

# AGENDA NO. 3

**PLANNING COMMISSION**



**STAFF REPORT**

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DATE: November 16, 2009

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN REVISION (D-17-04REV08) FOR MODIFICATIONS TO A PREVIOUSLY APPROVED PROJECT TO ALLOW ADDITIONAL COMMERCIAL AND MEDICAL OFFICE USE AND REDUCE THE INDUSTRIAL USE ALLOCATION WITHIN THE PACIFIC COAST BUSINESS PARK. THE PROJECT SITE IS ZONED PD-1 (RANCHO DEL ORO PLANNED DEVELOPMENT) (LIGHT INDUSTRIAL) AND IS SITUATED WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – PCBP REVISION – APPLICANT: AMB DFS Pacific Coast LLC**

## **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Adopt Resolution 2009-P39 approving certification of Final Supplemental Environmental Impact Report including findings and the Statement of Overriding Considerations.
- (2) Approve Development Plan (D-17-04REV08) by adopting Planning Commission Resolution No. 2009-P40 with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The subject site is the Pacific Coast Business Park that was previously approved by the Planning Commission on August 22, 2005. Planning Commission Resolution No. 2005-P45 and Resolution No. 2005-P46 approved a Master Development Plan (D-17-04) and Parcel Map (P-8-04) for subdividing a 127-acre parcel into 30 industrial lots and certified an Environmental Impact Report. The original Tentative Parcel Map and Master Development Plan established the original pad area and the criteria for each future phase and/or lot proposed development, which is regulated by the Pacific Coast Business Park Industrial Master Development Plan and the Oceanside Zoning Ordinance for Light Industrial (LI). The Zoning Ordinance and/or the General Plan regulations would apply where the adopted Master Development Plan is silent.

The Pacific Coast Business Park is partial built out with several industrial and office developments that have been recently approved by Planning Commission within the last three years; such as the 20 unit industrial buildings on parcel A, B, and C, the approximate 60,000 square foot Pacific Marine office and Bank building, the 11 medical office buildings on Parcel 27, 28, and 29, and the proposed Fire Station Eight is proposed at Parcel 11.

**Site Review:** The project site is located at north of Avenida De La Plata, east of Ocean Ranch Boulevard, south of Old Grove Road, and west of College Boulevard. The original Pacific Coast Business Park project was approved in 2005, and the site has been graded, subdivided into multiple parcels, with streets and infrastructure in place to facilitate development of the industrial lots.

The property is located within the Rancho Del Oro Specific Plan Area, and is immediately north of the original Rancho del Oro Technology Park with the Ocean Ranch Industrial Development adjacent to the west. Residential single-family planned communities exist to the north of the site, and directly across College Boulevard to the east.

The subject site is Zoned PD-1 (Rancho Del Oro Planned Development Industrial) and the General Plan Land Use Designation is S-1-84 (Rancho Del Oro Industrial). Land uses for the site were originally regulated through the Rancho Del Oro Industrial Master Development Plan, adopted in 1982, prior to the City's current zoning regulations. A new Industrial Master Development Plan for the Pacific Coast Business Park was approved for the Pacific Coast Business Park project in 2005. Changes from the original Rancho Del Oro Master Development Plan were made to reflect the changes in the industrial and business park market, the evolution of land use regulations for industrial and business parks since 1982, and design goals for the Pacific Coast Business Park project.

The Pacific Coast Business Park project was fully analyzed in a Final Environmental Impact Report (FEIR) that was certified for the entire PCBP project in August of 2005. The FEIR allowed for the development of a Master Planned Industrial park for industrial development and commercial offices, and made assumptions regarding the allocation of industrial and office space throughout PCBP. Since 2005, the anticipated allocation of uses has shifted due to market conditions and a revision in the use allocation is necessary to provide an ample amount of commercial office and medical office space. In order to evaluate these changes, a Supplemental Environmental Impact Report is necessary. The proposed revisions are consistent with the City of Oceanside's General Plan and will implement the zoning requirements with the Industrial Master Development Plan.

**Project Description:** The application consists of a revision in the Industrial Master Development Plan for the Pacific Coast Business Park (PCBP) Development Plan (D-17-04REV08) for the following:

- a) Reduction of Industrial Park land use from 1,100,000 to 901,500 square feet (-198,500 square feet).
- b) Increase in General Office use from 400,00 to 518,000 square feet (+118,000 square feet).
- c) Addition of 80,500 square feet of Medical Office space (+80,500 square feet).

The proposed revisions to land use allocation do not expand the development area of the previously approved Pacific Coast Business Park. This project is for adjustments to the land use mix only.

The allocation of uses assumed in the original traffic study and EIR was not specified in the original Industrial Master Development Plan. The revised Industrial Master Development Plan includes a specific requirement for the use allocation and trip tracking to be submitted with each individual project proposed within PCBP. The revised text documents this tracking as part of the development plan review process.

The project is subject to the following Ordinances and City policies:

- 1. General Plan
- 2. Zoning Ordinance
- 3. Land Use Compatibility
- 4. California Environmental Quality Act (CEQA)

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan Conformance**

The General Plan Land Use Map designation on the subject property is Rancho del Oro Specific Plan (S-1-84). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

##### **A. Land Use Element I**

###### **Goal 1.11    Balanced Land Use**

**Objective:**    To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policy A: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

The project analyzed in this SEIR is the revision to the Industrial Master Development Plan for Pacific Coast Business Park. The property is currently graded and divided into 30 industrial parcels, with major streets, internal roadways and infrastructure in place to facilitate pending build out. A portion of the property is already developed with industrial and office buildings. The Pacific Coast Business Park site is designed to accommodate a broad range of product types in the business market, from multi-tenant and small single-user buildings to larger manufacturing and warehouse uses. The proposed reduction in industrial park use from 1,100,00 to 901,500 square feet, the increase in general office use from 400,00 to 518,000 square feet and the addition of 80,500 square feet of medical office space will provide a well balanced range of goods, services and employment that would benefit the City of Oceanside. The proposed balance of uses would not only provide employment opportunities, but would provide services that would bring additional revenues through business taxes that would provide a financial benefit to the city.

Policy C: The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

The proposed project has been reviewed for impacts to the City's circulation system. It has been determined through analysis in the Traffic Study and the FSEIR that the additional project traffic associated with the proposed re-allocation of uses will contribute to significant and unmitigable cumulative level of service impacts on College Boulevard in the year 2010, and to both College Boulevard and Oceanside Boulevard by the year 2020. Mitigation measures for the cumulative project impacts were identified and are included as project conditions. The mitigation measures will reduce impacts, but not to a level that is less than significant. The project will be required to participate in the City's fair share payment program for the following improvements:

1. Widening/capacity enhancements along College Blvd. between Olive Drive and Avenida de la Plata; and
2. Widening of the westbound approach on Oceanside Blvd. at College Blvd.

## B. Land Use Element II

Objective 2.1 Industrial Development: To promote industries which are consistent with community enhancement and provide stable tax bases and a balance of employment opportunities.

Policy A: Industrially designated lands shall be devoted to industrial uses for the preservation of the City's economic future, employment opportunities, and general welfare.

Policy C: Ancillary commercial, office, and recreational uses may be permitted when clearly oriented to support the industrial development and serve its population.

The proposed change in land use allocation to reduce the industrial square footage, while increasing the commercial office square footage, and adding 80,500 square feet of medical office space is consistent with the Pacific Coast Business Park Industrial Master Development Plan and the Light Industrial zone regulations. It is anticipated that this change in the allocation of land uses will benefit the City of Oceanside because it will provide services to many of the residents living in the area and will specifically provide employment and additional revenue for the City.

## **2. Zoning Ordinance Compliance**

This Pacific Coast Business Park project is subject to the regulations of the Pacific Coast Business Park Industrial Master Development Plan. There is no development associated with this entitlement request for changes in land uses square footage allocation, but as future development occurs, individual Development Plans will be required for each application and each project would be subject to the development standards per the Pacific Coast Business Park Industrial Master Development Plan.

## **3. Land Use Compatibility with Surrounding Developments**

The Pacific Coast Business Park is located within the Rancho del Oro Specific Plan (S-1-84) and Planned Development (PD-1) zoning district. The zoning provisions that apply to industrial sites, including the subject project site, are those of the Rancho del Oro Industrial Master Industrial Development Plan and the Rancho del Oro Business and Industrial Park. These documents permit and encourage land uses such as the proposed commercial office, medical office and industrial uses. Listed below is the table that describes the property and the surrounding land uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 PCBP Master Development Plan	Light Industrial
North of Subject Property	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 RDO Planned Residential Development Master Plan	Undeveloped Multi-Family Residential
East of Subject Property:	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 RDO Planned Residential Development Master Plan	Single Family Residential
South of Subject Property:	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 RDO Industrial Master Development Plan	Undeveloped Light Industrial
West of Subject Property:	Light Industrial	IL	Light Industrial (Ocean Ranch)

## **DISCUSSION**

*Issue: Project Compatibility with the Existing Developed and Undeveloped Areas:* The proposed project revision consisting of a decrease in industrial square footage from 1,100,000 to 901,000 square feet, an increase in general office use from 400,000 to 518,000 square feet, and the addition of 80,500 square feet of medical office space would be compatible with the light industrial type developments in the surrounding area, and the existing and future residential areas located to the east and north. The neighboring industrial properties to the west (Rancho Del Oro and Ocean Ranch Industrial Community) allow similar industrial type developments; such as, office and medical office uses.

*Recommendation:* Staff finds that the overall intent of the change in land use mix is compatible with the existing and undeveloped areas adjacent to the site and within the site, and no known opposition to the project has been noted. Potential traffic impacts have been analyzed through the traffic study and Final SEIR that there will be no new direct impacts from the proposed land use change. The traffic impacts are incremental and the surrounding intersections have been shown to fail with or without the project in the future. The applicant has agreed to contribute a fair share of percent toward the cost of future improvements on the east leg of Oceanside Boulevard at College Boulevard and contributions applied toward future capacity enhancements measures on College Boulevard between Thunder Drive and Aztec Street.

The Staff supports the project as submitted by the applicant, subject to conditions of approval contained within the draft resolution.

## **ENVIRONMENTAL DETERMINATION**

Pursuant to the California Environmental Quality Act of 1970 (CEQA), and State Guidelines thereto; a Final Supplemental Environmental Impact Report (SFEIR) was prepared for the Pacific Coast Business Park Master Development Plan Revision (D-17-04rev08), to inform public decision makers, interested agencies, and the general public of potential environmental effects of the proposed project. The Pacific Coast Business Park project was fully analyzed in a Final Environmental Impact Report that was certified in 2005. In accordance with CEQA guidelines Section 15163, this Supplement to that EIR contains the additional information necessary to update the 2005 FEIR to assure CEQA compliance by fully disclosing any changes in impacts that may occur as a result of modifications to the project since its certification.

A Notice of Preparation identifying the scope of issues for the SEIR was circulated by the City for public review between May 29, 2009 and June 29, 2009. The Draft SEIR public review period extended from July 24, 2009 to August 24, 2009. Three comment letters were received during the public review period, and two additional comment letters were received well after the close of public review. Copies of all the letters, along with written responses to each comment, are included in the FSEIR.

The FSEIR for the proposed project addresses traffic and cumulative impacts, including potential greenhouse gas impacts. Mitigation measures are identified and conditioned to reduce the identified impacts to the extent feasible, but they cannot be reduced below a level of significance. The Planning Commission will need to adopt findings and a statement of overriding considerations, stating that the project benefits (jobs, property tax revenue, etc.) will outweigh any unmitigable cumulative impacts. An attached economic study by ERA includes a detailed analysis of the economic benefits of the proposed project.

## **PUBLIC NOTIFICATION**

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

**SUMMARY**

The proposed Development Plan (D-17-04REV08), as revised and conditioned, is consistent with the requirements of the Zoning Ordinance, the Pacific Coast Business Park, the Rancho del Oro Specific Plan, and the land use policies of the General Plan. The project has been designed and conditioned to meet development standards and ensure that no additional impacts are created due to the land use mix change. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Certify the Final Supplemental Environmental Impact Report (FSEIR) and associated findings, statement of overriding considerations, and mitigation monitoring and reporting program by adopting Planning Commission Resolution No. 2009-P39.
- Approve the revised Development Plan (D-17-04REV08) by adopting Planning Commission Resolution No. 2009-P40 with findings and conditions of approval attached herein.

PREPARED BY:



Scott Nightingale  
Acting Associate Planner

SUBMITTED BY:



Jerry Hittleman  
City Planner

JH/SS/fil

Attachments:

1. Planning Commission Resolution No. 2009-P39
2. Planning Commission Resolution No. 2009-P40
3. Final Supplemental Environmental Impact Report (FSEIR)
4. Revised PCBP Industrial Master Development Plan (D-17-04REV08)
5. Economic & Fiscal Impact Report
6. Statement of Overriding Considerations

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2009-P39

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF OCEANSIDE, CALIFORNIA CERTIFYING THE  
5 FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT  
6 REPORT FOR THE PACIFIC COAST BUSINESS PARK ON  
7 CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

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6 APPLICATION NO: D-17-04REV08  
7 APPLICANT: Pacific Coast Business Park, LLC  
8 LOCATION: Southwest of the intersection of College Boulevard and Old Grove  
9 Road

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9 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES  
10 RESOLVE AS FOLLOWS:

11 WHEREAS, a Final Environmental Impact Report was prepared and circulated for  
12 public and agency review and proper notification was given in accordance with the California  
13 Environmental Quality Act; and

14 WHEREAS, the Planning Commission, after giving the required notice, did on the 16<sup>th</sup> day  
15 of November, 2009, conduct a duly advertised public hearing on the content of the Final  
16 Supplemental Environmental Impact Report;

17 WHEREAS, studies and investigations made by this Commission and in its behalf reveal  
18 the following facts:

19 For the Final Supplemental Environmental Impact Report:

- 20 1. The Final Supplemental Environmental Impact Report was completed in compliance  
21 with the provisions of the California Environmental Quality Act (CEQA).
- 22 2. There are certain significant environmental effects detailed in the Final Supplemental  
23 Environmental Impact Report which have been avoided or substantially lessened by the  
24 establishment of mitigative measures which are detailed in Exhibit "A" Environmental  
Findings and Statement of Overriding Considerations for the Pacific Coast Business  
Park.
3. The Final Supplemental Environmental Impact Report for the business park was  
presented to the Planning Commission, and the Planning Commission reviewed and  
considered the information contained in these documents prior to making a decision on  
the modified industrial park plan. The Final Supplemental Environmental Impact

1 Report for the business park has been determined to be accurate and adequate  
2 documents, which reflect the independent judgment of the City.

3 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
4 certify the Final Supplemental Environmental Impact Report for the Pacific Coast Business Park  
5 project Development Plan Revision (D-17-04REV08) subject to the following recommendations  
6 and conditions:

- 7 1. Pursuant to Public resources Code Section 21081.6 the Planning Commission adopts the  
8 Revisions to the Mitigation Monitoring and Reporting Program (MMRP) for the business  
9 park and finds and determines that said programs are designed to ensure compliance with  
10 the mitigation measures during project implementation.
- 11 2. Notice is HEREBY GIVEN that the time within which judicial review must be sought on  
12 this decision is governed by the provisions of the California Environmental Quality Act.

