ATTACHMENT 1

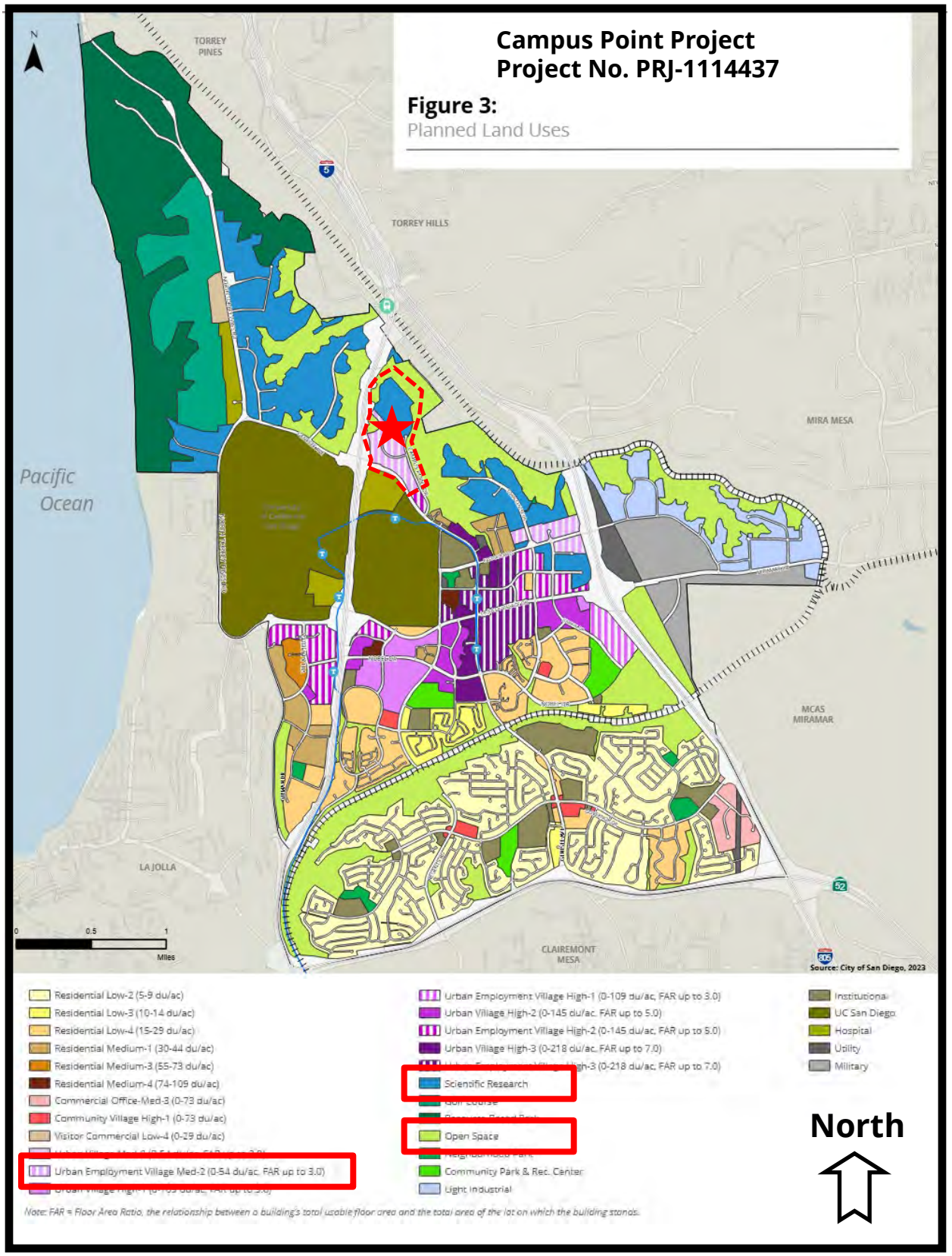


The City of SAN DIEGO

Aerial Photo

Campus Point Project
Project No. PRJ-1114437

North



Land Use Plan

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. PMT-3294861,
CAMPUS POINT PROJECT - PROJECT NO. PRJ-1114437

ADOPTED BY RESOLUTION NO. R-_____ ON DECEMBER 15, 2026

GENERAL

1. This Tentative Map will expire _____.

2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.

3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

4. The Tentative Map shall comply with the provisions of the conditions of Planned Development Permit No. PMT-3373450 Site Development Permit No. PMT-3311914 Easement Vacation No. PMT-3319482 and Public Right-of-Way Vacation No. PMT-3311912.

5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

6. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

ENGINEERING

7. The Subdivider shall dedicate Campus Point Drive to provide a 68-foot right-of-way with a 14-foot parkway and assure by permit and bond the construction of City Standard Schedule J Pavement, non-contiguous sidewalk, curb and gutter with a cul-de-sac terminus from Sta 31+30 to 36+00, as shown on Exhibit 'A', to the satisfaction of the City Engineer.

8. The Subdivider shall assure, by permit and bond, the construction of directional curb ramps at the intersection of Campus Point Dr and Campus Point Ct, per current City Standards, as shown on approved Exhibit 'A', to the satisfaction of the City Engineer.

9. The Subdivider shall assure, by permit and bond, the construction of City Standard driveways for all proposed lots fronting the public right-of-way, as shown on approved Exhibit 'A', to the satisfaction of the City Engineer.

10. The Subdivider shall, by permit and bond, assure the removal of existing driveways and replace them with city standard curb, gutter and non-continuous sidewalk, as shown on approved Exhibit 'A', adjacent to the site, to the satisfaction of the City Engineer.

11. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the proposed curb outlets, sidewalk underdrains, private stormwater systems and storm drain connections to be installed within the Campus Point Drive, Campus Point Court and Genesee Avenue public Right-of-Way, to the satisfaction of the City Engineer.

12. The Subdivider shall provide a 24-foot Public Access Easement adjacent to proposed lot 16 and 15, as shown on approved Exhibit 'A', to the satisfaction of the City Engineer.

13. The Subdivider shall ensure that all existing and proposed onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utility providers that the conversion has taken place, or provide other means to assure the undergrounding, to the satisfaction of the City Engineer.

14. The Subdivider shall, by permit and bond, assure the installation of streetlights adjacent to the site on Campus Point Drive, Campus Point Court and Genesee Avenue in accordance with the City of San Diego Street Design Manual-Street Light Standards and City Council Policy 200-18, to the satisfaction of the City Engineer.

15. Prior to the issuance of any Construction 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, to the satisfaction of the City Engineer.

16. 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.

17. The Subdivider shall record a Declaration of Covenants and Reservation of Easements for a cross-lot Drainage Easement for the proposed 24 lots currently held by the same owner, to the satisfaction of the City Engineer. The Declaration of Covenants and Reservation of Easements shall state: Since the Drainage Easement agreement is a private and not a public issue, The City of San Diego is not responsible for any dispute that might arise in the future between the private parties.

18. The Subdivider shall update all existing public drainage easements to conform to current City Standards, as shown on the approved Exhibit 'A', to the satisfaction of the City Engineer.

19. Prior to the issuance of any Construction Permit, the Owner/Permittee shall, by permit and bond and as-built completion, assure the removal of portions of the existing Public Storm Drain system, provide a Public Drainage Easement and construct Public Storm Drain systems, to current City Standards, including curb inlets, storm drain pipes, sidewalk underdrains, curb outlets and cleanouts connecting to existing public storm drain pipe, to the satisfaction of the City Engineer and Stormwater Department.

20. Prior to the issuance of any Construction Permit, the Owner/Permittee shall, by permit and bond assure the vacation of Public Drainage Easements, to the satisfaction of the City Engineer.

21. Prior to the issuance of any Construction Permit for each development phase, the Owner/Permittee shall prepare and update a Master Drainage Study of the entire development site to ensure the updated land use and development design do not increase 100-year peak flows above pre-developed 100-year peak flows at any discharge location from the overall development site, to the satisfaction of the City Engineer. The Master Drainage Study shall assess the pre-developed and post-developed condition 100-year peak flows to each discharge location, including Multiple Habitat Planning Area (MHPA) and Caltrans right-of-way. Peak flow attenuation shall be provided when the post-developed condition 100-year peak flow exceeds the pre-developed 100-year peak flow. To simulate peak flow attenuation, the inflow hydrograph should be constructed based on a 6-hour design storm as detailed in guidance provided by the County of San Diego. Stage-storage and stage-discharge data should be developed in accordance with the Conjunctive Use Guidelines set forth by the County of San Diego, and the routed outflow hydrograph

should be generated using computational methods. Following the detention routing, the Master Drainage Study shall report the 100-year peak inflow hydrograph, the 100-year peak outflow hydrograph, and the 100-year water surface elevation in the detention facility, to the satisfaction of the City Engineer.

22. Prior to the issuance of any Construction Permit, the Owner/Permittee shall demonstrate the provision of adequate energy dissipators at all outfalls adjacent to the site, to the satisfaction of the City Engineer.

23. Prior to the issuance of any Construction Permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of public drainage entering into the property from the Right-of-Way.

24. Development of this project shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001, or any subsequent order, as well as the current version of the City of San Diego's Stormwater Standards Manual.

25. Prior to the issuance of any Construction Permit for each development phase, the Owner/Permittee shall prepare a Master Stormwater Quality Management Plan of the entire development site to ensure overall site compliance regarding treatment control BMP sizing, hydromodification management and volume retention calculations, which shall be subject to final review and approval by the City Engineer, in accordance with the Stormwater Standards Manual in effect at the time of the construction permit issuance.

26. Prior to the issuance of any Construction Permit, the Owner/Permittee shall enter into a Stormwater Management and Discharge Control Maintenance Agreement (SWMDCMA) detailing the ongoing maintenance of permanent Best Management Practices (BMP), to the satisfaction of the City Engineer.

27. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit Order No. 2022-0057-DWQ. In accordance with Order No. 2022-0057-DWQ 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 construction permit, a copy of the Notice of Intent (NOI), including a valid Waste Discharge ID number (WDID#), shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. If ownership of the entire site or any portion of the site changes prior to the filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with Section II.C of Order No. 2022-

0057-DWQ, and a copy shall also be submitted to the City.

LANDSCAPE/BRUSH MANAGEMENT

29. Prior to recordation of the Final Map, the Owner/Subdivider shall identify on a separate sheet titled "Non-title Sheet," the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the "Non-Title Sheet" to identify the hatched areas: "Indicates fire hazard zone(s) per §142.0412 of the Land Development Code."

MAPPING

30. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].

31. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

32. The Final Map shall:

    a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

    b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

GEOLOGY

33. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

TRANSPORTATION

34. Prior to recordation of the first Final Map, the Subdivider shall dedicate 21 feet of right-of-way along the project frontage on Genesee Avenue from Station 524+16 to

Station 536+55 and assure by permit and bond, the construction of a 22-foot parkway, including a 9.5-foot-wide landscaped area, a 6-foot-wide Class I bike path, 6-foot-wide non-contiguous sidewalk, and 0.5-foot-wide landscaped area, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

35. Prior to recordation of the first Final Map, the Subdivider shall assure by permit and bond, the installation of a northbound Class IV buffered bike lane (6-foot bike lane with a 2-foot buffer), transitioning from Class IV buffered bike lane to Class I bike path at Station 534+00 immediately north of the traffic signal at Genesee Ave/Scripps Hospital driveway, and restriping of the northbound lanes to provide three 11-foot-wide travel lanes along the project frontage on Genesee Avenue from Station 524+16 to Station 536+55, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

36. Prior to recordation of the first Final Map, the Subdivider shall dedicate 11 feet of right-of-way along the project frontage on Genesee Avenue from Station 536+55 to Station 545+00 and assure by permit and bond, the construction of a 22-foot parkway, including a 9.5-foot-wide landscaped area, a 6-foot-wide Class I bike path, 6-foot-wide non-contiguous sidewalk, and 0.5-foot-wide landscaped area, as well as the restriping of the northbound lanes to provide three 11-foot-wide travel lanes and an 8-foot-wide shoulder, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

37. Prior to recordation of the first Final Map, the Subdivider shall dedicate 10 feet of right-of-way along the project frontage on Genesee Avenue from Station 545+00 to Station 547+10 and assure by permit and bond, the construction of a 22-foot parkway, including a 15.5-foot-wide landscaped area, 6-foot-wide non-contiguous sidewalk, and 0.5-foot-wide landscaped area, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

38. Prior to recordation of the first Final Map, the Subdivider shall assure by permit and bond, the installation of a Class IV buffered bike lane (6-foot bike lane with a 2-foot buffer), transitioning from Class I bike path to Class IV buffered bike lane at Station 545+00, and restriping of the northbound lanes to provide three 11-foot-wide travel lanes along the project frontage on Genesee Avenue from Station 545+00 to Station 547+10, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

39. Prior to recordation of the first Final Map, the Subdivider shall assure by permit and bond, the restriping of northwest-bound lanes of Genesee Avenue from Station 547+10 to the Interstate 5 northbound on-ramp signalized intersection to provide two

dedicated 11-foot-wide right-turn lanes, a "No Turn on Red" blank-out sign at the I-5 northbound on-ramp, and a Class IV buffered bike lane consisting of a 6-foot-wide bike lane with a 2-foot-wide buffer, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

Campus Point Drive

40. Prior to recordation of the first Final Map, the Subdivider shall dedicate 4 feet of right-of-way along the project frontage on Campus Point Drive from Station 12+21.50 to 20+50 and assure by permit and bond, the construction of a 14-foot parkway, including a 5.5-foot-wide contiguous sidewalk and an 8.5-foot-wide landscaped area, and the installation of Class IV buffered bike lanes on both sides of Campus Point Drive from Station 4+05 to Station 20+50, including a 6-foot-wide bike lane with a 4-foot-wide buffer on the project frontage side and the corresponding Class IV buffered bike lane on the opposite side, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

41. Prior to recordation of the first Final Map, the Subdivider shall dedicate 4 feet of right-of-way along the project frontage on Campus Point Drive from Station 20+50 to Station 26+37 and assure by permit and bond, the construction of a 14-foot parkway, including a 5.5-foot-wide contiguous sidewalk and an 8.5-foot-wide landscaped area, and the installation of one-way Class IV buffered bike lanes on both sides of Campus Point Drive, including a 6-foot-wide bike lane with a 4-foot-wide buffer on the project frontage side and the corresponding Class IV buffered bike lane on the opposite side, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

