokelumne Fescue)
  - Festuca idahoensis (Idaho Fescue)
  - Festuca rubra (Creeping Red Fescue)
- Sesleria autumnalis (Autumn Moore Grass)

NATURAL TURF

100% SOD

- Marathon II
- Agrostis pallens (Seashore Bentgrass)

STORMWATER BASINS

With 24" soil medium depth

50% 1 gallon size @ 24" o.c. average spacing / 50% Hydroseed

- Carex spp. (Sedge)
- Chondropetalum tectorum (Small Cape Rush)
- Elymus condensatus (Ginat Wildrye)
- Iva hayesiana (San Diego Marsh-elder)
- Juncus patens (California Grey Rush)
- Lomandra longiflora 'Breeze' (Dwarf Mat Rush)

CONTINUOUS EVERGREEN SCREENING HEDGE

MINIMUM 3'-0" HEIGHT

50% 5 gallon size, 50% 15 gallon size

- Bambusa dolichomerithalla 'Green Stripe' (Green Stripe Blowgun Bamboo)
- Ceanothus arboreus 'Powder Blue' (Powder Blue Ceanothus)
- Dodonaea viscosa 'Atropurpurea' (Smoke Bush)
- Feijoa sellowiana (Pineapple Guava)
- Laurus nobilis (Sweet Bay)
- Ligustrum japonicum 'Texanum' (Waxleaf Privet)
- Lophomyrtus x ralphii 'Red Dragon' (Red Dragon New Zealand Myrtle), 6' x 3'
- Prunus caroliniana (Carolina cherry-laurel)
- Pittosporum spp. (Mock Orange), 5' x 8'
- Podocarpus macrophyllus (Yew Pine)
- Rhus integrifolia (Lemonadeberry)
- Rhus ovata (Sugar Bush)

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

All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.

A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)

MINIMUM TREE SEPARATION DISTANCE Traffic signals/stop signs - 20 feet Underground utility lines - 5 feet (10' for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet Intersections (intersecting curb lines of two streets) - 25 feet

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 satisfactorily treated or replaced per the conditions of the permit.

ATTACHMENT 9

DGA planning | architecture | interiors

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Landscape Architect
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CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

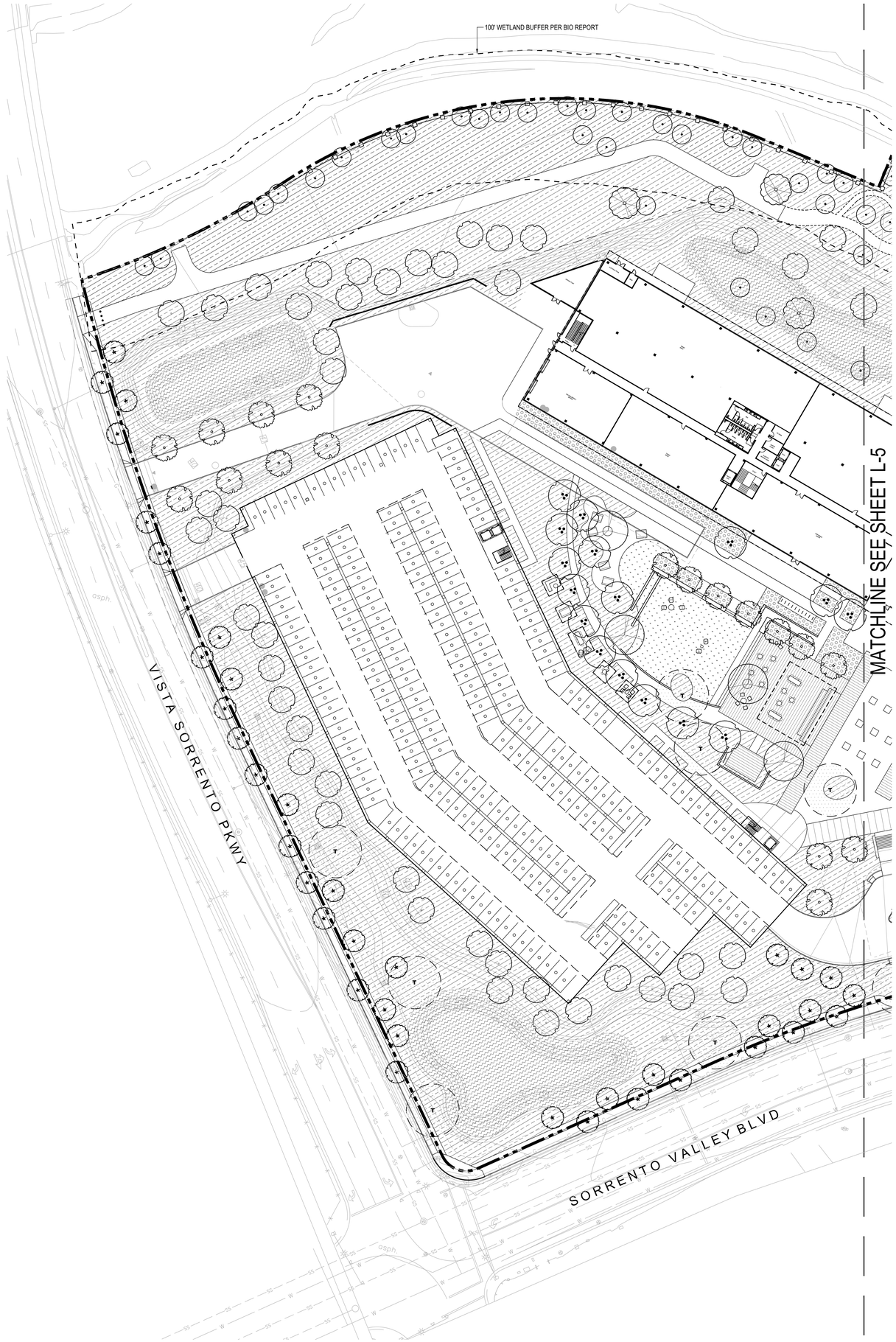
ADDRESS
3910 SORRENTO VALLEY BLVD

PROJECT NO. **22015**

SCALE
NA

TITLE
LANDSCAPE CONCEPT PLAN

L-3



IRRIGATION WATER BUDGET CALCULATION

MAWA WATER BUDGET:
[ETo)(0.62)[(ETAF)(LA) + (1-ETAF)(SLA)]

(47)(.62)[(0.45)(293,842) + (0.55)(6,287)] = **3,953,908 GAL./YR.**

ETWU ESTIMATED TOTAL WATER USE:
[ETo)(0.62)[(PF x HA / IE) + SLA]

HYDROZONE 1: [(47)(0.62)] [(0.3 x 42,033 / 0.7) + 0] = 524,933 GAL./YR.

HYDROZONE 2: [(47)(0.62)] [(0.5 x 11,384 / 0.81) + 0] = 207,323 GAL./YR.

HYDROZONE 3: [(47)(0.62)] [(0.3 x 240,162 / 0.81) + 0] = 2,627,252 GAL./YR

HYDROZONE 4: [(47)(0.62)] [(0.7 x 0 / 0.81) + 6,287] = 183,195 GAL./YR.

TOTAL ESTIMATED WATER USE = 3,542,699 GAL./YR.

IRRIGATION HYDROZONES

HYDROZONE	PLANT FACTOR	AREA (SF)	AREA % OF TOTAL
#1 LOW (SPRAY)	0.3	42,032 SF	14.00%
#2 MEDIUM (DRIP)	0.5	11,384 SF	3.79 %
#3 LOW (DRIP)	0.3	240,426 SF	80.11%
#4 HIGH (SPRAY)	0.7	6,287 SF (SLA)	2.09 %
	TOTAL IRRIGATED AREA	300,129 SF	100 %

*TEMPORARY IRRIGATION WILL BE FOR ESTABLISHMENT ONLY

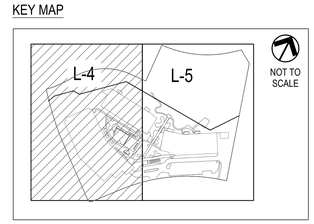
IRRIGATION NOTES

AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.THIS SYSTEM WILL BE CONTROLLED BY A DUAL PROGRAM ELECTRONIC TIME CLOCK AND REMOTE CONTROL VALVES. POP-UP TYPE HEADS WILL BE USED ADJACENT TO WALKWAYS AND ROADWAYS. BUBBLER HEADS WILL BE USED FOR LANDSCAPED AREAS LESS THAN 6' WIDE. DRIP IRRIGATION OR LOW-FLOW BUBBLERS SHALL BE USED IN PARKING AREAS AND ADJACENT TO LOW-LEVEL BUILDING GLASS. THE SYSTEM WILL BE INSTALLED AS SOON AS POSSIBLE AFTER CONSTRUCTION AND PRIOR TO PLACEMENT OF PLANT MATERIALS.

A DEDICATED LANDSCAPE IRRIGATION METER WILL BE PROVIDED.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

KEY MAP



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CLIENT **McCARTHY COOK OXFORD**

PROJECT **TORREY PINES BUSINESS PARK**

ADDRESS 3910 SORRENTO VALLEY BLVD

PROJECT NO. **22015**

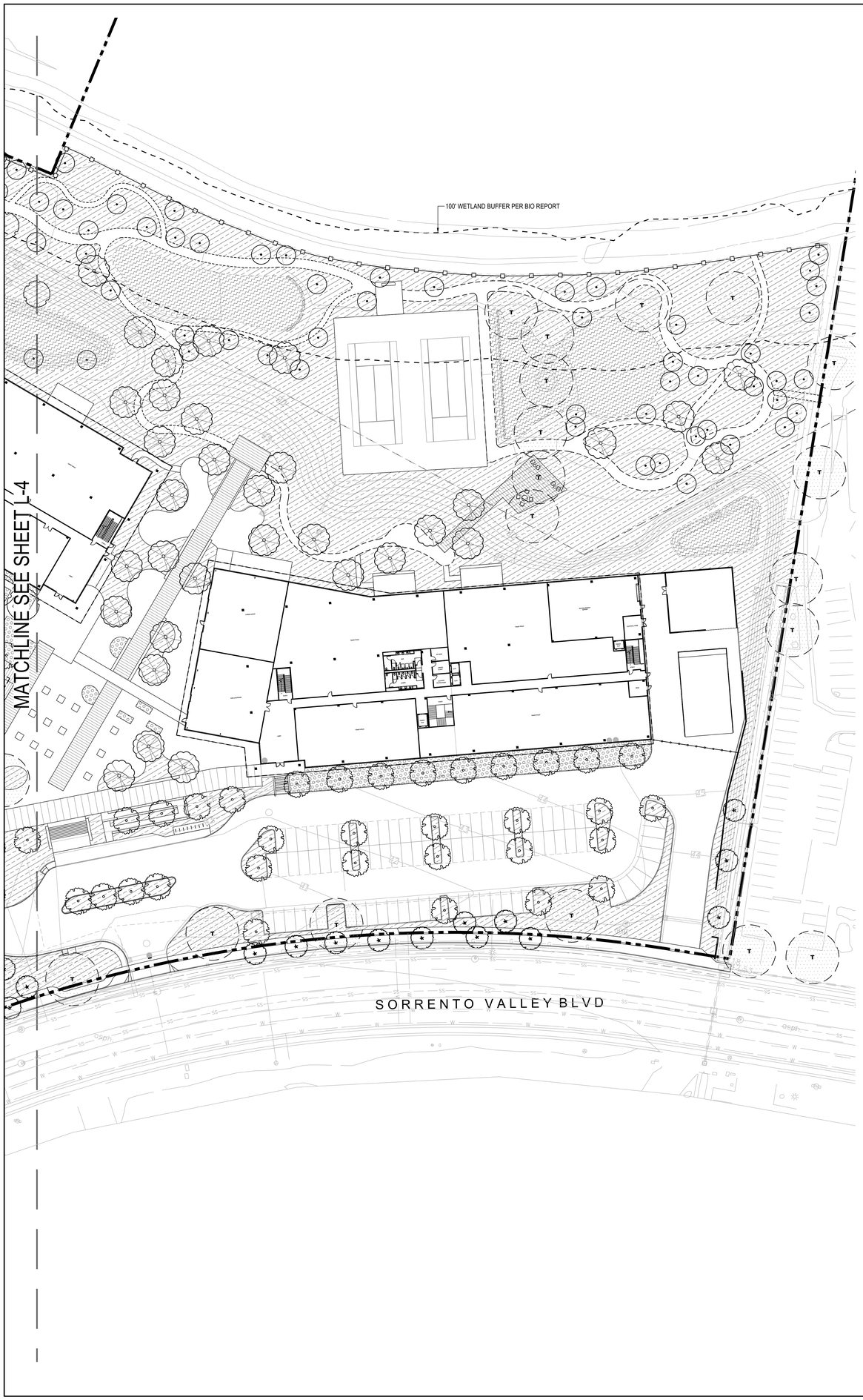
SCALE 1" = 30'-0"

TITLE

HYDROZONE DIAGRAM & WATER ANALYSIS

L-4

ATTACHMENT 9



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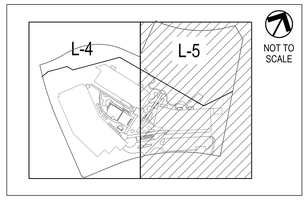

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TORREY PINES BUSINESS PARK

ADDRESS
3910 SORRENTO VALLEY BLVD

PROJECT NO. **22015**

SCALE 1" = 30'-0"

TITLE

HYDROZONE DIAGRAM & WATER ANALYSIS

L-5

ATTACHMENT 9

LANDSCAPE CALCULATIONS LEGEND

- STREET WALL LINE
- STREET YARD
- VEHICULAR USE AREA (OUTSIDE THE STREET YARD)
- VEHICULAR USE AREA (WITHIN THE STREET YARD)
- REMAINING YARD AREA
- FACADE PLANTING AREA
- T — EXISTING TORREY PINE TREES TO BE PROTECTED-IN-PLACE (19 TOTAL WITHIN PROPERTY LINE)

City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet

Industrial Development in All Zones Except RM & C

FORM DS-7
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area (PL) 159,000 sq. ft. x 25% = (RS) 39,750 sq. ft.	(RS) 85,524 sq. ft.	(RS-PL) 45,774 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (PL) 159,000 sq. ft. x 0.05* = (RS) 7,950 points	(PL) 20,500 points	(RS-PL) 12,550 points
*Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length. [§142.0405(d)(2)]	**Plant Points Achieved with Trees (50%)**	
	10,250 points	

FAÇADE PLANTING AREA [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Street Wall 1,610 ft. x 50% x 10* = 8,050 sq. ft.	60,342 sq. ft.	5,292 sq. ft.
*Planting area must have a minimum width of 10 ft. [§142.0405(d)(1)]		
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Planting Area Required 8,050 sq. ft. x 0.50 = 4,025 points*	11,541 points	7,516 points
*The facade planting area shall be planted with a combination of trees and shrubs. [§142.0405(d)(1)]		

REMAINING YARD [§142.0404 - §142.0405]

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Property Lines Adjacent to Remaining Yard 1,986 ft. x 5* = 9,930 sq. ft.	22,851 sq. ft.	12,921 sq. ft.
*Planting area must have a minimum width of 5 ft. [§142.0405(d)(3)]		
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Planting Area Required 9,930 sq. ft. x 0.50 = 4,965 points	5,000 points	35 points

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DS-7 (08-20)

City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet

Vehicular Use Area (VUA)

FORM DS-5
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

VEHICULAR USE AREA (<6,000 sf) [§142.0406 - §142.0407]

Planting Area Required		Planting Area Provided	Excess Area Provided
40 sq. ft. per tree.			
Plant Points Required		**Plant Points Provided**	**Excess Points Provided**
Total Area _____ sq. ft. x 0.05 = _____ points		_____ points	_____ points
		Plant Points Achieved with Trees (50%)	
		_____ points	

VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]

Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	50,325 sq. ft. x 0.05 = 2,517 sq. ft.	3,555 sq. ft.	1,038 sq. ft.
VUA outside Street Yard	25,901 sq. ft. x 0.03 = 778 sq. ft.	0 sq. ft.	0 sq. ft.
Plant Points Required		**Plant Points Provided**	**Excess Points Provided**
VUA inside Street Yard	50,325 sq. ft. x 0.05 = 2,517 points	2,627 points	110 points
		Plant Points Achieved with Trees (50%)	
		2,200 points	
VUA outside Street Yard	25,901 sq. ft. x 0.03 = 778 sq. ft.	0 points	0 points
		Plant Points Achieved with Trees (50%)	
		0 points	

TEMPORARY VEHICULAR USE AREA [§142.0408]
(a specified time limit of less than 5 years from the date of construction permit issuance.)

Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Public ROW adjacent to VUA	_____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.

