AGENDA NO. 3

PLANNING COMMISSION STAFF REPORT

DATE: December 1, 2008

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-9-08) AND CONDITIONAL USE PERMIT (C-19-08) TO ALLOW FOR THE CONSTRUCTION OF AN 83,400-SQUARE FOOT MEDICAL OFFICE BUILDING WITH ASSOCIATED PARKING ON LOTS 1, 2 AND 12 OF THE SEAGATE CORPORATE CENTER. THE PROJECT SITE IS ZONED PD-1 (RANCHO DEL ORO PLANNED DEVELOPMENT) AND IS SITUATED WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – V.A. CLINIC – APPLICANT: ROCKEFELLER GROUP DEVELOPMENT CORPORATION**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Approve Development Plan (D-9-08) and Conditional Use Permit (C-19-08) by adopting Planning Commission Resolution No. 2008-P70 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The Seagate Corporate Center (P-9-04, D-21-04) was previously considered and approved by the Planning Commission on March 28, 2005. Planning Commission Resolution No. 2005-P22 approved the creation of 14 lots on a 33.46-acre site, 53 industrial condominium units, and the construction of 16 industrial buildings totaling 384,500 square feet. This application, D-9-08 and C-19-08, is specific for Parcels 1, 2 and 12 of the aforementioned 14 lot subdivision.

Site Review: The subject project consists of Parcels 1, 2, and 12 of Parcel Map 20077, which total 8.47 acres. The lots are situated within the Rancho Del Oro Planned Development (PD-1) Industrial District. The surrounding land uses are primarily industrial, including *Custom Industry*, *Limited Industry*, and *Research and Development*

Industry. Other land uses adjacent to the project site include *Offices Business and Professional*, *Retail Sales, Personal Services*, and *Visitor Accommodations Hotels, Motels, and Timeshares.* The three lots were all previously mass graded as part of the Seagate Corporate Center master development plan.

Project Description: The application consists of two components: a Development Plan (D-9-08) and a Conditional Use Permit (C-19-08).

Development Plan (D-9-08) represents a request for the following:

(a) To construct one office building totaling approximately 83,400 square feet.

Conditional Use Permit (C-19-08) represents a request for the following:

(a) To allow for a medical office land use within an Industrial District pursuant to section 1320 of the Oceanside Zoning Ordinance.

The U.S. Department of Veterans Affairs has proposed that a new V.A. Clinic be constructed in response to providing better veterans' services in North San Diego County. The proposed facility would be an outpatient clinic and as such, would not house overnight patients. The proposed facility would be a two-story concrete tilt-up structure, totaling approximately 84,000 square feet. The primary building would be located on Parcels 1 and 2. Ancillary structures would include a smoking shelter, four trash enclosures, and 1,243 square feet of space for a generator and cooling equipment that would be surrounded by solid, concrete walls. Additional associated parking for the facility would be located on Parcel 12. A total of 393 parking spaces, 39 of which are handicap, will be available for patient and employee use.

The project would be architecturally compatible in scale, materials, and colors with the existing building of Seagate Corporate Center. Similar to the existing buildings, the V.A. Clinic would have tall glass features with metal canopies along the horizontal and vertical offsets in the solid walls to give interest to the building façade. The accessory structures enclosing the generator, the cooling tower, and the trash bins would be designed to match the colors, materials, and details of the building.

The V.A. Clinic is anticipating hours-of-operation Monday through Friday, from 8:00 a.m. to 6:00 p.m., excluding federal holidays. There would be approximately 150 medical professionals and support staff employed at the Clinic and at peak operations, as many as 200 client/patients would be accommodated at the facility. Types of services offered would include: primary care including non-anesthesia, minor surgical procedures; dental care; prosthetics; orthopedics, physical therapy and rehabilitation; occupational therapy; radiology (x-rays, MRI, CT); audiology; urology; pharmacy (no chemical mixing on-site); mental health; support staff and security; and canteen. The facility would not be a trauma center, and no emergency services would be available to the general public.

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

1. General Plan
2. Zoning Ordinance
3. The Rancho del Oro Specific Plan

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 establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land use so as to foster a sense of neighborhood, community, and regional identity

Policy B: 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.

> There are no other medical facilities of the proposed type within the City of Oceanside. It is anticipated that the V.A. Clinic will benefit the City of Oceanside and the North San Diego County region because it will provide services to many of the veterans living in the area and will specifically provide employment for the City. There would be approximately 150 medical professionals and support staff employed at the Clinic and at peak operations, as many as 200 client/patients would be accommodated.

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 a submitted Traffic Study that no significant impacts to traffic would result from the construction and operation of the proposed V.A. Clinic. Conditions 53 and 54 of the resolution of approval address the minor traffic impacts that would be generated by the proposed project.

The site sufficiently provides for off-street parking associated with a medical office land use. A total of 393 parking spaces, 39 of which are handicap, will be available for patient and employee use. Based on the leasable building space of 77,180 square feet, there would be one parking space per 196 square feet of building, which meets the parking regulations of one per 200 square feet set forth in the Zoning Ordinance. Lots 1 and 2 would provide space for 171 parking spaces, including all of the handicap spaces, and Lot 12 would provide the space for the remaining 222 parking spaces. A pedestrian pathway would connect the lots across Seagate Way.

