

Tenant Selection Criteria

It is the intent of the University of California to encourage development within the UC MBEST Center of research and development facilities, corporate, divisional, or regional headquarters, pilot plants and prototype production facilities requiring a high degree of scientific input, information processing and human interaction. Tenants shall use the project premises and supporting facilities in a manner which will: (a) encourage research/development and related corporate and professional support activities and facilities, (b) serve to enhance employment opportunity, stimulate economic development and encourage private investment within the State of California; and (c) be consistent with the UC MBEST Center Master Plan.

Allowable tenants include those which have one or more of the following characteristics:

1. Involvement in research, education, or public policy that includes interaction, or complementary activities, with regional and other institutions of tertiary education or research. Examples of interactions include: research agreements; intellectual property agreements; membership in industrial consortia; shared facilities; joint appointments; training agreements; consulting; gifts, donations or other contributions; recruitment of personnel; or student internships.
2. Involvement in research, education, or public policy that includes interaction with other tenants of the UC MBEST Center.
3. Regulatory responsibility for applying results of research.
4. Post-secondary instruction such as degree courses, professional in-service training, or lifelong learning.
5. Involvement with international activities requiring extensive use of foreign languages.
6. Activities which enhance the research or educational objectives of regional institutions of research or tertiary education, or other tenants of the UC MBEST Center, by producing knowledge, goods, or services that complement, draw upon, are used by, or apply the knowledge, goods, or services of these regional entities.
7. Activities which create opportunities for the faculty, staff, or alumni of regional institutions to work in their fields of specialty.

"Involvement" may be off-site and need not be with institutions represented in the Monterey Bay region. However, all else being equal, preference will be given to tenants with on-site activity related to regional institutions. "Involvement" may be potential within the life of the lease rather than historical.

Light manufacturing and business administrative activity is permitted as long as one or more of the above characteristics also applies. There is no minimum threshold of permitted use activity but preference is given to users whose research and development activities (understood to mean activities in which scientists or engineers play a substantial role), or educational or public policy activities, constitute more than 10% of their total floor area or budget.

Notwithstanding the foregoing, (i) portions of the Buildings in the Project Premises may be used for purposes other than those described above, (ii) portions of the Project Premises may be used for ancillary and supporting facilities such as, for example, parks, restaurants, health and sports clubs and facilities, photocopy shops, stationary stores and like facilities.

Permitted Uses

Educationally Related

All sites permitted for development may include educationally related uses that meet the teaching and public service mission of the University of California. These include: education or training facilities, conference facilities, and executive/management and administrative uses that support educationally related activities.

Research and Development

Research and Development (R&D) is the primary underlying land use designation for sites within the UC MBEST Center. Allowable uses under this designation include:

1. Establishments primarily engaged in the research, development and controlled production of high-technology electronic, industrial or scientific commodities for sale. Uses may also include small scale light industrial manufacturing, processing, assembly, packaging or treatment of specialized goods in a setting that tests the feasibility of prototype production for goods or manufacturing systems, but does not involve mass production of goods onsite.
2. Uses primarily engaged in production, assembly, testing and repair of components,

- devices, equipment, systems and parts.
3. Offices shall be allowed, provided that office uses are related to the primary research and development activity.
 4. Warehousing and distribution facilities shall be allowed, provided that such activities shall be conducted wholly within a completely enclosed building and shall not occupy more than 50% of the area of any building.
 5. Employee recreational and dining facilities, and meeting and public assembly facilities, shall be allowed as an accessory use incidental to the primary use of the site.
 6. Commercial uses as accessory uses to the primary use for the convenience of the employees. Such uses shall be located internal to the buildings and provide primary customer access from interior areas.
 7. Open storage of materials, goods, parts and equipment, including company owned or operated trucks and other motor vehicles, is allowed only as an accessory use incidental to the primary use of the parcel, provided that adequate screening is provided.
 8. Other uses deemed by the University of California to be sufficiently similar to the allowed uses set forth above shall also be allowed.

Light Industrial/Service Commercial

1. Uses primarily engaged in the fabrication, manufacturing, assembly or processing of materials that are generally already in processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, noise or other objectionable influences which might be obnoxious to persons conducting business or residing in the surrounding area.
2. Uses including the warehousing, storage and wholesale sale to retailers from the premises of finished goods and foodstuffs typical of electronic and pharmaceutical businesses, as well as semi-refined products requiring further processing, fabrication or manufacturing (e.g., agricultural or mineral products).
3. Service uses will also be permitted.

Commercial/Mixed-Use

Commercial Mixed-Use includes: hotel, bed and breakfast inn, serviced apartments, retail, professional and medical offices, government offices, restaurants, coffee houses, delicatessens, laundromats, shoe repair, travel agency, art galleries, museums, theaters, athletic clubs, social halls and clubs, photocopying, financial services, communications/data processing services.

Special Amenity

Special Amenity uses apply to certain development sites situated along the bluff overlooking the Salinas River. Uses within these sites shall be subject to approval by the City of Marina or County of Monterey Planning Director, as applicable, and the University of California, and shall be limited to uses that meet the following conditions:

1. The use has a public orientation, and takes advantage of the unique amenity of the bluff. Such uses would include, but not be limited to, restaurants, athletic clubs, conference centers, small hotels and inns, etc.
2. The use is configured in a manner that allows views through the site from inland parcels.
3. The use is compatible with the existing vegetation of the bluff.
4. The use is compatible with the existing residential dwellings located north of the East Campus.
5. The use complies with the density provisions and development conditions of the Marina Airport Comprehensive Land Use Plan's Approach Protection Zone (as applicable).

Interim Uses

Interim uses not described in the above categories shall be permitted on a conditional basis to allow for the property to be productive prior to its ultimate development. Criteria for permitting interim uses shall include the following:

- Uses are compatible with and /or not in conflict with designated uses for the property; and
- Activities do not pose a negative visual image; and
- Activities do not pose any negative environmental effects.