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DS-5 (08-20)

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Email: afunari@groundlevelsd.com

REGISTERED LANDSCAPE ARCHITECT BRAD LENMARK 4470 RENEWAL 08/31/25 OF CALIFORNIA

STAMP

KEY PLAN

NO.	DESCRIPTION	DATE
5	5TH ENTITLEMENT SUBMITTAL	03.07.24
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
3	3RD ENTITLEMENT SUBMITTAL	08.11.23
2	2ND ENTITLEMENT SUBMITTAL	04.07.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT **McCARTHY COOK OXFORD**

PROJECT **TORREY PINES BUSINESS PARK**

ADDRESS 3910 SORRENTO VALLEY BLVD

PROJECT NO. **22015**

SCALE 1" = 40'-0"

TITLE

LANDSCAPE DIAGRAM & CALCULATIONS

L-6

ATTACHMENT 9

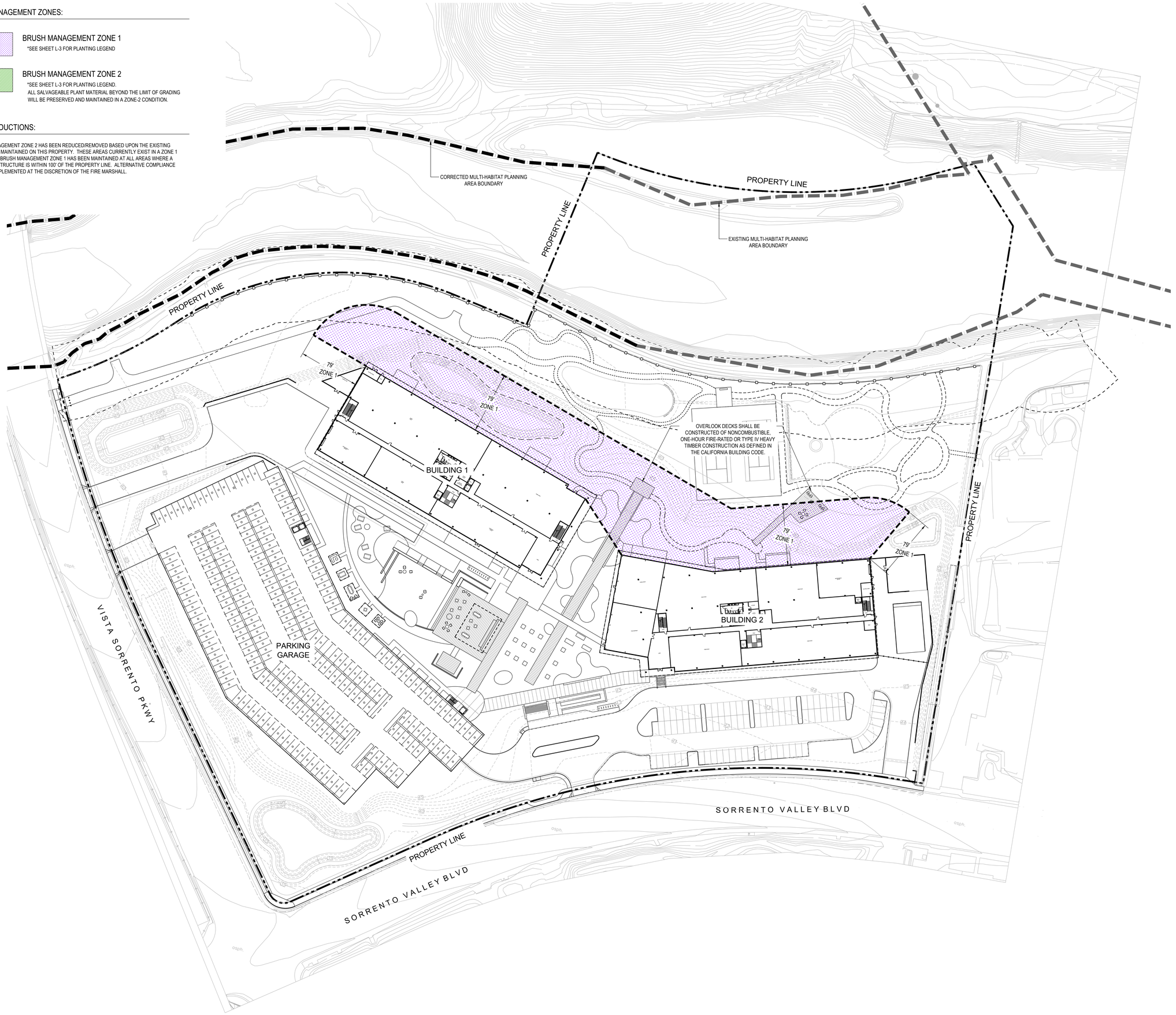
BRUSH MANAGEMENT ZONES:

BRUSH MANAGEMENT ZONE 1
*SEE SHEET L-3 FOR PLANTING LEGEND

BRUSH MANAGEMENT ZONE 2
*SEE SHEET L-3 FOR PLANTING LEGEND.
ALL SALVAGEABLE PLANT MATERIAL BEYOND THE LIMIT OF GRADING WILL BE PRESERVED AND MAINTAINED IN A ZONE-2 CONDITION.

ZONE 2 REDUCTIONS:

BRUSH MANAGEMENT ZONE 2 HAS BEEN REDUCED/REMOVED BASED UPON THE EXISTING CONDITIONS MAINTAINED ON THIS PROPERTY. THESE AREAS CURRENTLY EXIST IN A ZONE 1 CONDITION. BRUSH MANAGEMENT ZONE 1 HAS BEEN MAINTAINED AT ALL AREAS WHERE A HABITABLE STRUCTURE IS WITHIN 100' OF THE PROPERTY LINE. ALTERNATIVE COMPLIANCE SHALL BE IMPLEMENTED AT THE DISCRETION OF THE FIRE MARSHALL.



0 20' 40' 80'
1" = 40'-0"
NORTH

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550 Ellis Street, Mountain View, CA 94043 650-943-1660
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CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
3910 SORRENTO VALLEY BLVD

PROJECT NO. 22015

SCALE
1" = 40'-0"

TITLE

BRUSH MANAGEMENT PLAN

L-7

San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

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

(f) The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width.

(g) Zone One Requirements

(1) The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.

(2) Zone One shall contain no habitable *structures*. *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.

(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4) Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5) Permanent irrigation is required for all planting areas within Zone One except as follows:

(A) When planting areas contain only species that do not grow taller than 24 inches in height, or

(B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.

(2) No *structures* shall be constructed in Zone Two.

(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.

(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

(5) The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:

(A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.

(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.

(C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

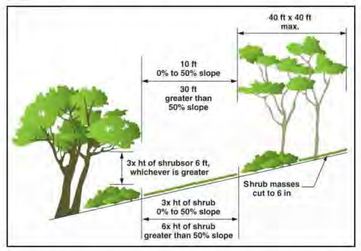
3.2-1 Basic requirements – All Zones

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Clearance for Brush Management



3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all plantings in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

2. Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.

3. Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.

4. Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

ATTACHMENT 9

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REGISTERED LANDSCAPE ARCHITECT — BRAD LENGYEL — 4470 — STATE OF CALIFORNIA

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CLIENT McCARTHY COOK OXFORD

PROJECT TORREY PINES BUSINESS PARK

ADDRESS 3910 SORRENTO VALLEY BLVD

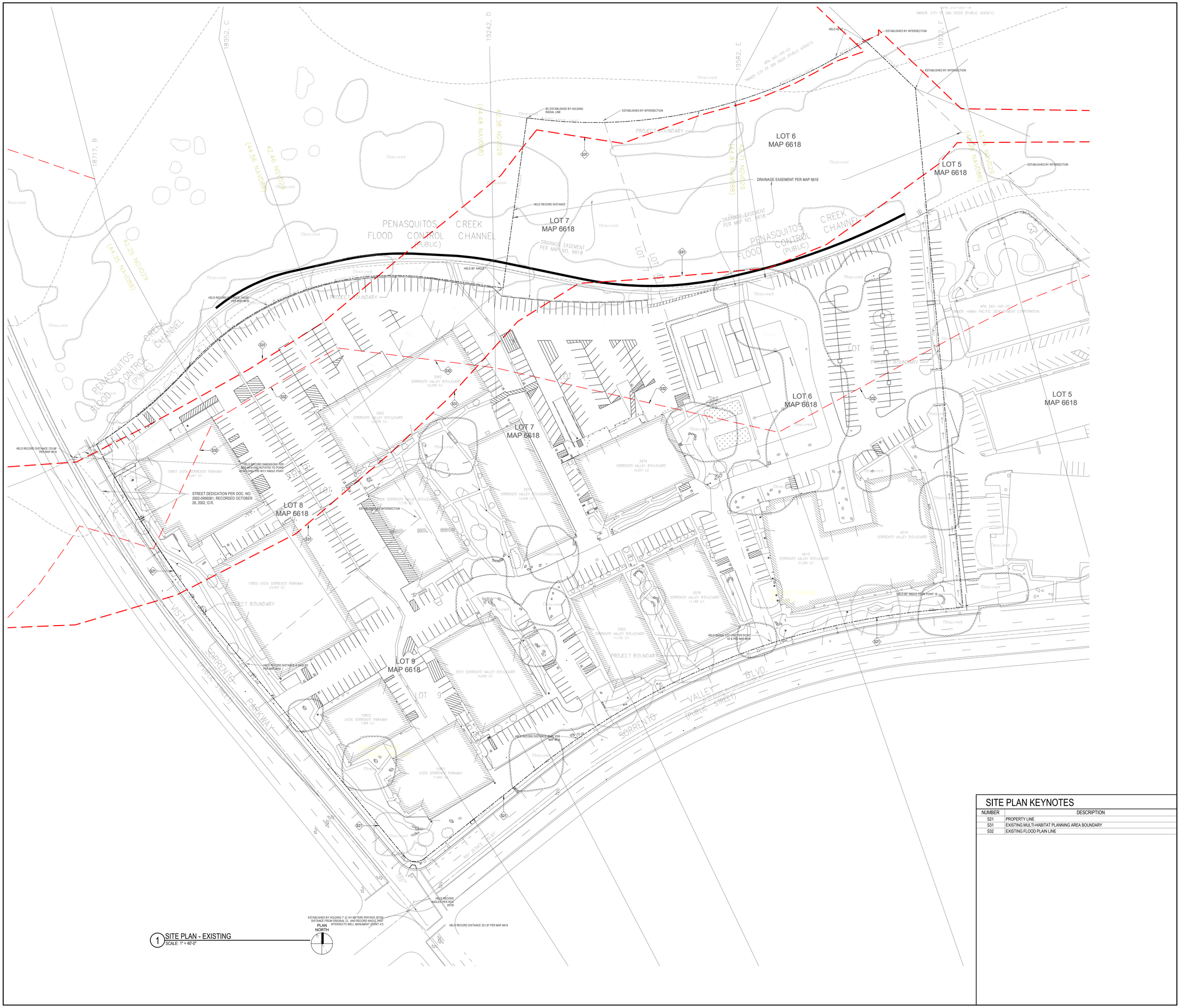
PROJECT NO. 22015

SCALE NA

TITLE **BRUSH MANAGEMENT PLAN**

L-8

ATTACHMENT 9



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

SITE PLAN KEYNOTES

NUMBER	DESCRIPTION
S21	PROPERTY LINE
S31	EXISTING MULTI-HABITAT PLANNING AREA BOUNDARY
S32	EXISTING FLOOD PLAIN LINE

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STAMP

LICENSED ARCHITECT
NO. C22219
REN. 12/31/23
STATE OF CALIFORNIA

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1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. 22015

SCALE AS SHOWN

TITLE
EXISTING SITE PLAN

AS100

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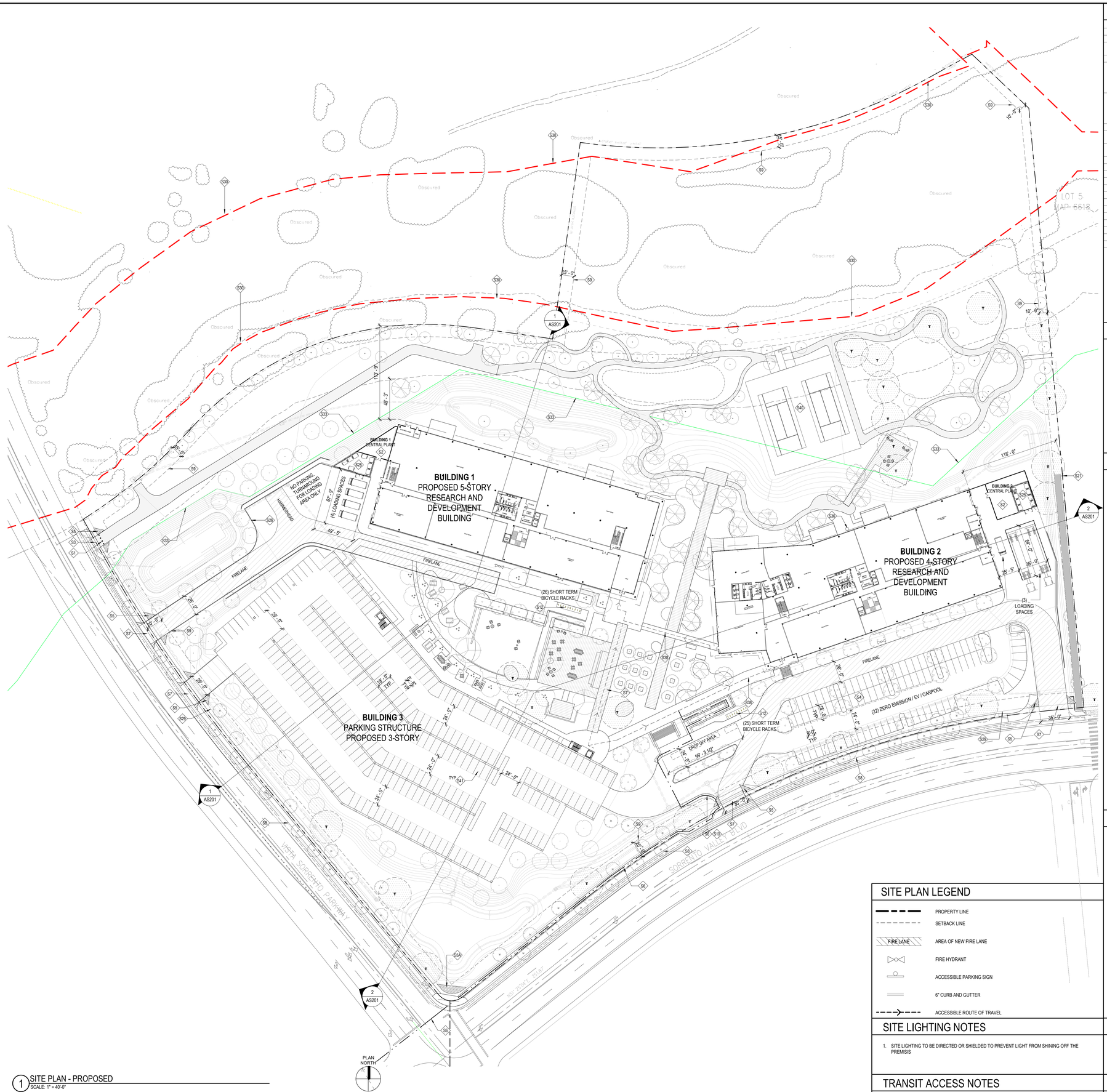

1 SITE PLAN - PROPOSED
SCALE: 1" = 40'-0"

SITE PLAN KEYNOTES

NUMBER	DESCRIPTION
S1	DETACHABLE BOLLARDS @ MAINTENANCE DRIVE
S2	PROPOSED MECHANICAL ENCLOSURE & EQUIPMENT YARDS
S3	REMOVE EXISTING DRIVEWAY AND REPLACE WITH NEW ROLLED CURB AND MAINTENANCE SERVICE ACCESS
S4	PROPOSED SURFACE PARKING STALL, 8'-0" X 18'-0"
S5	DRIVEWAY VISIBILITY AREA TRIANGLE. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
S5A	INTERSECTION VISIBILITY AREA TRIANGLE. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
S6	REFERENCE SITE AS201 FOR PATH AND DISTANCE TO NEAREST TRANSIT STATION
S7	PROPOSED PAVED DRIVEWAY PER CIVIL. NEW DRIVEWAY TO COMPLY WITH CURRENT SAN DIEGO CITY STANDARD SDG-163 COMMERCIAL CONCRETE DRIVEWAYS
S8	EXISTING DRIVEWAYS TO BE REMOVED WILL BE REPLACED WITH FULL HEIGHT CURB, GUTTER, AND SIDEWALK
S9	SETBACK LINE PER CITY OF SAN DIEGO MUNICIPAL CODE
S10	PROPOSED ACCESSIBLE PATH OF TRAVEL FROM BUILDING ENTRANCES TO PUBLIC SIDEWALK
S12	SHORT TERM BICYCLE RACKS AND (5) EV BIKE CHARGING STATIONS
S21	PROPERTY LINE
S25	TRASH AND RECYCLE
S26	PROVIDE NEW CURB AND GUTTER PER CITY STANDARDS - SEE CIVIL DRAWINGS
S29	PROPOSED ROW LINE AFTER DEDICATION
S30	CORRECTED MULTI-HABITAT PLANNING AREA BOUNDARY
S33	PROPOSED FLOOD PLAIN LINE
S36	PROPOSED STANDPIPE LOCATION
S38	ACCESSIBLE ROUTE OF TRAVEL
S40	EXISTING TENNIS COURTS TO REMAIN
S41	PROPOSED SHADE STRUCTURE AT PARKING STRUCTURE ROOF LEVEL (SHADED AREA)