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 land use, 450.S *Business and professional offices*, is permitted within an IL District with a Conditional Use Permit. There are no other medical facilities of the proposed type within the City of Oceanside. It is anticipated that the V.A. Clinic will benefit the City of Oceanside and the North San Diego County region because it will provide services to many of the veterans living in the area and will specifically provide employment for the City.

2. Zoning Ordinance Compliance

This project is located within the Rancho Del Oro Industrial Master Development Plan area and as designed, complies with the requirements of the Master Plan. The following table summarizes proposed and applicable development standards for the project site:

	MINIMUM REQUIRED (per Rancho Del Oro Industrial Master Development Plan)	PROPOSED
LOT SIZE	20,000 sq ft	8.47 ac
LOT COVERAGE	50% (max)	11%
FRONT YARD	15 foot min.	~31 feet
CORNER SIDE	15 foot min.	24 feet, 2 inches
SIDE YARD	5 foot min.	255 feet
REAR YARD	5 foot min.	70 feet
PARKING	385 spaces	393 spaces
BUILDING HEIGHT	45 foot max.	40 foot max.
LANDSCAPING	60% of yard area	79.5% of yard area 19.6% of total area (1.66 acres)

The proposed project meets all applicable requirements of the Rancho Del Oro Industrial Master Development Plan as denoted above, and would exceed the required number of parking spaces required for the proposed building. No variances or modifications to the Master Development Plan are required as part of the proposed project.

3. Rancho Del Oro Specific Plan

The Seagate Parcel Map 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 land uses such as 450.S *Business and professional offices*, but notably a medical office land use does require a Conditional Use Permit.

DISCUSSION

Issue: Project Compatibility with the Existing Developed and Undeveloped Areas: The proposed V.A. Clinic would be compatible with the Light Industrial type developments in the surrounding area. There are no other medical facilities of the proposed type within the City of Oceanside and no medical facility of this size or type within the Rancho Del

Oro Planned Development District. It is anticipated that the V.A. Clinic will benefit the City of Oceanside and the North San Diego County region because it will provide services to many of the veterans living in the area and will specifically provide employment for the City. The proposed project would be an important part of the City's future economic base and provide for a diversity of job opportunities close to residential developments.

Recommendation: Staff finds that the overall design of the project is compatible with the existing developed and undeveloped areas, and no known opposition to the project has been noted. 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 Mitigated Negative Declaration (MND) was prepared for the Seagate Corporate Center Initial Tentative Map and Development Plan that created the Seagate Corporate Center, and in accordance with CEQA guidelines section 15162 the proposed project to construct one medical building on lots 1, 2 and 12 of Seagate Corporate Center will not result in substantial changes in the original project, will not involve substantial changes to the circumstances for which the project was originally undertaken, and no new information of substantial importance not known at the time of the initial CEQA review has been identified; therefore, the City serving as the lead agency has determined that further environmental review is not required at this time.

PUBLIC NOTIFICATION

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. As of November 19, 2008, no communication supporting or opposing the request has been received.

SUMMARY

The proposed Development Plan (D-9-08) and Conditional Use Permit (C-19-08), as designed and conditioned, is consistent with the requirements of the Zoning Ordinance, the Rancho del Oro Specific Plan, and the land use policies of the General Plan. The project has been designed and conditioned to meet or exceed all applicable development standards. 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:

-- Adopt Planning Commission Resolution No. 2008-P70 approving Development Plan (D-9-08) and Conditional Use Permit (C-19-08) with findings and conditions of approval attached herein.

PREPARED BY:

Sally Schifman
Planner II

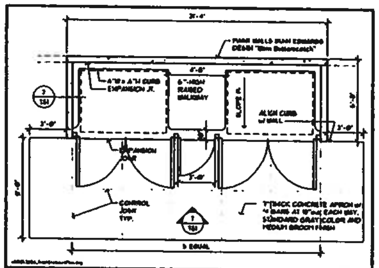
SUBMITTED BY:

Jerry Hittleman
City Planner

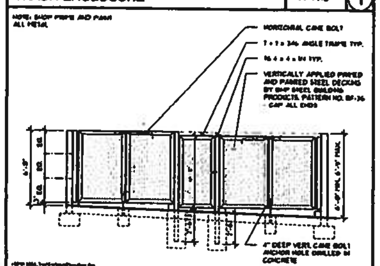
REVIEWED BY:
Richard Greenbauer, Senior Planner

JH/SS/fil

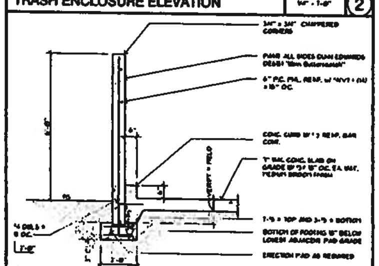
Attachments:
1. Site Plan and Elevations
2. Planning Commission Resolution No. 2008-P70
3. Building Operations and Maintenance Plan



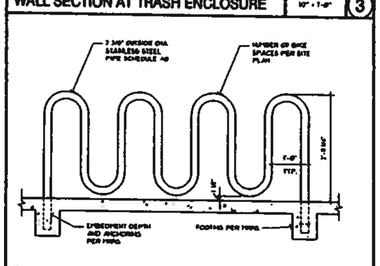
TRASH ENCLOSURE — 1/4" = 1'-0" — 1



TRASH ENCLOSURE ELEVATION — 1/4" = 1'-0" — 2



WALL SECTION AT TRASH ENCLOSURE — 1/2" = 1'-0" — 3



BIKE RACK — 3/4" = 1'-0" — 4

FIRE PREVENTION REQUIREMENTS

[illegible]