13 PASSED AND ADOPTED Resolution No. 2009-P39 on November 16, 2009 by the  
14 following vote, to wit:

- 15 AYES:
- 16 NAYS:
- 17 ABSENT:
- 18 ABSTAIN:

19 \_\_\_\_\_  
20 Claudia Troisi, Chairperson  
21 Oceanside Planning Commission

22 ATTEST:  
23 \_\_\_\_\_  
24 Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
this is a true and correct copy of Resolution No. 2009-P39.

Dated: November 16, 2009

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PLANNING COMMISSION  
RESOLUTION NO. 2009-P40

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF OCEANSIDE, CALIFORNIA APPROVING A  
REVISION TO A DEVELOPMENT PLAN ON CERTAIN REAL  
PROPERTY IN THE CITY OF OCEANSIDE

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APPLICATION NO: D-17-04REV08  
APPLICANT: Pacific Coast Business Park, LLC.  
LOCATION: North of Avenida De La Plata, east of Ocean Ranch Boulevard,  
south of Old grove Road, and west of College Boulevard

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THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES  
RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms  
prescribed by the Commission requesting a revision to a Development Plan under the provisions of  
Articles 13, 17 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

a reduction of industrial park land use from 1,100,000 to 901,500 square feet, increasing  
general office use from 400,000 to 901,500 square feet, and adding 80,500 square feet of  
medical office space;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 16<sup>th</sup>  
day of November, 2009 conduct a duly advertised public hearing as prescribed by law to consider  
said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
Guidelines thereto; for a Supplemental Environmental Impact Report (SEIR) has been prepared  
stating that if the conditions of approval and environmental mitigation measures are implemented,  
there will not be a significant adverse impact upon the environment;

WHEREAS, the Supplemental Environmental Impact Report (SEIR) together with any  
comments received, and Mitigation and Monitoring and Reporting Program (MMRP)  
incorporated into the conditions of approval for the project, were presented to the Planning  
Commission, and the Planning Commission reviewed and considered the information  
contained in these documents prior to making a decision on the project.

1 WHEREAS, the Supplemental Environmental Impact Report (SEIR) and Mitigation  
2 and Monitoring and Reporting Program (MMRP) have been determined to be accurate and  
3 adequate documents, which reflect the independent judgment and analysis of the Planning  
4 Commission. On the basis of the entire record before it, the Planning Commission finds that  
5 there is no substantial evidence that the project, with implementation of the mitigation  
6 measures proposed, will have a significant impact on the environment.

7 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes  
8 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

9 WHEREAS, studies and investigations made by this Commission and in its behalf reveal  
10 the following facts:

11 FINDINGS:

12 For the Revision to Development Plan:

- 13 1. The project land use change for more commercial office and medical office with a  
14 reduction in industrial land use is consistent with the Zoning Ordinance and the  
15 underlying Rancho Del Oro Planned Development (PD-1 – light industrial) zone  
16 because the project, as designed, meets or exceeds the development standards  
17 established in the Rancho Del Oro Industrial Master Development Plan.
- 18 2. The Development Plan is consistent with the General Plan of the City because the entire  
19 Rancho Del Oro Industrial Master Development Plan was originally designed to  
20 accommodate office and industrial tenants. The proposal to allow medical office and  
21 more commercial office square footage is consistent with the overall Master Plan  
22 envisioned for the area and the Pacific Coast Business and Rancho Del Oro Industrial  
23 master plan park.
- 24 3. The project site can be adequately served by existing public facilities, services and  
25 utilities since the original Rancho Del Oro Industrial Master Development Plan created  
26 the necessary infrastructure and only extensions on site would be required for any new  
27 developments.

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1 4. The project, as proposed, is compatible with the existing and potential development on  
2 adjoining properties and in the surrounding neighborhood because suitable buffer areas  
3 exist between properties. In addition, the site has been analyzed to provide additional  
4 benefits for the community in terms of developing employment centers, finances, and  
5 additional uses to the City of Oceanside, which will ensure compatibility with similar  
6 type uses in the area and immediate area.

7 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
8 approve Revision to Development Plan (D-17-04REV08) subject to the following conditions:

9 Planning:

- 10 1. This Development Plan Revision shall expire on November 16, 2012 unless implemented  
11 as required by the Zoning Ordinance.
- 12 2. This Development Plan Revision approves a reduction of industrial park land use from  
13 1,100,000 to 901,500 square feet, increasing general office use from 400,000 to 901,500  
14 square feet, and adding 80,500 square feet of medical office space as shown on the plans  
15 and exhibits presented to the Planning Commission for review and approval. No deviation  
16 from these approved plans and exhibits shall occur without Planning Division approval.  
17 Substantial deviations shall require a revision to the Development Plan or a new  
18 Development Plan.
- 19 3. The project applicant shall contribute a fair share of 3.37 percent (\$3,138) (No.  
20 561.2052.03782) toward the cost of future improvements on the east leg of Oceanside  
21 Boulevard at College Boulevard. This improvement will include modification of the  
22 widening Oceanside Boulevard and existing center median island with additional traffic  
23 signal equipment and signal loop detectors to accommodate an additional westbound  
24 through lane.
- 25 4. The project will be required to contribute 9.66 percent of \$2,228,438 (\$215,366) (No.  
26 561.2052.03780) to be applied toward future capacity enhancement measures on College  
27 Boulevard between Thunder Drive and Aztec Street.

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- 1 5. Failure to meet any conditions of approval for this development shall constitute a violation
- 2 of the Development Plan Revision.
- 3 6. This Conditional Use Permit shall be called for review by the Planning Commission, if
- 4 complaints are filed and verified as valid by the Code Enforcement Office concerning the
- 5 violation of any of the approved conditions or assumptions made by the application.
- 6 7. All mitigation measures identified in the Final Supplemental Environmental Impact
- 7 Report Addendum to the Pacific Coast Business Park EIR shall be complied with as
- 8 stated in that document.

9 **Mitigation Measures:**

- 10 8. All mitigation measures identified and approved on August 22, 2005 with the original
- 11 Environmental Impact Report for the Development Plan (D-17-04) are still in effect with
- 12 the exception of the four revised Mitigation measures listed below:
  - 13 a) The impact to these roadway segments on College Boulevard between Old Grove
  - 14 and Avenida de la Plata and between Avenida de la Plata and Oceanside
  - 15 Boulevard will be mitigated by implementing widening/capacity enhancements
  - 16 along College Boulevard between Avenida de la Plata and Olive Drive, and by
  - 17 widening the westbound approach of Oceanside Boulevard to the intersection of
  - 18 Oceanside Boulevard and College Boulevard.
  - 19 b) This project shall provide bicycle parking facilities for developments, to include
  - 20 a minimum of five percent of the required automobile spaces (i.e. one bike rack
  - 21 space per 20 vehicle/employee parking spaces).
  - 22 c) The project revision is to implement water saving irrigation systems for all new
  - 23 developments and the associated landscaping.

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1 d) Install drought resistant plants in lieu of turf where feasible and appropriate.

2 PASSED AND ADOPTED Resolution No. 2009-P40 on November 16, 2009 by the  
3 following vote, to wit:

4 AYES:

5 NAYS:

6 ABSENT:

7 ABSTAIN:

8  
9  
10 \_\_\_\_\_  
11 Claudia Troisi, Chairman  
12 Oceanside Planning Commission

13 ATTEST:

14  
15 \_\_\_\_\_  
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
18 this is a true and correct copy of Resolution No. 2009-P40.

19  
20 Dated: November 16, 2009

**PACIFIC COAST BUSINESS PARK**  
**INDUSTRIAL MASTER DEVELOPMENT PLAN**

*A COMPONENT OF THE  
RANCHO DEL ORO  
SPECIFIC PLAN*

**MASTER DEVELOPER:**  
*Pacific Coast Business Park, LLC*

**REV NOVEMBER 2009**

**Prepared For:**

City of Oceanside  
300 North Coast Highway  
Oceanside, CA 92054

**Master Developer:**

Pacific Coast Business Park, LLC  
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Costa Mesa, CA 92626

**Prepared By:**

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## **Section 1**

### **Introduction**

Pacific Coast Business Park is part of the industrially-designated area within the central portion of the City of Oceanside, and encompasses 124.31 acres located west of College Boulevard and south of Old Grove Road (Exhibit 1). The property is located within the Rancho Del Oro Specific Plan area, and is adjacent to the north of the original Rancho Del Oro Technology Park (see Exhibit 2). The Ocean Ranch industrial development is adjacent to the west.

As part of the RDO Specific Plan, the design and development standards for the property were included in the RDO Industrial Master Development Plan (1982). In order to bring these standards more current, and to reflect the City's desire to provide for state-of-the-art business park and industrial development, this document provides updated regulations and design standards for the Pacific Coast Business Park property. This document, upon City approval, is to become the Industrial Master Development Plan for this portion of Rancho Del Oro.

Pacific Coast Business Park is being divided into large parcels, with major streets and infrastructure provided by the Master Developer, to facilitate build out with a variety of business park and industrial uses. The site has been designed to accommodate a broad range of product types in the business market, with the flexibility to combine adjacent lots to accommodate various sizes of buildings and types of users (see Exhibit 3).

These development and design standards for Pacific Coast Business Park are intended to provide for a variety of business park product types to address demand for these uses within the City of Oceanside, while ensuring a high quality, cohesive and aesthetic development which takes into account the surrounding built environment. These regulations include use provisions, development and design standards that in some areas differ from the previous RDO Industrial Master Development Plan. These changes are being made to reflect changes in the industrial and business park market, the evolution of land use regulations for industrial and business parks since 1982, and design goals for this project.

The City of Oceanside's Zoning Ordinance regulations for the Light Industrial (IL) zone, are the basis of the land use and development regulations in this Master Development Plan. This document includes some regulations that are in addition to those found in the Zoning Ordinance, along with design standards for Pacific Coast Business Park. Combined with the existing light industrial regulations, they will serve to protect the property's value and compatibility with adjoining developments.

The development and operational standards are intended to:

- Promote and preserve an efficient, attractive environment within Pacific Coast Business Park
- Assure improvements are of proper design and materials to enhance the economic and/or aesthetic value of properties within Pacific Coast Business Park
- Provide for continuity of design for buildings and landscape elements throughout Pacific Coast Business Park
- Provide and maintain a high quality of improvements, in general, for the mutual benefit and protection of the Pacific Coast Business Park properties, and any and all future owners of any part or parcel within the Pacific Coast Business Park

In the event the City of Oceanside's Zoning Ordinance and the development standards in this Master Development Plan do not agree, the more restrictive will take precedence unless specifically stated otherwise in this Master Development Plan. Should a user propose any alternative standards, a variance request may be made to the Pacific Coast Business Park Review Board (as defined below) and the City of Oceanside.

The owners/lessees of each portion of Pacific Coast Business Park are required to comply with all provisions of these Master Development Plan standards as applicable to their specific project. All development plans, landscape plans and graphic designs shall comply with these standards and with appropriate City, State and Federal laws. In the case of overlapping requirements, the more stringent shall take precedence.

## Section 2

### Development Review

To accomplish the purpose of these development standards, the following documents are being established:

- Master Development Plan Text for Pacific Coast Business Park (this document)
- Covenants, Conditions and Restrictions (CC&R's) for Pacific Coast Business Park
- Pacific Coast Business Park Tentative Parcel Map No. P-08-04
- ADT Tracking Form

In order to ensure these development standards are implemented, a Pacific Coast Business Park Review Board will be created to manage plan submittals and maintenance obligations that are set forth in the CC&R's.

#### **Pacific Coast Business Park Review Board**

The CC&R's for Pacific Coast Business Park, will provide for a Board of Directors to be established and maintained for the governance of the Project. All proposed plans for development, including signage, architectural, engineering, landscaping and traffic trip allocation must be approved by the Pacific Coast Business Park Review Board ("PCBP Review Board") acting under the Board of Directors, prior to submittal to the City of Oceanside.

#### **Components of Development Plan Review Documents**

A site Development Plan shall be provided for each portion of Pacific Coast Business Park, to identify the product type and illustrate compliance with the applicable development regulations. This information shall include, but is not necessarily limited to:

- Site Plan, showing location of buildings, parking areas, street and driveway access, landscaping, and onsite utilities
- Building Elevations
- Conceptual Landscape Plan
- Signage Plans
- Type of use and total square footage allocated to the specific use
- ADT Tracking Form

The purpose of these plans is to provide an opportunity to review detailed plans of proposed buildings and facilities. The PCBP Review Board will also evaluate the proposed uses and square footage associated with the use to ensure that there is an adequate amount of traffic trips available to support the proposed use.

### **Architectural Approval Submittal Procedures**

All plans are required to be submitted to the PCBP Review Board to ensure the plans conform the CC&R's, zoning and design guidelines for Pacific Coast Business Park.

Upon approval, the PCBP Review Board will issue a letter for final approval. Final plan approval by Pacific Coast Business Park is not to be construed as permission to build. Other requirements may need to be met in order to begin construction, including City approvals.

### **City Review Procedures**

Following approval of plans by the PCBP Review Board, all requirements for City review and approval shall be met for projects which require City approvals. These include, but are not necessarily limited to, Site Development Plan reviews, Conditional Use Permits, any Variance requests, Building Permits, as well as subdivision ordinance and building code provisions. It is the responsibility of the owner/lessee for a project to ensure that all appropriate permits and approvals have been obtained for a proposed development project. Additionally, the Planning Department staff will continue to monitor the ADT's for the overall park and each project as a part of the discretionary development approvals for Pacific Coast Business Park.

PACIFIC COAST BUSINESS PARK

THIS FORM WILL BE MAINTAINED BY THE CITY OF OCEANSIDE PLANNING STAFF  
PLEASE SEE STAFF FOR PROGRAM TO CALCULATE PROJECT ADT.

Project Name: \_\_\_\_\_  
 Completed for Lot(s) #: \_\_\_\_\_  
 Entitlement: Proposed Approved (circle one)  
 Building Permit: \_\_\_\_\_ (date of final permit issued)  
 Date : \_\_\_\_\_ (mm/dd/yy)

ADT TRACKING FORM					
PACIFIC COAST BUSINESS PARK					
LOT	Project Name	Initial ADT Allocation	Reserved ADT at entitlement	Final ADT per building permit	Total ADT Distribution
1		456			456
2		277			277
3		277			277
4		256			256
5		232			232
6		342			342
7		714			714
8		226			226
9		203			203
10		197			197
11		203			203
12		335			335
13	PARK B	236	1,106		1,106
14	PARK B	226	0	0	0
15	PARK B	389	0	0	0
16		613			613
17		505			505
18	PARK C	355	1,204		1,204
19	PARK C	550	0	0	0
20		483			483
21		544			544
22		453			453
23		408			408
24		433			433
25	Pacific Marine Credit Union	788	1,655		1,655
26		249			249
27	Pacific Coast Medical Center	265	4,014		4,014
28	Pacific Coast Medical Center	277	0	0	0
29	Pacific Coast Medical Center	391	0	0	0
30	PARK A	759	708		708
<b>Total ADT Distribution</b>					<b>16,093</b>
<b>Total Available ADT for Pacific Coast Business Park</b>					<b>21,600</b>
<b>REMAINING ADT AVAILABLE FOR DISTRIBUTION THROUGHOUT PCBF</b>					<b>5,507</b>

## Section 3 Permitted Uses

The purpose of these provisions is to specify the business and industrial uses within the Pacific Coast Business Park project area. These are intended to encompass a full range of business and industrial uses that will help to:

- strengthen the City's economic base,
- provide employment opportunities within the City of Oceanside,
- be compatible with each other, and
- provide a desirable and effective business environment.