SITE PLAN GENERAL NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
2. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS
3. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATERS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES
4. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN
5. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE FOR THE DISCHARGE LOCATIONS
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER

SITE PARKING INFORMATION

PROPOSED PARKING RATIO: (360,000 GFA)	**2.5 / 1,000 SF**
BUILDING 1 GFA	**205,000 SF**
BUILDING 2 GFA	**155,000 SF**
BUILDING 3 (PARKING STRUCTURE - NOT INCLUDED IN GFA)	254,343 SF
MINIMUM PARKING RATIO FOR **RESEARCH AND DEVELOPMENT** =	2.1 / 1,000 SF **(756)**
MAXIMUM PARKING RATIO FOR **RESEARCH AND DEVELOPMENT** =	4.0 / 1,000 SF **(1,440)**
TOTAL SITE PARKING REQUIRED:	**756 SPACES**
STANDARD SPACES	741 SPACES
ADA SPACES	15 SPACES
TOTAL SITE PARKING PROVIDED:	**912 SPACES**
PARKING GARAGE (BUILDING 3) STANDARD SPACES	824 SPACES
SURFACE PARKING SPACES	88 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED:	**18 SPACES**
(PER 2019 CBC TABLE 11B-208.2 & 11B-208.2.4)	
STANDARD ADA SPACES	18 SPACES
VAN ACCESSIBLE SPACES	3 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED:	**18 SPACES**
STANDARD ADA SPACES	18 SPACES
VAN ACCESSIBLE SPACES	3 SPACES
LOADING PARKING PROVIDED	
LOADING SPACES REQUIRED:	7 SPACES
LOADING SPACES PROVIDED:	7 SPACES
ZERO EMISSION / CARPOOL / EV REQUIRED:	**183 SPACES**
ZERO EMISSION / CARPOOL / EV PROVIDED:	**183 SPACES**
ZERO EMISSION / CARPOOL MINIMUM PROVIDED SURFACE: (12% OF TOTAL SPACES)(CAL GREEN GOVERNS)	22 SPACES
ZERO EMISSION / CARPOOL MINIMUM PROVIDED COVERED:	164 SPACES
(NOTE - CARPOOL , ZE, EV ARE INCLUDED IN PARKING COUNT ABOVE)	
MINIMUM REQUIRED ELECTRIC VEHICLE SPACES (EVCS) (CAL GREEN):	**76 SPACES**
ELECTRIC VEHICLE PROVIDED SURFACE: (10% OF TOTAL SPACES)	8 SPACES
ELECTRIC VEHICLE PROVIDED COVERED:	66 SPACES
ELECTRIC VEHICLE SPACES W/ CHARGERS PROVIDED: (CAP GOVERNS - 50%)	**38 SPACES**
MOTORCYCLE SPACES MINIMUM REQUIRED: (2% OF 756 TOTAL SPACES)	15 SPACES
MOTORCYCLE SPACES MINIMUM PROVIDED:	**15 SPACES**
SHORT TERM BICYCLE PARKING REQUIRED: (5% OF 756 TOTAL SPACES)	38 SPACES
SHORT TERM BICYCLE PARKING PROVIDED: (CAP GOVERNS)	**51 SPACES**
LONG TERM BICYCLE PARKING MINIMUM REQUIRED: (WITH LOCKERS OR COVERED LOCKABLE ROOM WITH RACKS) (5% OF 756 TOTAL SPACES)	38 SPACES
LONG TERM BICYCLE PARKING PROVIDED:(CAP GOVERNS)	**51 SPACES**

WATER & SEWER DEVELOPMENT

1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER / PERMITTEE SHALL APPLY FOR A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACK FLOW PREVENTION DEVICES, ON EACH WATER SERVICE (DOMESTIC, FIRE & IRRIGATION) IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER. PFPD'S SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT OF WAY. THE P.U.D. WILL NOT PERMIT THE REQUIRED BFPD'S TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE
2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER / PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF ALL PUBLIC WATER AND SEWER FACILITIES ARE TO BE IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDES
3. ALL PUBLIC WATER AND SEWER FACILITIES ARE TO BE IN ACCORDANCE WITH THE ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDES
4. ALL PROPOSED PRIVATE WATER AND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK
5. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES
6. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER / PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, TO CAP (ABANDON) AT THE PROPERTY LINE ANY EXISTING UNUSED SEWER LATERAL AND INSTALL NEW SEWER LATERALS WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VEHICULAR AREA
7. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER / PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, TO REMOVE (KILL) AT THE MAIN ANY EXISTING UNUSED WATER SERVICE

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- FIRE LANE — AREA OF NEW FIRE LANE
- FIRE HYDRANT
- ACCESSIBLE PARKING SIGN
- 6" CURB AND GUTTER
- ACCESSIBLE ROUTE OF TRAVEL

SITE LIGHTING NOTES

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

ENVIROMENTAL NOTES

1. SEE BIOLOGY REPORT BY ENVIRONMENTAL
2. STORMWATER RUNOFF WILL BE CONTROLLED PER THE CIVIL DRAWINGS WITH THE REQUIRED SWPPP WHICH INCLUDES THE BEST MANAGMENT PRACTICES AND THE NOTICE OF INTENT TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD

TRANSIT ACCESS NOTES

1. SEE SHEET AS201 FOR THE CLOSEST PUBLIC TRANSPORTATION STOP. APPROXIMATELY 1,920 FEET OR 0.36 MILES TO SITE.

BEST MANAGEMENT PRACTICES

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

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LICENSED ARCHITECT — GREG KING — NO. C22219 — REN. 12/31/23 — STATE OF CALIFORNIA

KEY PLAN

NO.	DESCRIPTION	DATE
5	5TH ENTITLEMENT SUBMITTAL	03.07.24
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
3	3RD ENTITLEMENT SUBMITTAL	08.11.23
2	2ND ENTITLEMENT SUBMITTAL	04.14.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT **McCARTHY COOK OXFORD**

PROJECT **TORREY PINES BUSINESS PARK**

ADDRESS 4010 SORRENTO VALLEY BLVD SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE AS SHOWN

TITLE

PROPOSED SITE PLAN

AS101

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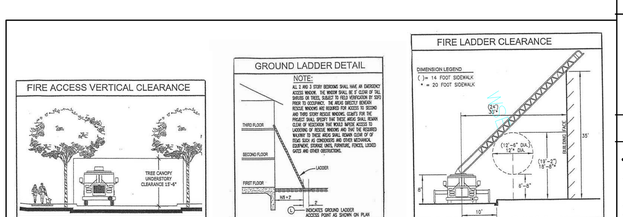
1 SITE PLAN - FIRE DEPARTMENT ACCESS
SCALE: 1" = 40'-0"

PLAN NORTH



2 SITE DEVELOPMENT FIRE DEPARTMENT DETAILS
SCALE: 6" = 1'-0"

SITE PLAN KEYNOTES

NUMBER	DESCRIPTION
S2	PROPOSED MECHANICAL ENCLOSURE & EQUIPMENT YARDS
S4	PROPOSED SURFACE PARKING STALL 8'-0" X 18'-0"
S7	PROPOSED PAVED DRIVEWAY PER CIVIL. NEW DRIVEWAY TO COMPLY WITH CURRENT SAN DIEGO CITY STANDARD SDG-163 COMMERCIAL CONCRETE DRIVEWAYS
S9	SETBACK LINE PER CITY OF SAN DIEGO MUNICIPAL CODE
S21	PROPERTY LINE
S26	PROVIDE NEW CURB AND GUTTER PER CITY STANDARDS - SEE CIVIL DRAWINGS
S33	PROPOSED FLOOD PLAIN LINE
S34	EXISTING FIRE HYDRANT TO REMAIN
S35	EXISTING FIRE HYDRANT TO BE RELOCATED
S36	PROPOSED STANDPIPE LOCATION
S37	PROPOSED FIRE HYDRANT
S39	100' WETLANDS BUFFER
S40	EXISTING TENNIS COURTS TO REMAIN

SITE DEVELOPMENT FIRE DEPARTMENT NOTES

SD-1 **APPROVED DOCUMENTS.** CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE (2019 CFC 105.4.4)

SD-2 **ACCESS ROADS.**
- a. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION (2019 CFC 501.4).
- b. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. (2019 CFC 503.2.3).
- c. DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS (CFC 503.2.5).
- d. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08-1.

SD-3 **STREET OR ROAD SIGNS.** TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. (2019 CFC 505.2)

SD-4 **ADDRESS**. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-00-6.

SD-5 **FIRE EQUIPMENT LOCATION**. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.

SD-6 **HYDRANTS**.
- a. CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED (2019 CFC 507.5.5)
- b. PHYSICAL PROTECTION - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS, OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION 312 (2019 CFC 507.5.6)

SD-7 **SECURITY GATES.**
- a. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION.
- b. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES.
- c. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- d. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.

SD-8 **LANDSCAPING.**
- a. 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, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES.
- b. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.

SD-9 **AERIAL LADDER ACCESS.** WHEN ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT ABOVE NATURAL GRADE, THE ACCESS ROADWAY SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE LOCATION SHALL BE 15-30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. (LONGEST SIDE)

SD-10 **BRUSH MANAGEMENT.** ALL NEW CONSTRUCTION IN THE VERY HIGH SEVERITY ZONE IS SUBJECT TO BRUSH MANAGEMENT REQUIREMENTS. FIRE MITIGATION IS REQUIRED IF 100 FT OF DEFENSIBLE SPACE CAN NOT BE PROVIDED; 35' OF ZONE 1 AND 65' OF ZONE 2. PROJECTS SUBJECT TO FIRE MITIGATION ARE BASED ON LANDSCAPING REVIEW. SEE FIRE DEPARTMENT POLICY B-18-01, SANDIEGO.GOV/FIRE, SERVICES AND PROGRAMS, BRUSH MANAGEMENT AND WEED ABATEMENT, BRUSH MITIGATION ZONES.

SD-11 **CFC CHAPTER 33.** ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.

SD-12 **ELEVATOR GURNEY.** CBC SEC 3002.4A - GENERAL STRETCHER REQUIREMENTS - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A

SD-13 **EXTERIOR DOORS.** EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. CFC SEC 504

SD-14 **HAMMERHEADS/ TURNAROUNDS.** HAMMERHEADS/ TURNAROUNDS SHOULD BE PROVIDED PER APPENDIX D CFC. FIGURE D103.1 TURN RADIUS = 30' INSIDE AND 50' OUTSIDE. POLICY A-14-1

SD-15 **HOSE PULL.** REQUIRED HOSE PULLS TO ALL PORTIONS OF THE EXTERIOR OF THE BUILDING/ BUILDINGS PER POLICY A-14-1.

SD-16 **RED CURB AREAS.** THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.

SD-17 **STAIRWAY ACCESS TO ROOF**. CFC 504.3 - NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH 1011.12. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF.

FIRE ALARM / EXTINGUISHING SYSTEMS

FA-1 STANDPIPE SYSTEMS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS OF C.F.C. SEC. 905.

FA-2 INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH C.F.C. SEC. 905.

FA-3 ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE C.B.C. AND C.F.C.

FA-4 COMPLETE PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEMS, FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES, ETC., AND OTHER FIRE PROTECTION APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE LIFE AND SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. C.F.C. CHAPTER 9.

FA-5 ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEVELS, AND TEMPERATURES, CRITICAL AIR PRESSURES, AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY SUPERVISED PER C.F.C. 903.4.

FA-6 SIGNALS AND ALARMS SHALL BE PROVIDED PER C.F.C. 903.4.1 AND 903.4.2.

FA-7 INSTALLATION OF FIRE ALARMS SHALL BE IN ACCORDANCE WITH C.F.C. SECTION 907.

FA-8 **STANDPIPE DURING CONSTRUCTION.** EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 3313.1. STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS CFC 3313.1

FA-9 **STANDPIPES.** A CLASS I STANDPIPE OUTLET CONNECTION IS REQUIRED IN OCC. OF 4 OR MORE STORIES AT EVERY FLOOR-LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE OR BELOW GRADE. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITHIN THE EXIT ENCLOSURE OR, IN THE CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBULE OR EXTERIOR BALCONY, GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST 1 OUTLET ABOVE THE ROOF LINE WHEN THE ROOF HAS A SLOPE OF LESS THAN 4/12 UNITS HORIZONTAL. IN BUILDINGS WHERE MORE THAN 1 STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED. CFC 905

FA-10 **EXTINGUISHERS**. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SF OR PORTION THEREOF ON EACH FLOOR. CFC SEC 906

FIRE HYDRANTS

FH-1 FIRE HYDRANT SHALL COMPLY WITH THE FIRE DEPARTMENT FOR REQUIREMENTS FOR ON-SITE FIRE HYDRANTS, FIRE, AND LIFE SAFETY, F.P.B. POLICY F-98-01 AND C.F.C. SEC. 508 AND 901.5.

FH-2 FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS.

FH-3 ON-SITE FIRE HYDRANTS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS AND C.F.C. SEC. 508 AND 901.5

FIRE ACCESS PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- FIRE LANE — AREA OF NEW FIRE LANE
- FIRE HYDRANT
- FIRE ACCESS ROADWAY SIGN

ATTACHMENT 9

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KEY PLAN

NO.	DESCRIPTION	DATE
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
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CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE AS SHOWN

TITLE
FIRE DEPARTMENT ACCESS SITE PLAN

AS102

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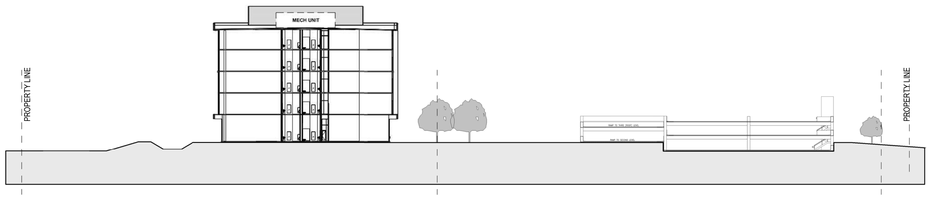
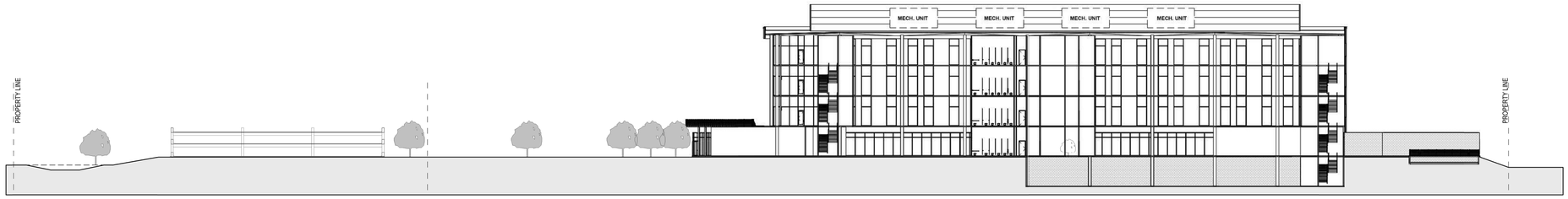


1 SITE SECTION 1 - NORTH-SOUTH
SCALE: 1" = 40'-0"



2 SITE SECTION 2 - EAST-WEST
SCALE: 1" = 40'-0"

3 TRANSIT MAP
SCALE: 12" = 1'-0"

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SCALE AS SHOWN

TITLE

SITE SECTIONS & TRANSIT MAP

AS201

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ATTACHMENT 9

1 B1 - FLOOR PLAN - LEVEL 1, OVERALL
SCALE: 3/32" = 1'-0"

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
30	ROLL UP DOOR
33	CURTAIN WALL
38	ANODIZED ALUMINUM COLUMN COVER
58	MECHANICAL LOUVERS