PROJECT DATA

APPLICATIONS:	D-9-08	DEVELOPMENT PLAN
	C-19-08	CONDITIONAL USE PERMIT
PREVIOUS APPLICATIONS:		
PROJECT ADDRESS:	3500 & 3504 RANCHO DEL ORO ROAD OCEANSIDE, CALIFORNIA	
NEIGHBORHOOD:	[illegible] RANCH, RANCHO DEL ORO	
EXISTING LAND USE:	VACANT	
OCCUPANCY:	[illegible]	
PARKING PROVIDED ON SITE:		
BUILDING		
FIRST FLOOR:	[illegible]	
SECOND FLOOR:	[illegible]	
TOTAL:	[illegible]	

GENERAL NOTES

[illegible]

ADT CALCULATIONS

[illegible]

PROJECT DIRECTORY

APPLICANT / OWNER / DEVELOPER

CIVIL ENGINEER

ARCHITECT

LANDSCAPE ARCHITECT

PROJECT MANAGER

CONTRACTOR

SHEET INDEX

TS1	COVER SHEET
AS1	SITE PLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	ROOF PLAN
A4.1	BUILDING ELEVATIONS
A4.2	BUILDING ELEVATIONS
TS1	CIVIL TITLE SHEET
C1	PRELIMINARY GRADING PLAN
C2	PRELIMINARY UTILITY PLAN
L1.0	CONCEPTUAL LANDSCAPE PLAN
L1.1	CONCEPTUAL LANDSCAPE DETAILS

LEGAL DESCRIPTION

[illegible]

APN

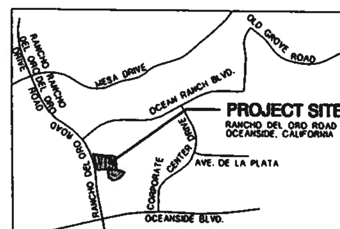
162-600-01, 162-600-02, 162-600-11, 162-600-12

ADDRESS

3500 & 3504 RANCHO DEL ORO ROAD

CURRENT APPLICATIONS

D-9-08, C-19-08



VICINITY MAP
NO SCALE

VA San Diego
Healthcare System
Oceanside Clinic
Seagate Corporate Center
A Rockefeller Group Development

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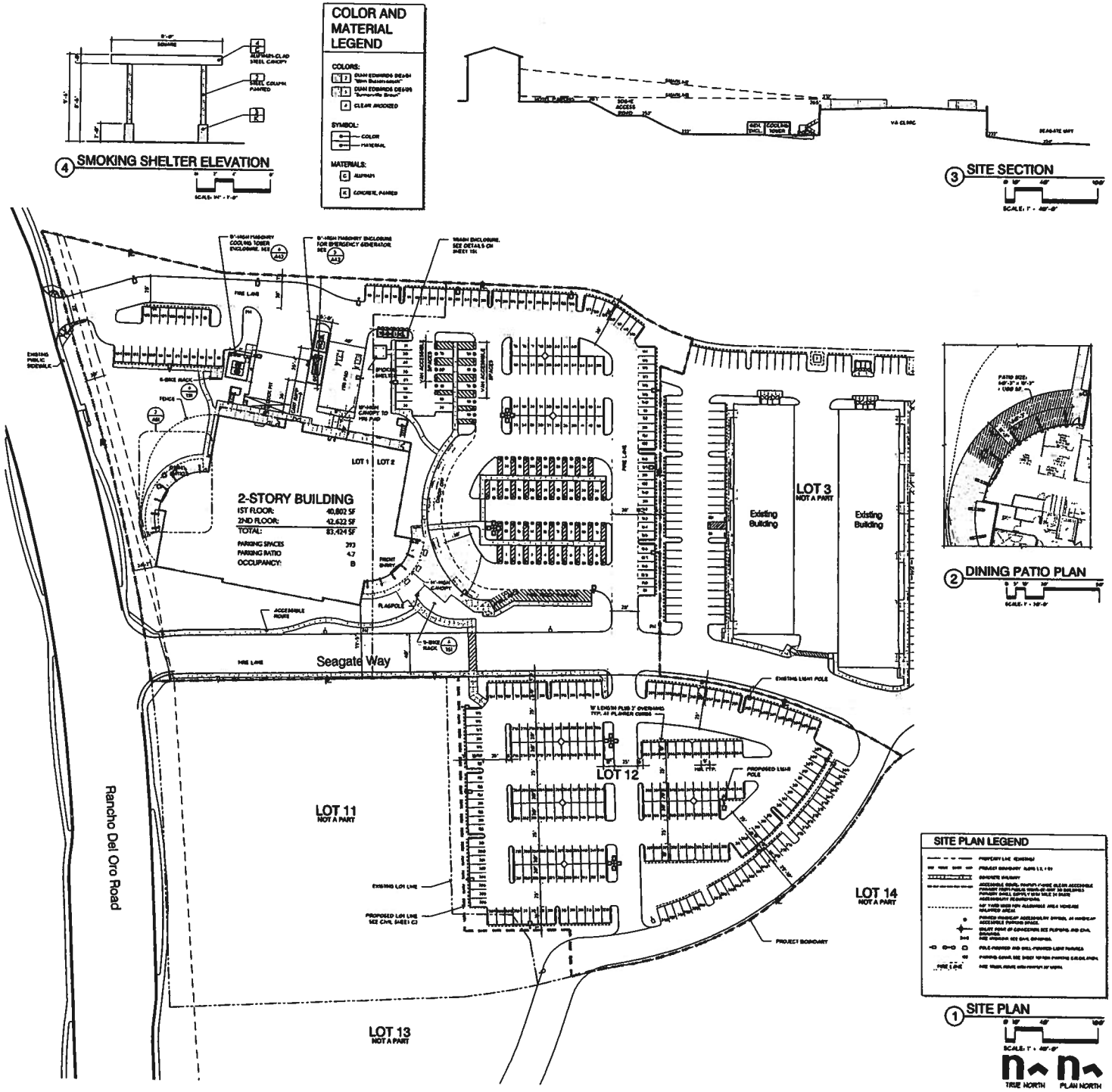
Revision Dates	
Issue Dates	
Development Plan Review	3.31.08
Development Plan Review	6.26.08
Development Plan Review	7.31.08
Development Plan Review	9.29.08
Drawing Date	09.25.08
Check By	SC
Drawn By	DV
Scale	AS SHOWN
Job Number	03101.506
Sheet Number	TS1