### Permitted Uses per IL Zone

The permitted uses within the Pacific Coast Business Park shall include those allowed by the City of Oceanside regulations for the Light Industrial (IL) zone, as may be amended from time to time.

Any use must be performed entirely within a building that is designed and constructed to ensure the use does not cause or produce a nuisance or adverse impact to adjacent sites. Outdoor work may be allowed if it is approved through a discretionary action, complies with the Outdoor Work Guidelines for the City of Oceanside, or is conducted pursuant to an Outdoor Work Permit issued by the Planning Director.

Pacific Coast Business Park may include a variety of uses permitted under the Light Industrial zone. The anticipated mix of uses is as follows:

<b>TABLE 2 LAND USE MIX</b>	
<b>Land Use</b>	<b>Projected sq. ft.</b>
Industrial Park	901,500
Commercial Office	518,000
Medical Office	80,500
<b>Total</b>	<b>1,500,000</b>

The purpose for outlining the square footage of potential uses within Pacific Coast Business Park is to establish a means for tracking the number of Average Daily Trips (ADT) each

development would produce, ensuring that it does not exceed the maximum ADT's established in the Traffic Analysis. The ADT Tracking Form has been created in order to ensure that development of each lot is evaluated and there are adequate ADT's to support the proposed use. Other Light Industrial uses other than those listed above may also occur as permitted by use regulations, and it is recognized that the trip generation rates vary between uses. Each use will need to be evaluated to document the trips associated with the proposal, and to ensure that the use does not exceed the available ADT's.

**Excluded Uses:**

Uses not listed as permitted, conditionally permitted or permitted with limitations by the City of Oceanside regulations for the Light Industrial (IL) zone, or this Master Development Plan, as may be amended from time to time are prohibited in Pacific Coast Business Park.

Regulated Uses, as defined in Article 36 of the City of Oceanside Zoning regulations, are not permitted in the IL zone or within Pacific Coast Business Park.

## Section 4 Development Regulations

The development regulations within the Pacific Coast Business Park shall include those allowed by the City of Oceanside regulations for the Light Industrial (IL) zone, as may be amended from time to time, except as listed below. The following Development regulations are established in addition to the City of Oceanside Zoning Ordinance to ensure that the Pacific Coast Business Park is developed as a high quality business and industrial center. The development regulations listed below are regulations that are more restrictive than, or in addition to, the City of Oceanside's Light Industrial (IL) zone regulations.

### Supplemental Regulations for Pacific Coast Business Park

<u>Building Setbacks*</u>	<u>Old Grove Road</u>	<u>Avenida del Oro</u>	<u>Other Streets</u>
Front	15	15	10
Corner Side	15	15	10
Rear	15	15	10
<u>Parking Setbacks*</u>			
From Street Property Line	10	10	10
From Internal Property Line	5	5	5
Minimum Site Landscaping	15%		
Minimum Lot Size	20,000 square feet**		

\* Setbacks are measured from the property line

\*\* Lot size and parcel size for future building development may vary depending on product type, and smaller lot dimensions may be permitted with an approved development plan and tentative subdivision or parcel map.

For projects that have multiple buildings on sites of 2.5 acres or more, a minimum lot size of 5,000 square feet is allowed, subject to review and approval of plans for the entire project acreage. Such projects must provide CC&Rs to assure common building and landscape maintenance, reciprocal access easements and parking agreements.

Any resubdivision of lots to less than 20,000 square feet requires review and approval by the Planning Commission of a subsequent Tentative Subdivision or Tentative Parcel Map, which may be processed in conjunction with Development Plans for specific building and site design. The Planning Commission review shall be based on the requirements and standards as outlined in this Master Development Plan.

### **Building and Site Regulations**

Other development regulations not listed in the previous section shall be per the IL regulations in the City of Oceanside Zoning Ordinance, (Complete regulations in Article 13). Key building and site regulations are listed below for ease of reference.

Maximum Height of Structures	80 feet
Maximum Lot Coverage	75%
Maximum Floor Area Ratio (FAR)	1.0

### **Pedestrian Circulation**

Safe, clear pedestrian circulation must be provided between buildings, parking areas and from entries onto each site. If bus stops are located adjacent to a site, direct pedestrian access from the bus stop into the site must be provided.

### **Parking**

- Off-street parking shall be provided in accordance with the IL regulations in the City of Oceanside Zoning Ordinance, based on the specific uses proposed. Parking ratios for typical industrial uses are listed in Table 1 on the following page. A complete listing of uses and parking requirements can be found in Article 31 of the Zoning Ordinance.
- Adequate off-street parking shall be provided to accommodate all parking needs for the site. No on-street parking is allowed within Pacific Coast Business Park.
- Required off-street parking shall be provided on the site of the use served, on a contiguous site, or within three hundred (300) feet of the subject site.
- Designated spaces must be provided in convenient locations for handicapped, carpool, motorcycle and bicycle parking. All parking areas, including bicycle and motorcycle areas are to be designed for orderly, uncluttered parking. Bicycle parking areas are to be provided with racks and locking capabilities.
- Parking provided in structures must be screened by architectural elements and/or landscaping.

<b>Table 3 Off-Street Parking Requirements</b>	
<b>Use Classification</b>	<b>Off-Street Parking Spaces Required</b>
Custom Industry and General Industry	1 per 1,000 square feet
Limited Industry	1 per 750 square feet
Research and Development Industry	1 per 500 square feet
Wholesaling, Distribution and Storage	1 per 1,500 square feet
Business and Professional Offices	1 per 300 square feet
Medical and Dental Offices	1 per 200 square feet
Other Uses	refer to Zoning Ordinance Article 31

### **Loading Areas**

- Off-street loading areas shall be provided in accordance with the IL regulations of the City of Oceanside Zoning Ordinance. The size and number of loading spaces are based on the use classification and gross floor area per Section 3103.
- Loading areas shall be designed to accommodate complete backing and maneuvering of trucks on-site, and shall not utilize the public street for such maneuvers.
- All loading and storage areas within view from public streets shall be effectively screened. Screening shall be accomplished with walls constructed of the same material and design of the building. Screen wall heights shall conform to the City of Oceanside Zoning Ordinance regulations.

### **Outdoor Facilities**

- All outdoor storage shall comply with the Outdoor Facilities provisions in Section 3020 of the Oceanside Zoning Ordinance.
- All outdoor storage shall be screened by an approved screening material.
- All vehicles stored on-site must be inside a closed building or within a screened portion of the site, unless approved in writing by the PCBP Review Board and City of Oceanside.
- Storage areas shall be screened from adjacent parcels.
- Outdoor work may be allowed if it is approved through a discretionary action, complies with the Outdoor Work Guidelines for the City of Oceanside, or is conducted pursuant to an Outdoor Work Permit issued by the Planning Director.

### **Walls and Fences**

- Fencing and walls shall comply with Section 3040 of the City of Oceanside Zoning Ordinance. Materials used for all fencing and walls shall be of high quality as approved by the Pacific Coast Business Park board.
- Fencing and screening treatments must be designed as an integral part of the overall architectural and landscape design for a site.
- All fencing shall be constructed of durable materials and shall be maintained, at all times, in good repair.
- The use of chain link or wood fencing or gating within Pacific Coast Business Park is not allowed, unless specifically approved by the Board.

### **Refuse Collection and Storage**

- Refuse collection areas shall be designed and located in accordance with City requirements and demands of the business. Enclosures shall include space for the storage and collection of recyclable materials, per City standards. They shall be designed to contain all refuse that is generated onsite and deposited between collections. Deposited refuse should not be visible from outside the refuse enclosures.
- Outdoor refuse enclosures shall be constructed of concrete with a painted steel gate to match the adjacent wall color, in order to effectively screen all refuse containers from adjacent lots and/or streets.

### **Utilities and Communication Devices**

- All electric, telephone, gas and cable service lines to individual lots or sites shall be installed and maintained underground.
- Exterior onsite utilities, including but not limited to drainage systems, sewers, gas lines, water lines and electrical, telephone and communications wires and equipment, shall be installed and maintained underground.
- Antennas and devices for transmission or reception of any type of signals shall be located so as to screen their view from public areas. All exposed devices require specific approval by the PCBP Review Board.
- Electrical equipment shall be mounted on the interior of a building wherever practical. When interior mounting is not practical, electrical equipment shall be screened with walls, berms or landscape materials. Where exterior mounting is required, locating electrical equipment along the side or rear of a building is desirable.

- Private sewer components (manholes, clarifiers, etc.) shall not be located within project entry drives nor within landscape areas. The components should be located in the aisles of parking lots or service drives towards the rear of a site.

## **Section 5**

### **Design Guidelines**

The purpose of the criteria in this section is to establish a framework of design and infrastructure elements for use within Pacific Coast Business Park. These are intended to provide thematic elements for the public areas within Pacific Coast Business Park. The PCBP Review Board will be using these criteria in review of submittals to ensure the Pacific Coast Business Park has a high quality appearance that will maintain the property values for all users. These Design Guidelines are not development regulations; they are enforceable as a component of the Pacific Coast Business Park CC&R's.

Building design, site design and architectural criteria are not limited by this Master Development Plan, but guidelines for future buildings within Pacific Coast Business Park will be addressed in architectural design guidelines as part of the Pacific Coast Business Park CC&R's. The overall intent for this business park is for a high quality of design, encouraging creativity in addressing the functional needs of the industrial and business park users, while providing an aesthetically pleasing setting for the business park.

Site design concepts, building architecture, and associated landscape architectural and signage elements for each lot are to be reviewed as part of subsequent Development Plan applications.

#### **Landscape Criteria**

The landscape elements of the development comply with existing guidelines and are intended to create an aesthetically pleasing setting for the business park development. The design details are intended to be compatible with the design concepts of the adjacent industrial park areas while establishing a distinct identity for the Pacific Coast Business Park.

The landscape design framework for the project is established within the public street rights of way, including the project identification signage, the landscaped parkways and, on Old Grove Road, median plantings. Cross sections of each street within the development show the overall planting scheme to be used within the Pacific Coast Business Park and the location of sidewalks within the parkway, which have been placed to accommodate landscaped parkways adjacent to the curb. Illustrations are provided for: Old Grove Road (Exhibit 4), Avenida del Oro and the Interior Streets (Exhibit 5).

### **Planting Scheme**

The planting palette complies with the horticultural requirements of the site and has been created to provide a landscape in which all plants complement one another and insure the long term success of the plant material. The proposed palette incorporates many of the plants used throughout the Rancho Del Oro planning area, to provide continuity within the Specific Plan. The plants selected are all within the same water requirement and seasonal temperature limitations.

The selected plant materials will serve to assist in guiding the users to their final destination, providing visual cues to make access routes through the area easier to use. The intersections include taller plants which will allow the driver to anticipate upcoming intersections, and distinct tree species are used for each street.

The required planting is an asset in several valuable ways. It will help keep the larger buildings, inherent to industrial development, in scale with the users, and it can also function as a visual screen to limit views of vehicles in parking areas adjacent to the streets.

The plant list provided shows the larger plant palette which was considered for the development. The plants to be used and their suggested initial container size are highlighted (see Exhibit 6).

A separate plant palette is provided for future guidance in developing the required landscaped setback areas within the site (see Exhibit 7). In order to assure that the landscape materials planted by the future owners/leesees will provide the desired landscape effect within the first two years after planting, a list of suggested initial plant container sizes is included as Exhibit 8. It provides guidance on providing green screens to shield views of parked vehicles, screen trash bin areas and block walls.

### **Lighting**

- The streets and signs within the Pacific Coast Business Park shall be lit with adequate fixtures to provide safe and aesthetic illumination.
- Building illumination and architectural lighting shall be soft and non-glaring in character. "Wall-washing," overhead down lighting and interior illumination that spills outside is encouraged. All lighting visible from adjacent streets shall be indirect and shall incorporate full cut-off shield fixtures.

- Service area lighting shall be contained within the service yard boundaries. Shielded light sources shall be required. Lighting fixtures shall be complimentary to building design. When working drawings are submitted to the Review Board, the architect or electrical engineer shall certify that the lighting design presented is in substantial conformance to these guidelines.

### **Business Park Sign Regulations**

These regulations apply to signs in the Pacific Coast Business Park project area. The items addressed in this Master Development Plan include signage elements common to the master development of the business park. The Sign Program showing design elements for the Pacific Coast Business Park is included as Appendix A of this document.

### **Sign Approvals**

Sign approval is required for all signage elements within Pacific Coast Business Park by:

1. PCBP Review Board prior to submittal to the City of Oceanside, AND
2. City of Oceanside.

### **Safety and Informational Signage**

Public street, directional signs, and traffic control signs within Pacific Coast Business Park will use City standard design and fabrication.

### **Project Identification Signage**

Identification of the Pacific Coast Business Park development will be provided at each of the street entries into the business park along Old Grove Road and Avenida del Oro. The key intersection corners will incorporate enhanced landscape treatments to provide focus and mark arrival into Pacific Coast Business Park. Signage and landscaping have been designed in concert to create a sense of place, and clearly define the entries into the development.

- Project Identification signage will utilize consistent color, logo and type-style elements which will assist in unifying the signage throughout the development.
- All project identification signage must be placed in such a location as to not obstruct sight distance. Signs may not be located within a public right-of-way. Signs located in the corner clear zone shall not exceed 30 inches in height, nor create a traffic sight obstruction or other pedestrian or traffic hazard.

### **Main Project Entry**

Within the RDO Specific Plan, each area has an integrated landscape entry feature, incorporating plant materials, tiered wall feature and identification signage. Pacific Coast Business Park will utilize a tiered wall element for its Main Project Entry, similar to the entry monument signs used throughout Rancho Del Oro. This will maintain the theme of the larger development and provide continuity within the RDO Specific Plan. The Main Project Entry is located at the southwest corner of the intersection of College Boulevard and Old Grove Road. This entry will be aesthetically landscaped with a planting palette which draws from the surrounding communities (see Exhibit 9). Pacific Coast Business Park signage will be placed on the walls for identification of this development. The copy area of this sign will be a maximum of 25 square feet. Additional copy area for a logo is allowed with a maximum of 2 square feet.

### **Major and Secondary Project Entries**

Major and Secondary Project Entries within Pacific Coast Business Park will also provide identification of the development. These entries will incorporate enhanced landscape treatments to provide focus and mark arrival into Pacific Coast Business Park.