42. Prior to recordation of the first Final Map, the Subdivider shall dedicate 4 feet of right-of-way along the project frontage on Campus Point Drive from Station 26+37 to Station 31+30 and assure by permit and bond, the construction of a 14-foot parkway, including a 6-foot-wide sidewalk and an 8-foot-wide landscaped area, and the installation of one-way Class IV buffered bike lanes on both sides of Campus Point Drive, including a 6-foot-wide bike lane with a 4-foot-wide buffer on the project frontage side and the corresponding Class IV buffered bike lane on the opposite side, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

43. Prior to the recordation of first Final Map, the Subdivider shall dedicate 68-feet wide of right-of-way on the northern side of Campus Point Drive approximately from Station 31+30 to 36+00 and assure by permit and bond, the construction of a 14-foot wide parkway, including a 6-foot-wide non-contiguous sidewalk and an 8-foot-wide landscaped area, and the installation of one-way Class IV buffered bike lanes on both sides of Campus Point Drive Extension, including a 6-foot-wide bike lane with a 4-foot-wide buffer on the project frontage side and the corresponding Class IV

buffered bike lane on the opposite side, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

44. Prior to the recordation of the first Final Map, the Subdivider shall assure by permit and bond, the construction of a 14-foot wide parkway, including a 6-foot-wide non-contiguous sidewalk and an 8-foot-wide landscaped area, and the installation of one-way Class IV buffered bike lanes on both sides of Campus Point Drive Extension and Cul-de-sac, including a 6-foot-wide bike lane with a 4-foot-wide buffer on the project frontage side and the corresponding Class IV buffered bike lane on the opposite side, per "B" Sheet, satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

Campus Point Court

45. Prior to recordation of the first Final Map, the Subdivider shall dedicate 2 feet of right-of-way along the project frontages on both sides of Campus Point Court and assure by permit and bond, the construction of a 12-foot wide parkway, including a minimum 5-foot-wide sidewalk and a 7-foot-wide landscaped area on both sides of Campus Point Court and restriping of Campus Point Court to provide two 10-foot-wide travel lanes, a 10-foot-wide two-way left-turn lane, and Class II buffered bike lanes on both sides of Campus Point Court, including 5-foot-wide bike lanes with 2-foot-wide buffers, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

46. Prior to recordation of the first Final Map, the Subdivider shall record a Joint Use Driveway/Mutual Access Agreement (DS-3248) in favor of all 24 lots, to the satisfaction of the City Engineer.

WATER AND WASTEWATER

47. Prior to the recordation of the water and sewer easement vacation, the Subdivider shall assure, by permit, bond and As-built completion of the abandonment or privatization of all public water and sewer facilities, in a manner satisfactory to the Public Utilities Department and the City Engineer.

48. Prior to the recordation of the Final Map, the Subdivider shall submit the sewer study, satisfactory to the Public Utilities Department and in accordance with the City of San Diego's current Sewer Design Guide, to show that the existing and proposed public sewer facilities will have adequate capacity and cleansing velocities necessary to serve this development and the drainage basin in which it lies.

49. Prior to the recordation of the Final Map, the Subdivider shall submit the water study, satisfactory to the Public Utilities Department and in accordance with the City of San Diego's current Water Design Guide, to show that the existing and proposed public water facilities will have adequate capacity to serve this development.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.)

Internal Order No.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING TENTATIVE MAP NO. PMT-3294861, FOR CAMPUS POINT PROJECT – PROJECT NO. PRJ-1114437.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. ALEXANDRIA REAL ESTATE EQUITIES, L.P., a Delaware limited partnership, Applicant and Geoffrey H. Dye, RICK ENGINEERING, Land Surveyor, filed an application with the City of San Diego for a tentative map (Tentative Map No. PMT-3294861), a Public Right of Way Vacation (PROW Vacation No. PMT-3311912), and to vacate existing water and sewer easements (Easement Vacation No. PMT-3319482) for the Campus Point project (Project), located at 4110, 4161, 4210, 4224, 4242, 4244, and 4275 Campus Point Court, and 10210, 10260, 10290, 10140, 10010, and 9880 Campus Point Drive, also known as Assessor's Parcel Numbers 343-230-11, -13, -14, -15, -16, -17, -38, -40, -41, -42, -43, and -44, within the Industrial Park (IP-1-1) Employment Mixed-Use (EMX-1) zone, RS-1-14, and RS-1-7 zones, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar, Review Area 1, Accident Potential Zone 2, and Transition Zone), FAA Part 77 Noticing Area Overlay Zone (MCAS Miramar threshold at 615 feet average MSL), the Community Plan Implementation Overlay Zone, Type A (CPIOZ-A), the Parking Impact Overlay Zone, the Sustainable Development Area, a Prime Industrial Lands and Prime Industrial Lands – Flex, a Brush Management Zone and a Very High Fire Hazard Severity Zone within the University Community Plan.

B. The project site is legally described as:

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APN: 343-230-11-00 4275 CAMPUS POINT COURT
LOT 5 OF MAP NO. 9930, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 11, 1980, AS FILE NO. 80-416991 OF OFFICIAL RECORDS.

APN: 343-230-15-00 10140 CAMPUS POINT DRIVE
PARCEL 1 OF PARCEL MAP NO. 11363, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1981, AS FILE NO. 81-176232 OF OFFICIAL RECORDS.

APN: 343-230-16-00 10010 CAMPUS POINT DRIVE
PARCEL 2 OF PARCEL MAP NO. 11363, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1981, AS FILE NO. 81-176232 OF OFFICIAL RECORDS.

APN: 343-230-44-00 9880 CAMPUS POINT DRIVE
THAT PORTION OF PARCEL 1 OF PARCEL MAP 10410, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1980, AS FILE NO. 80-285628 OF OFFICIAL RECORDS.

APN: 343-230-13-00 10300 CAMPUS POINT DRIVE
PARCEL 1 OF PARCEL MAP NO. 10898, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 16, 1981, AS FILE NO. 81-015313 OF OFFICIAL RECORDS.

APN: 343-230-14-00 10290 CAMPUS POINT DRIVE
PARCEL 2 OF PARCEL MAP 10898 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 14, 1981.

APN: 343-230-38-00 0 CAMPUS POINT COURT
PARCEL 1 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-43-00 4161 CAMPUS POINT COURT

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PARCEL 2 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-17-00 10210 CAMPUS POINT DRIVE
PARCEL 1 OF PARCEL MAP NO. 12822, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 22, 1983, AS INSTRUMENT NO. 2019-0272483 O.R., IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 343-230-41-00 4242 CAMPUS POINT COURT
PARCEL 4 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-40-00 4210 CAMPUS POINT COURT
PARCEL 3 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-42-00 10260 CAMPUS POINT DRIVE
THAT PORTION OF PARCELS 1 AND 3 OF PARCEL MAP NO. 14065, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON, DECEMBER 10, 1985, AS INSTRUMENT NUMBER 85-464704 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

C. The map proposes the subdivision of a 99.89-acre site to increase the total number of lots from 12 parcels to 24 lots.

D. A California Environmental Quality Act (CEQA) guideline Section 15162 Consistency Evaluation was conducted against the previously adopted Program Environmental

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Impact Report (EIR) SCH No. 2021070359, and the evaluation concluded no additional environmental document is required. This activity is within the scope of the program approved earlier, and the program EIR adequately describes the activity for the purposes of CEQA.

E. The project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act and San Diego Municipal Code section 144.0220.

F. On November 5, 2026, the Planning Commission of the City of San Diego considered Tentative Map No. PMT-3294861 and voted to recommend approval of the project pursuant to Resolution No. _____-PC.

G. On _____the Council held a noticed public hearing to consider Tentative Map No. PMT-3294861 pursuant to San Diego Municipal Code sections 125.0440 and 125.1040, and Subdivision Map Act section 66428, the Council received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing. The Council has fully considered and has been fully advised on this matter.

H. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

I. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

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Be it resolved by the Council of the City of San Diego:

1. The Council adopts the following findings with respect to Tentative Map No. PMT-3294861:

A. <u>TENTATIVE MAP – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440</u>

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The City of San Diego's General Plan (General Plan) designates the site for Industrial Employment Park, Multiple Use, Open Space & Recreation uses.

The University Community Plan (Community Plan) (Figure 3) designates this site for Scientific Research, Urban Employment Village Med-2, and Open Space within the Urban and Community Village Areas (Figure 6) and the Campus Point & Towne Centre Urban Design District (Figure 16) . Additionally, both the General Plan Economic Prosperity Element (Figure EP-1) and the University Community Plan (Figure 5) designate portions of the subject site as Prime Industrial Land - Flex.

Both the General Plan and Community Plan land uses are implemented by the IP-1-1 and EMX-1 zones. IP-1-1 is an industrial zone that allows for industrial and commercial uses, while the EMX-1 zone allows for a mixture of residential and commercial uses.

The project site is located in the Community Plan Implementation Overlay Zone, Type A, and would be subject to the Supplemental Development Regulations (SDRs) within the Community Plan. These SDRs are intended to provide community benefits in exchange for increased development intensity. They play a key role in delivering public spaces, affordable housing, community-serving retail, and other priorities as development progresses. Of the 24 lots proposed in the tentative parcel map, 23 are at least 25,000 square feet, while Lot A is a smaller named lot for private road access. As a result, any future development on Lots 1 through 23 will be subject to SDR-A.1, which requires the inclusion of public space amenities, among other applicable SDRs. All future development on the 24 lots will be reviewed for consistency with the SDRs outlined in the Community Plan.

The General Plan Mobility Element aims to create a safe and comfortable pedestrian environment. The project implements this goal and related policies ME-A.1 and ME-A.7 by emphasizing pedestrian safety and comfort. The project proposes a circulation pattern with landscaped parkways and non-contiguous sidewalks, canopy shade trees along public sidewalks, sidewalk illumination, street lighting, and improvements to bicycle infrastructure along the streets. The project would construct multimodal improvements to frontage and internal roads to comply with the General Plan's Mobility Element goals related to achieving a balanced, multimodal transportation network. The proposed project would increase density near transit, making it more convenient for more people. The site

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is located within a Sustainable Development Area, directly adjacent to bus stops, and within a half mile of the Blue Line Trolley. Consistent with ME-A.6(d), the proposed buffered sidewalks and bike facilities would improve pedestrian and bicycle connectivity surrounding the development. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. **The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

   The proposed project subdivides 12 existing parcels into 24 lots across a 99.89-acre site. Existing public rights-of-way and private access roads serve the development. The existing development contains Scientific Research uses allowed by Site Development Permit No. 1176281 approved by the City Council on September 11, 2017, per Resolution No. R-311297. This existing development will be retained, and all lots are designed to comply with setbacks, lot coverage and side- and rear-yard regulations, per SDMC 144.0211(c). The proposed subdivision creates 24 lots that all meet the current IP-1-1 and/or EMX-1-1 zoning and development regulations.

   The proposed lots [Lots 1, 3, 4, 5, 8 and 12] that do not provide public access as required through SDMC section 144.0211(a), do provide access through private access roads. This deviation can be supported with the approval of the associated Planned Development Permit, No. PMT-3373450, as the existing driveways/roadways are designed to private standards that are comparable to City standards. As a condition of approval, a Joint Mutual Access/Driveway Access agreement will be recorded for the benefit of all lots, allowing permanent access. Additionally, all proposed lots are designed to provide for a Brush Management Program, per SDMC section 142.0412. Through the processing of a Planned Development Permit, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

3. **The site is physically suitable for the type and density of development.**

   The 99.89-acre premises is bounded by the I-5 Freeway to the west, Genesee Avenue to the south and Campus Point Drive to the east. Access to the development is located at Campus Point Drive, and the site is a relatively flat plateau at elevations ranging from approximately 290 to 310 feet above Mean Sea Level (AMSL). Existing descending fill and natural slopes are present on northern, western and eastern portions of the property. Grading of the development in 1979 created large, sheet-graded pads with maximum cuts from natural grade of approximately 50 feet and maximum fill of about 130 feet on the western portion of the overall development adjacent to Interstate 5. A geotechnical evaluation prepared by Geocon Incorporated, analyzed historical geologic data and determined that the geologic conditions do not exist at the subject site that is considered adverse to the existing buildings or proposed future developments. Existing utilities and roadways will be used to accommodate the proposed development. Therefore, the site is physically suitable for the type and density of development.

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4. **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

   The subdivision proposes 24 new lots from an existing 12 parcels (with existing entitlements). The project contains environmentally sensitive lands (ESL) in the form of sensitive biological resources and steep hillsides; however, they are outside of the previously disturbed and developed portions of the site.

   All future development will occur within the previously disturbed and developed portion of the site, and there will be no encroachments into, or impacts on, any steep slopes or other ESL located on the site. The proposed improvements include improving public rights-of-way to current City standards which include landscaped parkways, pedestrian improvements, and multi-modal upgrades (Class I, II, and IV bicycle improvements). These improvements are designed to City standards and provide for the routing of stormwater runoff and drainage into the public storm drain system. Therefore, the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. **The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

   The development contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as regional, state, and federal regulations, to prevent detrimental impacts on the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require that all construction plans be reviewed and approved by staff prior to construction to ensure compliance with all regulations. The conditions of approval are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

   The proposed improvements include improving public rights-of-way to current City Standards which include landscaped parkways, pedestrian improvements, and multi-modal upgrades (Class I, II, and IV bicycle improvements). These improvements align with the goals of the land use plan as noted in Finding A1 and included by this reference. Since the project site is in a Very High Fire Severity Zone, the project is also conditioned to require implementation of a Brush Management Program to comply with the City of San Diego's Landscape Regulations, Landscape Standards, and to reduce fire risks. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. **The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

   The proposed project subdivides 12 existing parcels into 24-lots across a 99.89-acre site. Existing public rights-of-way and private access roads serve the development. A public

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right-of-way vacation is proposed to vacate a portion of the cul-de-sac terminus of Campus Point Drive, which will be extended further into a new dedicated cul-de-sac. An easement vacation (Easement Vacation No. PMT-3319482) to vacate a public water and sewer system will be conditioned to realign water and sewer facilities from within property lines into the public and private rights-of-way. With these actions, the subdivision will not conflict with easements acquired by the public at large for access through or use of property within the subdivision. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. **The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

   The proposed subdivision does not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserve environmentally sensitive lands. Any future development on Lots 1 through 23 will be subject to the Community Plan Supplemental Development Regulations (SDR), which require the inclusion of public space amenities, Building Transitions, Urban Parkway Trees, and complete streets among other applicable SDRS. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. **The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

   The subdivision proposes to remap boundaries of a site that was previously graded within an area designated for only Scientific Research uses. The proposed subdivision directly aligns with several of the core Community Plan goals that aim to implement a future multi-use development without disrupting existing uses.