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Revision Dates

Issue Dates

Development Plan Review 3.31.08
Development Plan Review 6.26.08
Development Plan Review 7.31.08
Development Plan Review 9.29.08

Drawing Date 09.25.08
Check By SC
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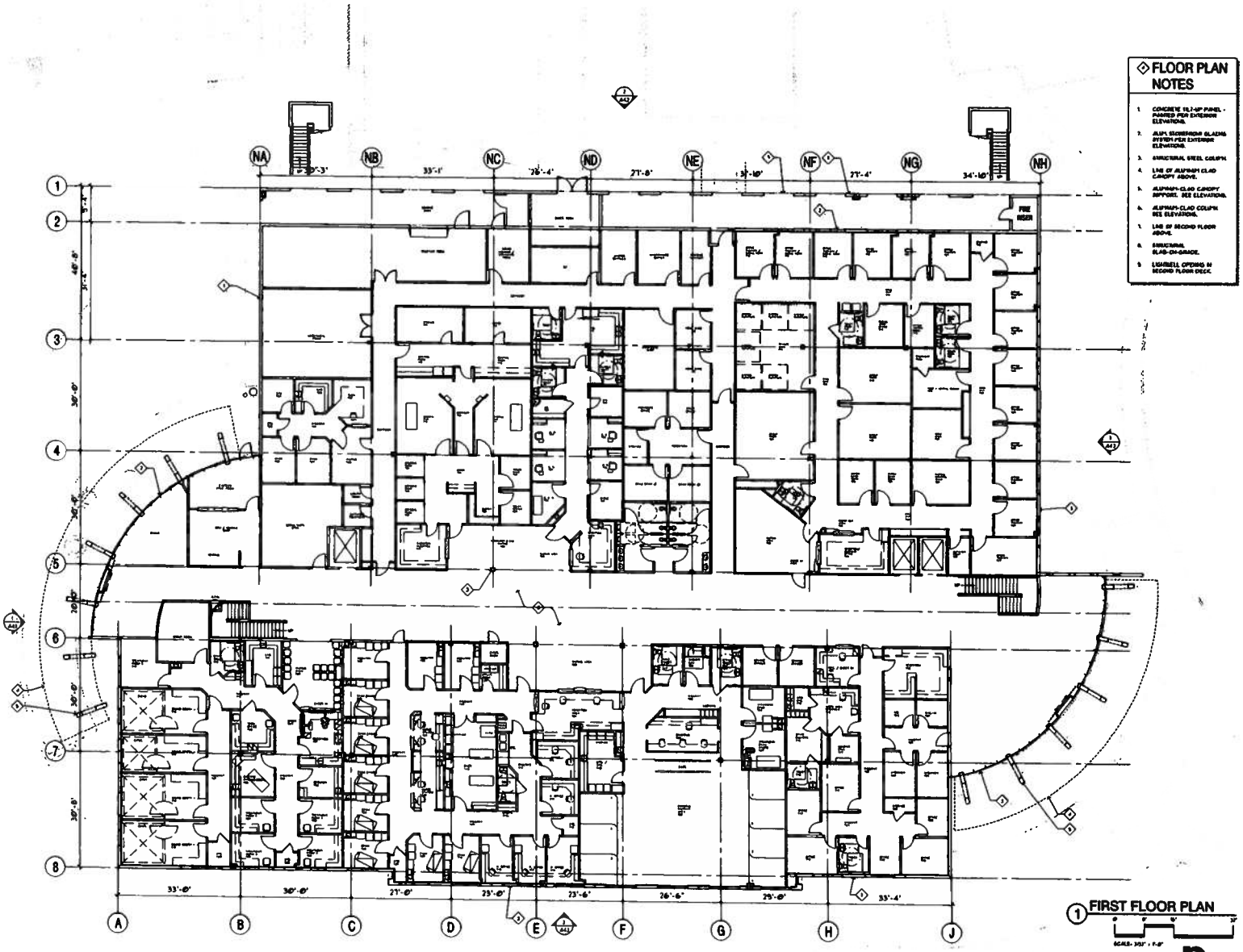
Sheet Number