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SCALE AS SHOWN

TITLE
BUILDING B1 FLOOR PLAN - LEVEL 1, OVERALL

B1-AE101

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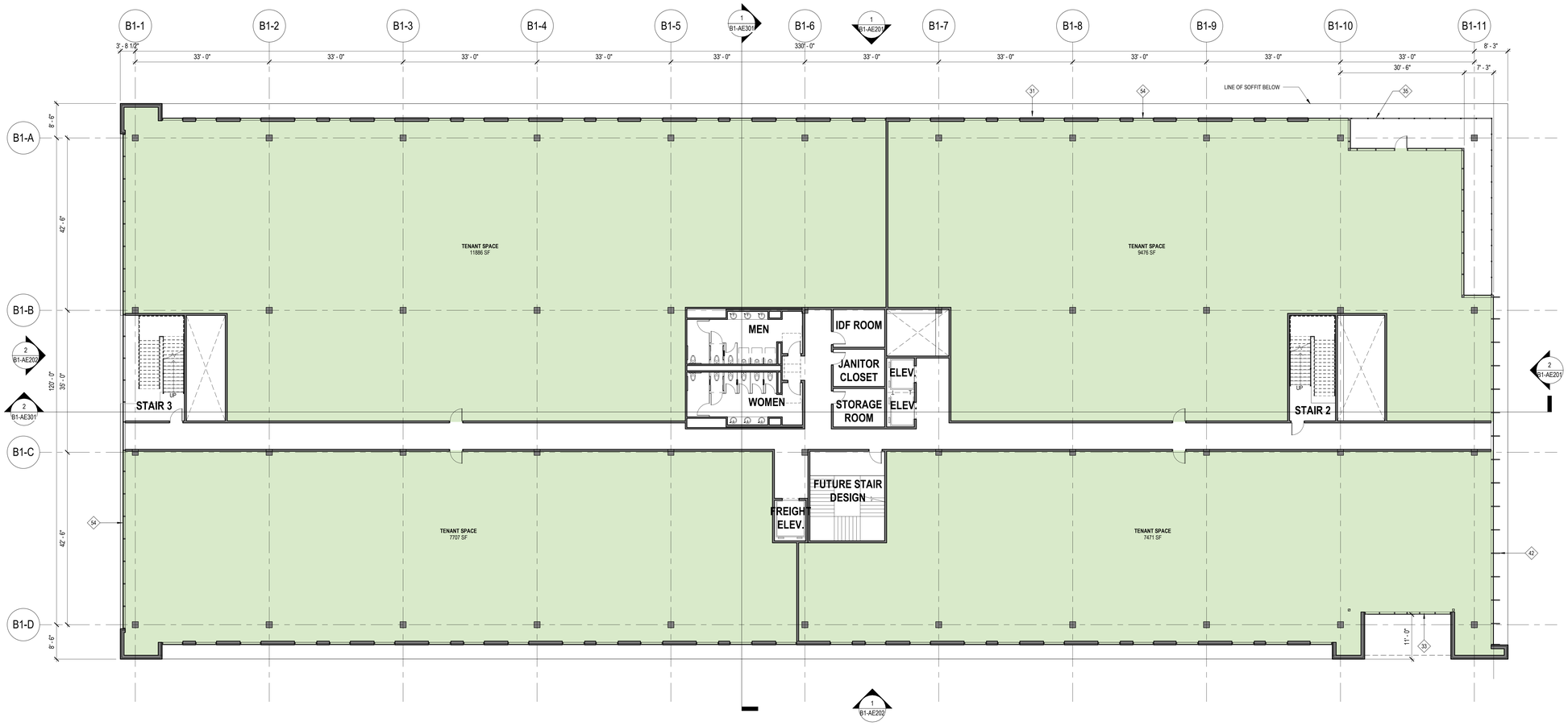

1 B1 - FLOOR PLAN - LEVEL 2, OVERALL
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
31	METAL PANEL RAINSCREEN
33	CURTAIN WALL
35	STEEL GUARDRAIL
42	UNITIZED STOREFRONT WITH VERTICAL SUN SHADING FIN
54	ANODIZED ALUMINUM FRAMED GLAZED STOREFRONT SYSTEM

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TITLE
BUILDING B1 FLOOR PLAN - LEVEL 2, OVERALL

B1-AE102

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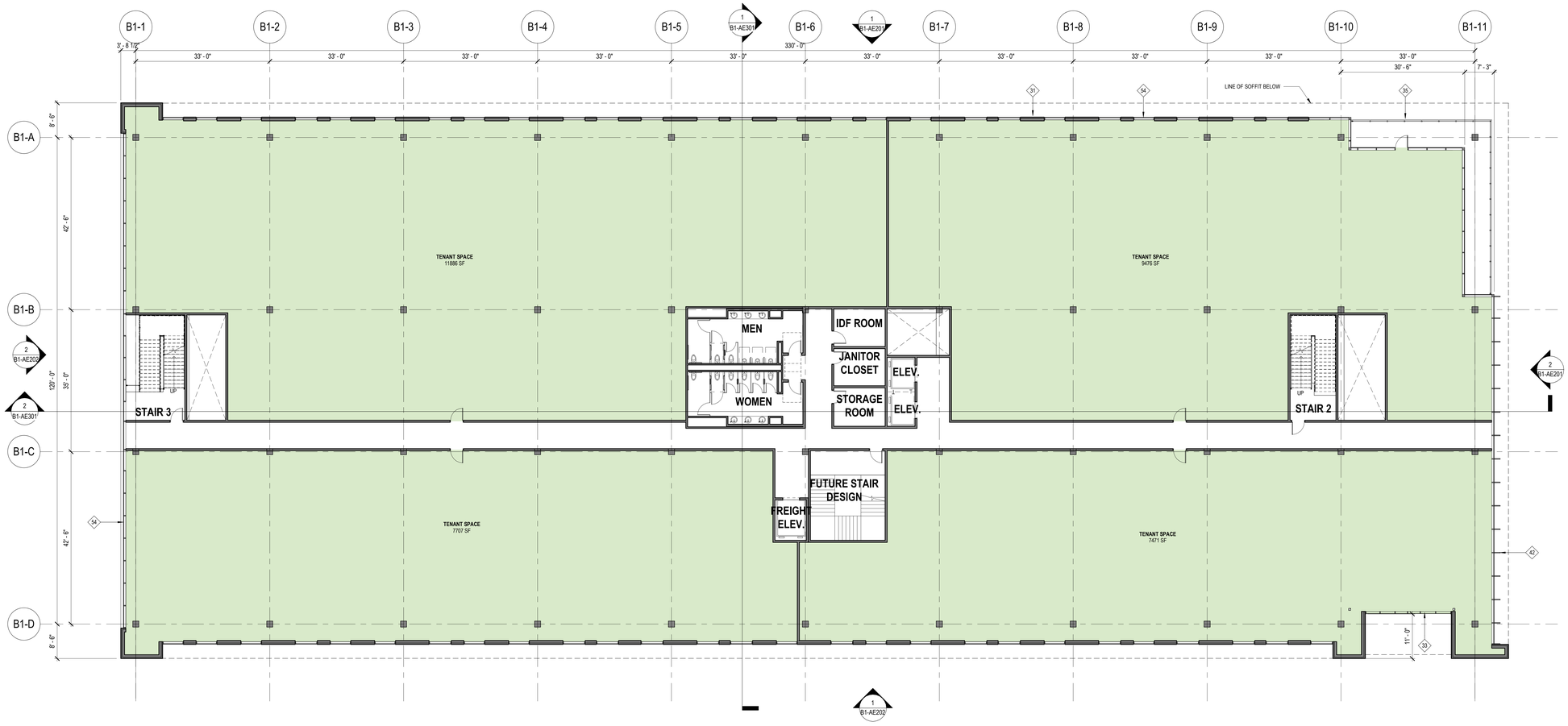

1 B1 - FLOOR PLAN - LEVEL 3, OVERALL
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
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35	STEEL GUARDRAIL
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BUILDING B1 FLOOR PLAN - LEVEL 3, OVERALL

B1-AE103

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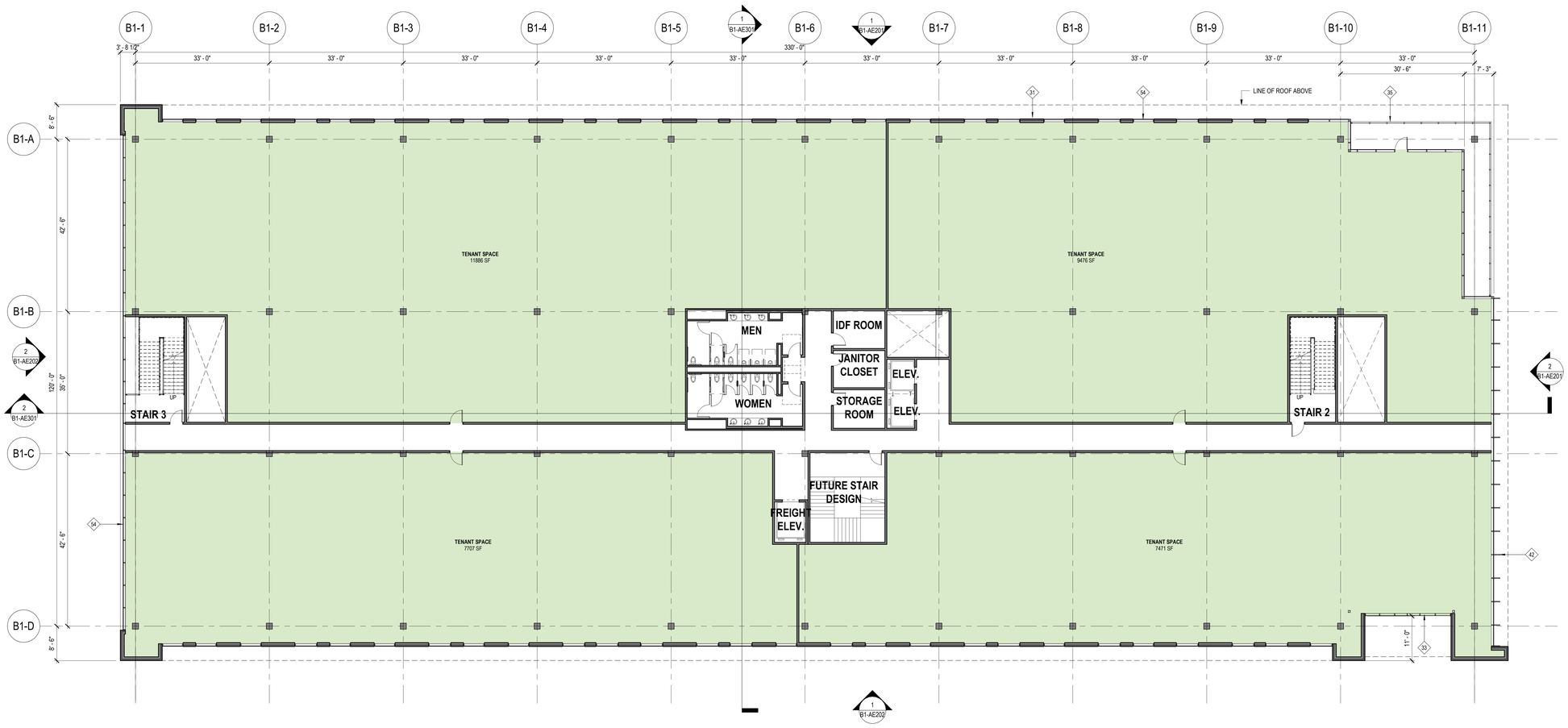

1 B1 - FLOOR PLAN - LEVEL 4, OVERALL
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

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42	UNITIZED STOREFRONT WITH VERTICAL SUN SHADING FIN
54	ANODIZED ALUMINUM FRAMED GLAZED STOREFRONT SYSTEM

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2	2ND ENTITLEMENT SUBMITTAL	04.14.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE AS SHOWN

TITLE
BUILDING B1 FLOOR PLAN - LEVEL 4, OVERALL

B1-AE104

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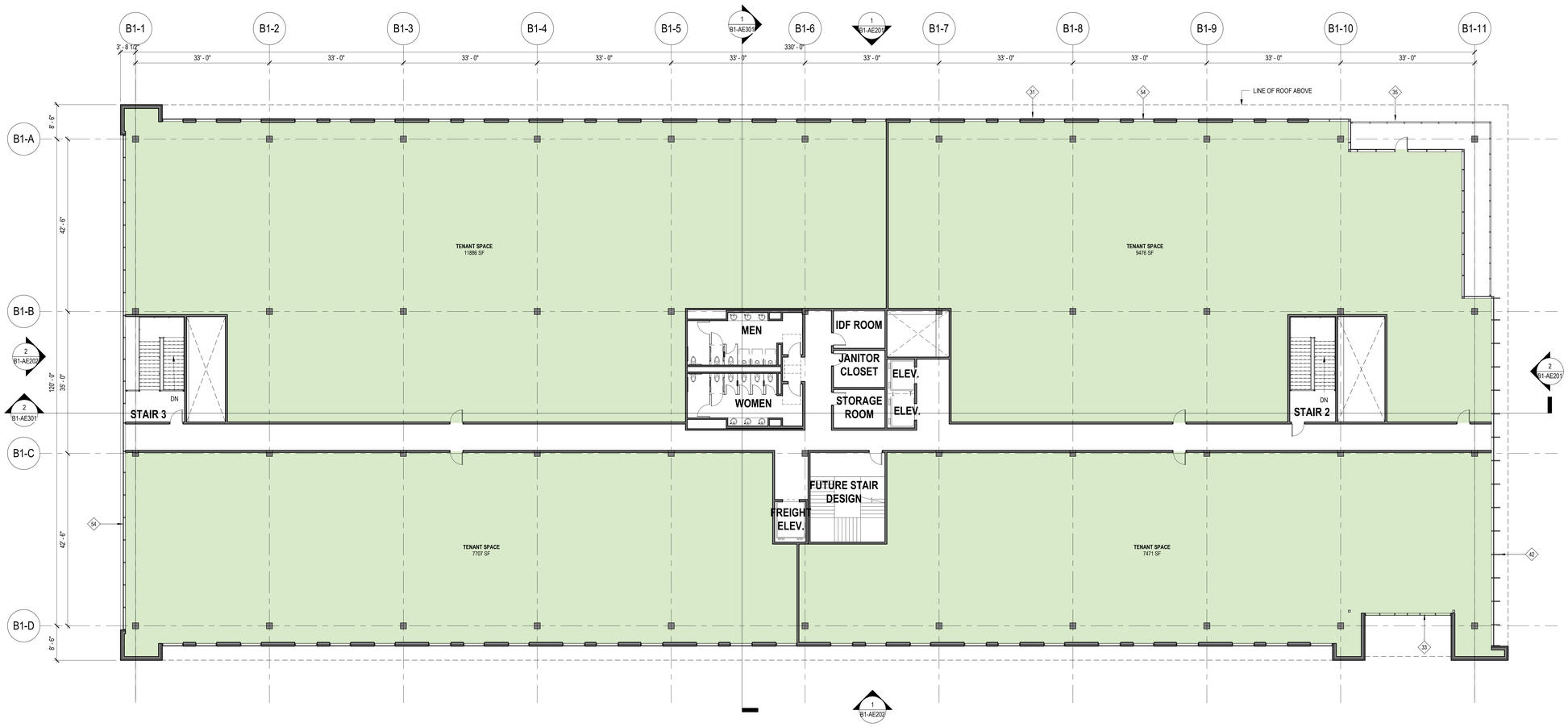

1 B1 - FLOOR PLAN - LEVEL 5, OVERALL
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
31	METAL PANEL RAINSCREEN
33	CURTAIN WALL
35	STEEL GUARDRAIL
42	UNITIZED STOREFRONT WITH VERTICAL SUN SHADING FIN
54	ANODIZED ALUMINUM FRAMED GLAZED STOREFRONT SYSTEM

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LICENSED ARCHITECT
NO. C22219
REN. 12/31/23
STATE OF CALIFORNIA

KEY PLAN

NO.	DESCRIPTION	DATE
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
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CLIENT
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PROJECT
TORREY PINES BUSINESS PARK

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PROJECT NO. 22015

SCALE AS SHOWN

TITLE
BUILDING B1 FLOOR PLAN - LEVEL 5, OVERALL

B1-AE105

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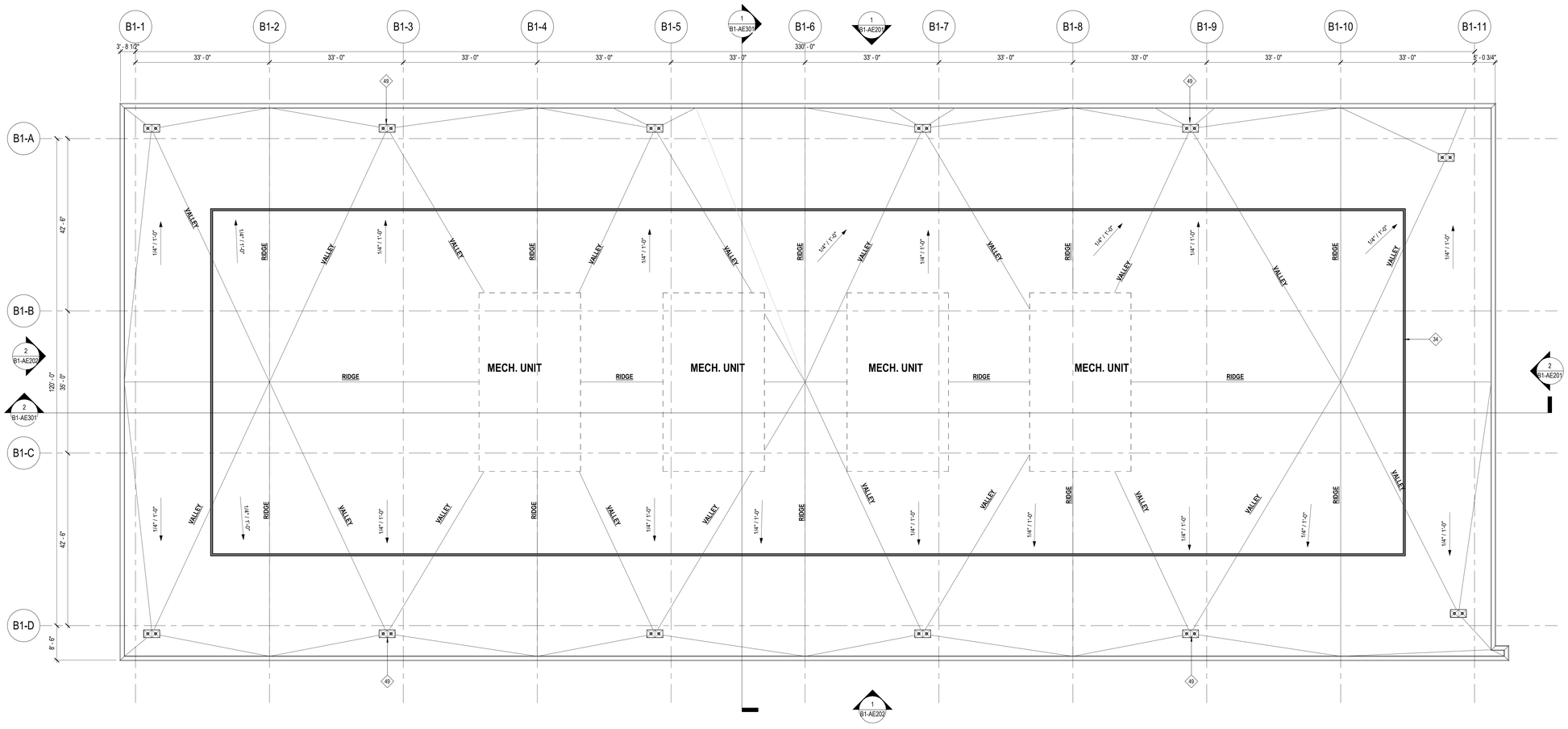

1 B1 - FLOOR PLAN - ROOF LEVEL, OVERALL
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
34	CORRUGATED METAL ROOF SCREEN
49	ROOF AND OVERFLOW DRAINS, TYP.

