



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 5, 2025 REPORT NO. HO-25-013

HEARING DATE: March 12, 2025

SUBJECT: 11011 Torreyana Road, Process Three Decision

PROJECT NUMBER: PRJ-[1058759](#)

OWNER/APPLICANT: *Alliance Diversified Holdings LLC / Bridgewest Group*

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing 76,694-square-foot research and development building and construct a new 152,080-square-foot research and development building and a four-level subterranean parking garage with approximately 440 parking spaces and 44 surface parking spaces located at [11011 Torreyana Road](#) within the [University Community Planning Area](#).

### Proposed Actions:

1. ADOPT the Resolution adopting the [Subsequent Mitigated Negative Declaration PRJ-1058759 / SCH No. 2019060003 and the Mitigation Monitoring and Reporting Program](#);
2. APPROVE Coastal Development Permit No. [PMT-3158584](#) and
3. APPROVE Site Development Permit No. [PMT-3158586](#).

Fiscal Considerations: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

Code Enforcement Impact: There are no open code enforcement actions on this site.

Housing Impact Statement: The Coastal Development Permit and Site Development Permit do not propose housing.

Community Planning Group Recommendation: On May 9, 2023, the University Community Planning Group voted 5-4 to recommend approval of the proposed project with a non-binding recommendation to consider comments from Biologist Isabelle Kay and Friends of Rose Canyon

Executive Director Deborah Knight regarding landscape revisions, to consider bird-safety in the design, to include minimal exterior nighttime lighting with proper shields, and to evaluate the ability to add landscaping between parking spaces and the canyon if possible. (Attachment 9).

Environmental Impact: [Subsequent Mitigated Negative Declaration \(MND\) No. PRJ-1058759 / State Clearing House \(SCH\) No. 2019060003](#), was prepared in accordance with the California Environmental Quality Act Statute and Guidelines. A Mitigation Monitoring and Reporting Program (MMRP) for Biological Resources, Historical/Archaeological/Tribal Resources and Transportation/Circulation would be implemented upon adoption of the MMRP and project approval (Attachment 7).

## BACKGROUND

### *Location*

The proposed development project is on a 10.2-acre site located at 11011 Torreyana Road within the University Community Plan area (Attachment 1 and 2).

### *Existing Zoning*

Base Zone: The project site is within the IP-1-1 (Industrial-Park) base zone which allows for research and development uses with some limited manufacturing. The IP-1-1 base zone is intended to create a campus-like environment characterized by comprehensive site design, substantial landscaping, and amenities that serve the surrounding development in a manner that preserves the industrial nature of the zone.

### *Overlay Zones*

The development project site lies within the following: Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone Non-Appealable-1, the Community Plan Implementation Overlay Zone - Type B, and Parking Impact Overlay Zone, and the Very High Fire Hazard Severity Zone.

### *Community Plan and General Plan Designation*

The General Plan designates the western portion of the project site (approximately 3.4 acres) as Industrial Employment and Prime Industrial and the eastern portion (approximately 6.8 acres) as Open Space. The University Community Plan designates the western portion of the project site as Scientific Research and the eastern portion Open Space (Attachment 3). The project site is also within the Coastal Zone.

### *Existing Use*

The project site is currently occupied by research and development uses and does not include public viewing areas. The existing 76,694 square foot research and development building has subterranean parking with two full access driveways to Torreyana Road.

### *Adjacent Uses*

The project site is surrounded by existing research and development buildings, along Callan Road to the west, Science Park Road to the south and open space to the east. The area surrounding the project site is developed for scientific research uses. The project site is 1.5 miles north of the University of California San Diego (UCSD) campus.

### *Multi-Habitat Planning Area:*

A portion of the project site is mapped within the Multi-Habitat Planning Area (MHPA), the site contains sensitive biological resources; therefore, the project is subject to the Environmentally Sensitive Lands (ESL) regulations as well as MHPA Land Use Adjacency Guidelines which address potential indirect impacts to the MHPA which include incorporating measures addressing 1) drainage, 2) toxics, 3) lighting, 4) noise, 5) barriers, 6) invasive species, 7) brush management and 8) grading/land development.

### *Transit*

The development project site is within a Transit Priority Area (TPA). The Blue Line trolley line operated by the San Diego Metropolitan Transit Service (MTS) runs generally north-south in North University City along Genesee Avenue. The MTS bus stop for Route 985, which provides service to the UCSD Central Trolley Station, is a 0.1-mile walking distance to the west from the project site. The North County Transit District (NCTD) bus stop for Route 478, which provides service to the Sorrento Valley Coaster Station, is a 0.1-mile walking distance to the west from the project site.

## DISCUSSION

### *Project Description*

The 10.2-acre site contains an existing 76,694-square-foot research and development building and parking garage space, which would be demolished to allow for the construction of a new 152,080-square-foot, three-story research and development building. The building height would not exceed 30 feet above grade, consistent with the Coastal Height Limitation Overlay regulations. The project proposes to develop on approximately 3.4 acres with 6.8 acres remaining as open space (Figure 3).

### *Parking*

The project proposes two stories above grade, one basement level, and four levels of subgrade parking. The parking would include 44 at-grade parking spaces and 440 parking spaces within the subterranean parking garage for a total of 484 parking spaces, which meets the minimum 484 parking spaces required. Of the 484 parking spaces, 98 stalls would be electric vehicle (EV) charging (87 inside the parking garage and 11 outside) and 44 parking spaces would be clean air/low emitting (38 inside the parking structure and six (6) outside). The project would also provide nine (9) motorcycle parking spaces and 24 long-term bicycle parking spaces. A portion (0.11 acre) of the surface parking area would be located within the existing open space easement. The open space easement is discussed in more detail below.

### *Access*

The project proposes to reconstruct the northernmost driveway along Torreyana Road per current City standards for site access, remove the southern driveway and replace it with new driveway with curb, gutter, and sidewalk per current City standards. Additionally, the second driveway (fourth leg of the intersection of Callan Road and Torreyana Road) is on the southwest corner of the site solely for deliveries and fire access.

### *Open Space*

The eastern portion of the project site contains a 6.8-acre open space easement that is inside and outside the MHPA. The easement was recorded in 1976 against a portion of the property with the

subdivision of the Torrey Pines Science Park Unit 2 (City 1976). Based on a review of a Quitclaim Deed recorded in 1984, the open space easement was previously recorded over the hillside in the eastern portion of the property but was quitclaimed to the State of California in 1984. The current topography and vegetation within the open space easement appear to have remained mostly undisturbed throughout the site's original commercial development, with the exception of the western portion of the easement. This area was disturbed during the development of the property in the early 1980s and is currently characterized by ornamental landscaping. The easement, while intended to preserve open space, does allow the area to be used for, among other things, "open parking areas" and "sidewalks, paths, and steps" as indicated on Sheet 1 of Map No. 8434 filed in the Office of the County Recorder of San Diego County on December 10, 1976 (Attachment 4). A portion (0.11 acre) of the surface parking area would be located within the existing open space easement which is an allowable use within this easement. Pursuant to the City's Land Development Code Environmentally Sensitive Lands (ESL) regulations and the Multiple Species Conservation Plan (MSCP) implementing agreement, a new covenant of easement will be placed over 6.3 acres of the existing 6.8-acre open space easement. The easement shall include only the remaining biological resources and natural steep hillsides. The easement does not currently provide public access or views, and the project would not block views or remove scenic vistas at the site.

#### Permits Required

Due to process consolidation, all actions are processed concurrently as a Process Three per SDMC Section [112.0103](#). Development of the proposed project requires:

- A Coastal Development Permit per SDMC Section [126.0704\(a\)\(5\)](#) is required for development within the Coastal Overlay Zone for the demolition of an existing structure; and
- A Site Development Permit per SDMC Section [126.0502\(c\)\(1\)](#) is required for new development in the Community Plan Implementation Overlay Zone – Type B and per SDMC Section 126.0505(b) for Environmentally Sensitive Lands for sensitive biological resources and steep hillsides.

#### General Plan Analysis:

The project site is designated as Industrial Employment and Open Space in the General Plan. The Industrial Employment designation allows for scientific research, product development and testing, engineering, and any other basic research functions leading to new product development, with limited light manufacturing. Allowed office uses are limited to corporate headquarters, unless the office use is an accessory to the primary use or provides direct support for scientific research uses. The project proposes a development with scientific research as the primary use which is consistent with the General Plan land use designation.

#### *Economic Prosperity*

The development project site is within the University/Sorrento Mesa Subregional Employment Area identified in the Economic Prosperity Element of the General Plan. Subregional employment areas are major employment and/or commercial areas within the region containing corporate or multiple-use offices, industrial and retail uses, and some adjacent multifamily residential uses. The Economic Prosperity Element identifies the project site as Prime Industrial Lands, which are areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing,

and research and development uses. The proposed project would allow the expansion of business activities at a location close to the UCSD campus, Salk Institute, and other related research facilities that contribute significantly to the City's overall economy as export-oriented business activities.