   Future development could allow up to 1,811 dwelling units. These dwellings would promote the evolution of a site from single-use zoning to integrated live-work environments. This would create a substantial housing capacity to accommodate a diverse workforce near jobs, which has an added benefit of reducing total vehicle trips and encourages transit, walking, or biking between home and work. Existing multi-modal transit options are available and located adjacent to the development. Existing public utility infrastructure will be realigned and increased in capacity to meet future demands. Based on these factors, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

3. Based on these findings adopted by the Council, Tentative Map No. PMT-3294861 is granted to ALEXANDRIA REAL ESTATE EQUITIES, L.P., a Delaware limited partnership, OWNER/PERMITTEE, subject to the attached conditions which are made a part of this Resolution by this reference.

_____
Francisco Mendoza
Development Project Manager

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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010095 SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. PMT-3373450
SITE DEVELOPMENT PERMIT NO. PMT-3311914
CAMPUS POINT PROJECT - PROJECT NO. PRJ-1114437
CITY COUNCIL

This Planned Development Permit No. PMT-3373450 and Site Development Permit No. PMT-3311914 (Permit) is granted by the City Council of the City of San Diego to ALEXANDRIA REAL ESTATE EQUITIES, L.P., a Delaware limited partnership, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0604 and 126.0505. The 99.89-acre site is located at 9880, 10010, 10210, 10140, 10260, and 10290 Campus Point Drive, and 4110, 4161, 4210, 4224, 4275, 4242, and 4244 Campus Point Court in the IP-1-1, EMX-1, RS-1-14, and RS-1-7 zones of the University Community Plan area in the Airport Land Use Compatibility (MCAS Miramar) Overlay Zone, ALUCP Airport Influence Area (MCAS Miramar – Review Area 1), the Airport Safety Zone Overlay (MCAS Miramar – Accident Potential Zone 2 "APZ II" and Transition Zone "TZ"), Transit Priority Area Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ) Type A, Parking Standards Transit Area Overlay Zone, Parking Impact Overlay Zone (PIOZ Campus-Impact), is designated as Prime Industrial Lands and Prime Industrial Lands – Flex. Also, the site is within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Areas Overlay Zone (MCAS Miramar - Review Area 1), FAA Part 77 Noticing Area Overlay Zone (MCAS Miramar threshold at 615 feet average MSL), and Airport Safety Zone Overlay (MCAS Miramar Accident Potential Zone 2 and Transition Zone). The site has Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources (Diegan Coastal Sage Scrub and Valley & Foothill Grasslands) and Steep Hillsides. Portion of site is within the Multiple Habitat Planning Area (Subarea 114), Brush Management Zone, and is in a Very High Fire Hazard Severity Zone.

The project site is legally described as:

APN: 343-230-11-00 4275 CAMPUS POINT COURT
LOT 5 OF MAP NO. 9930, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 11, 1980, AS FILE NO. 80-416991 OF OFFICIAL RECORDS.

APN: 343-230-15-00 10140 CAMPUS POINT DRIVE
PARCEL 1 OF PARCEL MAP NO. 11363, IN THE CITY OF SAN DIEGO, COUNTY OF

SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1981, AS FILE NO. 81-176232 OF OFFICIAL RECORDS.

APN: 343-230-16-00 10010 CAMPUS POINT DRIVE
PARCEL 2 OF PARCEL MAP NO. 11363, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1981, AS FILE NO. 81-176232 OF OFFICIAL RECORDS.

APN: 343-230-44-00 9880 CAMPUS POINT DRIVE
THAT PORTION OF PARCEL 1 OF PARCEL MAP 10410, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1980, AS FILE NO. 80-285628 OF OFFICIAL RECORDS.

APN: 343-230-13-00 10300 CAMPUS POINT DRIVE
PARCEL 1 OF PARCEL MAP NO. 10898, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 16, 1981, AS FILE NO. 81-015313 OF OFFICIAL RECORDS.

APN: 343-230-14-00 10290 CAMPUS POINT DRIVE
PARCEL 2 OF PARCEL MAP 10898 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 14, 1981.

APN: 343-230-38-00 0 CAMPUS POINT COURT
PARCEL 1 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-43-00 4161 CAMPUS POINT COURT
PARCEL 2 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-17-00 10210 CAMPUS POINT DRIVE
PARCEL 1 OF PARCEL MAP NO. 12822, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 22, 1983, AS

INSTRUMENT NO. 2019-0272483 O.R., IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 343-230-41-00 4242 CAMPUS POINT COURT
PARCEL 4 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-40-00 4210 CAMPUS POINT COURT
PARCEL 3 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-42-00 10260 CAMPUS POINT DRIVE
THAT PORTION OF PARCELS 1 AND 3 OF PARCEL MAP NO. 14065, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON, DECEMBER 10, 1985, AS INSTRUMENT NUMBER 85-464704 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide the site, subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

a. A 23-lot subdivision (and one lettered access lot "Lot A") per Tentative Map No. PMT-3294861;

b. A deviation from SDMC 144.0211 to allow lots that do not front a public street for Lots 1, 3, 4, 5, 12, 14, and 22.

c. Landscaping (planting, irrigation and landscape-related improvements);

d. Off-street parking; and

e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning

regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____(+3 years).

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to issuance of any residential building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 1.

ENGINEERING REQUIREMENTS:

13. The Permit shall comply with the conditions of Tentative Map No. PMT-3294861, Easement Vacation No. PMT-3319482, and Public Right-of-Way Vacation No. PMT-3311912.

LANDSCAPE REQUIREMENTS:

14. All proposed easements and right-of-way dedications within the boundary of the Tentative Map shall be granted on the proposed Final Map, with the exception of any required Covenant of Easements, which shall be granted by deed.

15. Prior to issuance of any grading permit, 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.

16. 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 that is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

17. Prior to issuance of any building permit (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 SDMC §142.0403(b)6.

18. 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 "Landscape Area."

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

If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved

documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

20. 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.

21. 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, exercising the Zone Two reduction option and Alternative Compliance measures set forth under §142.0412(f), §142.0412(i), and §142.0412(j). Zone One and Two shall range in width extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

22. Alternative Compliance: Where Zone One is reduced, a radiant heat wall shall be provided at the interface of Zones One & Two. In addition, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.

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

24. Prior to issuance of any Building Permits, 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.

25. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

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

PLANNING/DESIGN REQUIREMENTS:

27. 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 by the appropriate City decision maker in accordance with the SDMC.

28. 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.

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

30. 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

Genesee Avenue

44. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate 21 feet of right-of-way along the project frontage on Genesee Avenue from Station 524+16 to Station 536+55 and assure by permit and bond, the construction of a 22-foot parkway, including a 9.5-foot-wide landscaped area, a 6-foot-wide Class I bike path, 6-foot-wide non-contiguous sidewalk, and 0.5-foot-wide landscaped area, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

45. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond, the installation of a northbound Class IV buffered bike lane (6-foot bike lane with a 2-foot buffer), transitioning from Class IV buffered bike lane to Class I bike path at Station 534+00 immediately north of the traffic signal at Genesee Ave/Scripps Hospital driveway, and restriping of the northbound lanes to provide three 11-foot-wide travel lanes along the project frontage on Genesee Avenue from Station 524+16 to Station 536+55, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

46. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate 11 feet of right-of-way along the project frontage on Genesee Avenue from Station 536+55 to Station 545+00 and assure by permit and bond, the construction of a 22-foot parkway, including a 9.5-foot-wide landscaped area, a 6-foot-wide Class I bike path, 6-foot-wide non-contiguous sidewalk, and 0.5-foot-wide landscaped area, as well as the restriping of the northbound lanes to provide three 11-foot-wide travel lanes and an 8-foot-wide shoulder, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

47. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate 10 feet of right-of-way along the project frontage on Genesee Avenue from Station 545+00 to Station 547+10 and assure by permit and bond, the construction of a 22-foot parkway, including a 15.5-

foot-wide landscaped area, 6-foot-wide non-contiguous sidewalk, and 0.5-foot-wide landscaped area, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

48. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond, the installation of a Class IV buffered bike lane (6-foot bike lane with a 2-foot buffer), transitioning from Class I bike path to Class IV buffered bike lane at Station 545+00, and restriping of the northbound lanes to provide three 11-foot-wide travel lanes along the project frontage on Genesee Avenue from Station 545+00 to Station 547+10, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

49. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond, the restriping of northwestbound lanes of Genesee Avenue from Station 547+10 to the Interstate 5 northbound on-ramp signalized intersection to provide two dedicated 11-foot-wide right-turn lanes, a "No Turn on Red" blank-out sign at the I-5 northbound on-ramp, and a Class IV buffered bike lane consisting of a 6-foot-wide bike lane with a 2-foot-wide buffer, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

Campus Point Drive

50. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate 4 feet of right-of-way along the project frontage on Campus Point Drive from Station 12+21.50 to 20+50 and assure by permit and bond, the construction of a 14-foot parkway, including a 5.5-foot-wide contiguous sidewalk and an 8.5-foot-wide landscaped area, and the installation of Class IV buffered bike lanes on both sides of Campus Point Drive from Station 4+05 to Station 20+50, including a 6-foot-wide bike lane with a 4-foot-wide buffer on the project frontage side and the corresponding Class IV buffered bike lane on the opposite side, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

31. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate 4 feet of right-of-way along the project frontage on Campus Point Drive from Station 20+50 to Station 26+37 and assure by permit and bond, the construction of a 14-foot parkway, including a 5.5-foot-wide contiguous sidewalk and an 8.5-foot-wide landscaped area, and the installation of one-way Class IV buffered bike lanes on both sides of Campus Point Drive, including a 6-foot-wide bike lane with a 4-foot-wide buffer on the project frontage side and the corresponding Class IV buffered bike lane on the opposite side, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

32. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate 4 feet of right-of-way along the project frontage on Campus Point Drive from Station 26+37 to Station 31+30 and assure by permit and bond, the construction of a 14-foot parkway, including a 6-foot-wide sidewalk and an 8-foot-wide landscaped area, and the installation of one-way Class IV buffered bike lanes on both sides of Campus Point Drive, including a 6-foot-wide bike lane

with a 4-foot-wide buffer on the project frontage side and the corresponding Class IV buffered bike lane on the opposite side, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

33. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate 68-feet wide of right-of-way on the northern side of Campus Point Drive approximately from Station 31+30 to 36+00 and assure by permit and bond, the construction of a 14-foot wide parkway, including a 6-foot-wide non-contiguous sidewalk and an 8-foot-wide landscaped area, and the installation of one-way Class IV buffered bike lanes on both sides of Campus Point Drive Extension, including a 6-foot-wide bike lane with a 4-foot-wide buffer on the project frontage side and the corresponding Class IV buffered bike lane on the opposite side, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

Campus Point Court

34. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate 2 feet of right-of-way along the project frontages on both sides of Campus Point Court and assure by permit and bond, the construction of a 12-foot wide parkway, including a minimum 5-foot-wide sidewalk and a 7-foot-wide landscaped area on both sides of Campus Point Court and restriping of Campus Point Court to provide two 10-foot-wide travel lanes, a 10-foot-wide two-way left-turn lane, and Class II buffered bike lanes on both sides of Campus Point Court, including 5-foot-wide bike lanes with 2-foot-wide buffers, per Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy of any redevelopment project.

35. At the intersection of Genesee Avenue and Scripps Hospital Driveway, prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the following improvements:

- Installation of traffic signal heads with retroreflective borders on proposed/new private driveway (from the parking structure) on the southbound approach via a traffic signal modification plan.
- Installation of a continental crosswalk crossing the new/proposed private driveway on the south leg
- Installation of pedestrian countdown signal heads and push buttons for the south leg crosswalk
- Upgrade the traffic controller to provide the City of San Diego with a current 2070 signal controller, including software update and communications equipment per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.
- Installation of vehicular detector loops including Type E Modified front loops on all southbound approaches per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

36. Prior to the issuance of any building permit, the Owner/Permittee shall record a Joint Use Driveway/Mutual Access Agreement (DS-3248) in favor of all 24 lots, to the satisfaction of the City Engineer.

WATER AND WASTEWATER REQUIREMENTS

37. Prior to the issuance of any building permits, the Owner/Permittee shall obtain approval from Public Utilities Department (PUD), for the design and construction of the new public water and sewer main within Genesee Avenue as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.

38. Prior to the issuance of any building permits, the Owner/Permittee shall obtain approval from Public Utilities Department (PUD), for the proposed public water and sewer easements as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Department and City Engineer.

39. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

40. Prior to the issuance of any construction permit for building, 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 public right of way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

41. Prior to the issuance of any construction permit for building, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private Backflow Prevention Device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way

42. The Owner/Permittee shall be responsible for any damage caused to the City of San Diego water and sewer facilities within the vicinity of the project site due to the construction activities associated with this project in accordance with San Diego Municipal Code Section 142.0607. Should such damage occur, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Department and the City Engineer.

43. 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 improvements over the proposed public water and sewer easement as shown on the approved Exhibit A.

44. Prior to the issuance of any construction permit for building, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Department and the City Engineer.

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

46. 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

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 City Council of the City of San Diego on _____ and Resolution R-_____.

ATTACHMENT 5

Planned Development Permit No. PMT-3373450
Site Development Permit No. PMT-3311914
Date of Approval: December 15, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Francisco Mendoza
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

ALEXANDRIA REAL ESTATE EQUITIES, L.P.a Delaware Limited Partnership
Owner/Permittee

By _____
NAME
TITLE

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

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING PLANNED DEVELOPMENT PERMIT NO. PMT-3373450 AND SITE DEVELOPMENT PERMIT NO. PMT-3311914 FOR THE CAMPUS POINT PROJECT - PROJECT NO. PRJ-1114437.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. ALEXANDRIA REAL ESTATE EQUITIES, L.P., a Delaware limited partnership, OWNER/PERMITTEE, submitted an application to the City of San Diego for a Planned Development Permit (PDP No. PMT-3373450) to allow internal lot configurations that will not have street frontage but will provide private street connections to public streets and a Site Development Permit (SDP No. PMT-3311914) for the subdivision of a premises containing environmentally sensitive lands (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the Campus Point Master Plan project (Project).