Major project entries are located at major ingress points into Pacific Coast Business Park:

- Old Grove Road and Avenida del Oro, at the southeast and southwest corners, and
- Avenida del Oro as it enters the Pacific Coast Business Park from the south, on the east side of street.

The entrance signage will provide identification by name and utilize plant material to provide appropriate direction to the future users (see Exhibit 10). The main copy area of each sign will be a maximum of 10 square feet, and additional logo copy area will be a maximum of 2 square feet.

Secondary project entries are located at the entrance roads to the interior streets of Pacific Coast Business Park:

- Avenida del Oro and "A" Street, at all four corners of the intersection
- Old Grove Road and "E" Street, at the southwest and southeast corners

The entrance features will provide identification and utilize plant material to create a sense of place, and clearly define these entrances into the development (see Exhibit 11). The copy area of each sign will be a maximum of 10 square feet, and additional logo copy area will be a maximum of 2 square feet.

<b>Sign</b>	<b>Main Entry</b>	<b>Major Entry</b>	<b>Secondary Entry</b>
Maximum Height	4 feet	4 feet	4 feet
Maximum Copy Area	25 square feet	10 square feet	10 square feet
Maximum Logo Copy Area	2 square feet	2 square feet	2 square feet
Primary Sign Material	Sandblasted Concrete	Tan Stucco	Tan Stucco
Accent Tile	Yes	Yes	Yes
Lighted	Yes	Yes	Yes
Bronze Letter	Yes	Yes	Yes

**Vacant Property Identification/Advertising Signs**

During construction and sale of lots, there will be a need for identification and advertising signage for the vacant lots and properties within Pacific Coast Business Park. These types of signs may include, but are not limited to, development identification, sales, leasing, re-sale, construction, and lot identification. Such signs are allowed as monument signs within Pacific Coast Business Park, in accordance with the City of Oceanside Zoning Ordinance sign regulations, and shall meet the standards summarized in the table below.

<b>Table 5 Vacant Property Identification/Advertising Signage Criteria</b>	
Maximum Height	8 feet
Maximum Sign Area	32 square feet for each sign. Properties over 20,000 square feet in size can combine signs not to exceed 64 square feet for each sign. A combined sign is counted as 2 signs.
Maximum Number of Signs	Based on Property Size: up to 20,000 square feet                      1 sign 20,000 square feet to 3 acres                2 signs over 3 acres                                        3 signs
Location	Signs must be located on the lot being identified or advertised. The sign location must allow for unobstructed vision of vehicles and pedestrians at or near street intersections. Signs may not be located within a public right-of-way.
Term of Sign Display	The display of vacant property/project identity or advertising signs shall be discontinued upon the development of a site with permanent structures and/or signage.
Permit Requirement	A Sign Installation Permit shall be required for the display of these types of signs. The permittee shall specify on the sign permit that the sign shall be removed from the property upon the construction of the first permanent building and/or sign display.

**Site and Building Signage**

All site and building signage is required to comply with the City of Oceanside sign regulations in the Zoning Ordinance, Article 33, and any supplemental criteria provided in this text or the Pacific Coast Business Park CC&R's, whichever is more restrictive. For convenience and clarity, basic standards associated with the key elements of site and building signage are listed in this text. Where standards in this text are based on current zoning regulations, they are provided for reference only, and any changes in the zoning regulations will be applicable to the Pacific Coast Business Park.

It is intended that signage within PCBP provide appropriate identification of the businesses, location information such as addressing, and directional signage to facilitate way-finding within the business park generally, and within specific building complexes. Signage shall be compatible with the architectural styling of each building and shall provide a professional, high quality appearance. The sign program in Appendix A provides additional design criteria for these signage elements in the business park.

It is intended that there be consistent signage on each project site, within building complexes, and in buildings with multiple uses. In order to accomplish this goal, the PCBP CC&Rs may establish additional standards that include further limitations or specifications on size, sign copy, method and intensity of illumination, height, sign area, letter size, font, color and materials.

Buildings or building complexes containing three or more uses shall be required to submit a Comprehensive Sign Package prior to the issuance of the first sign permit for the building complex. Such sign package shall be in conformance with the provisions of the City of Oceanside sign regulations in the Zoning Ordinance, Article 33, and any supplemental criteria provided in this text or the Pacific Coast Business Park CC&R's, whichever is more restrictive, and shall be designed and constructed to meet all applicable codes. The sign package shall contain provisions that establish uniform color, size, location, types of signs, lighting requirements and other requirements in order for safety and aesthetics to be considered.

#### **Site Monument Signs**

A freestanding identification monument sign may be permitted for each building site subject to the design standards in Table 4 and other provisions of the zoning ordinance sign regulations, and CC&Rs.

#### **Building Wall Signs**

Wall signs are intended to be the primary signage for most uses. The specific design standards in Table 5 shall apply in addition to the general design standards for signs in the zoning ordinance.

<b>Table 6 Site Monument Signage Criteria</b>									
Frontage Requirement	Street frontage on a site where a monument sign is located must be a minimum of 100 feet.								
Number of Allowed Signs	<p><u>Single Use</u> - The identification of a single use not located within a building complex will be limited to one monument sign.</p> <p><u>Building Complexes</u> - The identification of uses located within a building complex shall be limited to one monument sign per each 250 feet of street frontage.</p>								
Sign Area	<p>Based on Building Size:</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"><u>Building Square Footage</u></th> <th style="text-align: left;"><u>Sign Area Allowance</u></th> </tr> </thead> <tbody> <tr> <td>up to 10,000 square feet</td> <td>40 square feet</td> </tr> <tr> <td>10,001-25,000 square feet</td> <td>50 square feet</td> </tr> <tr> <td>Over 25,000 square feet</td> <td>60 square feet maximum</td> </tr> </tbody> </table> <p>A border or frame shall not be counted as sign area provided such border or frame does not exceed an additional 25% of the sign area. The PCBP Review Board reserves the right to further limit the size of signs in proportion to the size of a specific building or building complex.</p>	<u>Building Square Footage</u>	<u>Sign Area Allowance</u>	up to 10,000 square feet	40 square feet	10,001-25,000 square feet	50 square feet	Over 25,000 square feet	60 square feet maximum
<u>Building Square Footage</u>	<u>Sign Area Allowance</u>								
up to 10,000 square feet	40 square feet								
10,001-25,000 square feet	50 square feet								
Over 25,000 square feet	60 square feet maximum								
Height	No monument sign including a frame, border or base shall exceed 6 feet in height as measured from existing grade.								
Sign Location	A minimum distance of 100 feet must be maintained between monument signs. Monument signs shall be placed within a landscaped area. The sign shall not be placed upon any public property or within a corner clear zone, and shall be located as to not create a pedestrian or traffic hazard.								
Sign Structure	The base of a monument sign shall be designed to be an integral part of the sign design, not merely a support. The base of a monument sign shall be solid.								

<b>Table 7 Building Wall Signage Criteria</b>															
Sign Area	Business or identification wall signs shall be permitted for each business, industrial or non-residential use, and shall not exceed 2 square feet of sign area for each lineal foot of building frontage. Frontage is computed on an individual basis in multi-tenant buildings or building complexes. Building frontage shall be measured along that side of the building for which the sign is proposed.														
Sign Length	<p><u>Front Wall</u> - The length of a sign on the front wall of a building may be up to 70 percent of the building frontage, to a maximum of 50 feet.</p> <p><u>Side/Rear Wall</u> - The length of a sign on the side and rear of a building may be up to 50 percent of the building frontage, to a maximum of 30 feet.</p>														
Sign Copy	<p>Letter height based on Building Frontage:</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;"><u>Building Frontage Width</u></th> <th style="text-align: left;"><u>Maximum Letter Height</u></th> </tr> </thead> <tbody> <tr> <td>0-20 feet</td> <td>18 inches</td> </tr> <tr> <td>21-40 feet</td> <td>24 inches</td> </tr> <tr> <td>41-60 feet</td> <td>30 inches</td> </tr> <tr> <td>61-80 feet</td> <td>36 inches</td> </tr> <tr> <td>81-100 feet</td> <td>42 inches</td> </tr> <tr> <td>Over 100 feet</td> <td>48 inches maximum</td> </tr> </tbody> </table> <p>Wall signs shall be limited to a maximum of 2 lines of copy. The maximum letter height and/or sign face height shall be measured as the combination of both lines of copy, including the space between, or the distance between the top of the sign face and the bottom of the sign face.</p>	<u>Building Frontage Width</u>	<u>Maximum Letter Height</u>	0-20 feet	18 inches	21-40 feet	24 inches	41-60 feet	30 inches	61-80 feet	36 inches	81-100 feet	42 inches	Over 100 feet	48 inches maximum
<u>Building Frontage Width</u>	<u>Maximum Letter Height</u>														
0-20 feet	18 inches														
21-40 feet	24 inches														
41-60 feet	30 inches														
61-80 feet	36 inches														
81-100 feet	42 inches														
Over 100 feet	48 inches maximum														
Location	The top of the sign shall not project above the intersection of the wall and roof or parapet line. Wall signs shall be limited to two sides of a building.														

**Additional Sign Limitations**

Within Pacific Coast Business Park, certain types of signs that are otherwise allowed under the City of Oceanside Zoning Ordinance regulations are not permitted within the business park. Those are listed below. All other types of permitted site and building signage require approval by both the PCBP Review Board and the City of Oceanside.

- Pole Signs/Freestanding Signs – None will be permitted within PCBP.
- Painted Signs – None will be permitted within PCBP.
- Residential Signs – Not applicable to the PCBP development.

Certain signs are prohibited by the City of Oceanside Zoning Ordinance regulations and are listed here for reference. Prohibited Signs shall include, but are not limited to the following:

1. Animated signs
2. Obscene signs
3. Signs that physically obstruct or pose obstruction to vehicular or pedestrian travel
4. Abandoned signs
5. Signs misleading traffic
6. Offsite commercial signage
7. Signs displayed without permission of Owner or Lessee
8. Outdoor advertising signs
9. Roof signs
10. Freestanding signs, except as approved in this text
11. Advertising devices and advertising displays, except as shown on an approved Site Plan
12. Rotating, revolving, flashing, or moving signs
13. Vehicles or other signs or devices within or outside of the public right of way when used as advertising devices or displays except as shown on an approved Site Plan.
14. A-Frame and other Portable Signs.
15. Advertising signs on bus benches within or outside of the public way.
16. Portable signs, unless approved by the Architectural Review Committee for Special events.
17. Signs not to constitute traffic hazards; No person shall erect or maintain or cause to be erected or maintained any sign which simulated or imitates In size, color, lettering or design any traffic sign or signal or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in a manner to interfere with, mislead or confuse traffic.

**EXHIBITS BEGIN THIS PAGE - INSERT HERE**

**APPENDIX A**  
**SIGN PROGRAM**

## Memorandum

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Date: August 25, 2009 (Revised November 5, 2009)  
To: Ms. Ann Gunter  
From: ERA  
Subject: Economic and Fiscal Impact of Pacific Coast Business Park

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Distribution: Amitabh Barthakur, Lance Harris

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This memorandum presents our findings regarding the estimated direct jobs generated at the Pacific Coast Business Park (PCBP) and the estimated property tax revenues for the City of Oceanside (City). This analysis is based on the impacts generated by the types of industries that are assumed to locate within the business park at build-out. The economic impact analysis includes current employment at the PCBP and thus represents gross impacts of the PCBP. The fiscal impacts analysis represents the net new property tax revenue potential based on the revised development program.

### Development Program

According to the Revised Industrial Master Development Plan, the assumed maximum square footage for the PCBP is 1.5 million square feet. In consultation with the development team, ERA made the following assumptions in this analysis regarding likely uses at build-out:

1. Industrial uses comprise 901,500 square feet of the total. This category includes a mix of large/medium-sized industrial and manufacturing facilities (generally users of 33,000 to 77,000 square feet and above) including associated office space, and smaller-sized and multi-tenant users (generally 1,000 to 15,000 square feet), also with associated office space<sup>1</sup>.
2. Additional office uses within stand-alone office buildings would comprise up to 518,000 square feet.
3. Medical office uses within stand-alone buildings would comprise up to 80,500 square feet.

This revised program compares with the original land use mix presented in **Table 1**.

**Table 1: Revised PCBP Land Use Mix**

Land Use	Original Projection (SF)	Revised Projection (SF)	Change (SF)
Industrial Park	1,100,000	901,500	(198,500)
Commercial Office	400,000	518,000	118,000
Medical Office	0	80,500	80,500
	1,500,000	1,500,000	0

Source: Revised Industrial Master Plan

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<sup>1</sup> Based on discussions with development team, ERA has estimated a split of 65% (large/medium) and 35% (smaller/multi-tenant) based on likely industrial users.

### Employment Density Assumptions

ERA assumed a weighted average of 510 square feet per employee for industrial<sup>2</sup>, 300 square feet per employee for office, and 250 square feet per employee for medical office. The average square footage per employee was obtained from SANDAG's traffic generator data and industry norms.

As shown in **Table 2**, ERA estimated 1,780 employees in industrial, 1,730 in office, and 320 in medical office for a total of 3,830 employees at the PCBP by build-out. The table also presents the relative change in employment density based on the original and revised land use program<sup>3</sup>.

**Table 2: PCBP Employment Estimate**

Land Use	Original Projection	Revised Projection	Change
Industrial	2,170	1,780	(390)
Office	1,330	1,730	400
Medical Office	0	320	320
	3,500	3,830	330

Source: ERA

Considering the industrial characteristics of the surrounding area, ERA distributed these employment estimates by industry, including Manufacturing, Warehouse and Storage, Services, Transportation, and Financial, Insurance and Real Estate (FIRE), and Medical, Health Care and Social Assistance based on an assumed share of total employment.

### Economic Impact Analysis

ERA used the Direct Effect Employment Multipliers for San Diego County (County) to estimate the multiplier effect these new jobs may have in the County, (which includes direct, indirect, and induced jobs), as shown in **Table 3**. ERA also estimated the City's share of induced and indirect jobs generated in the region, based on the City's share of countywide employment<sup>4</sup>.

**Table 6** takes the total employment impact and applies the Final Demand Employment Multiplier to estimate the change in final demand by industry. With the change in final demand, ERA applied the Final Demand Earnings Multiplier and Final Demand Output Multiplier to approximate earnings and output by industry.

The multipliers applied in **Tables 5** and **6** were obtained from the Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. These multipliers were based on selected industries for which RIMS II coefficients were available.

This analysis assumes that most of the potential economic activity at PCBP is a mix of local businesses expansion and new business attraction to the City. The following table shows total direct employment at PCBP as well as Countywide employment, earnings and output.

<sup>2</sup> Based on the likely industrial tenants, which is anticipated to include a mix of warehouse, light industrial, flex, and R&D industrial users.

<sup>3</sup> ERA's previous analysis, dated June 21, 2005, considered 1,300,000 SF of light industrial space and 200,000 SF of office space with different assumed employment densities. Table 2 compares change as indicated in the Revised Industrial Master Plan with current report employment density assumptions.

<sup>4</sup> 185 additional jobs in the City.