AS1



FLOOR PLAN NOTES

1. CONCRETE TILT-UP PANEL - PAINTED PER EXTERIOR ELEVATIONS.
2. ALPI STOREFRONT GLAZING SYSTEM PER EXTERIOR ELEVATIONS.
3. STRUCTURAL STEEL COLUM'N.
4. LINE OF ALUMINUM CLAD CANOPY ABOVE.
5. ALUMINUM-CLAD CANOPY SUPPORT. SEE ELEVATIONS.
6. ALUMINUM-CLAD COLUM'N SEE ELEVATIONS.
7. LINE OF SECOND FLOOR ABOVE.
8. STRUCTURAL SLAB-ON-GRADE.
9. LIGHWELL OPENING IN SECOND FLOOR DECK.

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Revision Dates

Issue Dates

Development Plan Review 3.31.08
Development Plan Review 4.26.08
Development Plan Review 7.21.08
Development Plan Review 9.29.08

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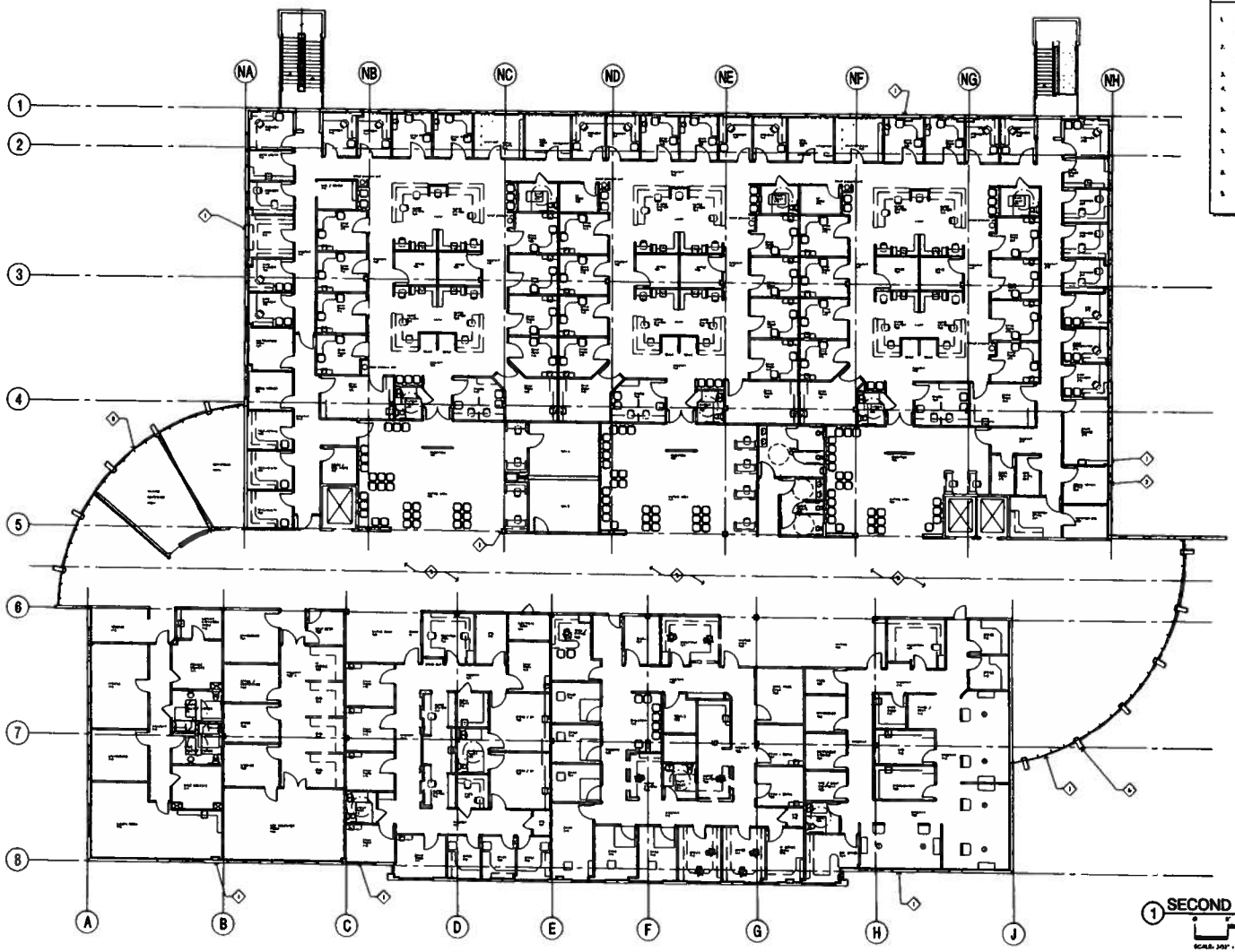
Sheet Number	A1



◇ FLOOR PLAN NOTES

1. CONCRETE TILT-UP PANEL - PAINTED PER EXTERIOR ELEVATIONS.
2. ALUM. STOREFRONT GLAZING SYSTEM PER EXTERIOR ELEVATIONS.
3. STRUCTURAL STEEL COLUMN.
4. LINE OF ALUMINUM CLAD CANOPY ABOVE.
5. ALUMINUM-CLAD CANOPY SUPPORT. SEE ELEVATIONS.
6. ALUMINUM-CLAD COLUMN SEE ELEVATIONS.
7. LINE OF SECOND FLOOR ABOVE.
8. STRUCTURAL SLAB-ON-GRADE.
9. LIGHTWELL OPENING IN SECOND FLOOR DECK.