The project is consistent with General Plan policies EP-A.1 through EP-A.5 and EP-A.12 which aim to protect base sector uses that provide quality job opportunities, encourage expansion of existing industrial uses to facilitate retention in the area in which they are located, mitigate any environmental impacts to adjacent land and be adequately served by existing and planned infrastructure. The development project is also consistent with General Plan policies EP-A.8 through EP-A.10 and EP-A.12 which encourage the development of employment use within a subregional employment area.

### Mobility

The University Sub-Regional Employment Center comprises a well-developed local and regional transit network that includes the recently completed Blue Line Trolley extension to the University Community and bus route connection to the Sorrento Valley Coaster Station. The completion of the Blue Line Trolley extension is a key link between Downtown, the I-5, east county communities, and the University Community, providing the transit connectivity envisioned in the City of Villages strategy. The proposed development is within walking distance of bus routes that connect to the Trolley and the Coaster. The development project is consistent with General Plan policies ME-G.3 and ME-G.4 due to the project's location and proximity to transit.

### Conservation

The proposed development would protect and conserve undeveloped open space which is consistent with Conservation Element policies CE-B.1 through CE-B.3.

### Community Plan Analysis

The project application was deemed complete prior to the 2024 adoption of the University Community Plan update, and therefore, it is subject to the policies in the University Community Plan (Community Plan) that were in place prior to the 2024 plan update. The community plan contains goals and policies that are consistent with the North City Local Coastal Program.

### Land Use

The University Community Plan designates the western portion of the site as Scientific Research within the Torrey Pines Subarea. The uses contemplated by the Community Plan within areas designated for Scientific Research are research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. The Community Plan has employment-related goals that promote job opportunities and encourage the development of life sciences-research facilities. The project proposes a development with scientific research as the primary use which is consistent with the Community Plan land use designation and employment goals.

### Open Space

The University Community Plan designates the eastern portion of the site as Open Space. The Community Plan has open space related goals to preserve canyons and open space areas. The Torrey Pines Subarea contains policies to ensure development does not intrude into designated open space to maintain the open character of the subarea. The project proposes to protect and

conserve approximately 6.8 acres of undeveloped open space of the 10.2-acre site which is consistent with the Community Plan open space goals and subarea policies.

### *Design*

The Community Plan has urban design related goals to ensure that developments provide for the needs of pedestrians and contribute to the public realm by providing visual amenities and a sense of place. The Torrey Pines Subarea contains policies to encourage placing parking under buildings and minimizing disturbance of topography with surface parking and ensure that the massing of structures and design detail of new buildings contribute to a visually coherent streetscape.

The project includes an architectural style that is consistent across proposed buildings and includes articulation and various design elements that provide visual diversity and interest with below grade parking. The project includes a palette of various drought-tolerant canopy and accent trees, accent and ornamental shrubs, groundcovers, and turf to provide a unified theme throughout the site. The configuration and types of proposed landscape screening along Torreyana Drive roadway frontage are compatible with existing streetscape landscape in the community. The project also includes a driveway that doubles as a pedestrian walkway to provide visual access and recreation opportunities within proximity to the natural canyon scenery along the western portion of the site. The overall architectural style, landscape palette, and site design are consistent with the goal of enhancing the community's sense of identity and place consistent with the urban design goals and subarea policies.

### *Community Plan Implementation Overlay Zone*

The University Community Plan includes a Community Plan Implementation Overlay Zone (CPIOZ) Type – B which applies to this project property. The purpose of the CPIOZ-Type B is to ensure that development is consistent with the goals and policies of the Community Plan. As discussed in more detail above and below, the proposed development is consistent with the goals and policies of the Community Plan.

### *Development Intensity*

The University Community Plan includes a Development Intensity Element that allocates residential density and non-residential intensity throughout the community which is implemented by the Community Plan Implementation Overlay Zone Type-B (CPIOZ-B). The project is located within Subarea 9 of the Development Intensity Element. Community Plan Table 2, the Land Use and Development Intensity Table, identifies the allowed development intensity within each subarea. The existing non-residential built development capacity for Subarea 9 is 5,758,170 square feet, the Land Use and Development Intensity Table Buildout is 6,670,042 square feet, and the remaining non-residential unbuilt development capacity is 911,873 square feet. The project proposes to demolish an existing 76,694 square-foot building and construct a new 152,080 square-foot research facility which would result in a net increase of 75,386 square feet of new development, and 836,487 square feet of remaining non-residential unbuilt development capacity.

### Environmental Analysis

A Subsequent Mitigated Negative Declaration (MND) No. 0697307/SCH No. 2019060003 was prepared for the project in accordance with CEQA Guidelines sections 15152 and 15168, which allow a lead agency to prepare a tiered environmental document to a broad Environmental Impact Report or Negative Declaration and concentrate the later tiered environmental document solely on the

issues specific to the later project. The City determined the proposed project is within the scope of the previous analysis for Program Environmental Impact Report (PEIR) for Complete Communities: Housing Solutions and Mobility Choices SCH No. 2019060003 certified November 17, 2020 via Resolution Number R-313279 . As identified in the Subsequent MND, the proposed project would result in potentially significant impacts to Biological Resources, Historical (Archaeological and Tribal Resources), and Transportation/Circulation. A Mitigation Monitoring and Reporting Program (MMRP) would be implemented. The project would mitigate its significant Transportation/Circulation (VMT) impact to the extent feasible by opting to comply with the City's Complete Communities Mobility Choices program and rely upon the Findings and SOCs from the Complete Communities: Housing Solutions and Mobility Choices Final PEIR. The project would implement a biological monitoring program during grading and construction to avoid impacts to sensitive biological resources. The project would also implement an archaeological monitoring program during grading to avoid impacts to sensitive archaeological resources. Implementation of the measures below would reduce impacts to Biological Resources and Historical/Archaeological/Tribal Resources to below a level of significance, and would minimize Transportation/Circulation (VMT) impacts to the extent feasible consistent with the Complete Communities EIR.

Conclusion:

City staff has determined that the project is consistent with the Community Plan and regulations of the Land Development Code, as described above. Staff has provided draft findings and conditions to support approval of the project (Attachments 5 and 6) and recommends that the Hearing Officer adopt the Subsequent MND and MMRP and approve the Coastal Development Permit and Site Development Permit as proposed.

ALTERNATIVES

1. Adopt Subsequent Mitigated Negative Declaration No. 1058759 /SCH No. 2019060003 and the Mitigation, Monitoring and Reporting Program, and Approve Coastal Development Permit No. PMT-3158584 and Site Development Permit No. PMT-3158586 with modifications.
2. Do not adopt Subsequent Mitigated Negative Declaration No. 1058759 /SCH No. 2019060003 and the Mitigation, Monitoring and Reporting Program, and Deny Coastal Development Permit No. PMT-3158584 and Site Development Permit No. PMT-3158586 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