**Table 3: PCBP Economic Impact Summary**

	Original Projection 1/	Revised Projection	Change
Total City Direct Employment	3,540	3,830	290
Countywide Economic Impact	8,910	10,092	1,182
Countywide Earnings (millions of dollars)	\$355.8	\$484.7	\$128.9
Countywide Output (millions of dollars)	\$1,150.0	\$1,726.7	\$576.7

1/ Memorandum dated June 21, 2005 from ERA to Pacific Coast Business Park, LLC. Market conditions, RIMS II multipliers, and PCBP development based on previous assumptions.

Source: ERA

Based on the City's share of total in-place employment<sup>5</sup> in relation to the County, ERA has estimated the following economic impacts that could be realized within the City. Since economic output is measured at the countywide level, this estimate does not account for actual changes in multipliers due to capacity within the City to meet future demand from development and operations at the PCBP. The average countywide earnings have been multiplied by the assumed capture of indirect and induced employment to estimate total earnings within the City. While it is difficult to project the actual indirect and induced impacts at the city level, we believe this is an acceptable indicator that can be used to estimate benefits to the City.

**Table 4: PCBP Economic Impact for City**

City Employment	
Direct Employment	3,830
Indirect/Induced Employment	<u>185</u>
Total	4,015
City Earnings (millions of dollars)	\$192.8
City Output (millions of dollars)	<u>\$894.1</u>

Source: ERA

### Property Tax Revenues

**Table 8** shows the estimated property tax revenues for the City. Triple net monthly rents for large/medium-sized industrial users and smaller-sized and multi-tenant industrial users, along with assumptions for office space, and medical office space rents were provided by Colliers International, a commercial brokerage firm active in the region. Assuming varying capitalization rates (cap rates) by product type, the capitalized value of the project is estimated at \$253.3 million.

ERA obtained the City's share of the property tax revenues by Tax Rate Area (TRA) to estimate benefit of the project at build-out to the City. ERA estimated a weighted average of the City's share of the property tax revenues (16.00 percent of 1 percent of assessed value). The TRA weighted average was based on each parcel's share of the total site. ERA estimates that the City will receive approximately \$381,800 per year in net new property tax revenue from the proposed land use at the PCBP<sup>6</sup>. This represents an increase of approximately 35 percent or \$99,200 from the original projection.

<sup>5</sup> US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2006) was used as proxy to determine City's share of 2.96% (Please see Table 6).

<sup>6</sup> ERA has adjusted the total property tax to reflect the existing improvements at the PCBP.

### **Support of City's Economic Development Strategy**

ERA examined the City's Strategic Plan for Economic Development and the Economic Sustainability Study to evaluate how the PCBP will support the overall economic development strategy of the City. ERA believes the current development program will help the City reach its goals by improving the jobs to housing ratio, increase office space per capita, provide a new location where existing businesses can expand their operations, and provide a new location that can attract new businesses to the City.

#### *Strategic Plan for Economic Development*

According to the City's Strategic Plan for Economic Development accepted by City Council in 1997, the four goals were:

1. Position the City to be competitive in an international economy.
2. Strengthen the City's economy.
3. Enhance and promote the image of the City as a location for business.
4. Capture market share of direct and indirect revenue from tourism.

As noted in our previous report, the PCBP project helps the City achieve the first three of the four goals described in its Strategic Plan for Economic Development. By offering new industrial and office space, businesses from various sizes and industries will be attracted to the PCBP, increasing the City's competitiveness in the international context. With new firms starting operations in the PCBP, the City's employment base will increase, thus strengthening the local economy.

#### *Economic Sustainability Study*

The City's Economic Development Commission (EDC) was asked to conduct an Economic Sustainability Study to assure long term economic sustainability for the City. In 2008, the EDC suggested that the following tasks be done to further the goals set forth above:

1. Maintain the integrity of office and industrial zoned land.
2. Re-evaluate zoning ordinance policy changes to minimize/eliminate non job creating use within business parks.
3. Identify opportunities to re-zone land to facilitate positioning for auto outlets.
4. Identify new opportunities for quality job producing land uses.
5. Continue supporting forward infrastructure.
6. Identify areas of opportunity within the City.

The EDC also recommended that the City utilize a "Dashboard" of economic indicators for all decisions affecting long term economic sustainability of the City. The Dashboard of economic variables includes the following:

1. Increase the jobs to housing ratio to at least a 1:1 ratio.
2. Increase transient occupancy tax revenue by adding 100 addition rooms a year
3. Make downtown a "super" destination by building a destination hotel and complete development in core blocks.
4. Increase office space per capita to 8 square feet per capita over a 5 year period.
5. Increase sales tax revenue and sales tax per capita.
6. Benchmark commercial processing time and improve annually.

Consistent with EDC's dashboard, the proposed revision in the PCBP further assists with increasing the City's jobs to housing balance. It will also bring approximately 600,000 square feet of office

space to market, which will significantly assist with reaching the desired office space per capita ratio. The development will maintain the integrity of office and industrial zoned land for quality employment opportunities as well as promote development that will maximize economic growth through these higher paying employment opportunities. There is also potential within the PCBP to establish synergies with the existing commercial and clinical biological manufacturing facilities located at the Genetech campus, which will further strengthen the City's economy.

**Summary of City Benefits**

The proposed increase in office uses within PCBC will increase the total jobs and revenue to the City as summarized below in **Table 5**:

**Table 5: Summary of City Benefits (Total Potential)**

<b>Jobs</b>	
Direct	3,830
Indirect/Induced	<u>185</u>
Total	4,015
<b>Wages</b>	\$192,800,000
<b>Output</b>	\$894,100,000
<b>Property Tax</b>	\$381,800

Source: ERA

**Table 6: PCBP Total Potential Economic Impact Analysis – Employment Impact**

	Distribution of Employment by Industry	Manufacturing 1/	Warehouse & Storage	Services 2/	Transportation 3/	Finance, Insurance, and Real Estate 4/	Health Care & Social Assistance 5/	Total
[A]	Total Potential Direct Employment in PCBP							3,830
[B]	Total Potential Employment Distribution	27%	8%	21%	4%	35%	5%	
[C]	Direct Effect Employment Multipliers	2.5729	1.5247	2.7182	1.9121	3.0866	1.8630	
[D] (A x B)	Total Potential Direct Employment in PCBP	1,047	299	806	150	1,323	206	3,830
[E] (F - D)	Induced and Indirect Jobs Countywide	1,647	157	1,384	136	2,760	177	6,252
[F] (D x C)	Total Jobs Countywide	2,695	456	2,190	286	4,082	383	10,092
	San Diego County 2006 Inplace Employment 6/		1,133,263					
	City of Oceanside 2006 Inplace Employment 6/		33,490					
[G]	Oceanside Share of San Diego Civilian Emp.		2.96%					
[H] (E x G)	Oceanside share of Countywide Jobs	49	5	41	4	82	5	185

Notes: Footnotes refer to the columns above. Percentages and job totals are rounded.

1/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Based on selected industries for which RIMS II coefficients are available. Nonmetallic mineral product manuf., Machinery Manuf., Computer and electronic product manufacturing.  
 2/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Based on selected industries for which RIMS II coefficients are available. Publishing including software, information and data processing, Professional, scientific  
 3/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Truck Transportation  
 4/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Based on selected industries for which RIMS II coefficients are available. Federal Reserve Banks, credit intermediation and related services, Securities, commodity contracts, investments, Insurance Carriers and related activities, Funds, trusts, and other financial vehicles, Real Estate and Rental and leasing services and lessors of intangible assets.  
 5/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Based on selected industries for which RIMS II coefficients are available. Hospitals and nursing and residential care facilities.  
 6/ US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2006)

Source: ERA

**Table 7: PCBP Total Potential Economic Impact Analysis – Earnings and Output**

Distribution of Impacts by Industry		Manufacturing 1/	Warehouse & Storage	Services 2/	Transportation 3/	Finance, Insurance, and Real Estate 4/	Health Care & Social Assistance 5/	Total
[A]	Total Jobs in the County	2,695	456	2,190	286	4,082	383	10,092
[B]	Final Demand Employment Multiplier	10.0504	13.7277	14.7904	19.6949	10.6035	19.3074	
[C] ((A x \$1MM) / [B])	Change in Final Demand (\$MM)	\$268.1	\$33.2	\$148.1	\$14.5	\$385.0	\$19.8	\$868.8
[D]	Final Demand Earnings Multiplier	0.5202	0.7249	0.6456	0.5522	0.5255	0.7666	
[E]	Final Demand Output Multiplier	1.9004	1.9915	2.0899	1.9632	1.9980	2.2080	
[F] (C x D)	Countywide Earnings (\$MM)	\$139.5	\$24.1	\$95.6	\$8.0	\$202.3	\$15.2	\$484.7
[G] (C x E)	Countywide Output (\$MM)	\$509.5	\$66.2	\$309.4	\$28.5	\$769.2	\$43.8	\$1,726.7

Notes: Footnotes refer to the columns above.

MM = Million

1/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Based on selected industries for which RIMS II coefficients are available. Nonmetallic mineral product manuf., Machinery Manuf., Computer and electronic product manufacturing.

2/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Based on selected industries for which RIMS II coefficients are available. Publishing including software, Information and data processing, Professional, scientific

3/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Truck Transportation

4/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Based on selected industries for which RIMS II coefficients are available. Federal Reserve Banks, credit intermediation and related services, Securities, commodity contracts, investments, Insurance Carriers and related activities, Funds, trusts, and other financial vehicles, Real Estate and Rental and leasing services and lessors of intangible assets.

5/ Bureau of Economic Analysis, US Department of Commerce 2006/2006 RIMS II Multipliers. Based on selected industries for which RIMS II coefficients are available. Hospitals and nursing and residential care facilities.

6/ US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2006)

Source: ERA

**Table 8: PCBP Net New Property Tax Impact Analysis**

Classification	Estimated S.F.	Lease Rate (NNN) 1/	Estimated Monthly Rent	Weighted Avg. Calculation (NNN)
Industrial				
Industrial (Large/Medium)	585,975	\$0.60	\$351,585	
Industrial (Small/Multi-Tenant)	<u>315,525</u>	\$0.70	\$220,868	
Industrial Total	901,500		\$572,453	\$0.64
Office Total	518,000	\$2.00	\$1,036,000	\$2.00
Medical Office Total	80,500	\$2.10	\$169,050	\$2.10
<b>Total Space</b>	<b>1,500,000</b>			

Office Cap Rate 1/ 8.50%

Industrial Cap Rate 1/ 8.50%

Med Office Cap Rate 1/ 7.75%

Property Tax

City of Oceanside Property Tax Share 2/ 16.00%

Pacific Coast Business Park	Square Footage	Monthly Rent	Yearly Rent	Capitalized Value	Annual Property Tax	City of Oceanside Share
Industrial	901,500	\$572,453	\$6,869,430	\$80,816,824	\$808,168	\$129,287
Office Space	518,000	\$1,036,000	\$12,432,000	\$146,258,824	\$1,462,588	\$233,979
Medical Office	<u>80,500</u>	<u>\$169,050</u>	<u>\$2,028,600</u>	<u>\$26,175,484</u>	<u>\$261,755</u>	<u>\$41,874</u>
<b>Total</b>	<b>1,500,000</b>	<b>\$1,777,503</b>	<b>\$21,330,030</b>	<b>\$253,251,131</b>	<b>\$2,532,511</b>	<b>\$405,140</b>
Less Existing Improved Value 3/				\$14,600,000	\$146,000	\$23,319
<b>Net New Taxes</b>						<b>\$381,821</b>

1/ Colliers International

2/ Weighted average of TRA's 007025 and 007031 (TRA 007025 corresponds to 11.5 Acres; TRA 007031 corresponds to 112.8 Acres)

3/ All existing improvements in TRA 007031

Source: ERA

**General Limiting Conditions**

Every reasonable effort has been made to ensure that the data contained in this report are accurate as of the date of this study; however, factors exist that are outside the control of Economics Research Associates, an AECOM company (ERA) and that may affect the estimates and/or projections noted herein. This study is based on estimates, assumptions and other information developed by Economics Research Associates from its independent research effort, general knowledge of the industry, and information provided by and consultations with the client and the client's representatives. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives, or any other data source used in preparing or presenting this study.

This report is based on information that was current as of August 2009 and Economics Research Associates has not undertaken any update of its research effort since such date.

Because future events and circumstances, many of which are not known as of the date of this study, may affect the estimates contained therein, no warranty or representation is made by Economics Research Associates that any of the projected values or results contained in this study will actually be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Economics Research Associates" in any manner without first obtaining the prior written consent of Economics Research Associates. No abstracting, excerpting or summarization of this study may be made without first obtaining the prior written consent of Economics Research Associates. This report is not to be used in conjunction with any public or private offering of securities, debt, equity, or other similar purpose where it may be relied upon to any degree by any person other than the client, nor is any third party entitled to rely upon this report, without first obtaining the prior written consent of Economics Research Associates. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from Economics Research Associates.

This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

## Exhibit "A"

# FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PACIFIC COAST BUSINESS PARK MASTER DEVELOPMENT PLAN REVISION PROJECT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH NO.2004071011)

## 1. INTRODUCTION

### 1.1 Findings of Fact and Statement of Overriding Considerations

California Environmental Quality Act, Public Resources Code Sections 21000-21178 ("CEQA), State CEQA Guidelines for Implementation of the California Environmental Quality Act, Cal. Code Regs. tit. 14 §§ 15000-15387 ("CEQA Guidelines") are "intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will *avoid* or *substantially lessen* such significant effects." Cal. Pub. Res. Code § 21002 (emphasis added). CEQA's mandate and principles are implemented, in part, through the requirement that agencies adopt findings before approving projects for which EIRs are required. (See Pub. Res. Code § 21081 (a)). For each significant environmental effect identified in any EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions.

The first permissible finding is that "[c]hanges or alterations have been required in, or incorporated into, the projects which avoid or substantially lessen the significant environmental effect as identified in the final EIR." (CEQA Guidelines § 15091 (a)(1).) The second permissible finding is that "[s]uch changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency." (CEQA Guidelines § 15091 (a)(2).) The third potential conclusion is that

"[s]pecific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR." (CEQA Guidelines § 15091 (a)(3).) Section 21061.1 of CEQA defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors." Section 15364 of the CEQA Guidelines adds another factor: "legal" considerations. *See also Citizens of Goleta Valley v. Board of Supervisors ("Goleta II")*, 52 Cal.3d 553, 565, 276 Cal.Rptr. 419 (1990).

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego*, 133 Cal.App.3d 410, 417, 183 Cal.Rptr. 898 (1982).) "[F]easibility under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, social and technological factors." (*Id.*; *see also Sequoyah Hills Homeowners Ass'n v. City of Oakland*, 23 Cal.App.4th 704, 715, 29 Cal.Rptr.2d 182 (1993).)

The CEQA Guidelines do not define the difference between "avoiding" a significant environmental effect and merely "substantially lessening" such an effect. The City of Oceanside (the "City") must therefore glean the meaning of these terms from the other contexts in which the terms are used. Section 21081 of CEQA, on which CEQA Guidelines Section 15091 is based, uses the term "mitigate" rather than "substantially lessen." The CEQA Guidelines therefore equate "mitigating" with "substantially lessening." Such an understanding of the statutory term is consistent with the policies underlying CEQA, which include the policy that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which will substantially lessen the significant environmental effects of such projects." (Pub. Res. Code § 21002.)