1 SECOND FLOOR PLAN

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

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Revision Dates

Issue Dates

Development Plan Review	3.31.08
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Development Plan Review	7.31.08
Development Plan Review	9.29.08

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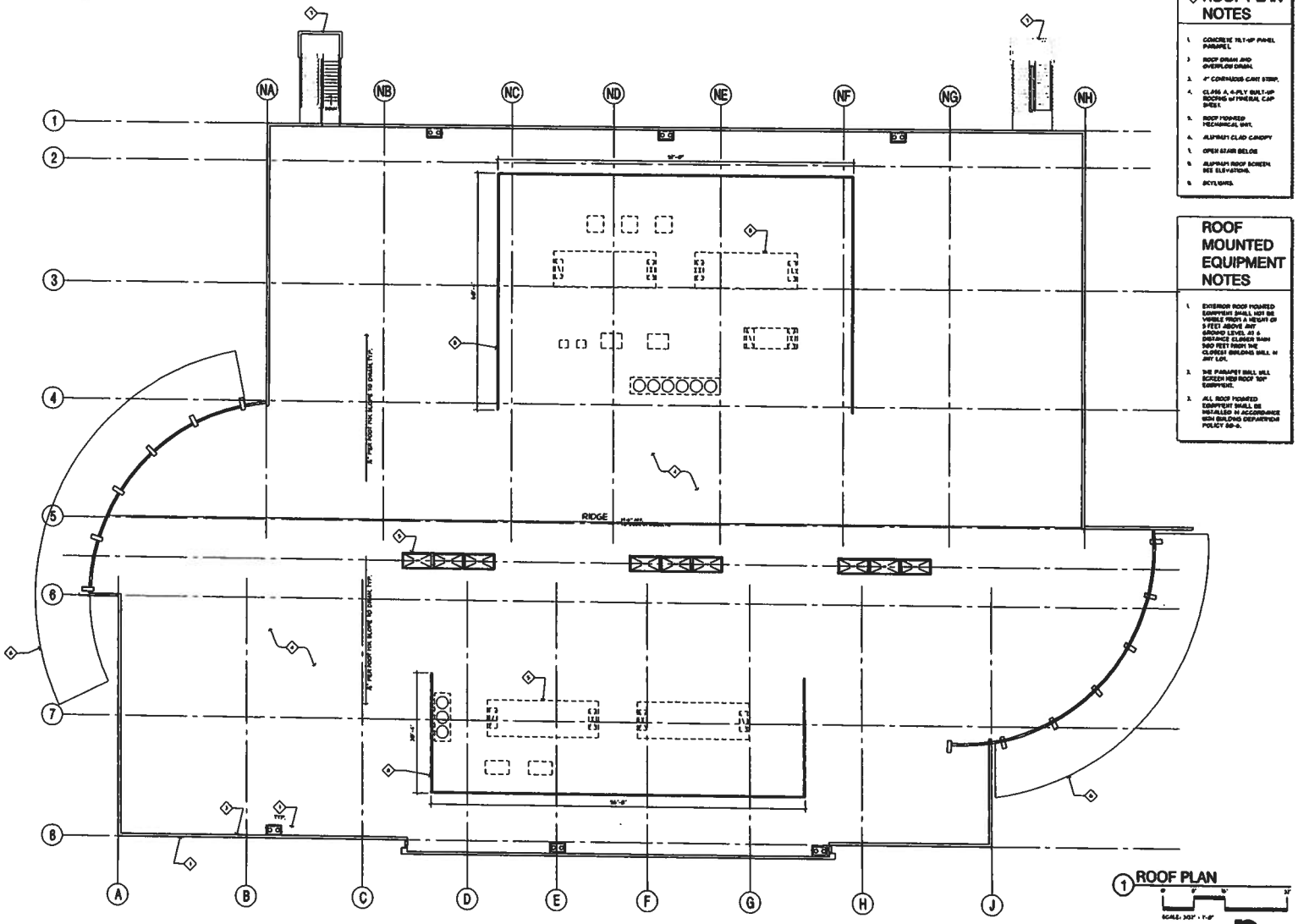

ROOF PLAN NOTES

1. CONCRETE TILT-UP PANEL PARAPET.
2. ROOF DRAIN AND OVERFLOW DRAIN.
3. 4" CONTINUOUS CANT STRIP.
4. CLASS A, 4-PLY BUILT-UP ROOFING w/ MINERAL CAP SHEET.
5. ROOF MOUNTED MECHANICAL UNIT.
6. ALUMINUM CLAD CANOPY
7. OPEN STAIR BELOW
8. ALUMINUM ROOF SCREEN. SEE ELEVATIONS.
9. SKYLIGHTS.