*Hector Rios*

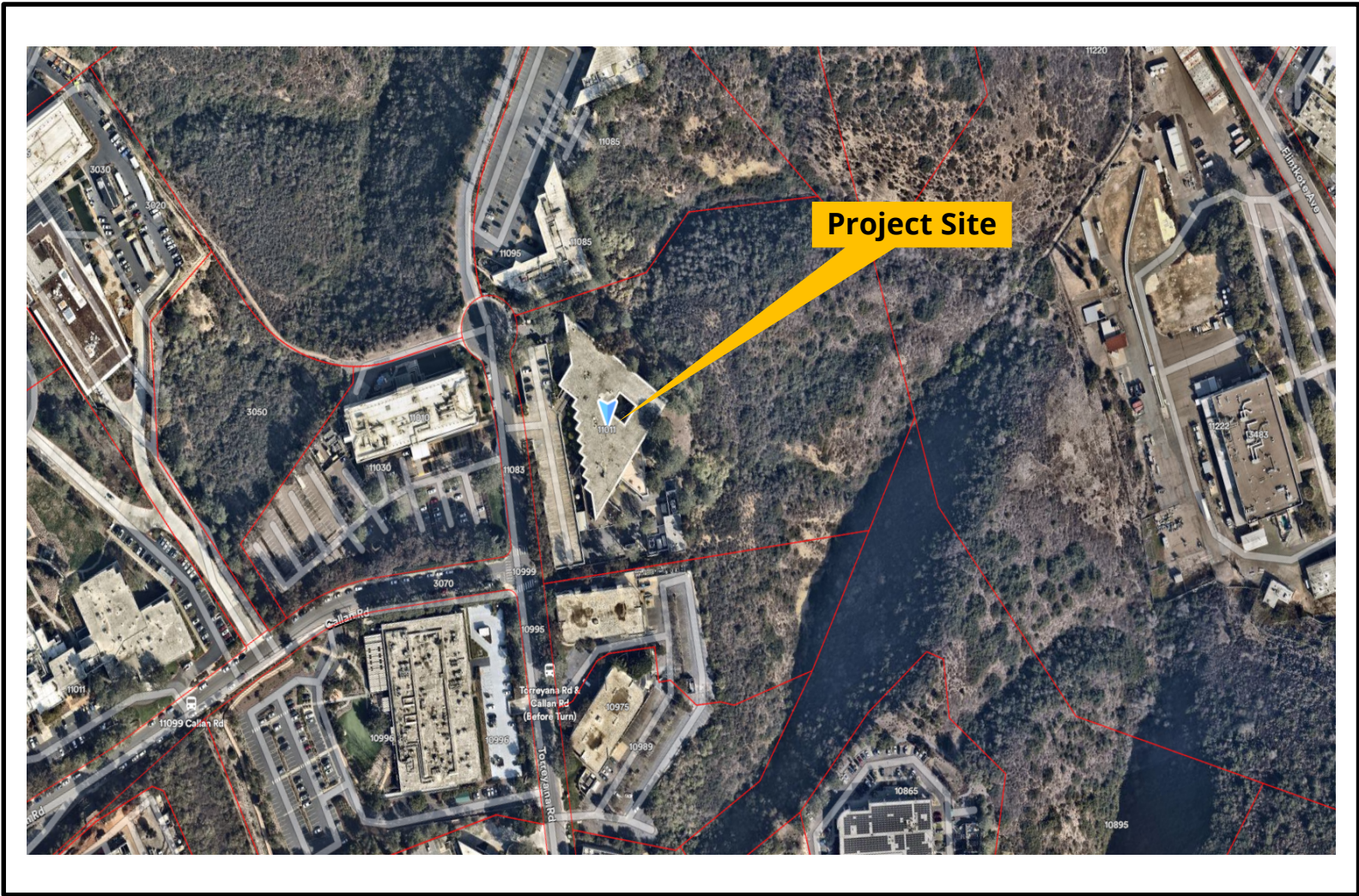
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Hector Rios  
Development Project Manager  
Development Services Department

Attachments:

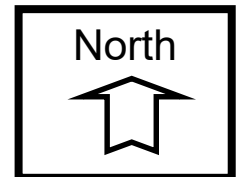
1. Aerial Photographs
2. Project Location Map
3. Community Plan Land Use Map
4. Sheet 1 of Map No. 8434
5. Draft Permit with Conditions
6. Draft Permit Resolution with Findings
7. Draft Environmental Resolution with MMRP (Subsequent MND).
8. Project Plans
9. Covenant of Easement Exhibit
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement





## Aerial Photograph

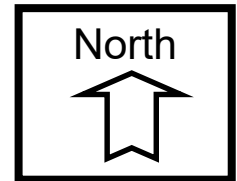
11011 Torreyana Road  
Project No. PRJ-1058759