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CLIENT **McCARTHY COOK OXFORD**

PROJECT **TORREY PINES BUSINESS PARK**

ADDRESS 4010 SORRENTO VALLEY BLVD
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PROJECT NO. **22015**

SCALE AS SHOWN

TITLE

BUILDING B1 FLOOR PLAN - ROOF LEVEL, OVERALL

B1-AE106

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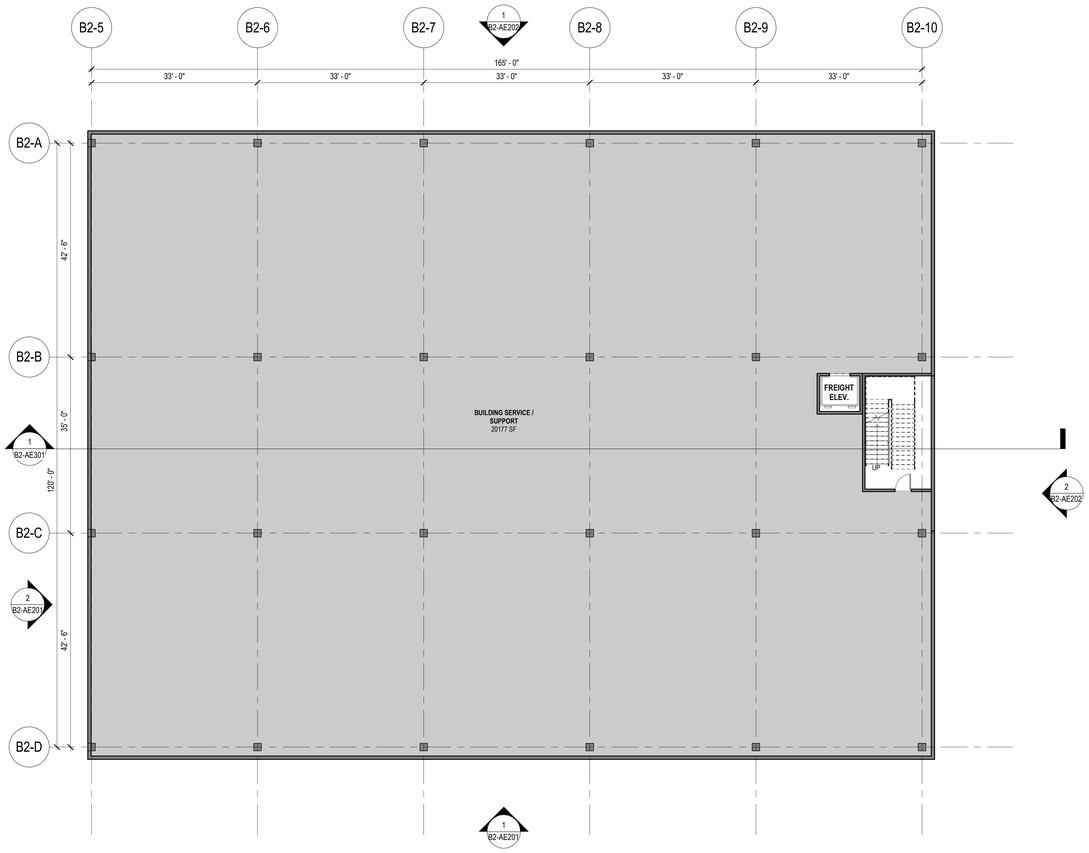

1 B2 - FLOOR PLAN - GARAGE LEVEL
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION

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CLIENT **McCARTHY COOK OXFORD**

PROJECT **TORREY PINES BUSINESS PARK**

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TITLE

BUILDING B2 FLOOR PLAN - GARAGE LEVEL, OVERALL

B2-AE100

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ATTACHMENT 9

1 B2 - FLOOR PLAN - LEVEL 1, OVERALL
SCALE: 3/32" = 1'-0"

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
32	UNITIZED STOREFRONT
38	ANODIZED ALUMINUM COLUMN COVER
S2	PROPOSED MECHANICAL ENCLOSURE & EQUIPMENT YARDS

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PROJECT NO. 22015

SCALE AS SHOWN

TITLE
BUILDING B2 FLOOR PLAN - LEVEL 1, OVERALL

B2-AE101

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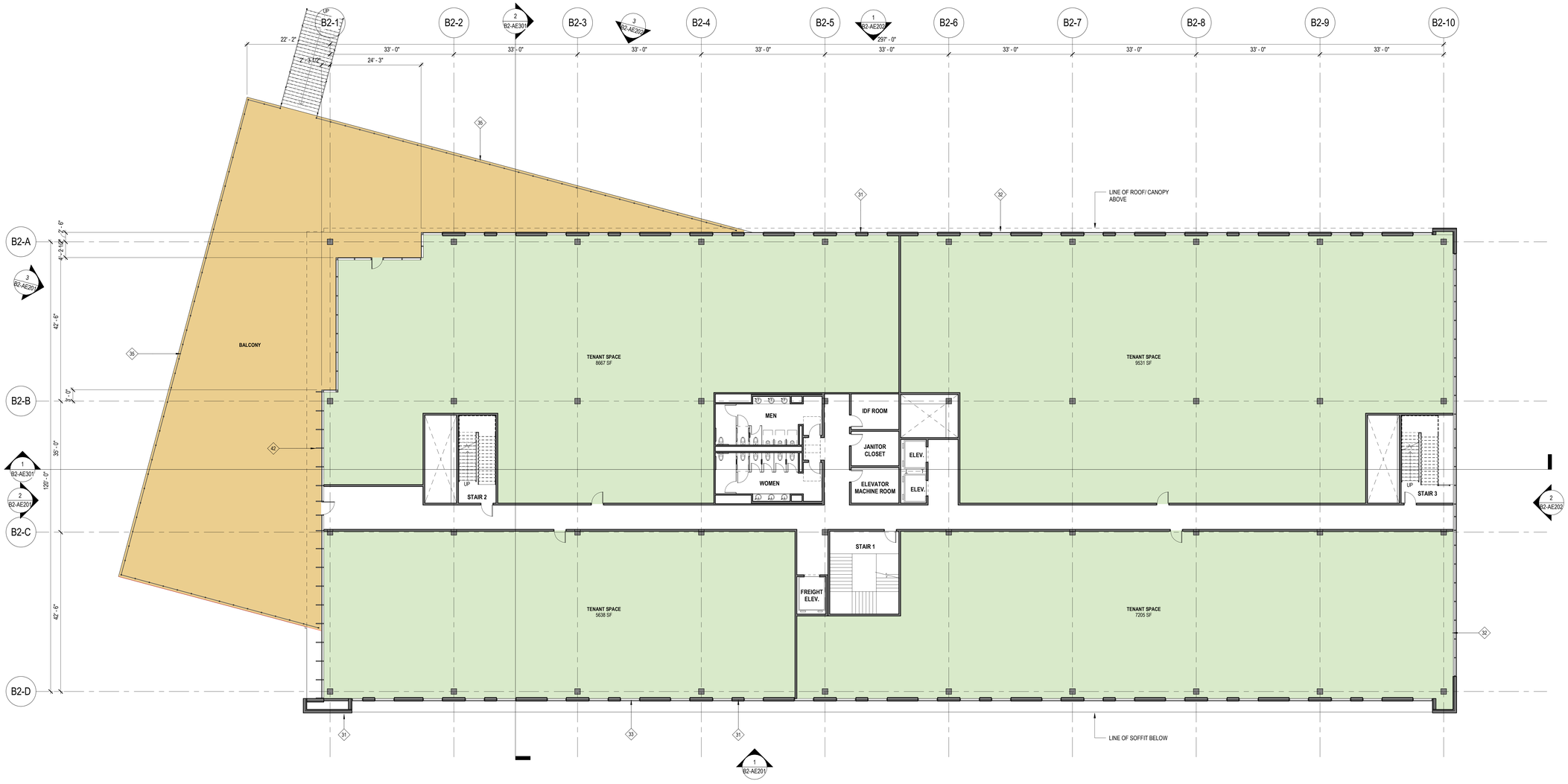

1 B2 - FLOOR PLAN - LEVEL 2, OVERALL
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
31	METAL PANEL RAINSCREEN
32	UNITIZED STOREFRONT
33	CURTAIN WALL
35	STEEL GUARDRAIL
42	UNITIZED STOREFRONT WITH VERTICAL SUN SHADING FIN

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PROJECT NO. 22015

SCALE AS SHOWN

TITLE
BUILDING B2 FLOOR PLAN - LEVEL 2, OVERALL

B2-AE102

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ATTACHMENT 9

1 B2 - FLOOR PLAN - LEVEL 3, OVERALL
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
31	METAL PANEL RAINSCREEN
32	UNITIZED STOREFRONT
33	CURTAIN WALL
42	UNITIZED STOREFRONT WITH VERTICAL SUN SHADING FIN

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CLIENT
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PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
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PROJECT NO. 22015

SCALE AS SHOWN

TITLE
BUILDING B2 FLOOR PLAN - LEVEL 3, OVERALL

B2-AE103

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ATTACHMENT 9

1 B2 LEVEL 4
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
31	METAL PANEL RAINSCREEN
32	UNITIZED STOREFRONT
33	CURTAIN WALL
42	UNITIZED STOREFRONT WITH VERTICAL SUN SHADING FIN

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CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. 22015

SCALE AS SHOWN

TITLE
BUILDING B2 FLOOR PLAN - LEVEL 4, OVERALL

B2-AE104

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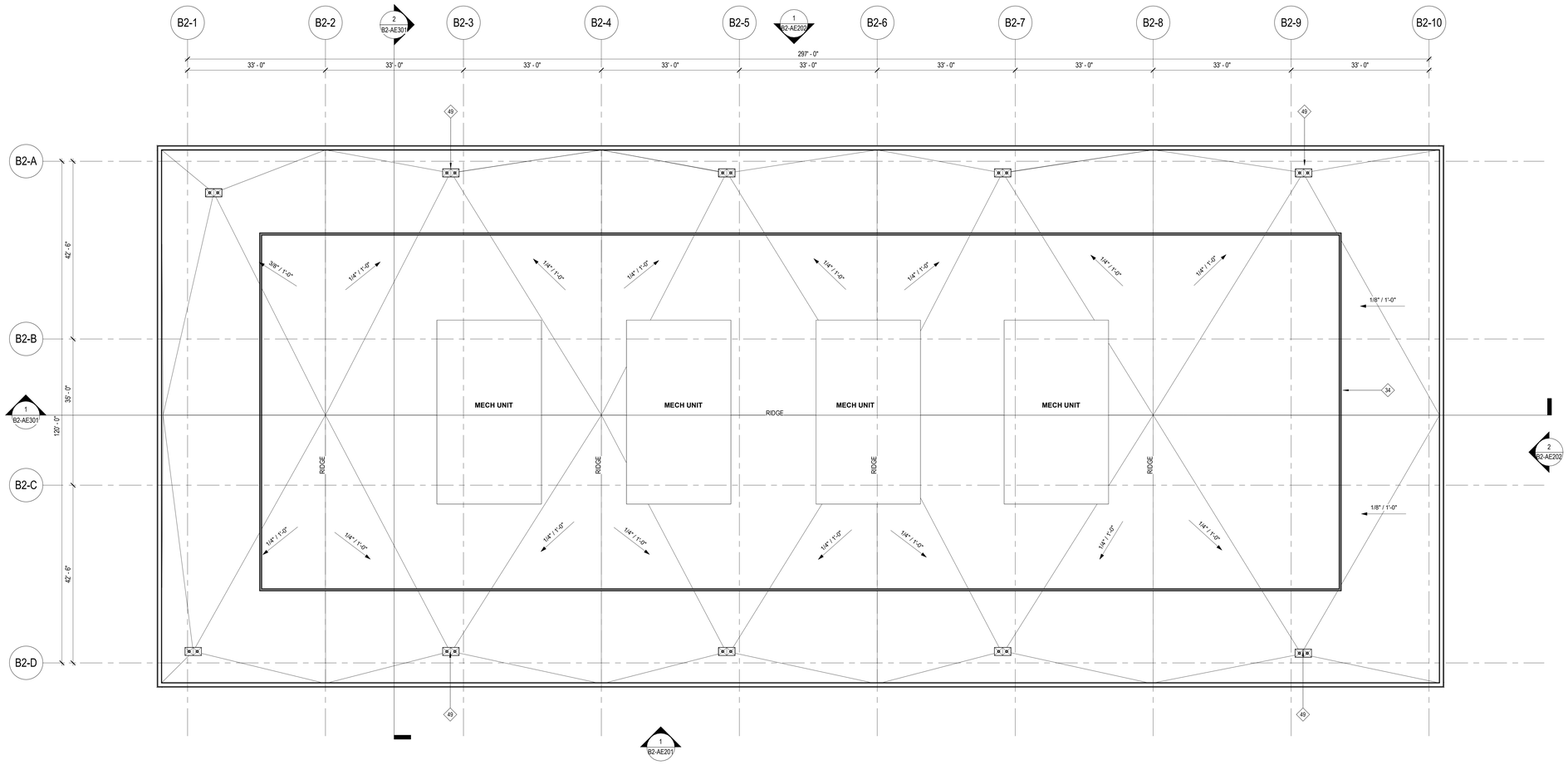

1 B2 ROOF PLAN
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
34	CORRUGATED METAL ROOF SCREEN
49	ROOF AND OVERFLOW DRAINS, TYP.