B. The 99.89-acre site is located at 9880, 10010, 10210, 10140, 10260, and 10290 Campus Point Drive, and 4110, 4161, 4210, 4224, 4275, 4242, and 4244 Campus Point Court, within the University Community Plan in the Employment Mixed Use (EMX-1), Industrial Park (IP-1-1), RS-1-14, and RS-1-7 zones, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar, Review Area 1, Accident Potential Zone 2, and Transition Zone), , the Community Plan Implementation Overlay Zone (CPIOZ) Type A, a Sustainable Development Area, the Parking Impact Overlay Zone, and Prime Industrial Lands and Prime Industrial Lands – Flex. The site contains Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources (Diegan Coastal Sage Scrub and Valley & Foothill Grasslands) and Steep Hillsides. A

portion of the site is within the Multiple Habitat Planning Area (Subarea 114), Brush Management Zone, and is in a Very High Fire Hazard Severity Zone.

C. The site is legally described as:

APN: 343-230-11-00 4275 CAMPUS POINT COURT
LOT 5 OF MAP NO. 9930, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 11, 1980, AS FILE NO. 80-416991 OF OFFICIAL RECORDS.

APN: 343-230-15-00 10140 CAMPUS POINT DRIVE
PARCEL 1 OF PARCEL MAP NO. 11363, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1981, AS FILE NO. 81-176232 OF OFFICIAL RECORDS.

APN: 343-230-16-00 10010 CAMPUS POINT DRIVE
PARCEL 2 OF PARCEL MAP NO. 11363, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1981, AS FILE NO. 81-176232 OF OFFICIAL RECORDS.

APN: 343-230-44-00 9880 CAMPUS POINT DRIVE
THAT PORTION OF PARCEL 1 OF PARCEL MAP 10410, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 4, 1980, AS FILE NO. 80-285628 OF OFFICIAL RECORDS.

APN: 343-230-13-00 10300 CAMPUS POINT DRIVE
PARCEL 1 OF PARCEL MAP NO. 10898, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 16, 1981, AS FILE NO. 81-015313 OF OFFICIAL RECORDS.

APN: 343-230-14-00 10290 CAMPUS POINT DRIVE
PARCEL 2 OF PARCEL MAP 10898 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 14, 1981.

APN: 343-230-38-00 0 CAMPUS POINT COURT
PARCEL 1 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON

SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-43-00 4161 CAMPUS POINT COURT
PARCEL 2 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-17-00 10210 CAMPUS POINT DRIVE
PARCEL 1 OF PARCEL MAP NO. 12822, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 22, 1983, AS INSTRUMENT NO. 2019-0272483 O.R., IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 343-230-41-00 4242 CAMPUS POINT COURT
PARCEL 4 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-40-00 4210 CAMPUS POINT COURT
PARCEL 3 OF PARCEL MAP NO. 20824, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 21, 2010, AS INSTRUMENT NUMBER 2010-050081 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

APN: 343-230-42-00 10260 CAMPUS POINT DRIVE
THAT PORTION OF PARCELS 1 AND 3 OF PARCEL MAP NO. 14065, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON, DECEMBER 10, 1985, AS INSTRUMENT NUMBER 85-464704 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

D. On November 5, 2026, the Planning Commission of the City of San Diego considered Planned Development Permit (PDP No. PMT-3373450) and Site Development Permit (SDP No. PMT-3311914 and voted to recommend Council approval of the project pursuant to Resolution No. _____-PC.

E. On_____, the Council considered Planned Development Permit (PDP No. PMT-3373450) and Site Development Permit (SDP No. PMT-3311914 pursuant to the Land Development Code of the City of San Diego.

F. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

G. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the following findings with respect to Planned Development Permit No. PMT-3373450 and Site Development Permit No. PMT-3311914:

A. PLANNED DEVELOPMENT PERMIT – SDMC Section 126.0604

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

The Campus Point Project (Project) proposes a tentative map (Tentative Map No. PMT-3294816) to subdivide a 99.89-acre premises containing 12 parcels into 23 lots and one lettered lot (for access). The original parcels were designed subject to the Industrial Park (IP-1-1) Zone and designated as Scientific Research within the

1987 University Community Plan (UCP). In 2024, the University Community Plan was updated by the City Council, per Resolution No. R-315733, to allow a greater intensity of uses on the project site. The proposed lot configuration revises the premises to match the underlying recommendations of the UCP, the City of San Diego General Plan (General Plan), and the EMX-1 zone (previously IP-1-1).

The General Plan designates the site for Industrial Employment Park, Multiple Use, Open Space & Recreation uses.

The University Community Plan (Figure 3) designates this site for Scientific Research, Urban Employment Village Med-2, and Open Space within the Urban and Community Village Areas (Figure 6) and the Campus Point & Towne Centre Urban Design District (Figure 16). Additionally, both the General Plan Economic Prosperity Element (Figure EP-1) and the University Community Plan (Figure 5) designate portions of the subject site as Prime Industrial Land - Flex.

Both the General Plan and UCP land uses are implemented by the IP-1-1 and EMX-1 zones. IP-1-1 is an industrial zone that allows for industrial and commercial uses, while the EMX-1 zone allows for a mixture of residential and commercial uses.

The project site is in the Community Plan Implementation Overlay Zone, Type A (CPIOZ-A) and subject to the Supplemental Development Regulations (SDRs) within the UCP . The SDRs are intended to provide community benefits in exchange for increased development intensity. The regulations include the requirement to provide public spaces, affordable housing, and community-serving retail. Of the 24 lots proposed in the tentative parcel map, 23 are at least 25,000 square feet, while Lot A is a smaller named lot for private road access. As a result, any future development on Lots 1 through 23 will be subject to SDR-A.1, which requires the inclusion of public space amenities. All future development on the 24 lots will be reviewed for consistency with the SDRs outlined in the UCP . The General Plan Mobility Element aims to create a safe and comfortable pedestrian environment. The project implements this goal and related policies ME-A.1 and ME-A.7 by emphasizing pedestrian safety and comfort. The project proposes a circulation pattern with landscaped parkways and non-contiguous sidewalks, canopy shade trees along public sidewalks, sidewalk illumination, street lighting, and improvements to bicycle infrastructure along the streets. The project would construct multimodal improvements to frontage and internal roads to comply with the General Plan's Mobility Element goals related to achieving a balanced, multimodal transportation network. The proposed project would increase density near transit, making it more convenient for more people. The site is located within a Sustainable Development Area, directly adjacent to bus stops, and within a half mile of the Blue Line Trolley. Consistent with ME-A.6(d), the proposed buffered sidewalks and bike facilities would improve pedestrian and bicycle connectivity surrounding the development.

The development requires a Planned Development Permit to deviate from SDMC section 144.0211(a) to propose lots without frontage to a public street. The proposed lots that do not front a public street nonetheless are served by private access roads, and the subdivision proposes lots that meet the requirements of the underlying base zones throughout the development. The requirement to front a public street is superseded by private access roads, designed to emergency and fire department access standards, that allow access to the development. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project is defined in Finding A.1 and is included by this reference. The permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the project will comply with all regulations. The project will be subject to ministerial construction permits requiring compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all referenced standards, which also establish standards to safeguard public health, safety, and welfare. Since the project site is in a Very High Fire Severity Zone, the project is also conditioned to require implementation of a Brush Management Program to comply with the City of San Diego's Landscape Regulations, Landscape Standards, and to reduce fire risks. The construction will be inspected by certified building and engineer inspectors to assure construction is in accordance with the approved plans and with all regulations. The project will not be detrimental to the public health, safety and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval to assure compliance with applicable local, state and federal regulations. These conditions, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

No development is proposed on private property. The project proposes to improve existing public rights-of-way to the current City Standards. These include new landscaped parkways, non-contiguous sidewalks, and multi-model bicycle improvements (Class I Path, Class II and IV buffered Cycle Tracks).

Based on the above analysis, the proposed development would not be detrimental to the public's health, safety, and welfare.

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

126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The proposed project subdivides 12 existing parcels into 24 lots across a 99.89-acre site. Existing public rights-of-way and private access roads serve the development. The existing development contains Scientific Research uses allowed by Site Development Permit No. 1176281 approved by the City Council on September 11, 2017, per Resolution No. R-311297. This existing development will be retained, and all lots are designed to comply with setbacks, lot coverage and side- and rear-yard regulations, per SDMC section144.0211(c). The proposed subdivision creates 24 lots that all meet the current IP-1-1 and/or EMX-1-1 zoning and development regulations.

The proposed lots that do not provide public access as required through SDMC section 144.0211(a), do provide access to the northern portions of the site by a system of private drives and pedestrian pathways. These private drives generally function as the internal circulation network for the campus and are designed to provide vehicular and pedestrian access between the proposed lots while remaining integrated with the overall campus design. This results in a more desirable project, as the existing circulation is designed integral to the campus design.

A mutual access and maintenance agreement will be recorded among all affected lots to provide shared access through the private drive system. In addition, a Joint Use Driveway Agreement will be recorded between any adjoining lots where a driveway is shared. With the proposed mutual access agreements and Joint Use Driveway Agreements, the requested deviation can be supported. Through the processing of a Planned Development Permit, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

B. <u>SITE DEVELOPMENT PERMIT – San Diego Municipal Code (SDMC) Section 126.0505</u>

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

Finding A.1. is incorporated by this reference.

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

Finding A.2 is incorporated by this reference.

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

4. Finding A.3 is incorporated by this refernce. The Site Development Permit is required for a subdivision of a premises that contains Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources (Diegan Coastal Sage Scrub and Valley & Foothill Grasslands) and Steep Hillsides. A portion of the site is within the Multiple Habitat Planning Area (Subarea 114), Brush Management Zone, and is in a Very High Fire Severity Zone. The proposed development will not impact the ESL adjacent to the site. Existing Covenants of Easement enacted by the previously approved discretionary development will not be affected by the proposed subdivision, and no changes are proposed. The proposed lots do not propose any uses that are conflicting with the environmentally sensitive lands regulations. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands

5. 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 99.89-acre premises is bound by the I-5 Freeway to the west, Genesee Avenue to the south and Campus Point Drive to the east. Significant adjacent uses include the Scripps Memorial Hospital La Jolla and the UCSD Preuss School immediately across Genesee Avenue to the south. Additional UCSD facilities are also located across the I-5 freeway to the west. Open space is located to the east across Campus Point Drive, and Multi-Habitat Planning Area lands north of the site. Access to the development is located at Campus Point Drive, and the site is a relatively flat plateau at elevations ranging from approximately 290 to 310 feet above Mean Sea Level (MSL). Existing descending fill and natural slopes are present on northern, western and eastern portions of the property. Grading of the development in 1979 created large, sheet-graded pads with maximum cuts from natural grade of approximately 50 feet and maximum fill of about 130 feet on the western portion of the overall development adjacent to Interstate 5.

The proposed development will not change the existing graded footprints of structures. New entrances will be provided along existing, previously developed rights-of-way. New public improvements will upgrade existing rights-of-way to include pedestrian and mobility features. Based on the Geotechnical

Reconnaissance report submitted by Geocon Inc (June 25, 2025), the site does not contain soil or geologic conditions that would be considered adverse to the existing or proposed future development. 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.

6. 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.

No development is proposed with this permit. New driveways will be provided along existing rights-of-way located within the urban, built environment. New public improvements will upgrade existing rights-of-way to include pedestrian and mobility features. Based on the Geotechnical Reconnaissance report submitted by Geocon Inc (June 25, 2025), the site does contain soil or geologic conditions that would be considered adverse to the existing or proposed future development. Although the study noted potentially active faults on the site, it determined that those faults do not pose a risk of fault rupture to the project. Therefore, structural setbacks were not required.

Secondly, the project implements a Brush Management Zone Program at the periphery of the project, implementing Zones 0-2 for existing and future development. Since no alterations to the land will occur with this permit, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

Adjacent environmentally sensitive lands (ESL) are located at the northern periphery of the site, and open space is located east of the project site, across Campus Point Drive. No grading activities will occur as a result of this development. Existing grades were established in 1979, and modified in 2017 to include Covenants of Easements to preserve steep hillsides, biologically sensitive areas, and the Multi-Habitat Planning Area. The development is a mapping action only, and will redraw the boundary lines of existing development, and all lots are designed to comply with setbacks, lot coverage and side- and rear-yard regulations, per SDMC section 144.0211(c). The proposed subdivision creates 24 lots that all meet the current IP-1-1 and/or EMX-1-1 zoning and development regulations with the processing of a Planned Development Permit. Any future development would be subject to ESL regulations. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent ESLs.

8. 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).

No grading activities will occur as a result of this development. Existing grades were established in 1979, and the development approved in 2017 implemented a Brush Management Plan and included Covenants of Easements to preserve steep hillsides, biologically sensitive areas, and Multi-Habitat Planned Area lands, consistent with the Multiple Species Conservation Program Subarea Plan. No Vernal Pool habitats are located in or adjacent to the development. The development is a mapping action only, and will redraw boundary lines of existing development. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan and Vernal Pool Habitat Conservation Plan.

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

The site is located over 1.5 miles east from the Pacific Ocean and the project is compliant with all stormwater regulations. Therefore, the proposed development would not be anticipated to contribute to the erosion of public beaches or adversely impact local shoreline sand supply

10. 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.

No mitigation is required. A CEQA Guideline Section 15162 Consistency Evaluation was prepared against the previously certified Program Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2021070359, as this activity is within the scope of the program approved earlier, and the program EIR adequately describes the activity for the purposes of CEQA. No mitigation is required with this action. Therefore, the nature and extent of mitigation required is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

3. Based on these findings adopted by the Council, Planned Development Permit (PDP) No. PMT-3373450 and Site Development Permit (SDP) No. PMT-3311914 are granted by the Council to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set

forth in the PDP No. PMT-3373450 and SDP No. PMT-3311914, a copy of which is attached to and made a part of this Resolution by this reference.