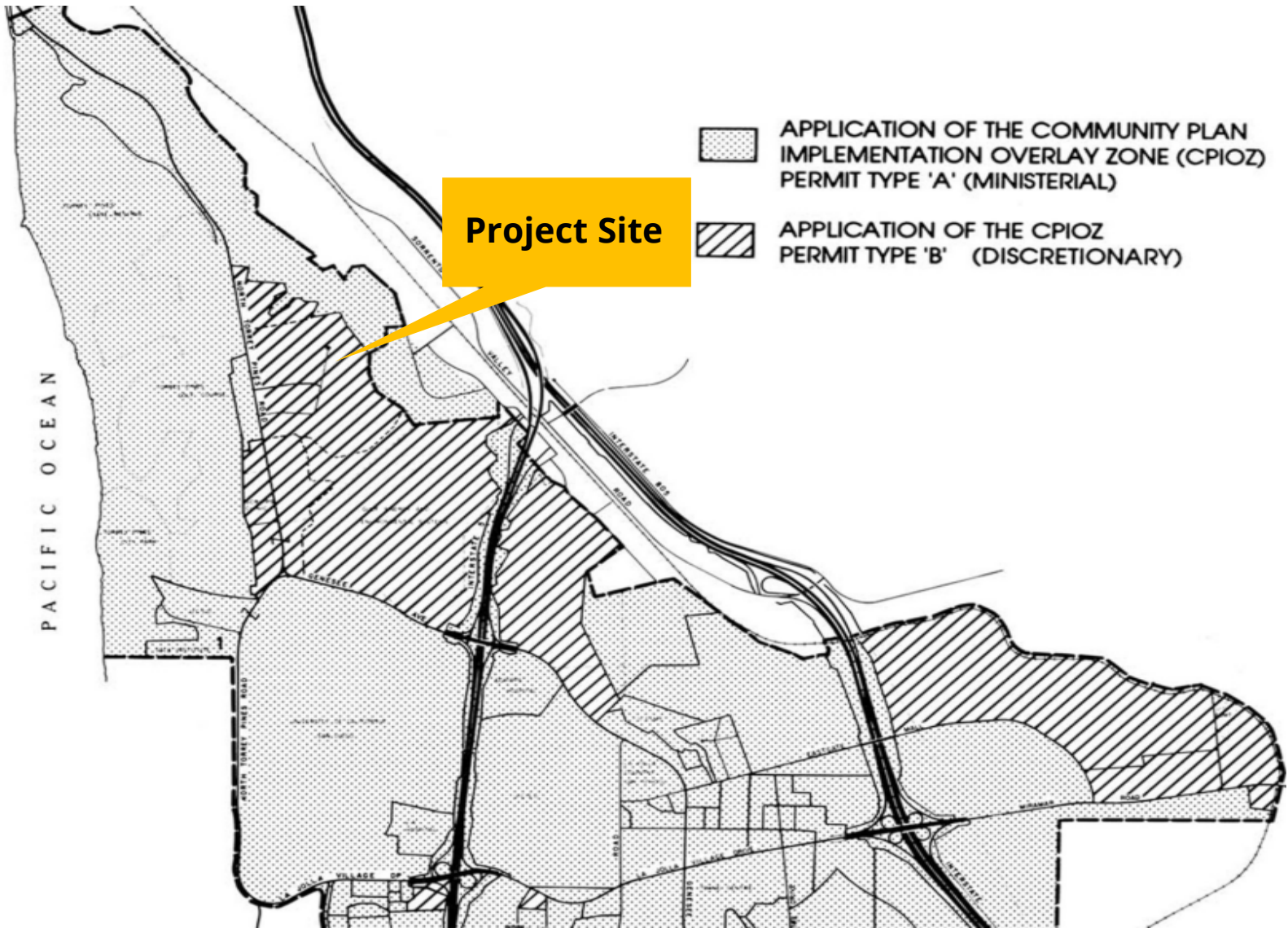


## Project Location Map

11011 Torreyana Road  
Project No. PRJ-1058759

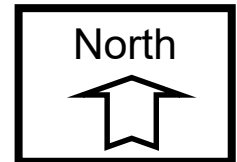






## Land Use Map

11011 Torreyana Road  
 Project No. PRJ-1058759





TORREY PINES SCIENCE PARK UNIT 2

THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER IN FEE SIMPLE OF THE AREA WITHIN THIS SUBDIVISION TO BE KNOWN AS TORREY PINES SCIENCE PARK UNIT 2 AND HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE SCIENCE PARK ROAD, TORREYANA ROAD, CALLAN ROAD, NORTH TORREY PINES PLACE, A PORTION OF NORTH TORREY PINES ROAD AND A PATH, TOGETHER WITH THOSE PORTIONS OF LOTS 8,9,10 AND 11 MARKED "RESERVED FOR FUTURE STREET", ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION, TOGETHER WITH ANY AND ALL ABUTTERS' RIGHTS OF ACCESS IN AND TO THAT PORTION OF NORTH TORREY PINES ROAD DEDICATED HEREINAFORE, ADJACENT AND CONTIGUOUS TO THE SOUTHERLY AND SOUTHWESTERLY LINE OF LOT 11; TOGETHER WITH THE EASEMENTS WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER AND DRAINAGE FACILITIES ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND IDENTIFIED AS DRAINAGE AND SEWER EASEMENT "DEDICATED HEREON", RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING ANY EASEMENT HEREIN DEDICATED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY; AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES; OR THE PLANTING OR GROWING OF TREES OR SHRUBS; OR CHANGING THE SURFACE GRADE; OR THE INSTALLATION OF PRIVATELY OWNED PIPELINES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, TOGETHER WITH OPEN SPACE EASEMENTS OVER, UNDER, UPON AND ACROSS PORTIONS OF LOTS 5,6,7 AND 8 AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION. CONDITIONS SHALL BE THAT NO PART OF SAID OPEN SPACE EASEMENTS SHALL BE USED EXCEPT FOR THE PURPOSE OF INSTALLING, ERECTING, CONSTRUCTING, MAINTAINING, PLANTING AND GROWING THEREON THE FOLLOWING: (1) GRASS, FLOWERS, SHRUBS, TREES AND IRRIGATION AND OTHER LANDSCAPING APPURTENANCES; (2) FENCES AND RETAINING WALLS; (3) RECREATION FACILITIES PROVIDED THE SAME SHALL NOT INCLUDE ANY BUILDING; (4) UTILITY DISTRIBUTION FACILITIES PROVIDED THEY ARE INSTALLED UNDERGROUND, EXCEPT THAT TRANSFORMER BOXES AND SIMILAR EQUIPMENT MAY BE INSTALLED ABOVE GROUND BUT NOT ON POLES, DERRICKS OR SIMILAR SUPPORTS; (5) OPEN PARKING AREAS; (6) SIDEWALKS, PATHS AND STEPS; (7) DIRECTIONAL SIGNS; (8) OUTDOOR LIGHTING FACILITIES AND COMMUNITY TELEVISION ANTENNA FACILITIES, PROVIDED, HOWEVER, THAT EACH AND EVERY FACILITY AND APPURTENANCE INSTALLED, ERECTED, CONSTRUCTED OR MAINTAINED PURSUANT TO ANY OF CLAUSES (1) THROUGH (8) MUST BE HERETOFORE AND HEREAFTER APPROVED BY THE CITY OF SAN DIEGO.

BEING A SUBDIVISION OF PORTIONS OF PUEBLO LOTS 1326, 1327, 1329, 1330 AND 1334 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO.36.

SUBDIVISION GUARANTEE PREPARED BY TITLE INSURANCE AND TRUST COMPANY. ORDER NUMBER 976948.

I, DON NASLAND, A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN NOVEMBER 10, 1976 AND NOVEMBER 29, 1976, AND THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL STAKES, MONUMENTS, AND MARKS FOUND TOGETHER WITH THOSE SET ARE OF CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. I WILL SET ALL OTHER MONUMENTS OF CHARACTER, AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF SAN DIEGO, AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. SEE LEGEND ON SHEET NO. 2.

I, CITY ENGINEER OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND HAVE FOUND THAT THE DESIGN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AS AMENDED, AND OF ANY LOCAL ORDINANCE OF SAID CITY APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT. I HEREBY APPROVE THIS MAP.

I, EDWARD NIELSEN, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT, BY RESOLUTION NO. 217254, THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP OF TORREY PINES SCIENCE PARK UNIT 2 CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF; AND HAS ACCEPTED THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN, EXCEPT THAT SAID COUNCIL HAS REJECTED ON BEHALF OF THE PUBLIC, PORTIONS OF LOTS 8,9, 10 AND 11 MARKED "RESERVED FOR FUTURE STREET" SHOWN ON THIS MAP WITHIN THIS SUBDIVISION, NOTING THAT SECTION 66477.2 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA PROVIDES THAT AN OFFER OF DEDICATION SHALL REMAIN OPEN AND SUBJECT TO FUTURE ACCEPTANCE BY THE CITY.

BY: Don Nasland DATE: 11-22-76  
DON NASLAND  
LAND SURVEYOR NO. 2976

J.P. FOWLER  
CITY ENGINEER  
BY: Ch. Goodland  
DEPUTY  
DATED: 12-1-76

IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS 8th DAY OF December, 1976.

EDWARD NIELSEN  
CITY CLERK  
BY: Louise Blea  
DEPUTY

APPROVED THIS 6th DAY OF December, 1976, AFTER EXAMINATION OF MAP AND CERTIFICATES THEREON.

APPROVED AND RECOMMENDED THIS 2nd DAY OF December 1976, AFTER EXAMINATION OF THIS MAP BY THE PLANNING DIRECTOR.

JOHN W. WITT  
CITY ATTORNEY  
BY: Fredrick Clonard  
DEPUTY

JAMES L. GOFF  
PLANNING DIRECTOR  
ATTEST: CHARLOTTE L. HUNTER  
SECRETARY  
James L. Goff  
Charlotte L. Hunter

WE, COUNTY TREASURER, COUNTY ENGINEER AND COUNTY DIRECTOR OF THE DEPARTMENT OF SANITATION AND FLOOD CONTROL OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL SHOWN BY THE BOOKS OF OUR OFFICES AGAINST THE TRACT OR SUBDIVISION, OR ANY PART THEREOF, SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

D.J. DICKSON  
COUNTY TREASURER  
BY: Edna M. Sealing  
DEPUTY  
DATED: 11-22-76

R.J. MASSMAN  
COUNTY ENGINEER  
BY: A. H. Kuis  
DEPUTY  
DATED: 11-22-76

C.J. HOUSON  
COUNTY DIRECTOR OF DEPARTMENT OF SANITATION & FLOOD CONTROL  
BY: W. W. Raehl  
DEPUTY  
DATED: 11-22-76

THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION.  
BY: Pete Wilson ATTEST: Edward Nielsen  
MAYOR CITY CLERK.

WE, EUNICE E. WINSTON, CITY TREASURER, AND J.F. MC LAUGHLIN, STREET SUPERINTENDENT, BOTH OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THE TRACT, OR SUBDIVISION, OR ANY PART THEREOF, AS SHOWN ON THE ANNEXED MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

EUNICE E. WINSTON  
CITY TREASURER  
BY: Wanda Baker  
DEPUTY  
DATED: 11-22-76

J.F. MC LAUGHLIN  
STREET SUPERINTENDENT  
BY: J.F. McLaughlin  
DATED: Dec. 1, 1976

I, PORTER D. CREMANS, CLERK OF THE BOARD OF SUPERVISOR OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE PROVISIONS OF DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AS AMENDED, HAVE BEEN COMPLIED WITH REGARDING DEPOSITS FOR TAXES ON THE PROPERTY WITHIN THIS SUBDIVISION.

PORTER D. CREMANS  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Steele Wenderlich  
DEPUTY  
DATED: 12-12-76

WE, THE UNDERSIGNED, THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, HEREBY CERTIFY THAT WE ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS TORREY PINES SCIENCE PARK UNIT 2 BY VIRTUE OF AN EASEMENT RECORDED AT FILE/PAGE No. 78267, SERIES 7, BOOK 1966 OF OFFICIAL RECORDS ON THE 10th DAY OF MAY, 1966 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF, SUBJECT TO SAID EASEMENT AND ALL RIGHTS ENJOYED THEREUNDER, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO REPAIR, RECONSTRUCT, REPLACE, OPERATE AND MAINTAIN WITHOUT DISTURBANCE, THIS COMPANY'S FACILITIES AT THEIR PRESENT LOCATIONS AND ELEVATIONS WITHIN SAID EASEMENT AND WE HEREBY DEDICATE TO PUBLIC USE NORTH TORREY PINES ROAD AND CALLAN ROAD SHOWN HEREON AND OTHERS, THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION

STATE OF CALIFORNIA) SS. ON THIS 10th DAY OF December 1976, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Pete Wilson, KNOWN TO ME TO BE THE MAYOR AND Edward Nielsen, KNOWN TO ME TO BE THE CITY CLERK OF THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE MUNICIPAL CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME ON BEHALF OF SAID MUNICIPAL CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.

STATE OF CALIFORNIA) SS. ON THIS 23 DAY OF NOVEMBER COUNTY OF SAN DIEGO) SS. 1976, BEFORE ME, DIANNA J. HARPER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED R.W. Grigg, KNOWN TO ME TO BE THE DEPARTMENT MANAGER OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE SAME ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS. IN WITNESS WHEREOF, I HAVE HEREUPTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN SAID COUNTY AND STATE, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

I, HARLEY F. BLOOM, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY APPROVE THE NAME TORREY PINES SCIENCE PARK UNIT 2 FOR THE SUBDIVISION SHOWN ON THE ANNEXED MAP CONSISTING OF 7 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

HARLEY F. BLOOM  
COUNTY RECORDER  
BY: G. Rossman  
DEPUTY  
DATED: 11-22-76

BY: R. W. Grigg  
R. W. GRIGG DEPARTMENT MANAGER

Ruth E. Klauer  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

Dianna J. Harper  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

FILE NO. 76-415027

I, HARLEY F. BLOOM, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF THE CITY OF SAN DIEGO THIS 10 DAY OF DEC 1976 AT 3:37 O'CLOCK P. M.