ATTACHMENT 9

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KEY PLAN

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CLIENT **McCARTHY COOK OXFORD**

PROJECT **TORREY PINES BUSINESS PARK**

ADDRESS 4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE AS SHOWN

TITLE

BUILDING B2 FLOOR PLAN - ROOF LEVEL, OVERALL

B2-AE105

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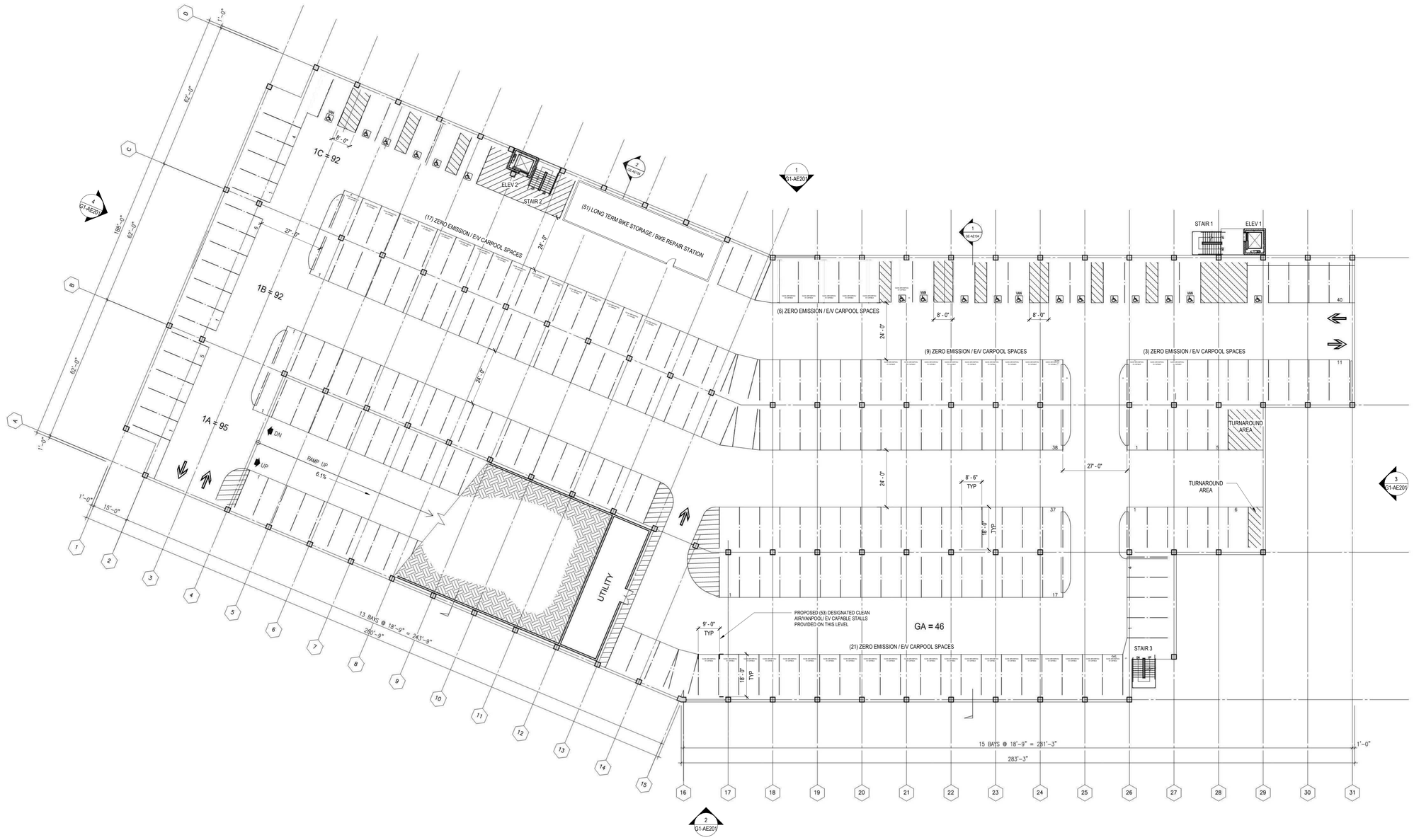

1 G1 - FLOOR PLAN - LEVEL 1, OVERALL
SCALE: 1/16" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION

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550 Ellis Street, Mountain View, CA 94043 650-943-1660
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CLIENT **McCARTHY COOK OXFORD**

PROJECT **TORREY PINES BUSINESS PARK**

ADDRESS 4010 SORRENTO VALLEY BLVD
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PROJECT NO. **22015**

SCALE AS SHOWN

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PARKING GARAGE FLOOR PLAN - LEVEL 1, OVERALL

G1-AE101

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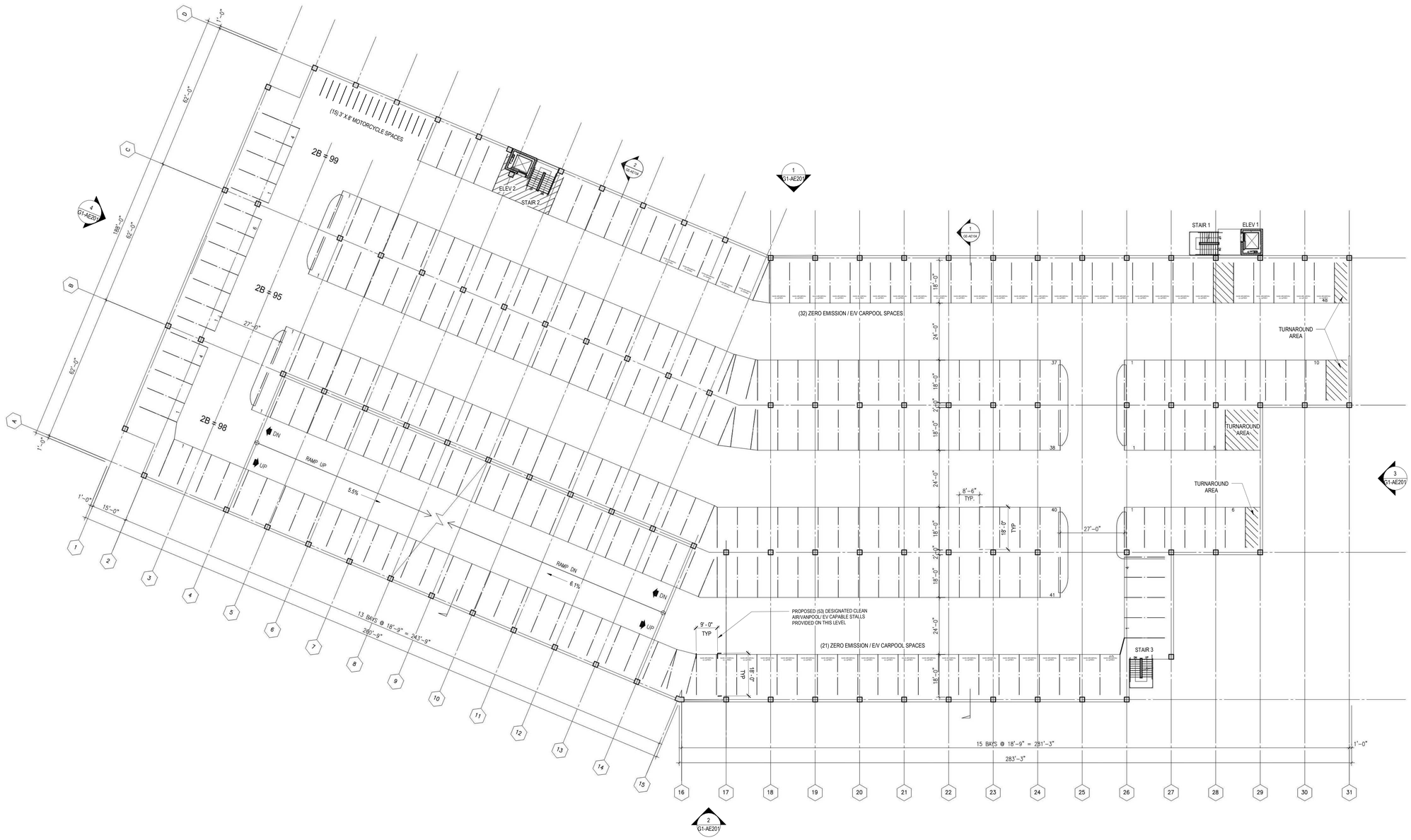

1 G1 - FLOOR PLAN - LEVEL 2, OVERALL
SCALE: 1/16" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION

DGA planning | architecture | interiors

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PROJECT **TORREY PINES BUSINESS PARK**

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PROJECT NO. **22015**

SCALE AS SHOWN

TITLE

PARKING GARAGE FLOOR PLAN - LEVEL 2, OVERALL

G1-AE102

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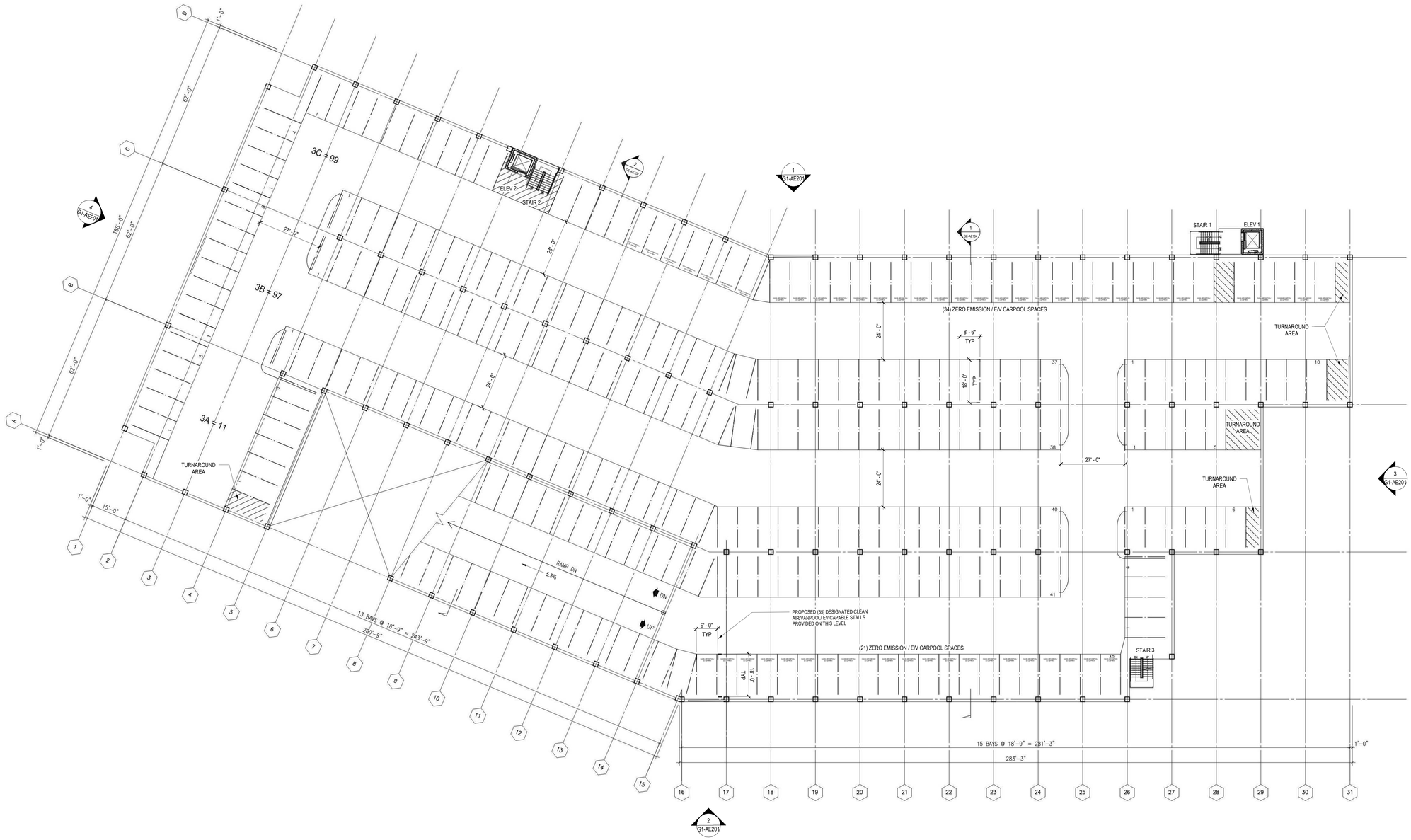

1 G1 - FLOOR PLAN - LEVEL 3, OVERALL
SCALE: 1/16" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION

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STATE OF CALIFORNIA

KEY PLAN

NO.	DESCRIPTION	DATE
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
3	3RD ENTITLEMENT SUBMITTAL	08.11.23
2	2ND ENTITLEMENT SUBMITTAL	04.14.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE AS SHOWN

TITLE
PARKING GARAGE FLOOR PLAN - LEVEL 3, OVERALL

G1-AE103

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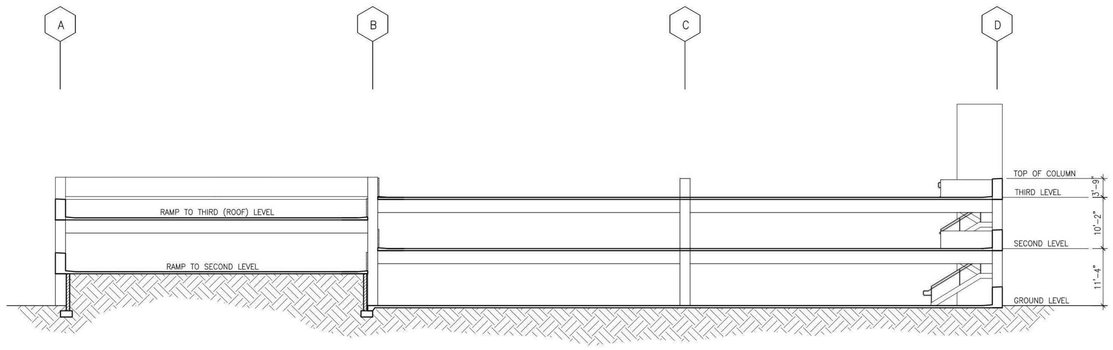
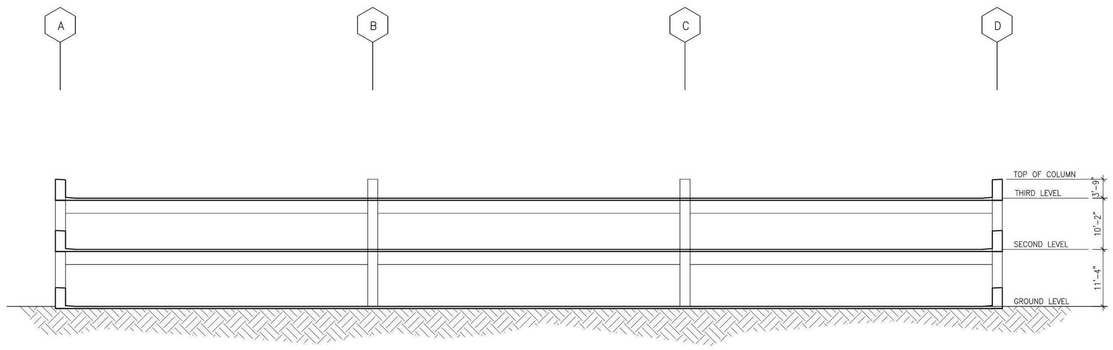
11/15/2023 2:01:39 PM D:_Revit Local Projects\22015_TPBP_Site_CENTRAL_R22_cking.BWWF.rvt



BUILDING SECTION

SCALE: 3/32" = 1'-0"

2



BUILDING SECTION

SCALE: 3/32" = 1'-0"

1

1 G1 - SECTIONS
SCALE: 3/32" = 1'-0"

PLAN NORTH

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION

11/14/2023 12:49:05 PM D:_Revit Local Projects\22015_TPBP_Site_CENTRAL_R22_dking@WWF.rvt

ATTACHMENT 9

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550 Ellis Street, Mountain View, CA 94043 650-943-1660
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2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
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KEY PLAN

NO.	DESCRIPTION	DATE
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
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1	1ST ENTITLEMENT SUBMITTAL	06.06.22

CLIENT **McCARTHY COOK OXFORD**

PROJECT **TORREY PINES BUSINESS PARK**

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SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE AS SHOWN

TITLE

PARKING GARAGE SECTIONS

G1-AE104

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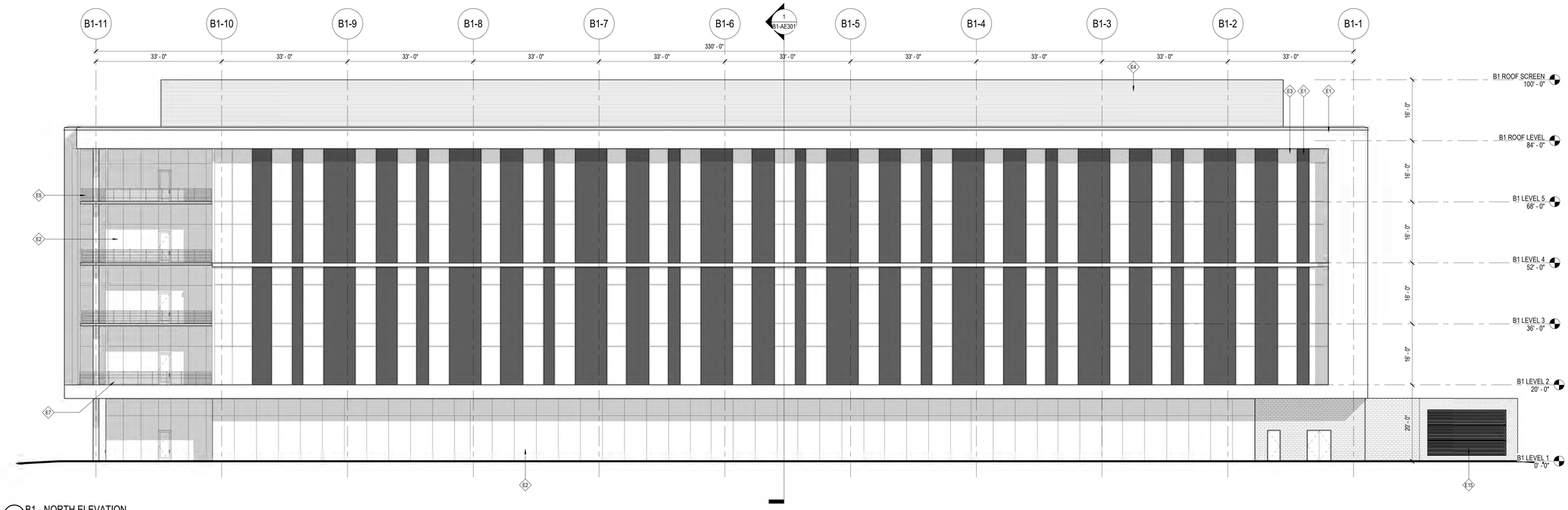

1 B1 - NORTH ELEVATION
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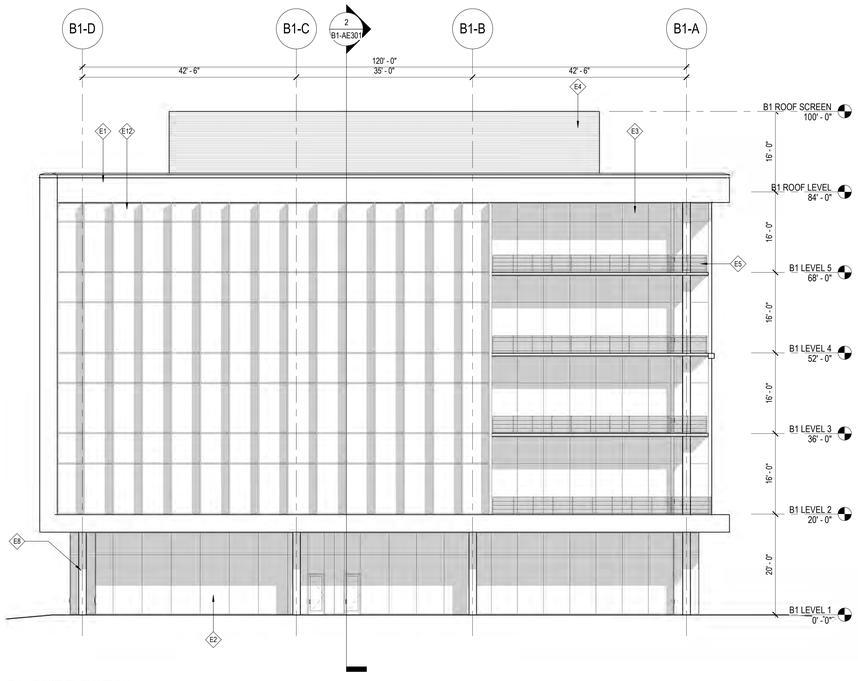

2 B1 - EAST ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION GENERAL NOTES

1. BUILDING SIGNAGE SHALL COMPLY WITH THE DEVELOPMENT REGULATIONS IN THE SAN DIEGO MUNICIPLE CODE CHAPTER, ARTICLE 2, DIVISION 12
2. THESE MATERIALS NOTED ARE CONCEPTUAL, ACTUAL MAY VARY.