For purposes of these findings, the term "avoid" refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less than significant

level. In contrast, the term "substantially lessen" refers to the effectiveness of such measures to substantially reduce the severity of a significant effect, but not to reduce the effect to a less than significant level. These interpretations are consistent with the holding in *Laurel Hills Homeowners Ass'n v. City Council*, 83 Cal.App.3d 515, 519-527, 147 Cal.Rptr. 842 (1978), in which the Court of Appeals held that an agency had satisfied its obligation to substantially lessen or avoid significant effects by adopting numerous mitigation measures, not all of which rendered the significant impacts in question (e.g., the loss of biological resources") less than significant. Although CEQA Guidelines Section 15091 requires only that approving agencies specify that a particular significant effect is "avoid[ed] or substantially lessen[ed]," these Findings, for purpose of clarity, in each case will specify whether the effect in question has been reduced to a less than significant level, or has simply been substantially lessened but remains significant.

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmental superior alternatives, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (14 Cal. Code Regs. §§ 10593, 15043(b); *see also* Pub. Res. Code § 21081(b).) The California Supreme Court has stated that, "[t]he wisdom of approving...any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Goleta II*, 52 Cal, 3d 553, 576.)

The following Findings of Fact ("Findings") are made relative to the conclusions of the Final Supplemental Environmental Impact Report for the Pacific Coast Business Park (SCH 2004071011) ("Final SEIR").

## 1.2 Document Format

These findings have been organized into the following sections:

(1) Section 1 provides an introduction to these Findings.

(2) Section 2 provides a summary of the Pacific Coast Business Park (the "Project") and overview of the discretionary actions required for approval of the Project, and a statement of the Project's objectives.

(3) Section 3 provides a summary of public participation in the environmental review, an overview of the administrative record that has been developed for the Project, as well as findings regarding the Mitigation, Monitoring and Reporting Program (MMRP) and general findings regarding the Project and CEQA compliance.

(4) Section 4 sets forth findings regarding those environmental impacts which were determined during the notice of preparation period either not to be relevant to the Project or which were determined to clearly not manifest at levels which were deemed to be significant for consideration at the Project-specific level.

(5) Section 5 sets forth findings regarding significant or potentially significant environmental impacts identified in the Final SEIR which the City has determined are either not significant or can be substantially lessened or reduced to a less-than-significant level through the imposition of mitigation measures included in the MMRP for the Project.

(6) Section 6 sets forth findings regarding significant environmental impacts identified in the Final SEIR which the City has determined will remain significant and unavoidable after mitigation.

(7) Section 7 sets forth findings regarding alternatives to the Project which were determined not to be implemented by the City.

(8) Section 8 consists of a Statement of Overriding Considerations which sets forth the City's reasons for finding that specific economic, legal, social, technological, and other considerations associated with the Project outweigh the Project's potential unavoidable environmental effects.

## **2. Project Summary**

### **2.1 Pacific Coast Business Park Master Development Plan Revision Project Description**

The gross area within the industrial site boundaries is approximately 124 acres. This area is part of the industrially-designated area within the central portion of the City of Oceanside.

The Project analyzed in the Final SEIR is the revision to the Industrial Master Development Plan for Pacific Coast Business Park. The Project was fully analyzed in a Final Environmental Impact Report that was certified in August of 2005 ("2005 FEIR"). The primary purpose of the Supplement to the 2005 FEIR is to satisfy CEQA requirements by fully disclosing any changes in impacts that may occur as a result of modifications to the Project since certification of the 2005 FEIR.

The Project's property is currently graded and was initially divided into 30 industrial parcels, with major streets, internal roadways and infrastructure in place to facilitate pending buildout. Approximately one third of the property is approved for industrial, office and medical office buildings, with approximately 18% currently built or under construction.

College Boulevard is the eastern boundary of the site, while Old Grove Road forms the northern boundary. Project access from the north is via two points along Old Grove Road; one with the intersection of Avenida del Oro, and the second with the intersection of Trestles Street, between the Avenida del Oro intersection and College Boulevard. The Project area is also accessible from the south from Oceanside Boulevard by way of Avenida de la Plata and Avenida del Oro. Avenida del Oro runs north through the property to connect to Old Grove

Road. Blacks Beach Street intersects Avenida del Oro via Windansea Street to provide access to individual industrial lots on the western portion of the Project. Rocky Point Drive also connects to Avenida del Oro by way of Windansea Street, and to Old Grove Road through Trestles Street, to provide access for the eastern part of the site.

The Pacific Coast Business Park Master Development Plan Revision proposes the following changes to the projected allocation of land use within the business park:

- Reduction of Industrial Park land use from 1,100,000 to 901,500 square feet (-198,500 square feet)
- Increase in General Office use from 400,000 to 518,000 square feet (+118,000 square feet)
- Addition of 80,500 square feet of Medical Office space (+80,500 square feet)

The proposed revisions to land use allocation do not expand the development area of the previously approved Pacific Coast Business Park. This Project is for adjustments to the land use mix only.

## **2.2 Discretionary Actions**

Discretionary actions necessary for the development, which are addressed in the Final SEIR, include a revision to the Industrial Master Development Plan.

## **2.3 Statement of Project Objectives**

The Pacific Coast Business Park Master Development Plan Revision proposes the reallocation of land uses within an approved, graded and partially developed business park. For such redistribution to occur, a modification of the Industrial Master Development Plan for Pacific Coast Business Park is required to permit the increase of office use within the Project and allow for additional traffic trips to accommodate that change.

Market demand for high quality office space has grown since initial analysis of the Project. The intent of the revised Project is to redistribute the allocation of land uses within the business park consistent with IL zoning to better accommodate current market demand, thereby maximizing property use/utilization.

Reduction of Industrial Park use, increase of General Office use and inclusion of approved Medical Office space, as proposed by the Project, will result in more jobs than under the previously approved business park conditions. The Project would thereby support the goals of the City of Oceanside's Economic Sustainability Study (City of Oceanside, 2008).

### **3. PUBLIC PARTICIPATION AND RECORD OF PROCEEDINGS**

#### **3.1 Public Input**

There have been opportunities for public review and comment, including but not limited to the public forums set forth below:

Draft SEIR Notice of Preparation, May 29, 2009 – June 29, 2009

Draft SEIR Public Review, July 24, 2009 – August 24, 2009

Planning Commission Hearing – November 16, 2009.

#### **3.2 Record of Proceedings**

For purposes of CEQA and these Findings and Statement of Overriding Considerations, the Record of Proceedings for the Project consists of the following documents and other evidence at a minimum:

- The Notice of Preparation and all other public notices issued by the City in conjunction with the Project;
- The Draft SEIR;
- The Final SEIR;
- All written comments and verbal public testimony presented during the public

comment period on the Draft SEIR or during a noticed public hearing for the Project at which such testimony was taken;

- The MMRP;
- All findings, ordinances, and resolutions adopted by the Planning Commission in connection with the Project, and all documents incorporated by reference therein;
- All final reports, studies, memoranda, maps, staff reports, or other planning documents relating to the Project prepared by the City, consultants to the City, or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA and with respect to the City's actions on the Project;
- All documents submitted to the City by other public agencies or members of the public in connection with the Project, up through the close of the public hearing;
- Any transcript or minutes of the proceedings at which the decision-making body of the City heard testimony on, or considered any environmental document on, the Project, and any transcript or minutes of proceedings before any advisory body to the City that were presented to the decision-making body prior to action on the environmental document or on the Project.
- Any documentary or other evidence submitted to the City at such information sessions, public meetings, and public hearings;
- Matters of common knowledge to the City, including, but not limited to federal, state, and local laws and regulations;
- The City's General Plan and Municipal Code;
- Any documents expressly cited in these findings in addition to those cited above; and
- Any other materials required to be in the record of proceedings by Section 21167.6 (e) of CEQA.

The custodian of the documents comprising the record of proceedings is the City Clerk, whose office is located at 300 North Coast Highway, Oceanside, CA 92054. Copies of all these documents, which constitute the record of proceedings upon which the City's decision is based, are and at all relevant times have been available upon request at the offices of the City.

The Planning Commission has relied on all of the documents listed above in reaching its decision on the Project, even if not every document was formally presented to the Planning Commission or City Staff as part of the City files generated in connection with the Project. Without exception, any documents set forth above not found in the Project files fall into two categories. First, many of them reflect prior planning or legislative decisions of which the Planning Commission was aware in approving the Project. (*See City of Santa Cruz v. Local Agency Formation Commission* 76 Cal.App.3d 381, 391-392, 42 Cal.Rptr. 873 (1978); *Dominey v. Department of Personnel Administration*, 205 Cal.App.3d 729, 738, n.6, 252 Cal.Rptr. 620 (1988).) Second, other such documents influenced the expert advice provided to City Staff or consultants, who then provided advice to the City. For that reason, such documents form part of the underlying factual basis for the City's decisions relating to the adoption of the Project. (*See* Pub. Res. Code § 21167.6 (e)(10); *Browning-Ferris Industries v. City Council of San Jose*, 181 Cal.App.3d 852, 226, Cal.Rptr 575 (1986; *Stanislaus Audubon Society, Inc. v. County of Stanislaus*, 33 Cal.App.4th 144, 153, 155, 39 Cal.Rptr.2d 54 (1985).).

The Final SEIR was completed in compliance with CEQA, and reflects the City's independent judgment. The Planning Commission believes that its decision on the Project is one which must be made after a hearing required by law at which evidence is required and discretion in the determination of facts is vested in the City. As a result, any judicial review of the City's decision will be governed by Section 21168 of CEQA and Code of Civil Procedure Section 1094.5. Regardless of the standard of review that is applicable, the Planning

Commission has considered evidence and arguments presented to the City prior to or at the hearings on this matter. In determining whether the Project has a significant impact on the environment, and in adopting Findings pursuant to Section 21080 of CEQA, the Planning Commission has complied with CEQA Sections 21081.5 and 21082.2.

### **3.3 Mitigation, Monitoring, and Reporting Program (MMRP)**

CEQA requires the lead agency approving a project to adopt a MMRP for the changes to the project that it had adopted or made a condition of project approval in order to ensure compliance with project implementation. A MMRP has been defined and serves that function for the Final SEIR. The MMRP designates responsibility and anticipated timing for the implementation of mitigation. The City will serve as the overall MMRP Coordinator. A MMRP has been prepared for the Project and has been adopted concurrently with these Findings. (*See* Pub. Res. Code §21081.6 (a)(1).) The City will use the MMRP to track compliance with Project mitigation measures.

### **3.4 General Findings**

The City Hereby finds as follows:

3.4.1 The foregoing statements are true and correct;

3.4.2 The City is the "Lead Agency" for the Project evaluated in the Final SEIR and independently reviewed and analyzed the Draft SEIR and Final SEIR for the Project;

3.4.3 The Notice of Preparation of the Draft SEIR was circulated for public review between May 29, 2009 and June 29, 2009. It requested that responsible agencies respond as to the scope and content of the environmental information germane to that agency's specific responsibilities;

3.4.4 The public review period for the Draft SEIR was for 30 days between July 24, 2009 and August 24, 2009.

3.4.5 The Draft SEIR was completed in compliance with CEQA;

3.4.6 The Final SEIR reflects the City's independent judgment;

3.4.7 The City evaluated comments on environmental issues received from persons who reviewed the Draft SEIR. In accordance with CEQA, the City prepared written responses describing the disposition of significant environmental issues raised. The Final SEIR provides adequate, good faith, and reasoned responses to the comments. The City reviewed the comments received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information to the Draft SEIR including all comments received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the Final SEIR;

3.4.8 The City finds that the Final SEIR provides objective information to assist the decision-makers and the public at large in their consideration of the environmental consequences of the Project. The public review period provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit comments regarding the Draft SEIR. The Final SEIR was prepared after the public review period ended and the City drafted responses to comments made during the public review period;

3.4.9 The Final SEIR evaluated the following direct and cumulative impacts: Transportation/Traffic Circulation and Greenhouse Gases. Additionally, the Final SEIR considered Growth Inducing Impacts of the Project, as well as a reasonable range of Project alternatives. All of the significant environmental impacts of the Project were identified in the Final SEIR;

3.4.10 CEQA requires the lead agency approving a project to adopt a MMRP for the changes to the project which it has adopted or made a condition of project approval in order to ensure compliance with project implementation. The MMRP included in the Final SEIR as certified by the City serves that function. The MMRP includes all of the mitigation measures identified in the Final SEIR and has been designed to ensure compliance during implementation of the Project. In accordance with CEQA, the MMRP provides the measures to ensure that the mitigation measures are fully enforceable;

3.4.11 The MMRP designates responsibility and anticipated timing for the implementation of mitigation; the City will serve as the MMRP Coordinator;

3.4.12 In determining whether the Project may have a significant impact on the environment, and in adopting Findings pursuant to Section 21081 of CEQA, the City has complied with CEQA Sections 21080.5 and 21082.2;

3.4.13 The impacts of the Project have been analyzed to the extent feasible at the time of certification of the Final SEIR;

3.4.14 The City made no decisions related to approval of the Project prior to the initial certification of the Final SEIR by the Planning Commission. The City also did not commit to a definite course of action with respect to the Project prior to the initial certification of the Final SEIR by the Planning Commission;

3.4.15 Copies of all the documents incorporated by reference in the Final SEIR are and have been available upon request during all regular business hours at the offices of the City Clerk and/or Planning Division, the custodians of record for such documents or other materials;

3.4.16 No textual changes were necessary;

3.4.17 The responses to comments on the Draft SEIR, which are contained in the Final SEIR, clarify and amplify the analysis in the Draft SEIR;

3.4.18 Having reviewed the information contained in the Draft SEIR, Final SEIR, the administrative record, as well as the requirements of CEQA and the State CEQA Guidelines regarding re-circulation of Draft EIRs, and having analyzed the changes in the Draft SEIR which have occurred since the close of the public review period, the City finds that there is no new significant information regarding adverse environmental impacts of the Project in the Final SEIR and finds that re-circulation of the Draft SEIR is not required; and

3.4.19 Having received, reviewed, and considered all information and documents in the Final SEIR, as well as all other information in the record of proceedings on this matter, the following Findings and Statement of Overriding Considerations are hereby adopted by the City as the CEQA Lead Agency. These Findings set forth the Environmental basis for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the Project.

#### **4. Environmental Issues Determined Not to be Potentially Affected by the Project**

Based on the Public's responses to the Project's Notice of Preparation, the following environmental issues were determined by the City to be either inapplicable to the Project based upon the nature of the Project and/or the absence of any potential impact related to the issue or because the issue was potentially impacted to a degree deemed to be less than significant and, therefore, not warranting further consideration in the Final SEIR other than as set forth in Section V of the Draft SEIR. No substantial evidence has been presented to or identified by the City which would

modify or otherwise alter the City's less-than-significant determination for each of the following environmental issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation and utility systems.