FEE: NONE  
HARLEY F. BLOOM  
COUNTY RECORDER  
BY: G. Rossman  
DEPUTY  
DATED: 11-22-76

PRECISION  
DEC 23 1976  
MICROFILMED

MY COMMISSION EXPIRES May 23 1977

MY COMMISSION EXPIRES 6-30-78

ATTACHMENT 4



**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: 24009237

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3158584  
SITE DEVELOPMENT PERMIT NO. PMT-3158586  
**11011 TORREYANA-PROJECT NO. PRJ-1058759 [MMRP]**  
HEARING OFFICER

This Coastal Development Permit No. PMT-3158584 and Site Development Permit No. PMT-3158586 are granted by the Hearing Officer of the City of San Diego to ALLIANCE DIVERSIFIED HOLDINGS LLC, a DELAWARE LIMITED LIABILITY COMPANY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0505. The 10.2-acre site is located at 11011 Torreyana Road in the IP-1-1 zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area (MCAS Miramar-Review Area 1), the Airport Safety Zone MCAS Miramar (Accident Potential Zone 2), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable-1), the Community Plan Implementation Overlay Zone – Type B (CPIOZ-B), Transit Priority Area (TPA), the Multiple Habitat Planning Area (MHPA), the Very High Fire Hazard Severity Zone, the Parking Impact Overlay Zone (Coastal), Prime Industrial, and designated Industrial-Scientific Research within the University Community Plan area. The project site is legally described as: Lot 7 of Torrey Pines Science Park Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8434, filed in the Office of the County Recorder of San Diego County, December 10, 1976. Excepting all oil, gas and other hydrocarbons, geothermal resources, as defined in Section 6903 of the California Public Resources Code, and all other minerals, whether similar to those herein specified or not, within or that may be produced from said property, as contained in Deed recorded January 12, 1989, as Instrument No. 89-017959 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to demolish an existing 76,694-square-foot building and construct a 152,080-square-foot building and a four-level subterranean parking garage described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 12, 2025, on file in the Development Services Department.

The project shall include:

- a. Demolition of a 76,694-square-foot building;

- b. Construction of a new 152,080-square-foot research and development building and a four-level subterranean parking garage;
- c. Landscaping (planting, irrigation and landscape-related improvements);
- d. Off-street parking including a four-level subterranean parking garage with approximately 440 parking spaces and 44 surface parking spaces;
- 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 March 27, 2028.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision-maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but

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

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] No. 1058759, SCH 2019060003 shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, Project No. 1058759, SCH 2019060003 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in the Mitigated Negative Declaration, Project No. 1058759, SCH 2019060003, 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:

- Biological Resources
- Historical/Archaeological/Tribal Cultural Resources
- Transportation/Circulation

**MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) REQUIREMENTS:**

**MULTI-HABITAT PLANNING AREA (MHPA) LAND USE ADJACENCY REQUIREMENTS**

16. 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 "Environmental 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 impactful 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** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding

seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:-

**COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)**

17. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, 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 HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER 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 ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
- I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER 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 1 AND AUGUST 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 GNATCATCHER 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 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 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 COASTAL CALIFORNIA GNATCATCHER. 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 (AUGUST 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 COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
  - I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III 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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

Requirements” and shall be enforced and implemented to the satisfaction of the Development Services Department.

**GEOLOGY REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

20. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, the construction of two new 25 feet driveways per current City Standards, adjacent to the site on Torreyana Road.

21. Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, to replace existing sidewalk with current City Standard maintaining the existing sidewalk scoring pattern adjacent to the site on Torreyana Road.

22. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond, to reconstruct both existing curb ramps, with current City Standard curb ramp adjacent to the site on Torreyana Road, satisfactory to the City Engineer.

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

24. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

25. 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 SDMC, into the construction plans or specifications.

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

27. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

28. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WD/0#) 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 11.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

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.

**LANDSCAPE REQUIREMENTS:**

30. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

31. Prior to issuance of any public improvement permit, 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.

32. Prior to 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 a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

33. 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.

34. 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 landscapes 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.

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

36. 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.

37. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC §142.0412. Zone One shall range from 35-ft. to 100-ft. in width with a corresponding Zone Two of 65-ft. to 0-ft. in width, exercising Zone Two reduction options under SDMC §142.0412(f).

38. Prior to issuance of any Engineering Permits 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.'

39. 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.

40. 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 heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

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

**WATER AND SEWER REQUIREMENTS:**

42. 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.

43. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private backflow prevention device(s), 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.
44. 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.
45. 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.
46. 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 lateral encroaching into the Public Right-of-Way.
47. The Owner/Permittee shall grant sewer easements as shown on the approved Exhibit "A" satisfactory to the Public Utilities Department and the City Engineer.

**PLANNING/DESIGN REQUIREMENTS:**

48. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
49. 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.
50. 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 Steep Hillides, 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."
51. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
52. 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**

53. 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.

54. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of an existing northerly driveway as a 25 ft wide driveway along Torreyana Road, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

55. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 25 ft wide southerly driveway opposite Callan Road (as the fourth leg to the intersection of Torreyana Road/Callan Road) along Torreyana Road, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

56. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of an existing southerly driveway and replacement with full height curb, gutter, and sidewalk along Torreyana Road, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer.

57. Prior to first occupancy, the Owner/Permittee shall provide and maintain the following Transportation Demand Management Program, satisfactory to the City Engineer:

- The Owner/Permittee will implement a parking cash out program for all employees to incentivize employees to carpool, vanpool, bike to work, or use public transit. The parking cash out program will include discounts or subsidies to be used at on-site amenities at least \$30 per month.
- The Owner/Permittee shall maintain an employer network in the SANDAG iCommute program and promote its RideMatcher service to tenants/employees.
- The Owner/Permittee will provide on-site bike sharing that will be located directly adjacent to the main entry of the building.
- The Owner/Permittee will provide an on-site gym available only to employees which will reduce the need to drive.

58. Prior to first occupancy, the Owner/Permittee shall provide and maintain the following Vehicle Miles Traveled (VMT) reduction measures totaling at least 8 points as shown on Exhibit 'A' satisfactory to the City Engineer. All VMT Reduction Measures shall be provided prior to first occupancy.



- An on-site bicycle repair station (1.5 points)
- A minimum of five (5) electric bicycle charging stations/micro mobility stations that are available to the public (2 points)
- Short-term bicycle parking spaces available to the public, at least 10% beyond minimum requirements. The minimum required per the SDMC is zero (0) spaces and three (3) spaces will be provided. (Each multiple of 10% beyond the minimum is = 1.5 points) (4.5 points)
- Long-term bicycle parking spaces at least 10% beyond minimum requirements. The minimum required per the SDMC is twenty-one (21) spaces and twenty-four (24) spaces will be provided. (Each multiple of 10% beyond the minimum = 2 points) (2 points)
- On-site multi-modal information kiosks (2 points)

### 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 March 12, 2025 and [Approved Resolution Number].

**ATTACHMENT 5**

COASTAL DEVELOPMENT PERMIT NO. PMT-3158584  
SITE DEVELOPMENT PERMIT NO. PMT-3158586  
March 12, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Hector Rios  
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.

**ALLIANCE DIVERSIFIED HOLDINGS LLC, a  
DELAWARE LIMITED LIABILITY COMPANY**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

HEARING OFFICER RESOLUTION NO. [REDACTED]  
COASTAL DEVELOPMENT PERMIT NO. PMT-3158584  
SITE DEVELOPMENT PERMIT NO. PMT-3158586  
11011 TORREYANA-PROJECT NO. PRJ-1058759 [MMRP]

WHEREAS, ALLIANCE DIVERSIFIED HOLDINGS LLC, a DELAWARE LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 76,694-square-foot research and development building and construct a new 152,080-square-foot research and development building and a four-level subterranean parking garage with approximately 440 parking spaces and 44 surface parking spaces (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 3158584 and Site Development Permit No. 3158586), on portions of a 10.2-acre site;

WHEREAS, the project site is located at 11011 Torreyana Road in the IP-1-1 zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area (MCAS Miramar-Review Area 1), the Airport Safety Zone MCAS Miramar (Accident Potential Zone 2), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable-1), the Community Plan Implementation Overlay Zone – Type B (CPIOZ-B), Transit Priority Area (TPA), the Multiple Habitat Planning Area (MHPA), the Very High Fire Hazard Severity Zone, the Parking Impact Overlay Zone (Coastal), Prime Industrial, and designated Industrial-Scientific Research within the University Community Plan.