ROOF MOUNTED EQUIPMENT NOTES

1. EXTERIOR ROOF MOUNTED EQUIPMENT SHALL NOT BE VISIBLE FROM A HEIGHT OF 5 FEET ABOVE ANY GROUND LEVEL AT A DISTANCE CLOSER THAN 500 FEET FROM THE CLOSEST BUILDING WALL IN ANY LOT.
2. THE PARAPET WALL WILL SCREEN NEW ROOF TOP EQUIPMENT.
3. ALL ROOF MOUNTED EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING DEPARTMENT POLICY 88-2.

1 ROOF PLAN

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

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Development Plan Review 3.31.08
Development Plan Review 6.26.08
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Development Plan Review 9.29.08

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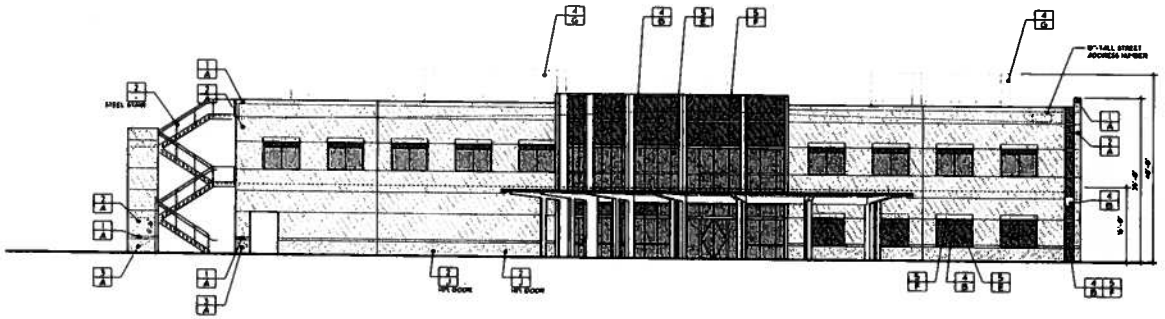
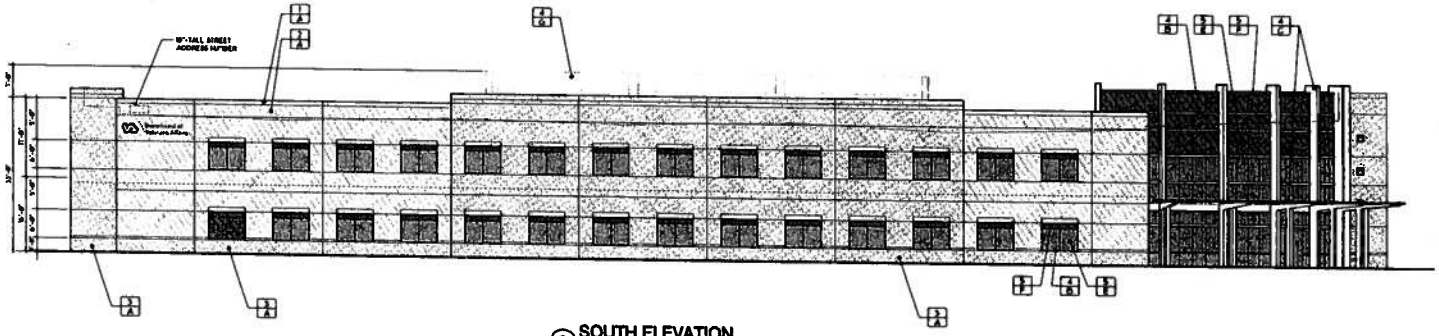


1 WEST ELEVATION

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



2 SOUTH ELEVATION

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

COLOR AND MATERIAL LEGEND

COLORS:

1 DUNN EDWARDS DE6349 "Cream Glacier"

2 DUNN EDWARDS DE5451 "Warm Butterscotch"

3 DUNN EDWARDS DE6375 "Sunsprinkle Green"

4 CLEAR ANODIZED

5 GREEN GLASS

SYMBOL:

COLOR

MATERIAL

MATERIALS:

A 18.5-GP CONCRETE PANEL, PAINTED

B ASPHALT SHINGLE ROOF SYSTEM

C ASPHALT

D HOLLOW METAL DOOR, PAINTED

E VISION GLASS

F SPANDREL GLASS

G ALUMINUM PANEL SYSTEM EQUIPMENT SCREEN

H METAL PAINTED

K CONCRETE, PAINTED

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Revision Dates

Issue Dates

Development Plan Review 3.31.06
Development Plan Review 6.26.06
Development Plan Review 7.31.06
Development Plan Review 9.29.06