_____

Francisco Mendoza

Development Project Manager

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING SUMMARY PUBLIC RIGHT-OF-WAY VACATION NO. PMT-3311912 FOR THE CAMPUS POINT PROJECT – PROJECT NO. PRJ-1114437.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. ALEXANDRIA REAL ESTATE EQUITIES, L.P., a Delaware limited partnership, Applicant and Geoffrey H. Dye, RICK ENGINEERING, Land Surveyor, filed an application with the City of San Diego to vacate 5,430.68 square feet of a western portion of Campus Point Drive cul-de-sac terminus, generally located east of 10210 Campus Point Drive dedicated on Map No. 9303, and located between two parcels described as Parcel 1 of Parcel Map 14065 and Parcel 2 of Parcel Map 10898 (Right-of-Way Vacation No. PMT-3311912) for the 10210 Campus Point Master Plan Project – Project No. PRJ-1114473, located at 10210 Campus Point Drive (Project), as more particularly described within legal description marked as Exhibit "A," in the Employment Mixed Use (EMX-1) and Industrial Park (IP-1-1) Base Zones, Airport Land Use Compatibility (MCAS Miramar) Overlay Zone, ALUCP Airport Influence Area (MCAS Miramar – Accident Potential – Transition Zone 2), the Community Plan Implementation Overlay Zone (CPIOZ) Type A, Parking Standards Transit Area Overlay Zone, Parking Impact Overlay Zone (PIOZ Campus-Impact), and the Transit Priority Area Overlay Zone, within the University Community Plan area.

B. California Streets and Highways Code section 8330 *et seq.* and San Diego Municipal Code (Municipal Code) section 125.0901 *et seq.* provide a procedure for the vacation of public right-of-way by Council resolution.

C. On November 5, 2026, the Planning Commission held a noticed public hearing to consider Public Right-of-way Vacation No. PMT-3311912 and voted to recommend approval of the Project pursuant to Resolution No. _____-PC.

D. On_____, the Council held a noticed public hearing to consider Right-of-Way Vacation No. PMT-3311912, pursuant to Municipal Code section 125.0910, the Council received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing. The Council has fully considered and has been fully advised on this matter.

E. The Office of the City Attorney prepared this Resolution based on the information provided by City staff including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate.

F. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the following findings with respect to Right-of-Way Vacation No. PMT-3311912:

A. RIGHT OF WAY VACATION - SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 125.0941

1. There is no present or prospective public use for the public right of way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The project proposes to vacate 5,430.68 square feet of a western portion of Campus Point Drive cul-de-sac terminus. Campus Point Drive was dedicated by Map No. 9303 and currently terminates at the juncture of Parcels 1 and 2 of PM 10898 and Parcel 1 of PM 14065 and Lot 4 of Map 9303.

The project will dedicate and extend Campus Point Drive further north into Parcel 1 of PM 10898 and provide for improved right-of-way extending to the northern parcel. Improvements include sidewalk, curb and gutter, landscaping, Class IV bicycle lanes, street lights, and a cul-de-sac turnaround at the new terminus of Campus Point Drive.

The City of San Diego requires a San Diego Gas & Electric Company utility easement reservation which is included in this resolution. Since the right-of-way is being extended further north, the vacated area has no public use. Therefore, there is no present or prospective use for the public right-of-way, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated.

2. The public will benefit from the action through improved use of the land made available by the vacation.

The public right-of-way to be vacated would revert to the abutting parcel's underlining fee owners and the City of San Diego will benefit from abandoning the public right-of-way for private use subject to property taxes and relinquishing the City's liability. The vacated area will also allow additional dedicated right-of-way to be developed to current standards with protected bicycle tracks to serve the users of the development with alternative mobility choices to nearby transit. Additionally, street lights, wider parkways, and pedestrian pathways will be developed, where currently the private portions of Campus Point Drive do not. With the dedication and improvement of Campus Point Drive to the north, the vacation would also provide for a more cohesive and comprehensive path into the development that enhances the connectivity between the uses along Campus Point Drive. Therefore, the public will benefit from the improved use of the land through public improvements, including sidewalks, street lights, and protected bicycle infrastructure. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

3. The vacation does not adversely affect any applicable land use plan.

The vacation allows Campus Point Drive to be extended further north, allows a public right-of-way to be upgraded to match the existing pattern within the vicinity, and allows the construction of protected bicycle facilities within the development, including protected bicycle lanes.

These improvements are implementations of the "Class IV First" approach within the Mobility Element of the City of San Diego's General Plan (General Plan). These policies (ME-B.1 and ME-B.2) specifically aim to increase mobility and bicycle infrastructure towards safer travel paths for multiple users, including pedestrians and bicyclists. As the vacation includes these improvements, the vacation does not adversely affect any applicable land use plan.

4. The public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

The project is conditioned to dedicate and improve additional rights-of-way sufficient to construct a cul-de-sac at the new terminus of Campus Point Drive, widening and dedicating for necessary improvements, including those necessary for protected bicycle infrastructure (as noted in findings A.1. – A.3., incorporated herein). Therefore, the public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

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

2. Based upon these findings adopted by the Council, Right-of-Way Vacation No. PMT-3311912, as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 102954-B, marked as Exhibit "B," incorporated by this reference, and made a part of this Resolution, is ordered vacated subject to the following conditions:

3. The City of San Diego reserves and excepts from Right-of-Way Vacation No. PMT-3311912 the permanent easement for public utility purposes, as more particularly described hereinafter:

RESERVING AN EASEMENT AND RIGHT OF WAY FOR SAN DIEGO GAS & ELECTRIC COMPANY (SDG&E) TO ERECT, CONSTRUCT, CHANGE THE SIZE OF, IMPROVE, RECONSTRUCT, RELOCATE, REPAIR, REMOVE, MAINTAIN AND USE FACILITIES CONSISTING OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES, COMMUNICATION FACILITIES AND ALL APPURTENANCES INCLUDING NECESSARY ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR PIPELINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM OVER SAID EASEMENT AND OVER OTHER PRACTICAL ROUTES. NO BUILDING OR OTHER STRUCTURE SHALL BE

PERMITTED WITHIN THE EASEMENT EXCEPTING OTHER UTILITY FACILITIES THAT MEET SDG&E'S SEPARATION REQUIREMENTS. SDG&E'S PRIOR WRITTEN CONSENT SHALL BE REQUIRED BEFORE PLANTING ANY TREES OR INCREASING/DECREASING THE GROUND ELEVATION WITHIN THE EASEMENT.

GRANTEE SHALL HAVE THE RIGHT BUT NOT THE DUTY, TO TRIM OR REMOVE TREES AND BRUSH ALONG OR ADJACENT TO THIS EASEMENT AND REMOVE ROOTS FROM WITHIN THIS EASEMENTWHENEVER GRANTEE DEEMS IT NECESSARY. SAID RIGHT SHALL NOT RELIEVE GRANTOR OF THE DUTY AS OWNER TO TRIM OR REMOVE TREES AND BRUSH TO PREVENT DANGER OR HAZARD TO PROPERTY OR PERSONS.

4. The easement reserved herein are in, under, over, upon, along, and across a portion of Parcel 1 of Parcel Map 14065 and Parcel 2 of Parcel Map 10898, vacated by this Document and as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 102954-B, marked as Exhibit "B."

5. The Development Services Department shall record a certified copy of this Resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: HEATHER FERBERT, City Attorney

By _____
Deputy City Attorney

ATTACHMENT 8

EXHIBIT "A"

LEGAL DESCRIPTION
PUBLIC STREET EASEMENT VACATION

Being a portion of Campus Point Drive dedicated on "Campus Point Subdivision", in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9303 filed in the Office of the County Recorder of San Diego County July 26, 1979, said portion being more particularly described as follows:

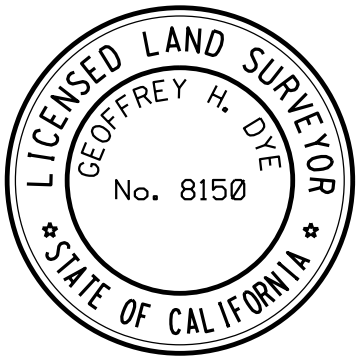
Beginning at the most Northeasterly corner of Parcel 2 of Parcel Map No. 10898 filed on January 16, 1981 in the City of San Diego, County of San Diego, State of California; thence along the Easterly line of said Parcel 2 along an 893.00 foot radius curve concave Easterly to which a radial line bears South 82°54'16" East; thence Southwesterly along said curve through a central angle of 24°35'08" a distance of 383.19 feet to the beginning of a reverse 682.00 foot radius curve concave Southeasterly to which a radial line bears North 58°20'29" West; thence Southwesterly along said curve through a central angle of 0°38'26" a distance 7.62 feet to a point on the Right of way and cul-de-sac of Campus Point Drive, said point also being the **TRUE POINT OF BEGINNING**; thence leaving said right of way and continuing along said 682.00 foot radius curve which a radial line bears North 58°58'19" West; thence Southwesterly through a central angle of 12°41'23" a distance of 151.05 feet to said right of way and cul-de-sac; thence continuing along said cul-de-sac to a point on a non-tangent 60.00 foot radius curve concave Southwesterly to which a radial line bears South 78°39'05" East; thence Northwesterly along said curve through a central angle of 47°17'48" a distance of 49.53 feet to a point on a reverse 60.00 foot radius concave Southeasterly; thence Northeasterly along said curve through a central angle of 150°17'08" a distance of 157.38 feet to the **TRUE POINT OF BEGINNING**.

Containing 5,430.68 square feet or 0.125 acres, more or less.

ATTACHED HERETO IS A DRAWING NO. 102954-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

DRAFT

Geoffrey H. Dye, L.S. 8150 Date



PRJ NO. 1114437
I.O. NO. 24009931
DWG. NO. 102954-B

EXHIBIT "B"

LEGEND

INDICATES PORTION OF PUBLIC STREET VACATED HEREON CONTAINS 5,430.68 SQ. FT. (0.1246 ± ACRES)

RIGHT OF WAY LINE

LOT LINE

OFFSITE LOT LINE

EASEMENT LINE

(R) RADIAL BEARING

( ) RECORD DATA PER PM 10898

NOTE: RECORD & MEASURED DATA IS EQUIVALENT FOR THOSE COURSES SHOWING RECORD DATA ONLY.

POB POINT OF BEGINNING

TPOB TRUE POINT OF BEGINNING

● FOUND 3/4" IRON PIPE, ILLEGIBLE STAMP

ASSESSOR PARCEL NUMBERS

343-230-14 & 343-230-42

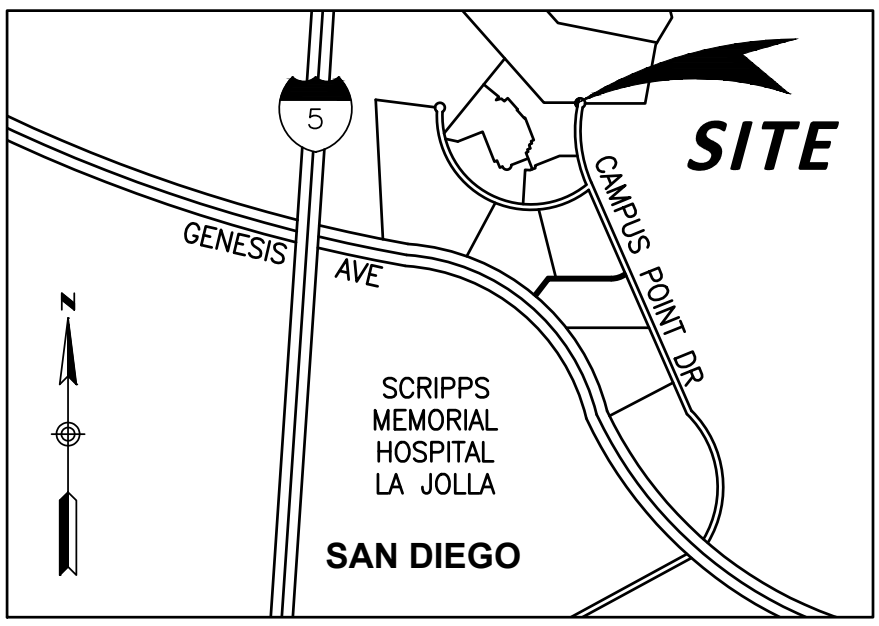
EXISTING EASEMENTS

(1) WATER FACILITIES EASEMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED ON AUG. 13, 1997 ON DOC. NO. 1997–0388567, OF O.R.

(2) 64' WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED ON MARCH 20, 1980 PER DOC. NO. 80–096292 OF O.R.

(3) FIBER OPTIC FACILITIES EASEMENT GRANTED ON JULY 1, 2015 PER DOC. NO. 2015–344922 OF O.R.

(4) EASEMENT AGREEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SAN DIEGO, RECORDED ON FEB. 23, 2026 ON DOC. NO. 2026–049595 OF O.R.



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 6, NAD 83, EPOCH 1991.35, BASED UPON THE GRID BEARING BETWEEN GPS STATIONS 252 AND 638, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON 1/09/2024 PER RECORD OF SURVEY 14492.
I.E. GPS STA 252 TO STA 638: N 47°08'40" E

REFERENCE DRAWINGS

MAP 9303, PM 10898, PM 14065

NON-PLOTTABLE EASEMENTS

THE FOLLOWING EASEMENTS HAVE NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED:

EASEMENT FOR PUBLIC UTILITIES GRANTED TO SDG&E, RECORDED ON 10/17/1979 ON DOC. NO. 79–434981.

EASEMENT FOR PUBLIC UTILITIES GRANTED TO SDG&E, RECORDED ON 03/11/1980 ON DOC. NO. 80–82876.

EASEMENT FOR PUBLIC UTILITIES GRANTED TO SDG&E, RECORDED ON 10/07/1997 ON DOC. NO. 97–500462.

EASEMENT FOR PUBLIC UTILITIES GRANTED TO SDG&E, RECORDED ON 07/16/1998 ON DOC. NO. 98–442467.

EASEMENT FOR PUBLIC UTILITIES GRANTED TO SDG&E, RECORDED ON 09/22/2000 ON DOC. NO. 2000–508749.

EASEMENT FOR PIPELINES AND APPURTENANCES FOR ANY AND ALL PURPOSES GRANTED TO SDG&E, RECORDED ON 07/14/2017 ON DOC. NO. 2017–318185.

EASEMENT FOR UNDERGROUND FACILITIES GRANTED TO SDG&E RECORDED ON 05/12/2017 ON DOC. NO. 2017–213553.

EASEMENT FOR PIPELINES AND APPURTENANCES GRANTED TO SDG&E REOCRDED ON 05/26/2017 ON DO. NO. 2017–238026..

EASEMENT FOR PUBLIC UTILITIES GRANTED TO SDG&E, RECORDED ON 04/09/2024 ON DOC. NO. 2024–087808.

EASEMENT FOR PUBLIC UTILITIES GRANTED TO SDG&E, RECORDED ON 05/28/2024 ON DOC. NO. 2024–0133071.