WHEREAS, the project site is legally described as Lot 7 of Torrey Pines Science Park Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8434, filed in the Office of the County Recorder of San Diego County, December 10, 1976. Excepting all oil, gas and other hydrocarbons, geothermal resources, as defined in Section 6903 of the California Public Resources Code, and all other minerals, whether similar to those herein specified or

not, within or that may be produced from said property, as contained in Deed recorded January 12, 1989, as Instrument No. 89-017959 of Official Records;

WHEREAS, on March 12, 2025, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 3158584 and Site Development Permit No. 3158586 pursuant to the Land Development Code of the City of San Diego;

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. 3158584 and Site Development Permit No. 3158586:

**A. Coastal Development Permit [San Diego Municipal Code (SDMC) Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

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

The project site is located at 11011 Torreyana Road. The 10.2-acre site is zoned IP-1-1 (Industrial-Park) base zone which allows for Industrial-scientific research in the University Community Plan (UCP) Generalized Land Use figure 4 and Scientific Research and Resources Based Park in the Torrey Pines Subarea #1 figure 13. The project proposes to demolish a 76,694-square-foot research and development building and construct a new 152,080-square-foot research and development building and a four-level subterranean parking garage and would adhere to the 30-foot height limit associated with the Coastal Height Limit Overlay Zone. The site is approximately 0.5 miles east of North Torrey Pines Road and approximately 1 mile from the Pacific Ocean.

The project site is currently occupied by research and development uses, and Torreyana Road does not include protected public views along the ocean and other scenic coastal areas. In addition, there are no physical accessways on or adjacent to the site that are used for coastal access. The eastern portion of the project site contains a 6.8-acre open space easement. The easement was quitclaimed by the City to the State of California according to a Quitclaim Deed recorded in 1984. The easement does not currently provide public access or provide public views. The project would not block views or remove scenic vistas at the site. Therefore, the

project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway or impact any public views identified in the University Community Plan and Local Coastal Program Land Use Plan.

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

The development footprint is within 3.4 acres of the 10.2-acre site. The eastern portion of the project site contains a 6.8-acre open space easement that is inside and outside the MHPA. The easement was recorded in 1976 against a portion of the property with the subdivision of the Torrey Pines Science Park Unit 2 (City 1976). Based on a review of a Quitclaim Deed recorded in 1984, the open space easement was previously recorded over the hillside in the eastern portion of the property but was quitclaimed to the State of California in 1984. The current topography and vegetation within the open space easement appear to have remained mostly undisturbed throughout the site's original commercial development, with the exception of the western portion of the easement. This area was disturbed during the development of the property in the early 1980s and is currently characterized by ornamental landscaping. The easement, while intended to preserve open space, does allow the area to be used for, among other things, "open parking areas" and "sidewalks, paths, and steps." A portion (0.11 acre) of the surface parking area would be located within the existing open space easement which is an allowable use within this easement.

A portion of the property toward the rear is within the City's Multiple Habitat Planning Area (MHPA). The MHPA areas contain Environmental Sensitive Lands (ESL), as defined in SDMC Section 113.0103 and will not be impacted by the project. The project proposes no deviations or variances from the applicable environmental regulations and development standards in effect for this site. The project would be required to comply with the MHPA Land Use Adjacency Guidelines (LUAG), which address potential indirect impacts on the MHPA and include incorporating measures addressing 1) drainage, 2) toxics, 3) lighting, 4) noise, 5) barriers, 6) invasive species, 7) brush management and 8) grading/land development.

Additionally, Environmentally Sensitive Lands (ESL) are present on the property both inside and outside the MHPA in the form of sensitive biological resources and steep hillsides. The project proposes no additional impacts to steep hillsides within the project site; however, the proposed project would result in direct impacts to less than 0.1 acres (0.07 acre) of Tier I southern maritime chaparral, a sensitive habitat. Pursuant to the City's Significance Determination Thresholds (City 2022), impacts to Tier I through IIIB habitats totaling less than an acre are not considered significant and do not require mitigation. As such, impacts to 0.07 acres of southern maritime chaparral are not considered significant, and mitigation is not required. As stated above, the project would result in a direct impact on 0.07 acres of sensitive habitat, and while mitigation is not required, the project is preserving 6.3 acres of sensitive

habitat through a Covenant of Easement to assure the continued preservation of the remaining portion of the site in its natural state. This COE will protect the ESL that is within the existing 6.8 acre open space easement which permits “open parking areas” and “sidewalks, paths, and steps”. The proposed Covenant of Easement is a condition of the SDP and will be recorded prior to Grading Permit issuance.

Construction activities would occur adjacent to the canyon and appropriate best management practices and the MHPA LUAG would be implemented to reduce indirect impacts to the adjacent ESL. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The Community Plan Land Use Designation for the project site is Industrial and Open Space use in the University Community Plan (UCP) Generalized Land Use Figure 4 and Scientific Research and Resources Based Park in the Torrey Pines Subarea #1 Figure 13 within the University Community Plan and zoned IP-1-1. The UCP Industrial Goals encourage the location of scientific research uses in the North University City area because of its proximity to the University of California San Diego (UCSD) and provision of support services to the University and community.

The site is within the Community Planning Implementation Overlay Zone, Type-B (CPIOZ-B) Chevron Area and is further subject to development guidelines. The CPIOZ includes a recommendation that emphasis should be placed on expanding the support of the UCSD campus, Salk Institute, Scripps Clinic and Research Foundation. As UCSD and the community build out, additional institutions and research facilities may be attracted to this location because of the direct connection between scientific research uses and UCSD campuses. According to the UCP the area’s importance as a major center for scientific research will continue to grow, distinguishing the University community from the other major urban centers in the region: downtown and Mission Valley.

The CPIOZ-B architectural recommendations include the use of balconies, terraces, atriums, landscaped courtyards, light colors and earthy materials. Sun and view enjoyment will continue to be a prime design consideration. The proposed project incorporates several of these recommendations in its design, including maintaining the open space of the canyon, a plaza-level courtyard on the canyon side of the property, a center lobby with lots of natural light, and multiple exterior balcony areas for a meeting or eating space. In addition, the project is located in the Torrey Pines subarea of the UCP and this designation requires that the project take advantage of the site’s topography and unique natural vegetation. The project is consistent with this objective by maintaining the existing disturbed footprint and protecting the canyon landscape. A second objective of the Torrey Pines Subarea is to minimize the total amount of impervious surfaces such as parking, driveways, terraces, patios, tennis courts and other similar facilities. The project is consistent with this objective

by staying within the previously disturbed area as much as possible, keeping 90 percent of the parking below grade and outside of the view from the street, as well as using a Grass-crete paving system for the required fire lane. Pursuant to the City Land Development Code ESL regulations and the MSCP implementing agreement, a new covenant of easement shall be placed over 6.3 acres of the existing 6.8-acre open space easement to protect the ESL that is within the more permissible existing 6.8 acre open space easement.

The project promotes the goals, recommendations and objectives of the UCP by ensuring that redevelopment protects natural features and preserves existing streetscape themes. The staff has determined that the project fits into the established theme of the surrounding area and is consistent with the UCP goals, policies, and land use designation. Therefore, 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.

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

The project site is located approximately one mile east of the Pacific Ocean and within the First Public Roadway, Sorrento Valley Road. Although the project is located within the First Public Roadway, the proposed development will be contained within the private property and there is no existing physical access used by the public or any public access identified in the Local Coastal Program on or through the site. As such, the project will not encroach upon any existing or proposed physical accessway legally utilized by the public. Therefore, the Coastal Development Permit for this project would be in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project is in conformity with Article 2, Public Access, within Chapter 3 of the Coastal Act. As stated in Finding A(1)(a) herein incorporated by reference, the project meets the Community Plan guidelines for public access. In addition, the project meets the following sections of the Coastal Act Article 2 applicable to the site:

*Public Resources Code Section 30211 Development not to interfere with access.*

- *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

The proposed development will not interfere with the public's right of access. The project site does not have direct access to the sea and does not encroach on the access points to the north of the project site.

-

*Public Resources Code Section 30212 New development projects provides in pertinent part:*

- *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:*
- *It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources.*
- *Adequate access exists nearby.*
- *Agriculture would be adversely affected.*

As previously stated, the project does not have direct access to the sea, access to the sea from the project site would be unsafe and inadequate to meet the needs of the public, there is an existing public access point to the sea just northwest of the project site, and the project will not encroach into this access. Public access to the water, public recreation facilities, or public parking facilities would not be adversely affected by the approval of this development.

The project will not adversely affect agricultural uses as there is no agricultural land nearby. The project is a new development on an existing developed site which does not interfere with public access and protects coastal resources of environmentally sensitive lands.

*Public Resources Code Section 30222 Private lands; priority of development purposes.*

- *The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

The project site is designated for Industrial-Scientific Research use and does not contain private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation. The project is redeveloping an existing industrial land use and is surrounded by existing industrial development.