**5. Findings Regarding Potentially Significant Environmental Effects Which Are Determined Not to Be Significant or Which Can Be Substantially Lessened or Avoided Through Feasible Mitigation Measures**

The City has determined there are no potentially significant environmental effects which are determined not to be significant or which can be substantially lessened or avoided through feasible mitigation measures. This is a Supplement to an Environmental Impact Report, focused on the issue of Transportation/Traffic.

**6. Findings Regarding Significant Environmental Effects Which Remain Significant and Unavoidable after Mitigation**

The Final SEIR identifies two subject areas in which the Project will result in an impact on the environment, which will have significant environmental effects, even after the application of all feasible mitigation measures identified in the Final SEIR:

(i) transportation/traffic and (ii) cumulative greenhouse gas impacts. In accordance with CEQA Guidelines Section 15092(b)(2), the City shall not approve the Project unless it first finds under CEQA Section 21081(a) and CEQA Guidelines Section 15091(a) that specific economic, legal, social, technological, or other considerations, including the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final SEIR, and also finds under CEQA Guidelines 15092(b)(2)(B) that the remaining significant effects are acceptable due to overriding considerations as described in CEQA Section 15093.

## 6.1 Traffic/Transportation

**Environmental Impact:** The Project will result in significant, unavoidable transportation/traffic impacts. Impacts on the daily street segments would be considered significant if the addition of the development traffic caused a decrease in the daily LOS to worse than LOS C (LOS D, E, or F) or if the existing daily LOS is worse than LOS C. The impact is not considered significant if the increase in the volume/capacity (v/c) ratio caused by the Project is less than 0.02. The addition of traffic generated by the proposed revision would result in a significant impact – increase in the v/c ratio of more than 0.02 – to College Boulevard on two contiguous segments:

- College Boulevard between Old Grove Road and Avenida de la Plata
- College Boulevard between Avenida de la Plata and Oceanside Boulevard

**Finding:** The City finds that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make other mitigation measures or Project alternatives identified in the Final SEIR infeasible.

**Mitigation Measures:** Mitigation measures have been included for all impacts identified. These measures require the Project to contribute on a fair-share basis. The Project will be conditioned to contribute on a fair-share basis to the following improvements:

- Widening/capacity enhancements along College Boulevard between Avenida de la Plata and Olive Drive.

- Widening of the westbound approach of Oceanside Boulevard to the intersection of Oceanside Boulevard and College Boulevard.

**Facts in Support of Findings:** No feasible measures were identified to increase capacity by means of additional through lanes along College Boulevard. This issue has been examined in the College Boulevard No Improvement and Widening Alternatives Environmental Impact Report, and a Statement of Facts and Findings was issued in September of 2004. The levels of service along College Boulevard are below acceptable levels with or without this Project. Mitigation measures have been included to reduce impacts as much as is feasible. Creative mitigation measures are proposed to reduce these impacts, but the impacts cannot be reduced to below a level of significance. The General Plan noted the situation in 1995.

While strong attempts should be made to construct the full six (6) lane facilities [on College Boulevard], existing development on most segments makes such upgrading unlikely. Accordingly, the four (4) and six (6) lane designations are made with the knowledge that peak-hour congestion will occur. College Boulevard will be a strong candidate for special capacity-enhancing treatment (City of Oceanside, Circulation Element, General Plan, 1995).

Even with implementation of the above described mitigation measures, the City finds that the transportation and traffic impacts of the Project cannot be reduced to below a level of significance. Therefore, a Statement of Overriding Considerations will be prepared and required to certify the Final SEIR and approve the Project. The City has determined that the Project benefits are substantial and outweigh the unavoidable adverse environmental effects related to traffic associated with the Project. This finding is supported by the fact that the Project provides meaningful employment opportunities, with a projected net increase of 330 direct jobs. Direct jobs are the estimated number of full-time and part-time employment located at the Pacific Coast Business Park. Indirect jobs

are the estimated number of full-time and part-time employment supported by industries located at the Pacific Coast Business Park (via business and employee spending) located throughout the region (San Diego County). The overall Pacific Coast Business Park Project will then include a total of 4,015 jobs (3,830 direct and 185 indirect) within the business park. Consequently, the Project significantly enhances the economic vitality of the City by providing additional tax revenue projected at an increase of approximately 35 percent or \$99,200 annually above the original Pacific Coast Business Park estimates. The City's Economic Development Commission (EDC) has recommended the City utilize six economic indicators for all decisions affecting long term economic sustainability:-:

- Increase the Jobs to Housing Ratio to at least a 1:1 ratio
- Increase Transient Occupancy Tax Revenue by adding 100 additional rooms a year
- Make Downtown a "Super" Destination by building a destination hotel and complete development in the core blocks
- Increase office space per capita to 8 square feet per capita over a 5 year period
- Increase Sales Tax Revenue and Sales Tax per capita
- Benchmark Commercial Processing Time and improve annually

The Project proposes an increase of office space, with a corresponding decrease of industrial use within the business park. No hotels or commercial uses are proposed. Thus, of the six indicators listed above, two are applicable to the Project:

- Increase the Jobs to Housing Ratio to at least a 1:1 ratio
- Increase office space per capita to 8 square feet per capita over a 5 year period

As of 1996, there were nearly two homes for every one job that existed within the City (City of Oceanside, 2008). By increasing office uses and decreasing industrial space onsite, the Project would aid in leveling out the Jobs to Housing Ratio. Industrial uses occupy more space while producing fewer jobs. Office uses generally create jobs at a ratio of 1 job per 300 square feet of capita versus 1 job per 500 square feet or more of capita for industrial jobs (City of Oceanside, 2008). In addition, approximately 600,000 square feet of office space will be brought to market, which would significantly aid the City's desired office space per capita ratio.

The City finds that these benefits when balanced against the unavoidable significant adverse impacts, outweigh the impacts because of the social and economic values which accrue to the community.

## **6.2 Cumulative Contribution to Greenhouse Gases**

**Environmental Impact:** Greenhouse gas ("GHG") emissions would result in a net increase in emissions from traffic, construction and operations. The Project's incremental (cumulative) contribution to global climate change is extremely small, but it is being treated as significant and unmitigable as there are no uniformly identified standards or criteria under CEQA for establishing thresholds of significance at this time.

**Finding:** The City finds that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make other mitigation measures or Project alternatives identified in the Final SEIR infeasible.

**Mitigation Measures:** Project design features have been incorporated into the design and construction of the Project, or are assured through regulatory mechanisms for the Project. For example, development standards per the Master Plan and/or existing City ordinances with which all projects in the Pacific Coast Business Park must comply. These design features will result in reductions, in combination with the reductions

associated with federal and state-induced measures, that would accomplish total GHG emissions 40% below “business as usual” levels. These measures would make the Project consistent with the goals of Assembly Bill (AB) 32. There are additional measures that are beyond the control of the applicant which could further reduce emissions of GHG, such as energy efficiency measures, water conservation measures and programs to reduce vehicle miles traveled. As the applicant does not have specific operational control over how the parcels will be developed or built, these measures may not necessarily be put into effect. Decisions regarding such measures would be made solely at the discretion of future occupants. These additional measures are not required and are not necessary to accomplish the above-stated-goals of reduction. Nevertheless, some of these measures may be incorporated into individual developments within the business park, and would provide additional benefits towards GHG reductions. By way of example, to date, the three individual development projects built or under construction within PCBP have each incorporated some of these measures, including one designed to become a LEED (Leadership in Energy and Environmental Design) certified project.

**Facts in Support of Finding:** Emission reductions associated with the Project would exceed the goals of AB 32 for reducing emissions of GHG to 30% below “business as usual” levels. Even with implementation of the above described mitigation measures, based upon its review of the Final SEIR, the City has determined that no feasible mitigation measures have been identified that could reduce significant GHG impacts to a less than significant level in the absence of identifiable threshold standards. Therefore, a Statement of Overriding Considerations will be prepared and required to certify the Final SEIR and approve the Project. The City has determined that the Project benefits are substantial and outweigh the unavoidable adverse environmental effects related to cumulative GHG associated with the Project. This finding is supported by the fact that the Project provides meaningful employment opportunities. The Project is anticipated to result in a net increase of 330 jobs. Furthermore, the Project significantly enhances the economic vitality of the City by providing additional tax revenue projected at an increase of \$99,200 above the original Pacific Coast Business Park estimates. The City’s

Economic Development Commission (EDC) has recommended the City utilize six economic indicators for all decisions affecting long term economic sustainability:

- Increase the Jobs to Housing Ratio to at least a 1:1 ratio
- Increase Transient Occupancy Tax Revenue by adding 100 additional rooms a year
- Make Downtown a “Super” Destination by building a destination hotel and complete development in the core blocks
- Increase office space per capita to 8 square feet per capita over a 5 year period
- Increase Sales Tax Revenue and Sales Tax per capita
- Benchmark Commercial Processing Time and improve annually

The Project proposes an increase of office space, with a corresponding decrease of industrial use within the business park. No hotels or commercial uses are proposed. Thus, of the six indicators listed above, two are applicable to the Project:

- Increase the Jobs to Housing Ratio to at least a 1:1 ratio
- Increase office space per capita to 8 square feet per capita over a 5 year period

As of 1996, there were nearly two homes for every one job that existed within the City (City of Oceanside, 2008). By increasing office uses and decreasing industrial space onsite, the Project would aid in leveling out the Jobs to Housing Ratio. Industrial uses occupy more space while producing fewer jobs. Office uses generally create jobs at a ratio of 1 job per 300 square feet of capita versus 1 job per 500 square feet or more of capita for industrial jobs (City of Oceanside, 2008). In addition, approximately 600,000 square feet of office space will be brought to market, which would significantly aid the City’s desired office space per capita ratio.

The Project would be in line with these indicators. The City finds that these benefits when balanced against the unavoidable significant adverse impacts, outweigh the impacts because of the social and economic values which accrue to the community.

## **7. FINDINGS REGARDING ALTERNATIVES**

### **7.1 Environmental Impacts**

Because the Project will cause significant environmental impacts, the City must consider the feasibility of any environmentally superior alternatives to the Project, evaluating whether these alternatives could avoid or substantially lessen the unavoidable significant effects while achieving most of the objectives of the Project. The Draft SEIR included a discussion of three alternatives: Alternative 1: No Project; Alternative 2: Reduced Office Use; Alternative 3: Combination Reduced Use Alternative.

The Project will have potentially significant unavoidable impacts in Traffic and GHG production.

In rejecting alternatives, the City has examined the objectives of the Project and weighed the ability of the various alternatives to meet those objectives. The City believes that the Project best meets these objectives with the least environmental impact. The Project Objective is as follows:

The Pacific Coast Business Park Master Development Plan Revision proposes an amendment of the land use allocation within an approved, graded and partially developed business park.

Market demand for high quality office space has grown since initial analysis of the Project. The intent of the revised Project is to redistribute the land among uses consistent with IL zoning to better accommodate current market demand, thereby maximizing the use of the property.

Reduction of Industrial Park use, increase of General Office use and inclusion of approved Medical Office space, as proposed by the Project, will result in more jobs than under the previously approved business park conditions. The Project would thereby support the goals of the City of Oceanside's Economic Sustainability Study (City of Oceanside, 2008).

## **7.2 Description of the No Project Alternative**

The No Project Alternative would not allow the proposed revisions, leaving the business park to be developed under previously approved conditions and no new impacts to traffic would occur.

**Finding:** The City finds that specific economic, legal, social, technological, or other considerations make the No Project Alternative identified in the Final SEIR infeasible.

**Facts in Support of Finding:** While the No Project Alternative essentially maintains the physical status quo onsite, it is not necessarily feasible or environmentally superior. On a comparative basis, the No Project Alternative would:

- Limit the property owner's rights to make reasonable beneficial use of the property consistent with uniformly applied policies, ordinances, regulations, and constitutional protections and reasonable investment backed expectations of development and use consistent with the Rancho del Oro Specific Plan and the City's General Plan;
- Re-direct the additional office uses to be developed elsewhere, with potential impacts to that area;
- Not implement certain goals of the City's Economic Sustainability Study, including no additional job creation, no increase in tax revenue, and no improvement in the jobs to housing ratio; and

- Not eliminate significant traffic impacts to College Boulevard because significant impacts are predicted to occur even without the Project.

### **7.3 Description of the 33 Percent Reduced Office Use Alternative**

A reduced office use alternative would limit the increase of office use, by reducing the amount of proposed increase in office use from 118,000 square feet to 78,000 square feet.

**Finding:** The City finds that specific economic, legal, social, technological, or other considerations make the 33 Percent Reduced Office Use Alternative identified in the Final SEIR infeasible.

**Facts in Support of the Finding:** As noted above in the discussion of the No Project Alternative, significant impacts will occur to traffic on College Boulevard without this Project. No reduced office use alternative can be reduced enough to reduce traffic impacts to a level below significance.

A reduced office use alternative would:

- Re-direct some of the additional office uses to be developed elsewhere, with potential impacts to that area;
- Limit implementation of certain goals of the City's Economic Sustainability Study, including additional job creation, increase in tax revenue, and improvement in the jobs to housing ratio;

Not eliminate significant traffic impacts to College Boulevard because significant impacts are predicted to occur even without the Project; and

Contribute less to any fair-share mitigation, requiring others to contribute more.

#### **7.4 Description of the Combination Reduced Use Alternative**

A Combination Reduced Use Alternative would allow for any combination of office use and industrial use to occur, so long as the traffic projected to be generated from such build-out does not cause significant direct impacts on either of the two segments of College Boulevard that were identified as being significantly impacted by the Project.

**Finding:** The City finds that specific economic, legal, social, technological, or other considerations make the Combination Reduced Use Alternative identified in the Final SEIR infeasible.

**Facts in Support of Finding:** As noted above in the discussion of the 33 Percent Reduced Office Use Alternative, no reduced office use alternative can lower the amount of office use enough to reduce traffic impacts to a level below significance. Cumulative traffic impacts on College Boulevard are significant with or without the Project.

A combination reduced use alternative would:

- Re-direct some of the additional office uses to be developed elsewhere, with potential impacts to that area;
- Limit implementation of certain goals of the City's Economic Sustainability Study, including additional job creation, increase in tax revenue, and improvement in the jobs to housing ratio;
- Not eliminate significant traffic impacts to College Boulevard because significant impacts are predicted to occur even without the Project; and

- Contribute less to any fair-share mitigation, requiring others to contribute more.

## 8. OVERRIDING CONSIDERATIONS

As discussed in Section 5 of these Findings, the Final SEIR concludes that the Project, even with incorporation of all feasible mitigation measures and consideration of alternatives, will nonetheless have a significant and unmitigable cumulative impact on traffic and a potentially significant cumulative impact on GHG.

Under CEQA, before a project which is determined to have significant, unmitigable environmental effects can be approved, the public agency must consider and adopt a statement of overriding considerations pursuant to CEQA Guidelines 15043 and 15093. As the primary purpose of CEQA is to fully inform the decision makers and the public as to the environmental effects of a Project and to include feasible mitigation measures and alternatives to reduce any such adverse effects below a level of significance. CEQA nonetheless recognizes and authorizes the approval of projects where not all adverse impacts can be fully lessened or avoided. However, the lead agency must explain and justify its conclusion to approve such a project through the statement of overriding considerations setting forth the Project's general, social, economic, policy or other public benefits which support the agency's informed conclusion to approve the Project.