EASEMENT FOR UNDERGROUND FACILITIES GRANTED TO SDG&E RECORDED ON 08/29/1985 ON DOC. NO. 85–315383.

EASEMENT FOR UNDERGROUND FACILITIES GRANTED TO SDG&E RECORDED ON 06/04/1986 ON DOC. NO. 86–222558.

EASEMENT FOR UNDERGROUND FACILITIES GRANTED TO SDG&E RECORDED ON 11/03/2000 ON DOC. NO. 2000–598239.

RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

J. 19950

AcDbArcAlignedText (ATEXT)
No. 8150
AcDbArcAlignedText (ATEXT)

GEOFFREY H. DYE, LS. 8150 DATE

RESOLUTION No. _____

RECORDED _____

DOCUMENT NO. _____

RECORDED _____

PUBLIC STREET EASEMENT VACATION

PORTION OF CAMPUS POINT DRIVE DEDICATED ON MAP 9303

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			

STATUS

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 3 SHEETS

FOR CITY LAND SURVEYOR DATE

102954-1-B

PRJ 1114437

I.O. 24009931

1902 – 6261
CCS 83 COORDINATES

262 – 1701
NAD 27 COORDINATES

C:\rick\Projects\C19500\19950_ARE_CampusPoint\Survey\MapsPlats\StVacation\19950_Campus Point-StVac.dwg

EXHIBIT "B"

EASEMENTS OUTSIDE AREA OF CONCERN

THE FOLLOWING EASEMENTS ARE NOT SHOWN AS THEY ARE OUTSIDE AREA OF CONCERN:

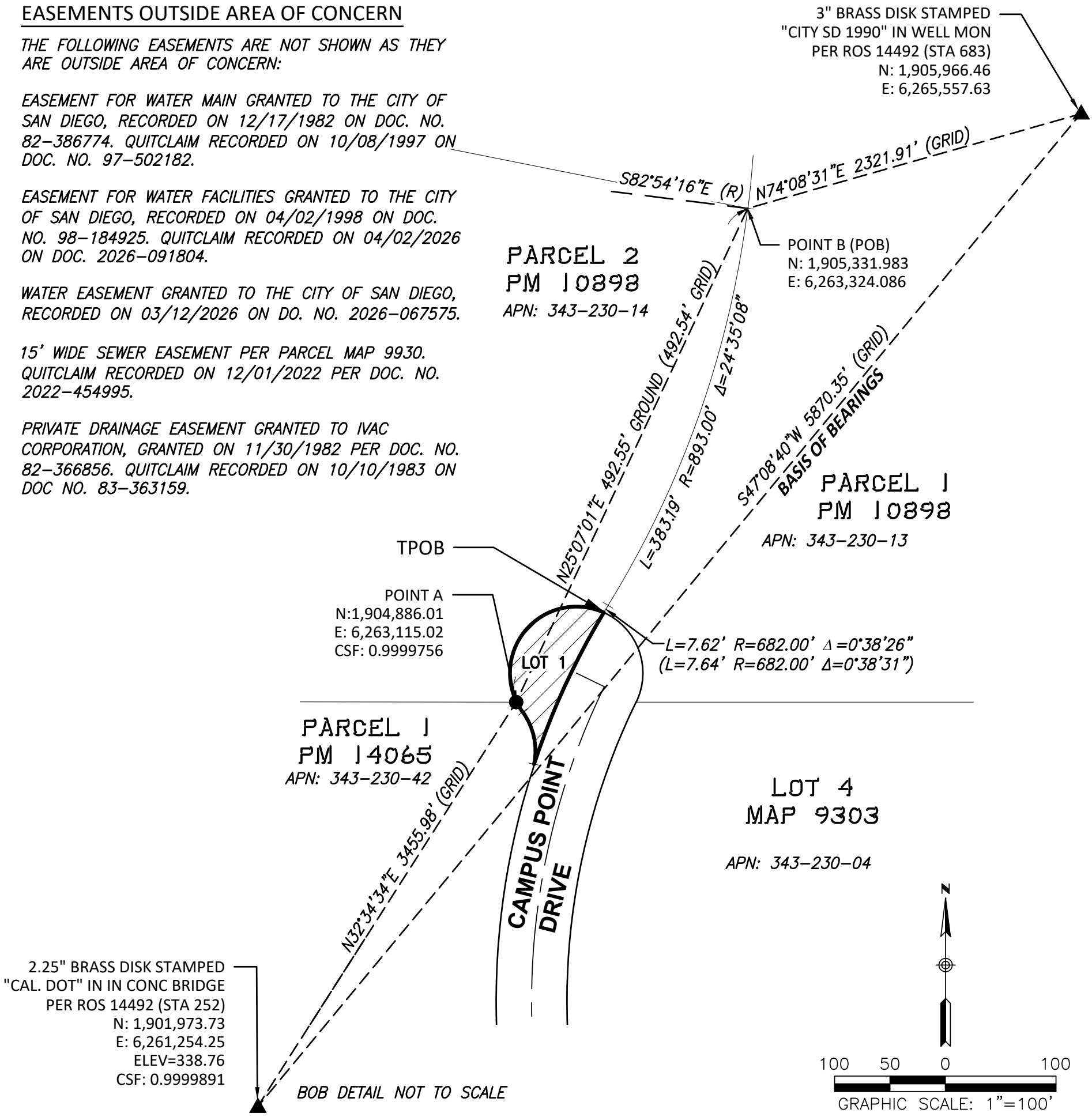
EASEMENT FOR WATER MAIN GRANTED TO THE CITY OF SAN DIEGO, RECORDED ON 12/17/1982 ON DOC. NO. 82–386774. QUITCLAIM RECORDED ON 10/08/1997 ON DOC. NO. 97–502182.

EASEMENT FOR WATER FACILITIES GRANTED TO THE CITY OF SAN DIEGO, RECORDED ON 04/02/1998 ON DOC. NO. 98–184925. QUITCLAIM RECORDED ON 04/02/2026 ON DOC. 2026–091804.

WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO, RECORDED ON 03/12/2026 ON DO. NO. 2026–067575.

15' WIDE SEWER EASEMENT PER PARCEL MAP 9930. QUITCLAIM RECORDED ON 12/01/2022 PER DOC. NO. 2022–454995.

PRIVATE DRAINAGE EASEMENT GRANTED TO IVAC CORPORATION, GRANTED ON 11/30/1982 PER DOC. NO. 82–366856. QUITCLAIM RECORDED ON 10/10/1983 ON DOC NO. 83–363159.



RICK

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

J. 19950

PUBLIC STREET EASEMENT VACATION

PORTION OF CAMPUS POINT DRIVE DEDICATED ON MAP 9303

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			

STATUS

CITY OF SAN DIEGO, CALIFORNIA

SHEET 2 OF 3 SHEETS

FOR CITY LAND SURVEYOR DATE

102954-2-B

PRJ 1114437

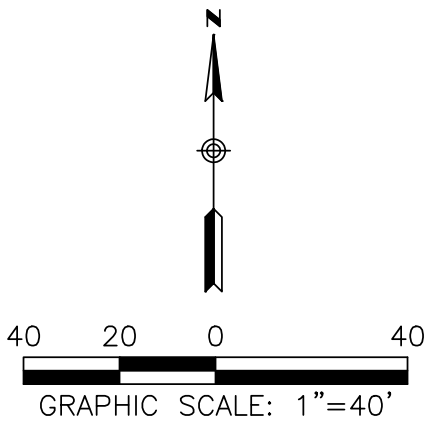
I.O. 24009931

1902 – 6261
CCS 83 COORDINATES

262 – 1701
NAD 27 COORDINATES

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EXHIBIT "B"



RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

J. 19950

PUBLIC STREET EASEMENT VACATION

PORTION OF CAMPUS POINT DRIVE DEDICATED ON MAP 9303

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			

STATUS

CITY OF SAN DIEGO, CALIFORNIA

SHEET 3 OF 3 SHEETS

FOR CITY LAND SURVEYOR DATE

102954-3-B

PRJ 1114437

I.O. 24009931

1902 – 6261
CCS 83 COORDINATES

262 – 1701
NAD 27 COORDINATES

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RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE CITY COUNCIL APPROVING SUMMARY EASEMENT VACATION NO. PMT-3319482 FOR THE CAMPUS POINT PROJECT – PROJECT NO. PRJ-1114437.

RECITALS

The City Council of The City of San Diego adopts this Resolution based on the following:

A. ALEXANDRIA REAL ESTATE EQUITIES, L.P., a Delaware limited partnership, Applicant and Geoffrey H. Dye, RICK ENGINEERING, Land Surveyor, filed an application with the City of San Diego to vacate 11,545.25 square feet of a 20-foot-wide public water and sewer easement (Easement Vacation No. PMT-3319482) for the Campus Point Project (Project), located at 10210 Campus Point Drive, and legally described as Parcel 1 and 2 of PM 11363. The project is located in the EMX-1 (Employment Mixed-Use) Zone, Airport Land Use Compatibility (MCAS Miramar) Overlay Zone, ALUCP Airport Influence Area (MCAS Miramar – Accident Potential – Transition Zone 2), the Community Plan Implementation Overlay Zone, Type A, Parking Impact Overlay Zone (PIOZ Campus-Impact), and a Sustainable Development Area, within the University Community Plan (Community Plan) area.

B. California Streets and Highways Code section 8330, *et seq*. and San Diego Municipal Code (Municipal Code) section 125.1001, *et seq*. provide a procedure for the vacation of public service easements and other easements by Council resolution

C. On November 5, 2026, the Planning Commission held a noticed public hearing to consider Easement Vacation No. PMT-3319482 and voted to recommend approval of the Project pursuant to Resolution No. _____-PC.

D. On _____the Council held a noticed public hearing to consider Easement Vacation No. PMT-3319482. Pursuant to Municipal Code sections 125.0440 and 125.1040, and Subdivision Map Act section 66428, the Council received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing. The Council has fully considered and has been fully advised on this matter.

E. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

F. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the City Council of the City of San Diego:

1. Public Sewer Easement located within the Project boundaries as shown in Easement Vacation No. PMT-3319482 are vacated, contingent upon the recordation of a quitclaim deed with an attached copy of this resolution and any exhibits, in the Office of the County Recorder releasing to the property owner, all rights title and interest in said easement. The City Council of the City of San Diego adopts the following findings with respect to Easement Vacation No. PMT-3319482:

EASEMENT VACATION – SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 125.1040:

1. **There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.**

   The project proposes to vacate 11,545.25 square feet of a 20-foot-wide public water and sewer easement located between the property line edges of Parcel 1 and Parcel 2 of PM 11363. The easement was granted for public sewer lines and water facilities serving multiple lots with similar industrial/office uses between Campus Point Drive and Genessee Avenue. The project proposes to realign existing and future sewer and water utilities through public and private streets within the development. As a condition of approval, new utilities will be rerouted and upsized within a private drive that serves the development. At that point, existing facilities will be closed. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

2. **The public will benefit from the action through improved utilization of the land made available by the vacations.**

   The project proposes to realign utilities into the public right-of-way on Campus Point Court and through a Private Street "Lot A." Moving utilities within the public and private rights-of-way is a more efficient use of land, since it reduces conflicts between buildings and utilities and allows the development to fully realize the intent of the Community Plan. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacations.

3. **The vacations are consistent with the applicable land use plan.**

   The vacation of the sewer and water easements allows a subdivision to propose lots that are more appropriate for the EMX-1 zone, which implements the Urban-Employment-2 designation of the Community Plan. Also, the existing utilities and easements are located on private property, which prevents structures from being built over them. By relocating utilities within the rights-of-way and allowing the development to propose lots that are consistent with the EMX-1 zone and Community Plan designation, the vacation is consistent with the applicable land use plan.

4. **The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacations or the purpose for which the easement was acquired no longer exists.**

   The facilities will be moved, and once moved, the purpose for which the easement was originally acquired will not be detrimentally affected by the vacation, or the purpose for which the easement was acquired no longer exists.

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

3. Based upon these findings adopted by the City Council of San Diego, Easement Vacation No. PMT-3319482, as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 102955-B, marked as Exhibit "B", incorporated by this reference, and made a part of this Resolution, is ordered vacated subject to the following condition:

A. Prior to recordation of the quitclaim deed, the Subdivider shall relocate the existing sewer and water mains located within Parcels 1 and 2 of Parcel Map 11363 and upsize all associated sewer and water facilities in accordance with the approved sewer and water studies. The cost of the upsizing will be proportionally shared and coordinated privately between San Diego Scripps Hospital and the Subdivider.

4. Upon satisfaction of the condition described in this Resolution, as determined by the City Engineer, the Development Services Department shall record a quitclaim deed with a certified copy of this Resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: HEATHER FERBERT, City Attorney

By
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
SEWER EASEMENT VACATION

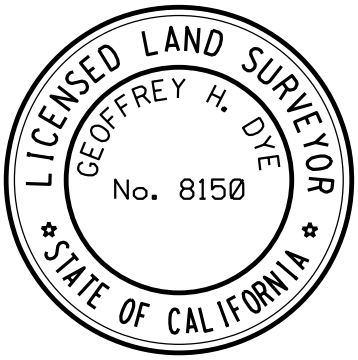
All of that 20 foot wide Sewer Easement, lying within Parcel 2, granted per Campus Point Subdivision in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9303 filed in the Office of the County Recorder of San Diego County July 26, 1979, of Official Records.

Containing 11,545.25 square feet (0.2650 acres), more or less.