As demonstrated above, the proposed project is within the first public roadway and meets all the criteria of Coastal Act Chapter 3, Article 2 and Article 3, and therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. Site Development Permit [SDMC Section 126.0505(a)]**

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

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

Refer to Finding A(1)(c) above incorporated here by reference. The UCP Industrial Goals are to encourage the location of scientific research in the North University City



area because of its proximity to UCSD and to provide support services to the University and community. A goal in the Industrial Element is to ensure industrial land needs, as required for a balanced economy and balanced land use, are met consistent with environmental considerations. The proposed project would implement this goal by increasing the size of the building and providing additional space for research and development while keeping within the existing building footprint to the extent possible and protecting environmentally sensitive lands on site through a 6.3 acre conservation easement.

The University Community Plan includes a Development Intensity Element that allocates residential density and non-residential intensity throughout the community which is implemented by the Community Plan Implementation Overlay Zone Type-B (CPIOZ-B). The project is located within Subarea 9 of the Development Intensity Element. Community Plan Table 2, the Land Use and Development Intensity Table, identifies the allowed development intensity within each subarea. The existing non-residential built development capacity for Subarea 9 is 5,758,170 square feet, the Land Use and Development Intensity Table Buildout is 6,670,042 square feet, and the remaining non-residential unbuilt development capacity is of 911,873 square feet. The project proposes to demolish an existing 76,694 square-foot building and construct a new 152,080 square-foot research facility which would result in a net increase of 75,386 square feet of new development, and 836,487 square feet of remaining non-residential unbuilt development capacity. Furthermore, the Community Plan Implementation Overlay Zone Type- B has been applied to the site to ensure that the development intensity element of the community plan is not exceeded.

An Industrial Element goal encourages the development of industrial land uses that are compatible with adjacent non-industrial uses and match the skill of the local labor force. The proposed project supports this goal by providing additional research and development space within the area that supports UCSD and surrounding medical facilities. The project proposes a new 152,080-square-foot Research and Development building replacing the existing 76,694-square-foot research building and limiting the increase in impervious area to approximately 4 percent. The project is consistent with the UCP, IP1-1 zone and development regulations. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC. Such conditions include the reconstruction of an existing northerly driveway as a 25-foot-wide driveway; the removal of the existing southerly driveway and replacement with a city standard curb, gutter and sidewalk; a new loading dock and fire lane driveway which will run east to west connecting from Callan Road which will also include new curb, gutters, sidewalks, and curb ramps along the project frontage; and compliance with storm water standards. Additionally, the proposed

project will conform with the Airport Land Use Compatibility Plan (ALUCP) of Marine Corps Air Station (MCAS) Miramar. The project is conditioned to implement a Brush Management Program, and a Mitigation, Monitoring and Reporting Program has been prepared as part of the final environmental document, which will reduce the potential impacts. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared as part of the final environmental document, which will include measures to mitigate the project impacts to Biological Resources, Historical/Archaeological/Tribal Cultural Resources, and Transportation/Circulation. Additionally, the project shall be required to comply with applicable mitigation measures outlined within the MMRP throughout the following phases: pre-construction, during construction, and post-construction. The mitigation measures include requirements to mitigate potential impacts on Biological Resources, Historical/Archaeological/Tribal Cultural Resources, Transportation/Circulation. The project construction activities will potentially impact nesting Cooper's hawk and coastal California gnatcatcher. To mitigate potential impacts on coastal California gnatcatchers to below a level of significance, the project will be required to implement mitigation. As a condition of project approval, pre-construction surveys for California gnatcatcher will be required to determine species presence/absence if construction were to occur during the gnatcatcher breeding season. If surveys are not conducted, the presence of the species would be assumed, and the implementation of noise attenuation and biological monitoring would be required during the gnatcatcher breeding season if construction would generate noise levels higher than 60 dBA or ambient (whichever is higher). Therefore, required mitigation is reasonably related to, and calculated to alleviate. potential indirect impacts to coastal California gnatcatcher will be alleviated.

To mitigate potential impacts to Cooper's hawk to below a level of significance, the project will be required to implement mitigation. As a condition of project approval, pre-construction surveys for Cooper's hawk will be required prior to the removal of habitat with the potential to support active nests during the breeding season (generally February 1 to September 15). As such, potential direct impacts on nesting Cooper's hawk would be avoided. Potential indirect impacts to nesting Cooper's hawk would be avoided through the implementation of conditions of coverage for this species, which require a 300-foot avoidance setback to nesting Cooper's hawk. Therefore, required mitigation is reasonably related to, and calculated to alleviate. potential indirect impacts on Cooper's hawk will be alleviated.

The proposed project grading activities have the potential to result in inadvertent impacts to tribal cultural resources. To mitigate for this impact, the project will be required to implement an archaeological monitoring program with a Native American monitor during grading. The inclusion of an archaeological monitoring program is reasonably related to, and calculated to will alleviate, the negative project impacts to tribal cultural resources.

Due to the location of the project in an area where the average vehicle miles traveled (VMT) per employee exceeds 85% of the regional mean, the project would result in a potentially significant VMT impact. The project will be consistent with the findings

in the Complete Communities Program Environmental Impact Report (SCH No. 2019060003; Resolution No. R-313279) and would implement VMT reduction measures in accordance with the Mobility Choices Regulations (San Diego Municipal Code Chapter 14, Article 3, Division 11), Appendix T Mobility Choices Regulations: Implementation Guidelines. This mitigation is reasonably related to, and calculated to will alleviate the negative project impacts to VMT.

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

The project is required to obtain construction permits and a public improvement permit prior to the start of construction of the development. The construction plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations.

These conditions and measures have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

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

The proposed project was reviewed for compliance with the implementing Industrial-Park (IP-1-1) Zone implementing regulations, which include but are not limited to height, setbacks, landscape, parking, and floor area ratio. The Industrial-Park zone has an unlimited height allowance; however, the site is within the Coastal Height Limitation Overlay Zone with a maximum height limit of 30 feet above the finished grade. The proposed project height is 30-feet in conformance with Coastal Height Limitation Overlay Zone. No deviations have been requested and the project shall observe the setbacks, landscape requirements, parking ratio and allowable Floor Area Ratio of the zone. The project also complies with the CPIOZ-B of the UCP requirements to improve accessibility by emphasizing pedestrian access and public street orientation. Secondly, the project will provide a friendlier pedestrian approach retrofitted to be more comfortable and inviting for pedestrians. Thirdly, the building provides a strong visual identity of balconies, terraces, landscaped courtyards, light colors and earthy materials.

The University Community Plan includes a Development Intensity Element that allocates residential density and non-residential intensity throughout the community which is implemented by the Community Plan Implementation Overlay Zone Type-B (CPIOZ-B). The project is located within Subarea 9 of the Development Intensity Element. Community Plan Table 2, the Land Use and Development Intensity Table, identifies the allowed development intensity within each subarea. The existing non-residential built development capacity for Subarea 9 is 5,758,170 square feet, the

Land Use and Development Intensity Table Buildout is 6,670,042 square feet, and the remaining non-residential unbuilt development capacity is of 911,873 square feet. The project proposes to demolish an existing 76,694 square-foot building and construct a new 152,080 square-foot research facility which would result in a net increase of 75,386 square feet of new development, and 836,487 square feet of remaining non-residential unbuilt development capacity.

The proposed project complies with the relevant regulations of the Land Development Code, including intensity, grading, landscaping and other regulations. The project has also been designed to address height, bulk and scale, materials, colors, sustainable features and signs as required through application of CPIOZ-B regulations. The project does not require any deviations or variances and therefore, the project will comply with the applicable regulations of the Land Development Code.

**2. Supplemental Findings [SDMC Section 126.0505(b)-Environmentally Sensitive Lands]**

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

The new construction would primarily be limited to 3.4 acres of the site, which is already a disturbed area (existing building and associated hardscape and landscape). The remaining 6.8 acres of the 10.2-acre site would be within an existing open space easement. In addition, pursuant to the City Land Development Code ESL regulations and the MSCP implementing agreement, a new covenant of easement shall be placed over 6.3 acres of the open space, further protecting the steep hillsides and sensitive biological resources. By concentrating development on the area of the site that is already disturbed, the development will minimize disturbance to ESL on site. In addition, the site is developed; therefore, the site is suitable for the proposed redevelopment, with new structures that will comply with all applicable building regulations and are consistent with the surrounding development.

The project would provide protection of sensitive habitats within and outside of the MHPA and would not conflict with the community plan and local coastal program. Pursuant to the City Land Development Code, ESL regulations and MSCP implementing agreement, a new covenant of easement shall be placed over 6.3 acres of the existing easement to further protect the remaining open space, ESL, and MHPA. The easement shall include the remaining biological resources and natural steep hillsides.