EXTERIOR ELEVATION KEYNOTES

NUMBER	DESCRIPTION
E1	METAL PANEL RAINSCREEN
E2	UNITIZED STOREFRONT
E3	CURTAIN WALL
E4	CORRUGATED METAL ROOF SCREEN
E5	STEEL GUARDRAIL
E7	ANODIZED ALUMINUM SLAB EDGE
E8	ANODIZED ALUMINUM COLUMN COVER
E12	UNITIZED STOREFRONT WITH VERTICAL SUN SHADING FIN
E15	MECHANICAL LOUVERS

ATTACHMENT 9

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CLIENT
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TORREY PINES BUSINESS PARK

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SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE AS SHOWN

TITLE
BUILDING B1 EXTERIOR ELEVATIONS

B1-AE201

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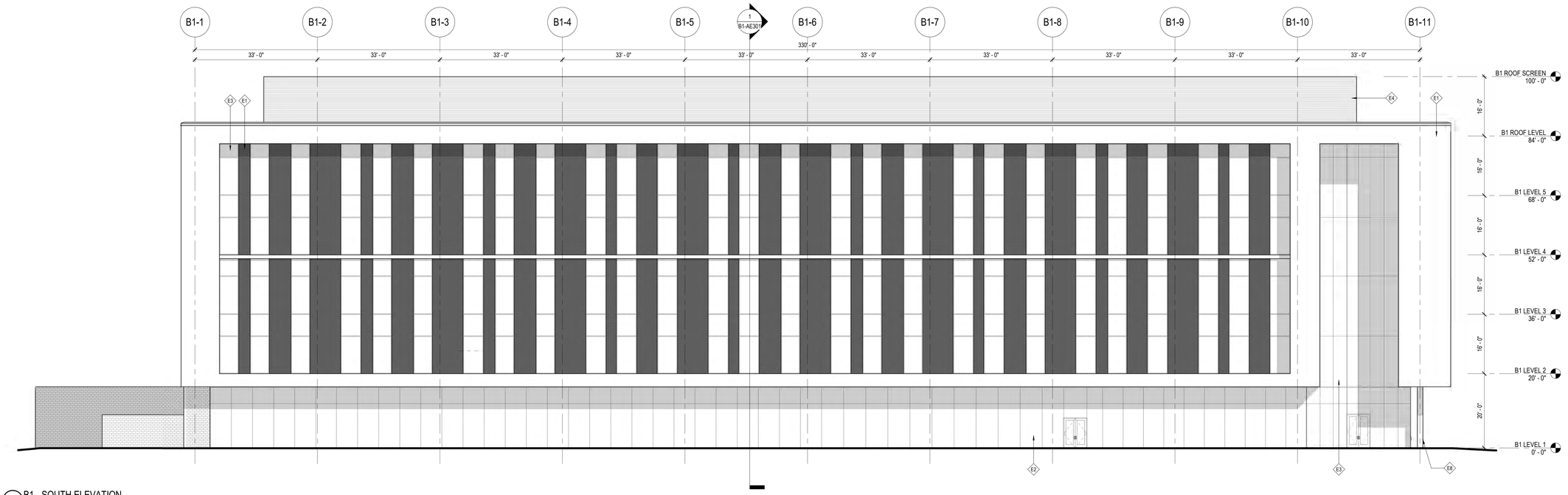
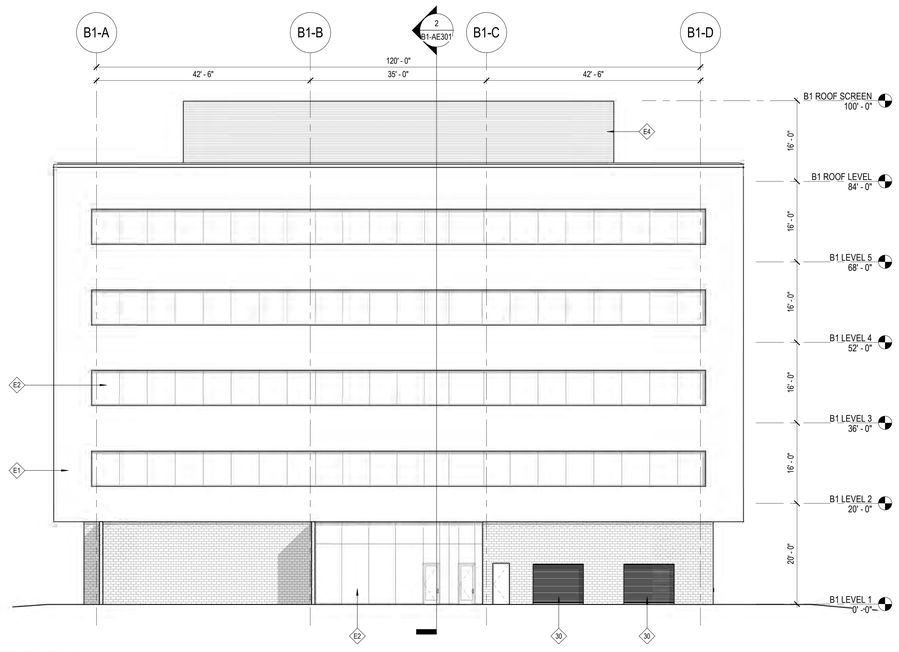


1 B1 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 B1 - WEST ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION GENERAL NOTES

1. BUILDING SIGNAGE SHALL COMPLY WITH THE DEVELOPMENT REGULATIONS IN THE SAN DIEGO MUNICIPLE CODE CHAPTER, ARTICLE 2, DIVISION 12
2. THESE MATERIALS NOTED ARE CONCEPTUAL, ACTUAL MAY VARY.

EXTERIOR ELEVATION KEYNOTES

NUMBER	DESCRIPTION
30	ROLL UP DOOR
E1	METAL PANEL RAINSCREEN
E2	UNITIZED STOREFRONT
E3	CURTAIN WALL
E4	CORRUGATED METAL ROOF SCREEN
E8	ANODIZED ALUMINUM COLUMN COVER

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KEY PLAN

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CLIENT
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TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

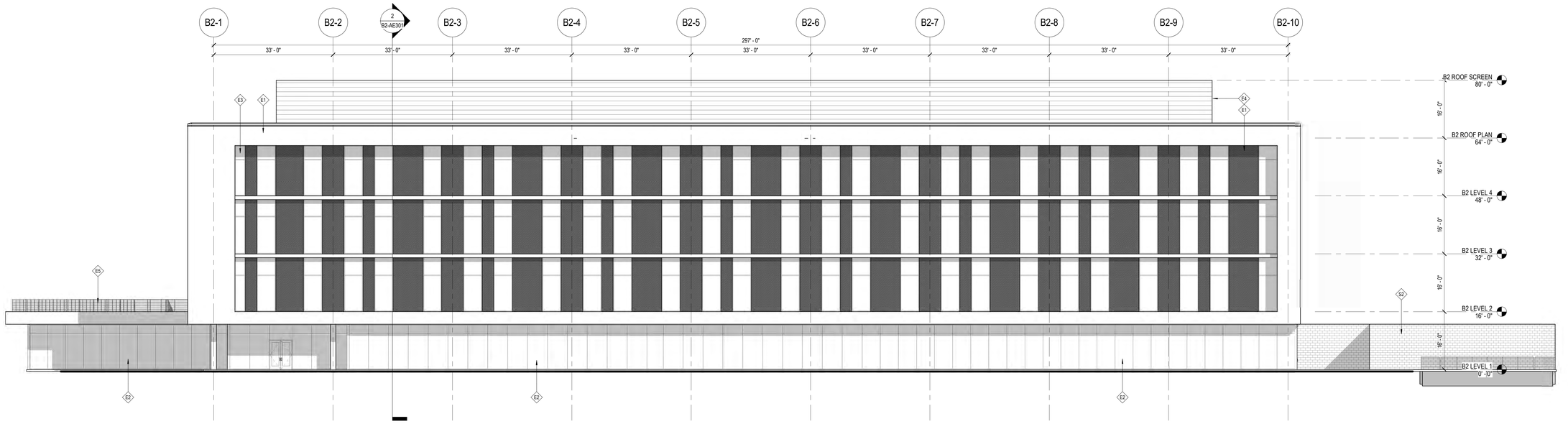
PROJECT NO. **22015**

SCALE AS SHOWN

TITLE
BUILDING B1 EXTERIOR ELEVATIONS

B1-AE202

4/6/2023 6:47:35 PM D:_Revit Local Projects\22015_TPBP_Bldg 1_OPT1_CENTRAL_R22_cking.BWF.rvt



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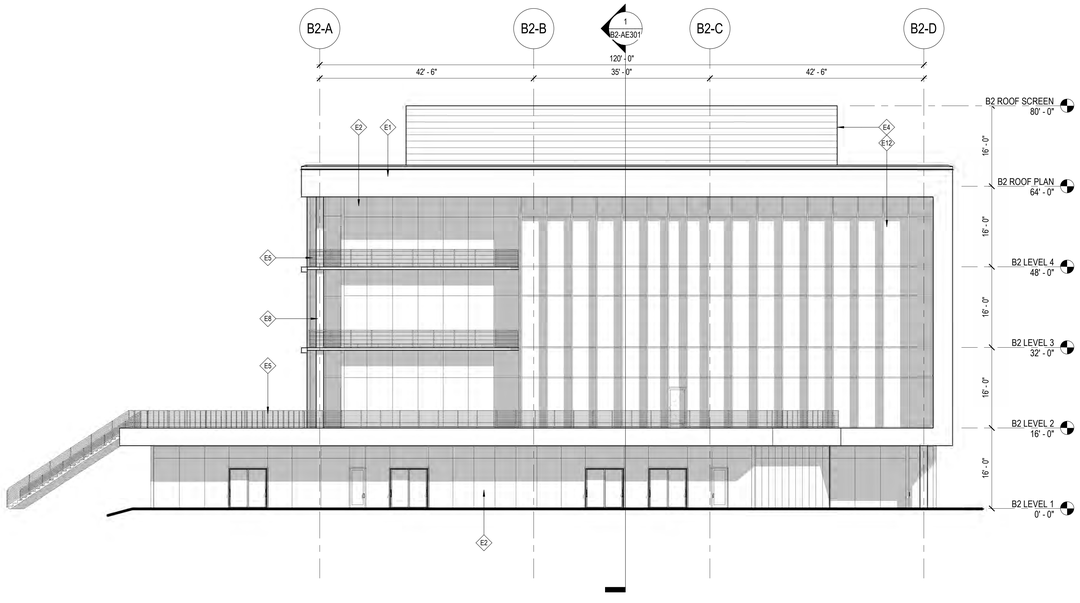

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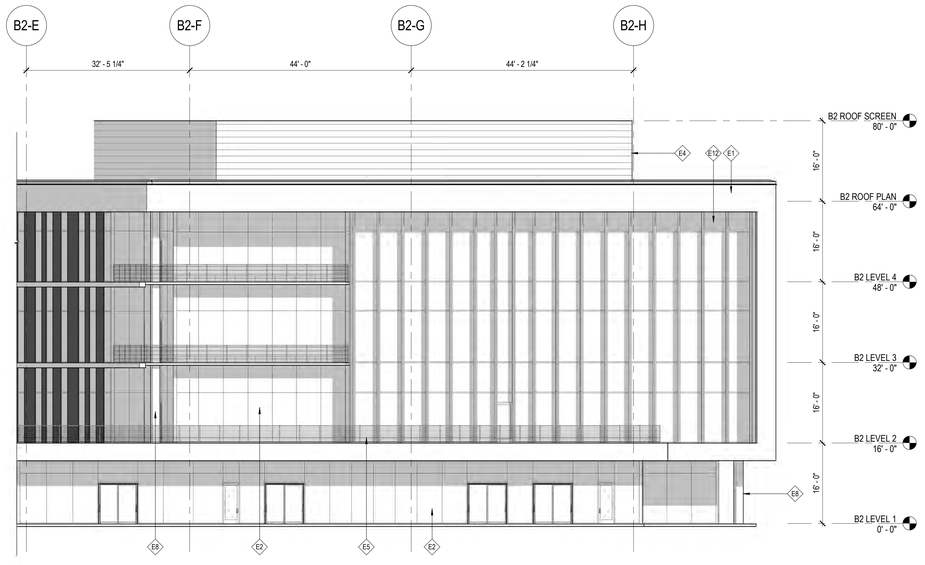

3 B2 - WEST A ELEVATION
SCALE: 3/32" = 1'-0"

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
E1	METAL PANEL RAINSCREEN
E2	UNITIZED STOREFRONT
E3	CURTAIN WALL
E4	CORRUGATED METAL ROOF SCREEN
E5	STEEL GUARDRAIL
E8	ANODIZED ALUMINUM COLUMN COVER
E12	UNITIZED STOREFRONT WITH VERTICAL SUN SHADING FIN
S2	PROPOSED MECHANICAL ENCLOSURE & EQUIPMENT YARDS

4/7/2023 1:03:31 PM D:_Revit Local Projects\22015_TPBP_Bldg 2_OPT1_CENTRAL_R22_dkingJBWWF.rvt

ATTACHMENT 9

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KEY PLAN

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CLIENT
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4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

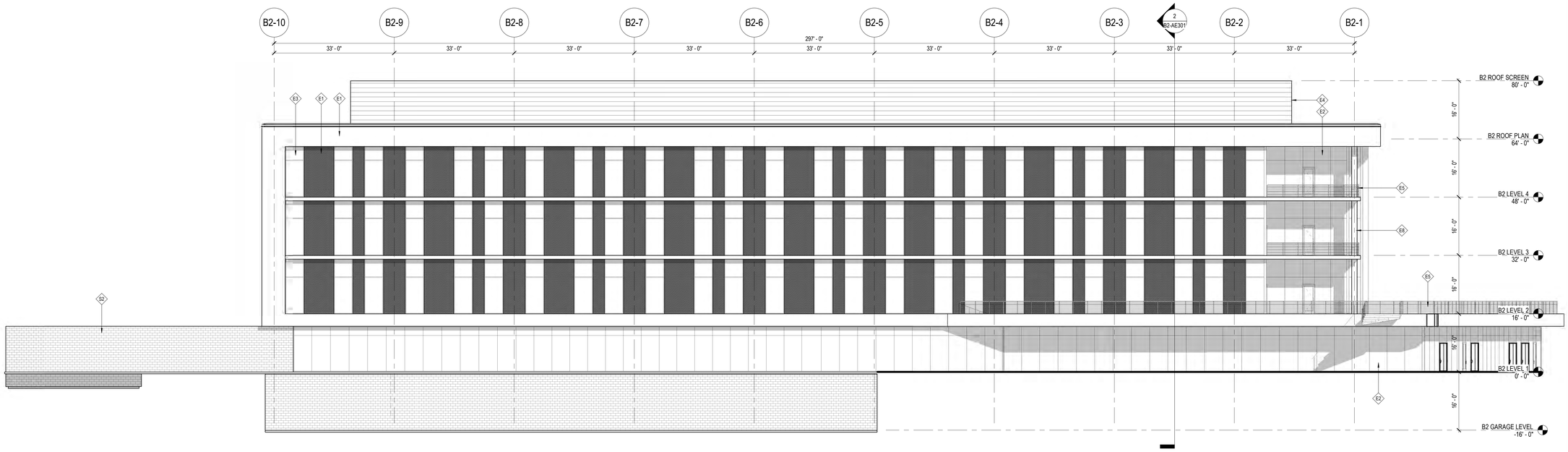
PROJECT NO. **22015**

SCALE AS SHOWN

TITLE
BUILDING B2 EXTERIOR ELEVATIONS

B2-AE201

ATTACHMENT 9



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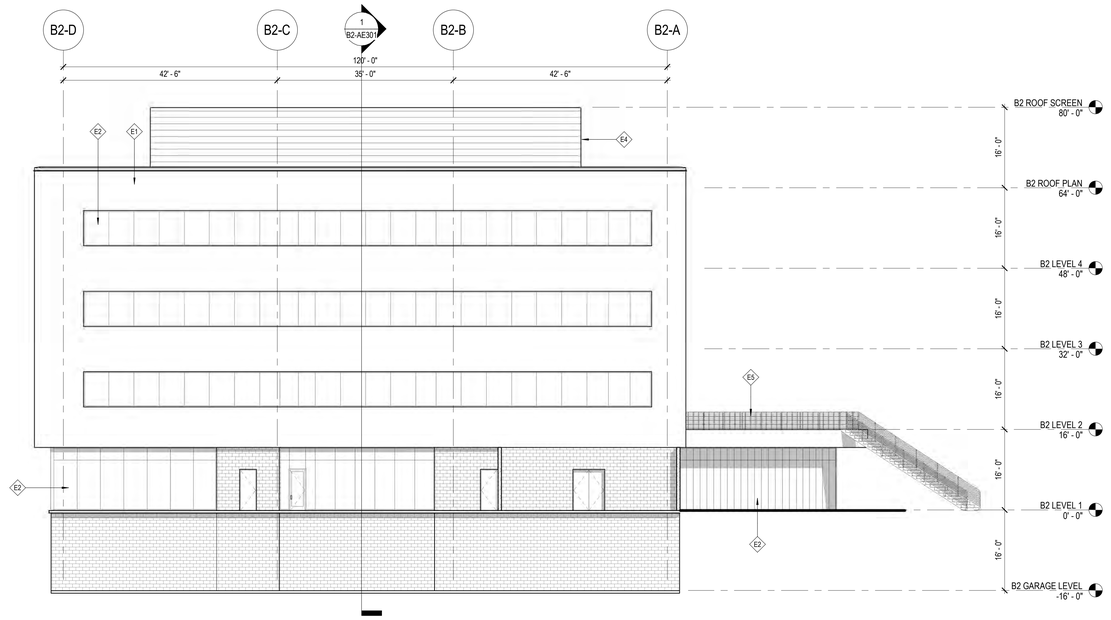