ATTACHED HERETO IS A DRAWING NO. 102955-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

DRAFT

Geoffrey H. Dye, L.S. 8150 Date



PRJ NO. 1114437
IO NO. 24009931
DWG. NO. 102955-B

EXHIBIT "B"

LEGEND

INDICATES SEWER EASEMENT GRANTED PER MAP NO. 9303, VACATED HEREON CONTAINS 11,545.25 SQ. FT. (0.2650 ACRES)

RIGHT OF WAY LINE

LOT LINE

OFFSITE LOT LINE

EASEMENT LINE

(R) RADIAL BEARING

( ) PER PM 11363

BASIS OF BEARINGS

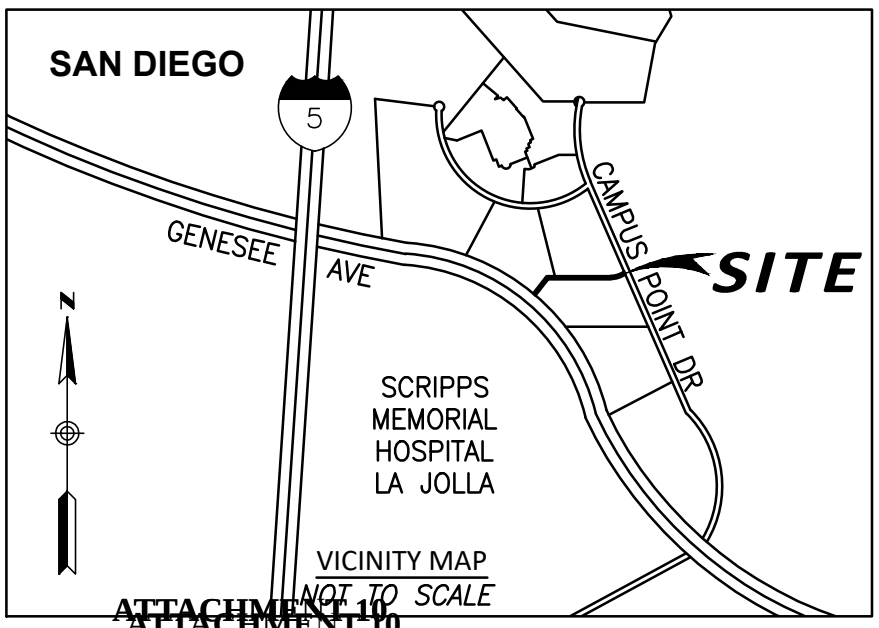
BASIS OF BEARINGS FOR THIS PLAT IS THE NORTHERLY LINE OF PARCEL 2 AS SHOWN ON PM NO, 11363, I.E. EAST

REFERENCE DRAWINGS

PM 11363

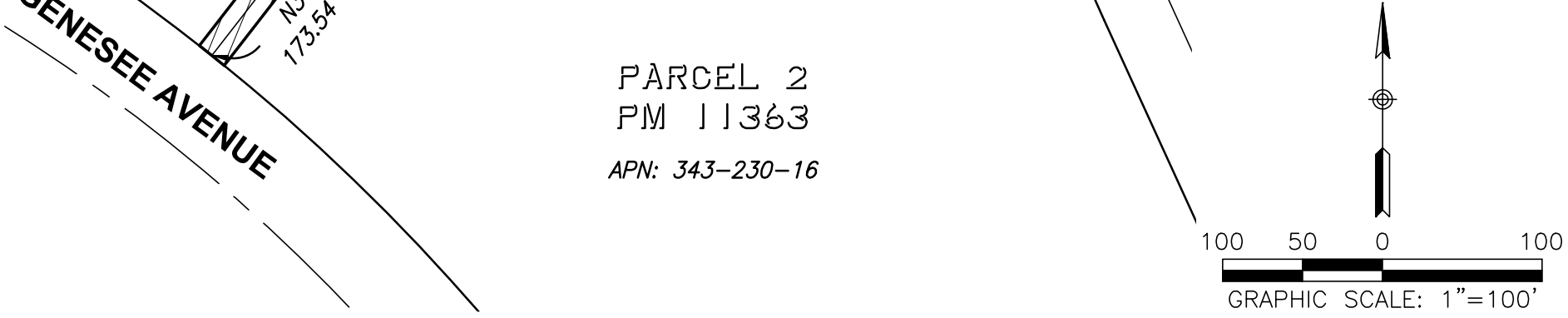
ASSESSOR PARCEL NUMBERS

343-230-16



VICINITY MAP
NOT TO SCALE

ATTACHMENT 10



RICK
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

J. 19950

DRAFT

GEOFFREY H. DYE, LS. 8150 DATE

LICENSED LAND SURVEYOR
GEOFFREY H. DYE
No. 8150
STATE OF CALIFORNIA

RESOLUTION No. _____

RECORDED _____

DOCUMENT NO. _____

RECORDED _____

SEWER EASEMENT VACATION

WITHIN PARCEL 2 OF PM 11363, DEDICATED ON MAP 9303

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	REC			

STATUS

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 1 SHEETS

FOR CITY LAND SURVEYOR DATE

102955-1-B

PRJ 1114437

I.O. 24009931

1902 – 6261
CCS 83 COORDINATES

262 – 1701
NAD 27 COORDINATES

C:\rick\Projects\C19500\19950_ARE_CampusPoint\Survey\MapsPlats\SewerEsmtVac\19950_Campus Point-SewerVac.dwg

ATTACHMENT 11

THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: September 3, 2026

TO: Environmental/Project File
Development Services Department

FROM: Dawna Marshall, Senior Planner, Development Services Department

SUBJECT: Campus Point Project (PRJ-1114437)
California Environmental Quality Act – Section 15162 Consistency Evaluation

---

The City of San Diego (City), as Lead Agency, completed a California Environmental Quality Act (CEQA) Section 15162, Subsequent Environmental Impact Reports and Negative Declarations, consistency evaluation for the proposed Campus Point Project (project).

The CEQA Guidelines Section 15162 Consistency Evaluation (Consistency Evaluation) was performed to determine whether the conditions specified in this section would require the preparation of a new or subsequent environmental document. As outlined in this Consistency Evaluation, the City has determined that the project is within the scope of the previously certified Program Environmental Impact Report (Program EIR), State Clearinghouse (SCH) No. 2021070359, prepared for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, University Community Plan Update, and Local Coastal Program Update project.

The project would not result in new impacts or an increase in the severity of previously identified significant effects relative to the Program EIR. Furthermore, the Evaluation concluded that there is no new substantial information. Therefore, in accordance with CEQA Guidelines section 15162, no subsequent environmental document is required.

BACKGROUND

The project is located within the University Community Plan area addressed by the Program EIR, certified by the City Council on July 30, 2024, R-315701. The University Community Plan Update (CPU) was a comprehensive update to the existing University Community Plan and Local Coastal Program. The University CPU project included changes to the land-use plan and zoning within the community plan area to help achieve the community's desired vision and objectives.

The Program EIR determined that the University CPU could result in significant and unavoidable impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hydrology, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The Program EIR identified that the University CPU would have no impact or a less than significant impact on all other environmental issues analyzed. A Mitigation Monitoring and Reporting Program was adopted for the Program EIR.

PROJECT DESCRIPTION

The project is requesting a TENTATIVE MAP to subdivide 12 lots into 24 lots; a PLANNED DEVELOPMENT PERMIT to deviate from San Diego Municipal Code Section 144.0211(a) to allow lots that do not front a public street; a SITE DEVELOPMENT PERMIT to subdivide a premises that contains Environmentally Sensitive Lands in the form of sensitive biological resources and steep hillsides; a public right-of-way VACATION of a portion of the Campus Point Drive cul-de-sac with a reservation for public utilities and access easement; and a public service EASEMENT VACATION of water and sewer easements to allow the realignment of existing and future water and sewer facilities.

The 99.89-acre project site located at 9880, 10010, 10140, 10210, 10260, 10290, and 10300 Campus Point Drive and 4110, 4161, 4210, 4224, 4244, and 4275 Campus Point Court is zoned Industrial Park (IP)-1-1 and Employment Mixed-Use (EMX)-1, and designated as Scientific Research, Urban Employment Village Med-2, and Open Space in the University Community Plan Area. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone, Airport Influence Area Marine Corps Air Station (MCAS) Miramar Review Area 1, Airport Safety Zone MCAS Miramar, Accident Potential Zone (APZ) II zone, MCAS APZ Transition Zone, MCAS Miramar Federal Aviation Administration Part 77 Noticing Area, Community Plan Implementation Area Overlay Zone A, Parking Standards Transit Priority Area, Transit Priority Area, Parking Impact Overlay Zone (Campus), and Very High Fire Hazard Severity Zone. LEGAL DESCRIPTION: Parcels 1 and 2 of Parcel Map No. 10898, filed January 16, 1981, and Parcels 1, 2, and 3 of Parcel Map No. 20824, filed September 21, 2010, and Parcel 1 of Parcel Map No. 12822, filed July 22, 1983, together with portions of Parcel 1 and Parcel 3 or Parcel Map No. 14065, filed December 10, 1985, and portions of Parcels 1 and 2 of Parcel Map No. 11363, filed June 5, 1981, and portions of Parcels 1 and 2 of Parcel Map No. 10410, filed September 4, 1980, Official Records of the County Recorder of San Diego County, all in the City of San Diego, County of San Diego, State of California. ASSESSOR'S PARCEL NUMBERS (APNs): 343-230-11, 343-230-13, 343-230-14, 343-230-15, 343-230-16, 343-230-17, 343-230-38, 343-230-40, 343-230-41, 343-230-42, 343-230-43, and 343-230-44.

CEQA 15162 CONSISTENCY EVALUATION

The City reviewed the proposed project and conducted a Consistency Evaluation with the previously certified Program EIR. The following evaluation substantiates the conclusion that supports a determination that no subsequent document is required. Table 1 below summarizes the analysis results.

ATTACHMENT 11

Table 1
IMPACT ASSESSMENT SUMMARY

Environmental Issue	Blueprint SD PEIR	Blueprint SD PEIR Mitigation	Proposed Project	Applicable Blueprint SD PEIR Mitigation	Project-Level New Mitigation	Project Resultant Impacts
Aesthetics	SU	--	NI	None	None	NI
Air Quality	SU	MM-AQ-1 MM-AQ-2 MM-AQ-3	NI	None	None	NI
Biological Resources	SU	MM-BIO-1	NI	None	None	NI
Cultural Resources	SU	MM-HIST-1 MM-HIST-2	NI	None	None	NI
Energy	LTS	--	NI	None	None	NI
Geology and Soils	LTS	--	NI	None	None	NI
Greenhouse Gases	LTS	--	NI	None	None	NI
Hazards and Hazardous Materials	LTS	--	NI	None	None	NI
Hydrology	SU	--	NI	None	None	NI
Land Use and Planning	LTS	--	NI	None	None	NI
Noise	SU	MM-NOI-1 MM-NOI-2	NI	None	None	NI
Public Services	SU	--	NI	None	None	NI
Recreation	SU	--	NI	None	None	NI
Transportation	SU	MM-TRANS-1 MM-TRANS-2	NI	None	None	NI
Tribal Cultural Resources	SU	MM-HIST-2	NI	None	None	NI
Utilities and Service Systems	SU	--	NI	None	None	NI
Water Quality	LTS	--	NI	None	None	NI
Wildfire	SU	MM-FIRE-1 MM-FIRE-2	NI	None	None	NI
Aesthetics	SU	--	NI	None	None	NI
Air Quality	SU	MM-AQ-1 MM-AQ-2 MM-AQ-3	NI	None	None	NI
Biological Resources	SU	MM-BIO-1	NI	None	None	NI
Cultural Resources	SU	MM-HIST-1 MM-HIST-2	NI	None	None	NI
Energy	LTS	--	NI	None	None	NI

ATTACHMENT 11

Environmental Issue	Blueprint SD PEIR	Blueprint SD PEIR Mitigation	Proposed Project	Applicable Blueprint SD PEIR Mitigation	Project-Level New Mitigation	Project Resultant Impacts
Geology and Soils	LTS	--	NI	None	None	NI
Greenhouse Gases	LTS	--	NI	None	None	NI
Hazards and Hazardous Materials	LTS	--	NI	None	None	NI
Hydrology	SU	--	NI	None	None	NI
Land Use and Planning	LTS	--	NI	None	None	NI
Noise	SU	MM-NOI-1 MM-NOI-2	NI	None	None	NI
Public Services	SU	--	NI	None	None	NI
Recreation	SU	--	NI	None	None	NI
Transportation	SU	MM-TRANS-1 MM-TRANS-2		None	None	NI
Tribal Cultural Resources	SU	MM-HIST-2	NI	None	None	NI
Utilities and Service Systems	SU	--	NI	None	None	NI
Water Quality	LTS	--	NI	None	None	NI
Wildfire	SU	MM-FIRE-1 MM-FIRE-2	NI	None	None	NI

Source: City 2024
PEIR=Program Environmental Impact Report; SU = significant and unavoidable; LTS = less than significant, NI = No Impact

The 99.89-acre project site is located within the University Community Plan Area of the City (Figure 1, Regional Location, and Figure 2, Aerial Photograph). The project proposes mapping actions on a developed site and does not propose specific construction activities or physical development. Any future development of the site would be required to comply with applicable local, state and federal regulations. More specifically and relevant to this Consistency Evaluation, any future buildout of the site allowed ministerially would be consistent with the University Community Plan land use designations (Scientific Research, Open Space and Urban Employment Village Med-2) and zoning (IP-1-1 and EMX-1), the impacts of which were addressed in the previously certified Program EIR. As such, the project would not result in any new significant environmental effects or a substantial increase in the severity of significant effects relative to the Program EIR. No mitigation measures from the Program EIR Mitigation Monitoring and Reporting Program are applicable.

ATTACHMENT 11

CONCLUSION

Overall, implementation of the project would not result in any significant direct, indirect or cumulative impacts beyond those disclosed in the previously certified Program EIR.

Section 15162 of the CEQA Guidelines states:

> *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
>
> *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
>
> *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
>
> *(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
>
> *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
>
> *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
>
> *(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Based upon a review of the current project, none of the situations described in Section 15162 of the CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse effects from the project. This Consistency Evaluation, therefore, supports the use of the previously certified Program EIR, under CEQA Guidelines Section 15162, 15163, 15164, and

15168 in that the environmental document adequately covers the project. No mitigation measures from the Program EIR are applicable.