The project site contains southern maritime chaparral, which is a sensitive biological resource. The southern maritime chaparral is entirely within the existing open space easement. One sensitive species, Nuttall's scrub oak, occurs within this community. Southern maritime chaparral is

considered rare habitat, and this community is easily disturbed/degraded by human activities. The project would result in direct impacts to 0.07 acre in the form of southern maritime chaparral. As stated in the City's Biology Guidelines, impacts to less than 0.1 acres of sensitive upland habitats would not be significant and do not require mitigation. The 6.8 acres would remain as an existing open space easement and 6.3 acres of the open space would be protected in a new Covenant of Easement as a condition of approval. 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.

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

The Project proposes development within previously developed areas adjacent to open space. The proposed site design takes advantage of the existing site contours and landforms. The project proposes no additional impacts to steep hillsides within the project site. The existing site is already developed within the maximum of 25 percent of steep hillsides and the project proposes to stay within the developed footprint; therefore, the project would not conflict with the Steep Hillsides regulations in the SDMC. Furthermore, any increase in runoff resulting from the site's development shall be directed away from any steep hillside areas and either into an existing or newly improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage runoff.

The Geotechnical Investigation prepared for the project, reviewed, and accepted by staff, did not observe evidence of previous or recent slope instability at the project site or on the descending slopes adjacent to the project site. Implementation of the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides. The project would be required to comply with the seismic requirements of the California Building Code (CBC), utilize proper engineering design and standard construction practices, to be verified at the building permit stage in order to ensure that it would reduce impacts to people or structures to an acceptable level of risk. The project site and the majority of the surrounding area are located within a Local Responsibility Area (Very High Fire Hazard Severity Zone CAL FIRE 2009) for fire. However, implementation of the project would not increase wildland fire risk at the site over existing conditions. The project would replace the existing building with a new research and

development building that is consistent with the site's zoning of IP-1-1 and land use designation of Industrial-Scientific Research. The project would comply with the City's Brush Management Program regulations, install standard fire safety features, and construct buildings in compliance with the fire regulations in the CBC. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Therefore, the proposed development minimizes the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The project would provide protection to the sensitive habitat and steep hillsides within the MHPA and open space area through a new covenant of easement and would not conflict with the City's Land Development Code ESL regulations (City 2018) and MSCP implementing agreement (City 1997). Additionally, the new covenant of easement shall be placed over the existing easement to further protect the remaining open space, ESL, and MHPA. The easement shall include only the remaining biological resources and natural steep hillsides. Please see Coastal Development Permit Finding (A)(1)(b) and SDP Findings (B)(1)(b) and (B)(2)(a) as well incorporated here by reference.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The Multiple Species Conservation Program (MSCP) was designed to mitigate the cumulative loss of biological resources throughout the San Diego region. The Vernal Pool Habitat Conservation Plan (VPHCP) was designed to compensate for the analogous losses of vernal pools. A small section of the rear of the property is located in the MHPA, however there are no impacts to ESL within the MHPA. The project footprint will not encroach within the MHPA and only minimally encroach into ESL. As established by the MND, impacts to ESL are outside of the MHPA, and the amount impacted is below the significance level. The site contains no vernal pools.

The proposed project will be consistent with the ESL regulations and the MSCP implementing agreement. To further protect ESL, a new covenant of easement shall be placed over 6.3 acres of the existing 6.8-acre open space easement.



Two special status plant species were observed in the project site during the general biological survey: Nuttall's scrub oak and Torrey pine. Neither of these species are federally listed, state listed, or City narrow endemic plant species. Nuttall's scrub oak is listed as California Rare Plant Rank (CRPR) 1B.1. Torrey pine is listed as CRPR 1B.2 and is covered under the Multiple Species Conservation Plan (MSCP). Generally, impacts to plant species with a CRPR of 1 or 2 are considered potentially significant, whereas CRPR 3 and 4 species are relatively widespread, and impacts to such species would not substantially reduce their populations in the region and are not typically significant. The proposed project is primarily limited to existing developed and disturbed areas and impacts to native habitats with the potential to support these species would be minimal (0.07 acre of southern maritime chaparral). No special status plant species were documented within the impact footprint, and direct impacts are unlikely to occur based on the small amount of habitat to be impacted. Therefore, no significant impact on Nuttall's scrub oak or other special status plant species would occur. Cultivated, i.e., not naturally occurring, Torrey pine trees that would be removed by the project would be replaced on-site with a minimum 15-gallon size replacement Torrey pine trees in accordance with the project's landscape plans. The project would not have an impact on naturally occurring Torrey pine.

Construction activities would occur adjacent to the canyon and appropriate best management practices and the MHPA LUAG would be implemented to reduce indirect impacts to the adjacent ESL. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

The project has been specifically designed to minimize impacts to biological resources addressed in the City's MSCP Subarea Plan (1997) and Land Development Code (2018). The project would be consistent with the MSCP and impacts to 0.07 acre of southern maritime chaparral are not considered significant in accordance with Land Development Code requirements, as detailed in Sections 6.3 of the MSCP. The project would not conflict with the local, regional, or state conservation plans; therefore, the project is consistent with the MSCP and the VPHCP.

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

The project is located within one mile of the ocean. Thus, soil exposed to construction activities, such as grading, could be subject to erosion if exposed to heavy rain, winds, or other storm events. Construction of the proposed project would involve a variety of heavy equipment associated with intensive earthwork, structural, and paving phases. The project would be required to comply with the City's Storm Water Standards, which require the implementation of appropriate best management

practices (BMPs). Grading activities would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards and the project's Stormwater Pollution Prevention Plan (SWPPP) and Stormwater Quality Management Plan (SWQMP), which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent stormwater BMPs are conditions of the permit which would also be required post-construction, consistent with the City's regulations. Therefore, the project would not result in substantial soil erosion or loss of topsoil; therefore, impacts would be less than significant.

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

Conditions of approval as part of the CDP and SDP permit, as well as environmental mitigation measures alleviate the negative impacts created by the proposed development. The Mitigated Negative Declaration PRJ-1058759, SCH 2019060003, has been prepared for the project in accordance with CEQA and the CEQA Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared as part of the final environmental document, which includes measures to mitigate project impacts to Biological Resources, Historical/Archaeological/Tribal Cultural Resources, and Transportation/Circulation. Additionally, the project shall be required to comply with applicable mitigation measures outlined within the MMRP throughout the following phases: pre-construction, during construction, and post-construction.

The project construction activities will potentially impact nesting Cooper's hawk and coastal California gnatcatcher. To mitigate potential impacts on coastal California gnatcatchers to below a level of significance, the project will be required to implement mitigation. As a condition of project approval, pre-construction surveys for California gnatcatcher will be required to determine species presence/absence if construction were to occur during the gnatcatcher breeding season. If surveys are not conducted, the presence of the species would be assumed, and the implementation of noise attenuation and biological monitoring would be required during the gnatcatcher breeding season if construction would generate noise levels higher than 60 dBA or ambient (whichever is higher). Therefore, required mitigation is reasonably related to, and calculated to alleviate, potential indirect impacts to coastal California gnatcatcher.

To mitigate potential impacts to Cooper's hawk to below a level of significance, the project will be required to implement mitigation. As a



condition of project approval, pre-construction surveys for Cooper's hawk will be required prior to the removal of habitat with the potential to support active nests during the breeding season (generally February 1 to September 15). As such, potential direct impacts on nesting Cooper's hawk would be avoided. Potential indirect impacts to nesting Cooper's hawk would be avoided through the implementation of conditions of coverage for this species, which require a 300-foot avoidance setback to nesting Cooper's hawk. Therefore, required mitigation is reasonably related to, and calculated to alleviate, potential impacts on Cooper's hawk.

The proposed project grading activities have the potential to result in inadvertent impacts to tribal cultural resources. To mitigate for this impact, the project will be required to implement an archaeological monitoring program with a Native American monitor during grading. The inclusion of an archaeological monitoring program is reasonably related to, and calculated to alleviate, the negative project impacts to tribal cultural resources.

Due to the location of the project in an area where the average vehicle miles traveled (VMT) per employee exceeds 85% of the regional mean, the project would result in a potentially significant VMT impact. The project will be consistent with the findings in the Complete Communities Program Environmental Impact Report (SCH No. 2019060003; Resolution No. R-313279) and would implement VMT reduction measures in accordance with the Mobility Choices Regulations (San Diego Municipal Code Chapter 14, Article 3, Division 11), Appendix T Mobility Choices Regulations: Implementation Guidelines. This mitigation is reasonably related to, and calculated to alleviate the negative project impacts to VMT.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. 3158584 and Site Development Permit No. 3158586 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3158584 and PMT-3158586, a copy of which is attached hereto and made a part hereof.

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Hector Rios  
Development Project Manager  
Development Services

Adopted on: March 12, 2025

IO#: 24009237

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