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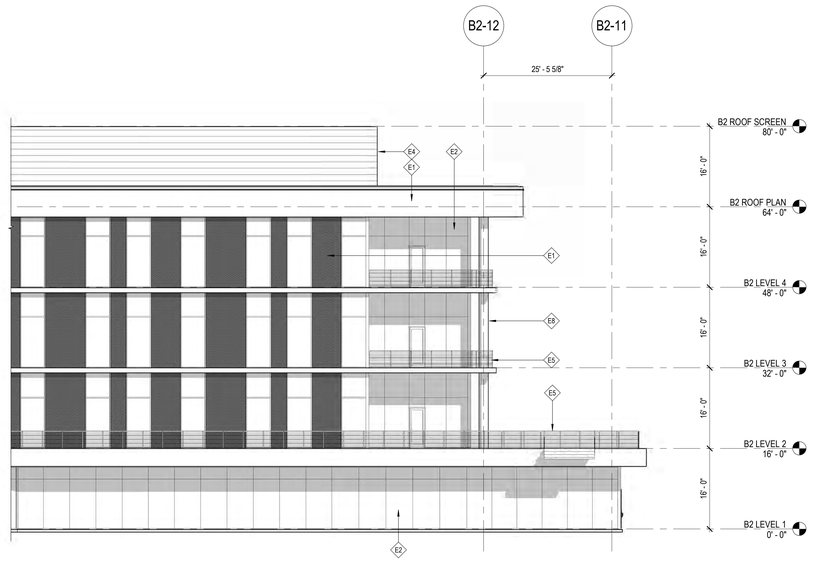

3 B2 - NORTH ELEVATION A
SCALE: 3/32" = 1'-0"

FLOOR PLAN KEYNOTES

NUMBER	DESCRIPTION
E1	METAL PANEL RAINSCREEN
E2	UNITIZED STOREFRONT
E3	CURTAIN WALL
E4	CORRUGATED METAL ROOF SCREEN
E5	STEEL GUARDRAIL
E8	ANODIZED ALUMINUM COLUMN COVER
S2	PROPOSED MECHANICAL ENCLOSURE & EQUIPMENT YARDS

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CLIENT
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PROJECT
TORREY PINES BUSINESS PARK

ADDRESS
4010 SORRENTO VALLEY BLVD
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PROJECT NO. 22015

SCALE AS SHOWN

TITLE
BUILDING B2 EXTERIOR ELEVATIONS

B2-AE202

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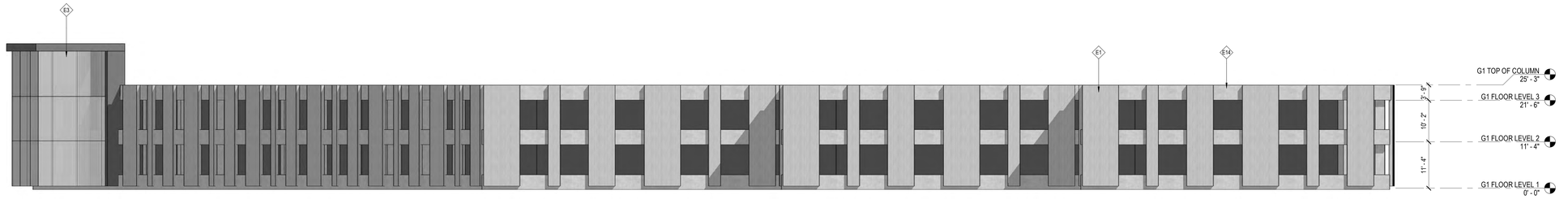

1 G1 NORTH ELEVATION
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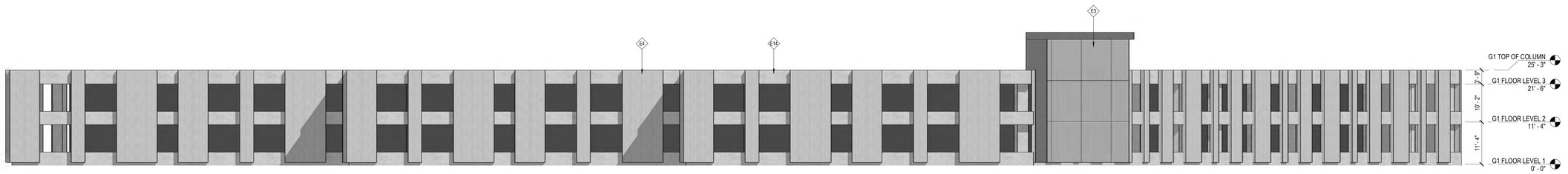

2 G1 SOUTH ELEVATION
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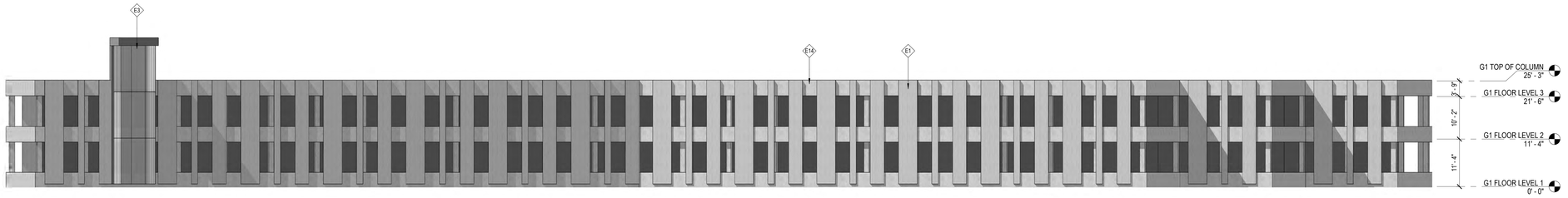

3 G1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

4 G1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NUMBER	DESCRIPTION
E1	METAL PANEL RAINSCREEN
E3	CURTAIN WALL
E4	CORRUGATED METAL ROOF SCREEN
E14	CAST-IN-PLACE CONCRETE

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ATTACHMENT 9

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PROJECT NO. **22015**

SCALE AS SHOWN

TITLE
PARKING GARAGE EXTERIOR ELEVATIONS

G1-AE201

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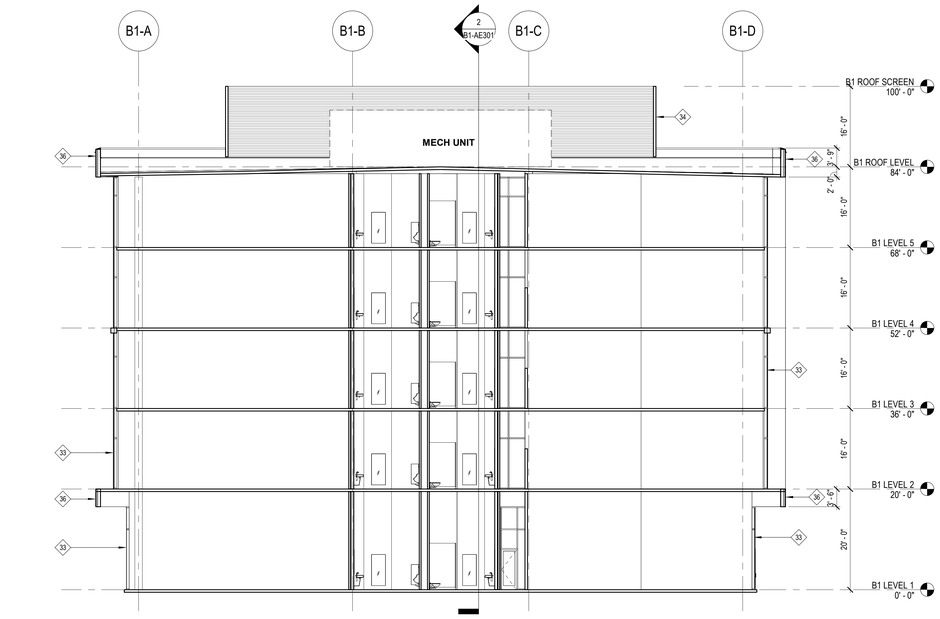

1 B1 - BUILDING SECTION 1
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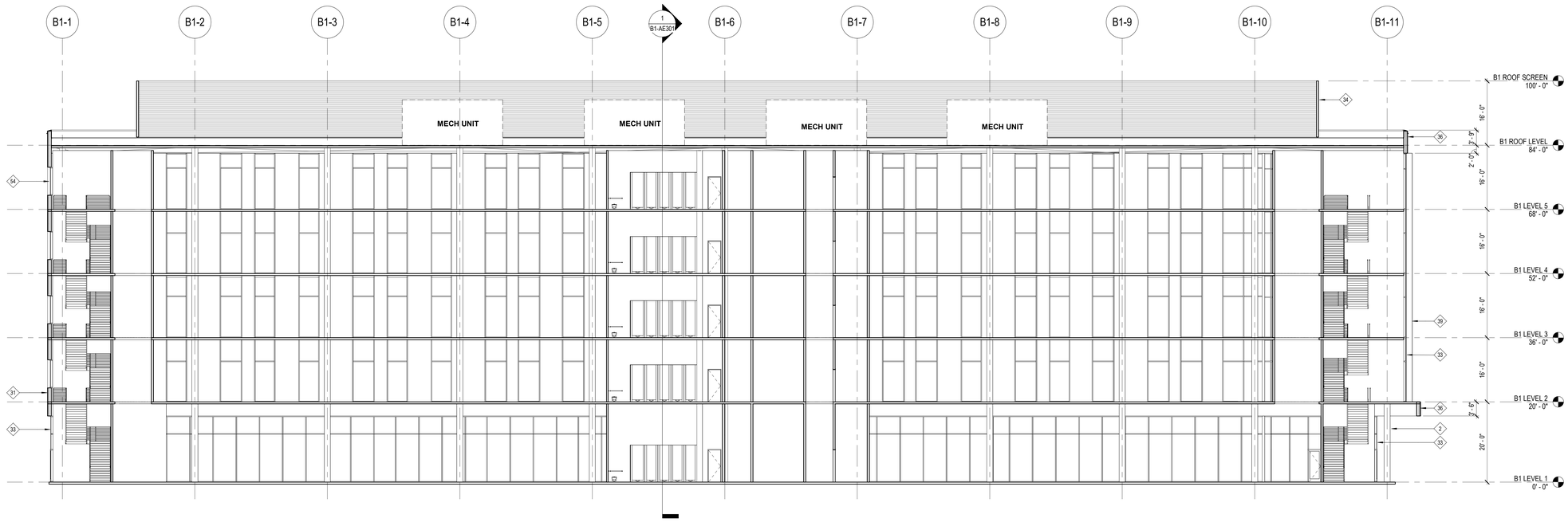

2 B1 - BUILDING SECTION 2
SCALE: 3/32" = 1'-0"

BUILDING SECTION KEYNOTES

NUMBER	DESCRIPTION
2	ANODIZED ALUMINUM COLUMN COVER
31	METAL PANEL RAINSCREEN
33	CURTAIN WALL
34	CORRUGATED METAL ROOF SCREEN
36	ANODIZED ALUMINUM FASCIA
39	UNITIZED STOREFRONT WITH HORIZONTAL SUN SHADING FIN
54	ANODIZED ALUMINUM FRAMED GLAZED STOREFRONT SYSTEM

4/6/2023 6:49:15 PM D:_Revit Local Projects\22015_TPBP_Bldg 1_OPT1_CENTRAL_R22_dkingBWWF.rvt

ATTACHMENT 9

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STATE OF CALIFORNIA

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CLIENT
McCARTHY COOK OXFORD

PROJECT
TORREY PINES BUSINESS PARK

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4010 SORRENTO VALLEY BLVD
SAN DIEGO, CA 92121

PROJECT NO. **22015**

SCALE AS SHOWN

TITLE
BUILDING B1 BUILDING SECTIONS

B1-AE301

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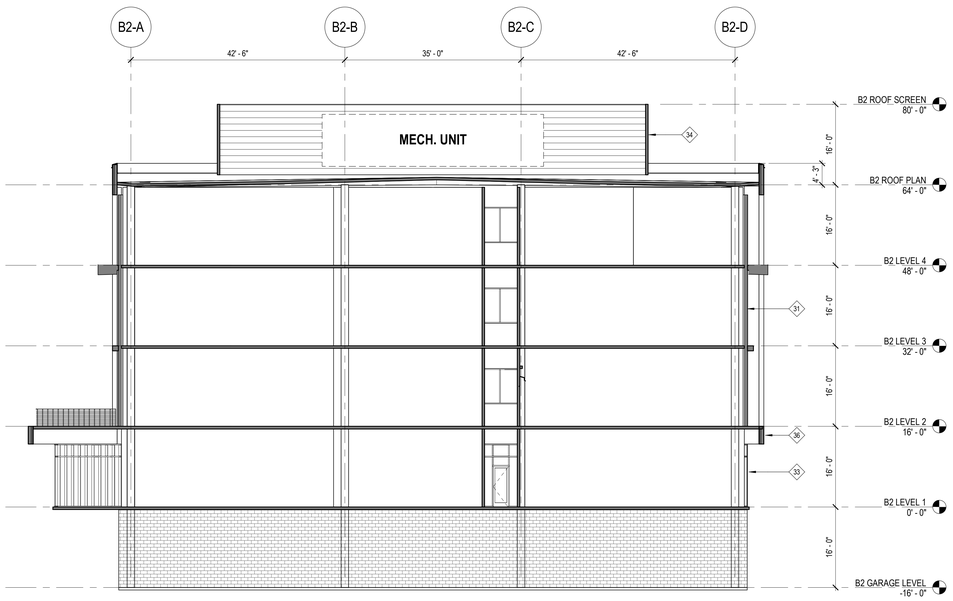
ATTACHMENT 9



2 B2 BUILDING SECTION 2
SCALE: 3/32" = 1'-0"

1 B2 BUILDING SECTION 1
SCALE: 3/32" = 1'-0"

BUILDING SECTION KEYNOTES

NUMBER	DESCRIPTION
31	METAL PANEL RAINSCREEN
33	CURTAIN WALL
34	CORRUGATED METAL ROOF SCREEN
36	ANODIZED ALUMINUM FASCIA
42	UNITIZED STOREFRONT WITH VERTICAL SUN SHADING FIN
54	ANODIZED ALUMINUM FRAMED GLAZED STOREFRONT SYSTEM
S2	PROPOSED MECHANICAL ENCLOSURE & EQUIPMENT YARDS
S8	PROPOSED LOADING DOCK

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LICENSED ARCHITECT
NO. C22219
REN. 12/31/23
STATE OF CALIFORNIA

KEY PLAN

NO.	DESCRIPTION	DATE
4	4TH ENTITLEMENT SUBMITTAL	11.15.23
3	3RD ENTITLEMENT SUBMITTAL	08.11.23
2	2ND ENTITLEMENT SUBMITTAL	04.14.23
1	1ST ENTITLEMENT SUBMITTAL	06.06.22

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SCALE AS SHOWN

TITLE
BUILDING B2 BUILDING SECTIONS

B2-AE301

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