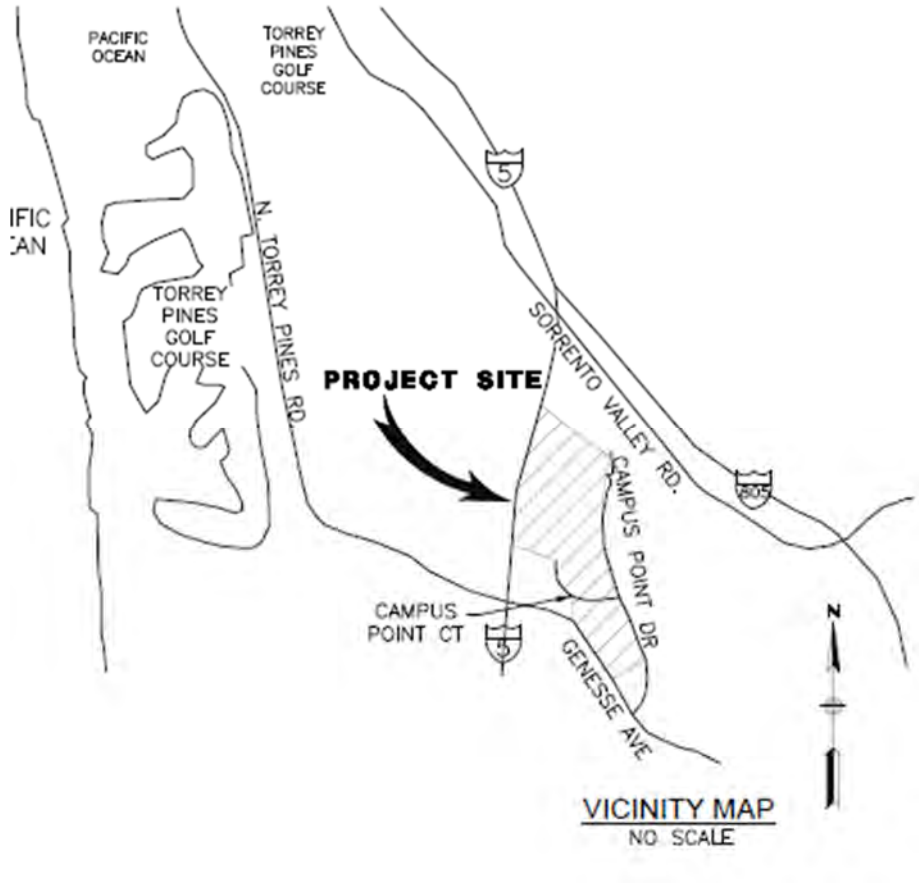
Dawna Marshall
Senior Planner

DM/dm

cc: Francisco Mendoza, Development Project Manager, Development Services Department

Attachments:
Figure 1 – Vicinity Map
Figure 2 – Site Plan

ATTACHMENT 11



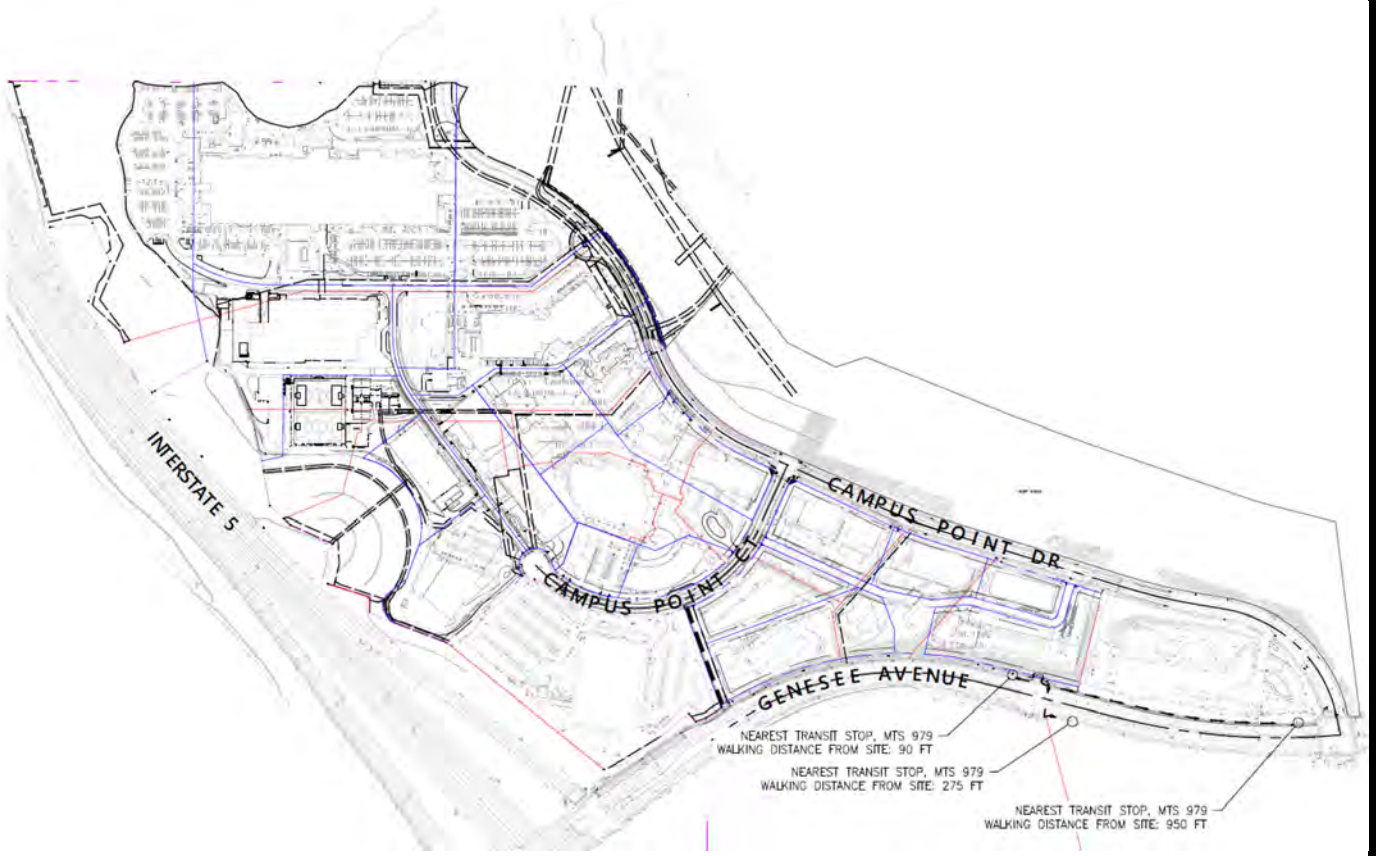
The City of SAN DIEGO

Vicinity Map

Campus Point (PRJ-1114437)
Development Services Department

FIGURE No. 1

LOT AREA TABLE & LAND USE CATEGORY			
LOT	AREA SF	AREA AC	LAND USE CATEGORY
A	11599.30	0.27	OFFICE
1	703863.33	16.16	OFFICE
2	238916.42	5.48	OFFICE
3	276806.33	6.35	OFFICE
4	67784.58	1.56	OFFICE
5	89188.66	2.05	OFFICE
6	154840.49	3.55	OFFICE
7	108849.08	2.50	OFFICE
8	97177.97	2.23	OFFICE
9	572932.78	13.15	OFFICE
10	59302.13	1.36	OFFICE
11	179564.40	4.12	OFFICE
12	111085.00	2.55	OFFICE
13	145090.51	3.33	OFFICE
14	341490.36	7.84	OPEN SPACE
15	143350.10	3.29	RESIDENTIAL
16	97053.40	2.23	RESIDENTIAL
17	95972.01	2.20	OFFICE
18	44975.89	1.03	OFFICE
19	127159.45	2.92	OFFICE
20	64173.39	1.47	OFFICE
21	74007.04	1.70	OFFICE
22	495575.85	11.38	OFFICE
23	50695.91	1.16	OFFICE
TOTAL SITE AREA:		99.88~99.9AC	



The City of SAN DIEGO

Site Plan

Campus Point (PRJ-1114437)
Development Services Department

FIGURE No. 2

ATTACHMENT 11

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

Ownership Disclosure Statement

FORM DS-318 October 2017

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

Project Title: CAMPUS POINT **Project No. *For City Use Only*:** _____

Project Address: 10210 CAMPUS POINT COURT, SAN DIEGO, CA 92121

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

❑ Corporation ☒ Limited Liability -or- ❑ General – What State? _____ Corporate Identification No. _____

❑ Partnership ❑ Individual

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

Property Owner

Name of Individual: Vincent R. Ciruzzi For: ARE-SD REGION NO. 28, LLC, ARE-SD REGION NO. 47, LLC, ARE-SD REGION NO. 57, LLC, ARE-SD REGION NO. 61, LLC, ARE-SD REGION NO. 40 EXCHANGE HOLDING LLC By:Alexandria Real Estate Equities, L.P., a Delaware limited partnership, managing member By:ARE-QRS Corp., a Maryland corporation, general partner ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 10996 Torreyana Road, Suite 250

City: San Diego State: CA Zip: 92121

Phone No.: (858) 638-2800 Fax No.: _____ Email: cclement@are.com

Signature: Vincent R. Ciruzzi Digitally signed by Vincent R. Ciruzzi Date: 2024.05.16 07:49:50 -07'00' Date: 05/09/2024

Additional pages Attached: ☒ Yes ❑ No

Applicant

Name of Individual: Vincent R. Ciruzzi For: ARE-SD REGION NO. 28, LLC, ARE-SD REGION NO. 47, LLC, ARE-SD REGION NO. 57, LLC, ARE-SD REGION NO. 61, LLC, ARE-SD REGION NO. 40 EXCHANGE HOLDING LLC By:Alexandria Real Estate Equities, L.P., a Delaware limited partnership, managing member By:ARE-QRS Corp., a Maryland corporation, general partner ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 10996 Torreyana Road, Suite 250

City: San Diego State: CA Zip: 92121

Phone No.: (858) 638-2800 Fax No.: _____ Email: cclement@are.com

Signature: Vincent R. Ciruzzi Digitally signed by Vincent R. Ciruzzi Date: 2024.05.16 07:50:01 -07'00' Date: 05/09/2024

Additional pages Attached: ☒ Yes ❑ No

Other Financially Interested Persons

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

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: ❑ Yes ❑ No

ATTACHMENT 12

INCUMBENCY CERTIFICATE

The undersigned, in his capacity as the duly elected, qualified and acting Senior Vice President and Assistant Secretary of ARE-QRS Corp., a Maryland corporation (the "Corporation"), does hereby certify that:

1. The Corporation is the sole general partner of Alexandria Real Estate Equities, L.P., a Delaware limited partnership (the "Partnership").

2. The Partnership is the managing member of ARE-SD Region No. 28, LLC ("SD#28"), ARE-SD Region No. 52, LLC ("SD#52"), ARE-SD Region No. 57, LLC ("SD#57"), ARE-SD Region No. 58, LLC ("SD#58") and ARE-SD Region No. 40, LLC ("SD#40"), each a Delaware limited liability company.

3. SD#52 is the managing member of ARE-SD Region No. 47, LLC, a Delaware limited liability company ("SD#47").

4. SD#58 is the managing member of ARE-SD Region No. 61, LLC, a Delaware limited liability company ("SD#61").

5. SD#40 is the managing member of ARE-SD Region No. 40 Exchange Holding LLC ("SD#40 Exchange"), a Delaware limited liability company.

6. SD#28, SD#47, SD#57, SD#61 and SD#40 Exchange (collectively, the "Property Owners") own that certain real estate commonly referred to as "Campus Point" (the "Property").

7. The Corporation, in its capacity as sole general partner of the Partnership, (i) as the managing member of SD#28 and SD#57, and (ii) as the managing member of SD#52, SD#58, and SD#40, each as the managing member of SD#47, SD#61, and SD#40 Exchange, respectively, has full, sole, and exclusive right, power, and authority to execute any and all documents that may be deemed necessary in connection with the Ownership Disclosure Statement for the Property (the "Approved Documents").

8. Set forth below is the name of the duly elected, qualified and acting officer of the Corporation, with the office set forth opposite his names, who is authorized to sign any and all documents for and on behalf of the Corporation, in its capacities as described above with respect to the Property Owners:

Name	Position
Vincent R. Ciruzzi	Chief Development Officer

IN WITNESS WHEREOF, I have set my hand as of the 15th day of May 2024.

ARE-QRS Corp.,
a Maryland corporation

By: _____
Gregory S. Kay
Sr. Vice President and Assistant Secretary

ATTACHMENT 13

March 17, 2025

Francisco Mendoza
DSD Project Manager
Development Services Department
City of San Diego

RE: PRJ-1114437, 10210 Campus Point Project

Dear Francisco,

The UCPG heard discretionary project PRJ-1114437, 10210 Campus Point, at its meeting on March 11 as an action item. The Applicant, Alexandria Real Estate (ARE), requested three actions, a Map, an SDP, and a height deviation for the site.

The requested actions were addressed by two resolutions.

Resolution #1. The UCPG recommends approval for the following as presented:

1. Mapping actions:
    a. A new subdivision map covering the entire campus to subdivide 11 existing lots into 15 lots, consistent with the Campus Point Master Plan.
    b. New egresses to and from Genesee Ave.
    c. Partial vacation and additional grants of right-of-way.

2. A Site Development Permit (SDP) to allow a residential density of 60 DU's/acre within the MCAS Miramar Transition Zone (TZ) consistent with City requirements and the recently approved University Community CPU.

    The UCPG further recommends as a condition of approval that Alexandria:

    - Exceed the city standard for noise attenuation in its residential construction, seeking the maximum possible in noise attenuation at the time of development.
    - Provide notification to all potential owners and lessors of the properties (residential and commercial) of overflight noise from

MCAS Miramar. This recommendation was urged by our MCAS Miramar representative.

- Design buildings with state-of-the-art bird safe design, and with attention to nighttime lighting's effect on the adjacent open space slopes and MHPA.
- Construct a fence on the northwest corner of the site (Lot 1) to prevent entry from the property onto the adjacent MHPA.

Approved unanimously, 9 Yes, 0 No, 0 Abstain, with 2 Recusals (members work or partner with ARE).

Resolution #2. The UCPG does not recommend approval for the deviation raising the height limit to 180 feet from 120 feet for the entire site, but instead:

a. The UCPG recommends approval of a height limit of 140' for buildings facing Campus Point Drive and the north edge of the site (lot numbers 1, 9, 2, 7, 8, 17, and 18).

b. The UCPG recommends approval of a deviation for a new height limit of 180' for buildings on the rest of the Campus Point site.

Approved, 5 Yes, 4 No, 0 Abstain, 2 Recusal (members work or partner with ARE).

Findings:

The UCPG believes that our recommended height deviation balances important goals related to the project site.

a. A height deviation to 140' is warranted on lots 1,2,7,8,17, and 18, which adjoin or face Roselle Canyon and Sorrento Valley headlands, to achieve the building design and leasing goals of the applicant, while a 140' limit will minimize impacts to open space recreation, natural resource, the MHPA, including visual impacts to canyon users and light, noise, and physical impacts to wildlife due to night lighting and bird strikes.

b. The UCPG recommends that a height deviation to 180’ is appropriate on the remainder of the site lots which do not face sensitive open space and natural resources to enhance flexibility of site design for the applicant, including maximizing tenant amenities and open space at ground level.

Sincerely,

Chris Nielsen
UCPG Chair