The City finds that the Project has the following substantial social, economic, policy and other public benefits justifying its approval and implementation, notwithstanding not all environmental impacts were fully reduced below a level of significance:

- City of Oceanside Economic Sustainability Study. The Project would support the goals of the City of Oceanside's Economic Sustainability Study (City of Oceanside, 2008). Reduction of Industrial Park use, increase of General Office use and inclusion of approved Medical Office space, as proposed by the Project, will result in more jobs than under the previously approved business park conditions. According to the City's

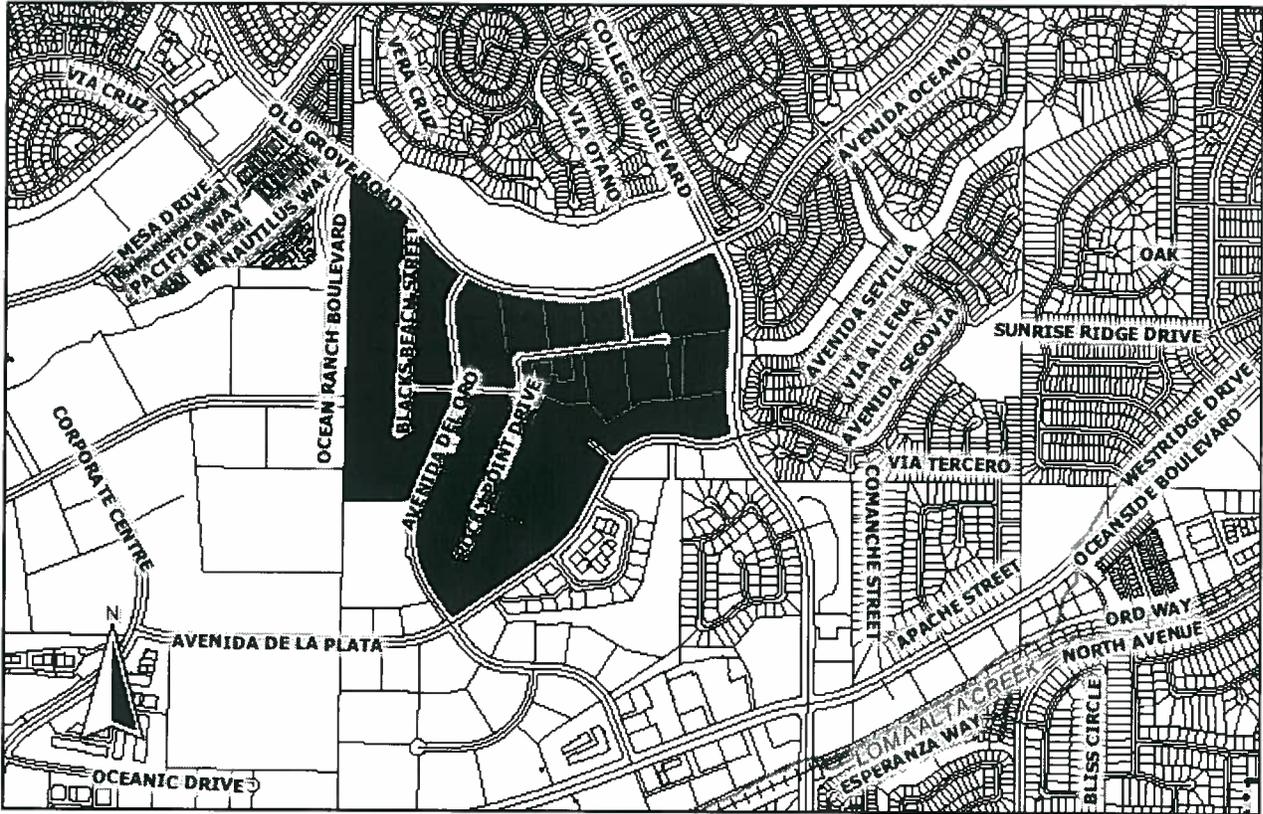
Economic Sustainability Study, the jobs to housing balance is significantly below the regional average. Insufficient jobs in the area force residents to commute longer distances, resulting in increased traffic congestion. The Economic Sustainability Study includes the following goals to reverse the existing job to housing imbalance:

- New office sites to create higher paying employment opportunities.
- Maintain the integrity of office and industrial zoned property to secure land for the implementation of quality employment opportunities.
- Increase the jobs to housing ratio to at least 1:1.
- Increase office space per capita to eight (8) square feet per capita over a five (5) year period.
- Promote development that would maximize economic growth potential such as the attraction of more office jobs and related industry jobs.

The Economic Sustainability Study further concluded that warehouse and distribution uses allowed within business parks consume larger spaces and produce fewer jobs at lower wage rates than office jobs. The study points out that the over utilization of non-job producing uses in the business parks will continue to erode the jobs to housing ratio. General office uses will create jobs at a ratio of one job per 300 square feet versus one job per 500 square feet or more for industrial/warehouse/distribution jobs. An Economic and Fiscal Impact Study prepared for the Project by ERA (2009) also assumes an average of one job per 250 square feet of medical office use. In addition to the benefit of having more jobs available, office jobs also pay higher wages and are therefore a greater benefit to the City and its residents.

- Tax Revenue to the City. The proposed increase in office use within the business park is projected to provide a 35 percent or \$99,200 increase from the tax revenue projected for the original Pacific Coast Business Park project.

- Employment Opportunities. As noted above, the proposed increase in office uses will create more jobs than under existing conditions within the business park. Office uses will create jobs at a ratio of one (1) job per 300 square feet versus one (1) job per 500 square feet or more for industrial/ warehouse/distribution jobs. Office jobs also pay higher wages by comparison. An Economic and Fiscal Impact Study prepared for the Project by ERA (2009) determined that under the proposed revision to land use allocation, direct employment within the business park would increase by 330 jobs.



**File Number: Revision to D-17-04**

**Applicant: AMB DFS Pacific Coast, LLC**

**Description:**

Consideration of a Revision to Development Plan (D-17-04) for modifications to a previously approved project to allow additional commercial and medical office use and reduce the industrial park use from 1,100,000 square feet to 901,500 square feet located within the boundaries east of Ocean Ranch Boulevard, north of Avenida De La Plata, west of College Boulevard, and south of Old Grove Road. The project site is zoned PD-1 (Rancho Del Oro Planned Development) and is situated within the Ivey Ranch/Rancho Del Oro Neighborhood. – **PACIFIC COAST BUSINESS PARK REVISION**

**Environmental Determination:**

A Supplemental Environmental Impact Report (SEIR) to the Pacific Coast Business Park has been prepared. Under the provision of the California Environmental Quality Act (CEQA), the Planning Commission will need to consider the Supplemental Environmental Impact Report (SEIR) and the potential significant impacts during its hearing.

City of Oceanside, Planning Division  
300 N. Coast Highway  
Oceanside, CA 92054  
(760) 435-3520



**Application For Public Hearing**

Community Development Department / Planning Division  
(760) 435-3520  
Oceanside Civic Center 300 North Coast Highway  
Oceanside, California 92054-2885

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JUL 17 2008  
Planning Department

**STAFF USE ONLY**

ACCEPTED

7/17/08

BY

SN.

**Please Print Or Type All Information**

HEARING

**PART I - APPLICANT INFORMATION**

GPA

1. APPLICANT

AMB DFS Pacific Coast LLC

2. STATUS

Owner

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS

17777 Center Court Drive N Suite 100  
Cerritos, CA 90703

4. PHONE / FAX / E-mail

562-345-9215

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)

The Lightfoot Planning Group

X

DEV. PL

D-17-04 REV.0

C.U.P.

6. ADDRESS

5750 Fleet Street, Suite 250  
Carlsbad, CA 92008

7. PHONE / Fax / E-mail

(760) 692-1924 phone  
(760) 692-1935 fax

VARIANCE

COASTAL

**PART II - PROPERTY DESCRIPTION**

O.H.P.A.C.

8. LOCATION

Pacific Coast Business Park - west of College Blvd and south of Old Grove Road.

9. SIZE

124 acres

10. GENERAL PLAN

PD-1 RDO Specific Plan  
Industrial

11. ZONING

IL - Limited Industrial  
(PCBP Master Plan)

12. LAND USE

Limited Industrial

13. ASSESSOR'S PARCEL NUMBER

161-512-09

**PART III - PROJECT DESCRIPTION**

14. GENERAL PROJECT DESCRIPTION

Amendment to the Development Plan to revise the traffic analysis to allow additional traffic trips for Pacific Coast Business Park.

15. PROPOSED GENERAL PLAN

No Change

16. PROPOSED ZONING

No Change

17. PROPOSED LAND USE

Limited Industrial Uses

18. NO. UNITS

N/A

19. DENSITY

N/A

20. BUILDING SIZE

N/A

21. PARKING SPACES

N/A

22. % LANDSCAPE

N/A

23. % LOT COVERAGE or FAR

N/A

**PART IV - ATTACHMENTS**

X 24. DESCRIPTION/JUSTIFICATION

X 25. LEGAL DESCRIPTION

X 26. TITLE REPORT

X 27. NOTIFICATION MAP & LABELS

X 28. ENVIRONMENTAL INFO FORM

X 29. PLOT PLANS

N/A 30. FLOOR PLANS AND ELEVATIONS

X 31. CERTIFICATION OF POSTING

N/A 32. OTHER (See attachment for required reports)

**PART V - SIGNATURES**

33. APPLICANT OR REPRESENTATIVE (Print):

Kim Snyder

34. DATE

6-24-08

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

Sign:

37. OWNER (Print)

Kim Snyder

38. DATE

6-24-08

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign:

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JUL 17 2008

Planning Department

**PACIFIC COAST BUSINESS PARK**  
Revised Industrial Master Development Plan

Received  
NOV 25 2008  
Planning Division

**Description and Justification**  
revised November 2008

This application is for a revision to the Industrial Master Development Plan for Pacific Coast Business Park to increase the amount of office use within the project and allow for additional traffic trips to accommodate increased office uses.

Pacific Coast Business Park (PCBP) was originally approved in August, 2005, including the Industrial Master Development Plan and a 30-lot parcel map. The General Plan land use designation is PD-1, RDO Specific Plan and zoning regulations are per the PCBP Industrial Master Development Plan. The Industrial Master Development Plan text details the criteria required for individual development of the 30 parcels within PCBP. Uses allowed within PCBP are consistent uses in the Light Industrial (IL) Zone as established by the City of Oceanside Zoning Ordinance.

Allocation of Uses

Given the variety of uses allowed within industrial business parks, assumptions regarding the types and amount of different uses needed to be made as part of the original EIR traffic study. At that time, the developer anticipated that there would be a higher demand for office than typically included in light industrial parks. As PCBP has come to market, the request for office space has become even higher than that anticipated and assumed during project design. In order to accommodate the increased demand in high quality office space and other uses consistent with the IL zoning, a revised allocation of uses is proposed.

For purposes of evaluating trip generation, the original and proposed mix of uses are as follows:

Land Use	Original Projection (sq. ft.)	Revised Projection (sq. ft.)
Industrial Park	1,100,000	901,500
Commercial Office	400,000	518,000
Medical Office	--	80,500
Total	1,500,000	1,500,000

Trip Generation

The industrial/office use assumptions were the basis for the traffic analysis, and the resulting ADT allocations are a limiting factor in siting uses within PCBP. Under the EIR and completed traffic study for the project, 16,800 Average Daily Trips (ADT) were established to be generated by full build out of the project. With the increased demand for high quality office spaces in Pacific Coast Business Park, the original ADT's would be insufficient to support increased office uses. The

revised development plan proposes to add an additional 4,800 average daily trips, accommodating the increased demand that high quality office space would generate.

#### Master Development Plan Revision

The allocation of uses assumed in the traffic study was not specified in the original Master Development Plan. The specific allocation of the total office space to stand-alone office uses or to office space embedded in the industrial buildings is specified as part of specific development proposals, and is tracked to assure compliance with the trip assumptions. In order to provide a clearer description of the tracking mechanism, a revision in the text is proposed to specify both the anticipated allocation of uses and document the requirement for tracking trip allocations as individual projects are proposed within PCBP. The revised text documents this tracking as part of the development plan review process.

#### CONCLUSION

With an increased demand for high quality office spaces, Pacific Coast Business Park seeks to fulfill this demand and bring more highly skilled job opportunities to the City of Oceanside. Without additional traffic trips, Pacific Coast Business Park would not be able to accommodate as much office space as is being requested. The City of Oceanside's Economic Development Commission's recently released *Economic Sustainability Study*, has recommended adding new office sites in order to house higher paying employment opportunities. Pacific Coast Business Park has the opportunity to answer this demand. Located centrally within the City of Oceanside, Pacific Coast Business Park could provide additional high quality office space located close to many residences. The addition of traffic trips to the overall allotment for Pacific Coast Business Park will not be detrimental to the immediate area or to City of Oceanside with many public improvements already being completed with the original approval for the business park.

**ATTACHMENT A  
Required Findings**

**DEVELOPMENT PLAN**

The City of Oceanside Zoning Ordinance stipulates that five specific findings must be made before a Development Plan can be approved. This proposal meets those conditions as follows:

- 1. That the site plan and physical design on the project as proposed is consistent with the purposes of the Zoning Ordinance.**

The proposed revisions to the PCBP Master Development Plan do not change the site plan or any locations of Pacific Coast Business Park. The zoning ordinance and approved Master Development Plan allows for office uses within the Limited Industrial zone. The proposed project will provide additional business services to the City of Oceanside in an appropriate setting. The project will also strengthen the City's economic base and create employment opportunities for residents in surrounding neighborhoods.

- 2. That the Development Plan as proposed conforms to the General Plan of the City.**

The proposed project meets all goals and objectives of the RDO Specific Plan and industrial land use category. The additional Average Daily Trips will allow for additional opportunities to provide high quality office spaces.

- 3. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.**

Pacific Coast Business Park has been previously approved and found to be adequately equipped for public services, utilities and public facilities. The addition of ADT's affects the proposed use of the buildings, not the square footage of buildings. The total square footage of buildings within Pacific Coast Business Park will remain within the same limits as originally approved. Public utilities have been included as part of the master development plan and have been installed accordingly. A licensed civil engineer, landscape architect and other technical professionals have generated City-approved analyses and reports to ensure this development will be adequately served by the appropriate type, size and amount of utilities.

- 4. That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.**

Pacific Coast Business Park is zoned for limited industrial and business uses and fits within the existing framework of the surrounding neighborhood.

5. **That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this ordinance.**

The subject site does not contain undevelopable land or qualifying slopes, and is therefore not subject to provisions of the Land Use Element or the Development Guidelines for Hillsides in Section 3039 of the Zoning Ordinance.

**LEGAL DESCRIPTION**

**Pacific Coast Business Park  
Revised Development Plan  
July 2008**

LOT "A" OF RANCHO DEL ORO-MASTER SUBDIVISION MAP EAST, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11409, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1985.

APN: 161-512-06 & 09

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