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Check By	SC
Drawn By	DV
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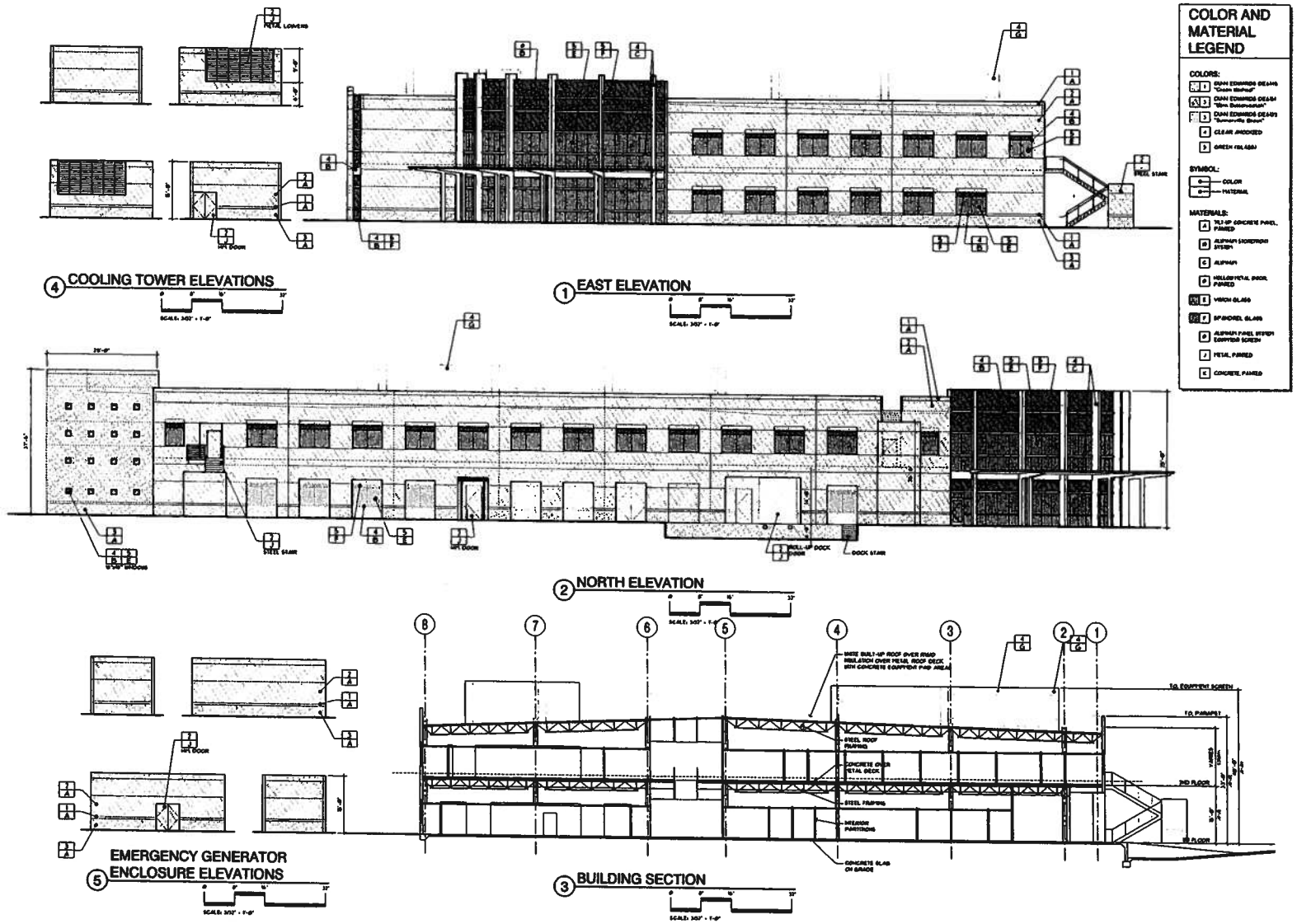
Sheet Number	A4.1



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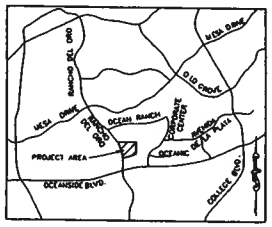
Job Number	03101.506
Sheet Number	

A4.2

SITE DEVELOPMENT PLAN (D-9-08, C-19-08)
V.A. CLINIC
CITY OF OCEANSIDE

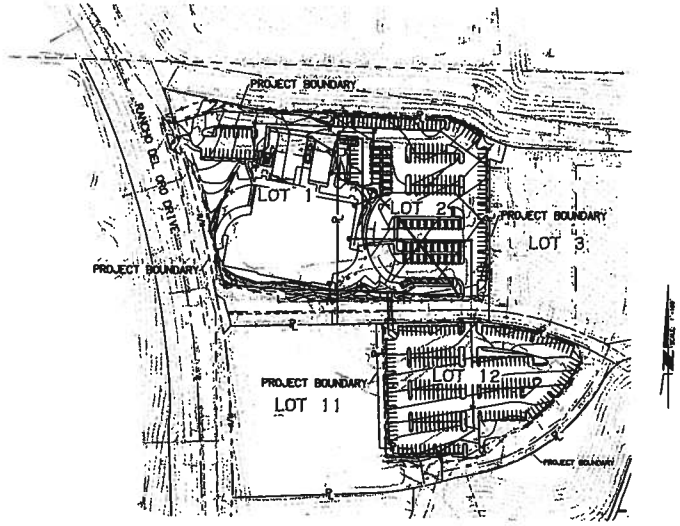


VICINITY MAP
NTS

LEGEND

EXISTING CONTOUR	(300)
PROPOSED CONTOUR	300
PROPERTY BOUNDARY	
LOT LINE	
PROPOSED STORM DRAIN *	
EXISTING STORM DRAIN	
PROPOSED WATER MAIN	
EXISTING WATER MAIN	

* NOTE: ALL THE ON-SITE DRAINAGE STRUCTURES ARE PRIVATE



INDEX MAP
SCALE: 1"=100'

BENCHMARK

DESCRIPTION: FOUND CHISELED SQUARE ON TOP OF CURB
CITY OF OCEANSIDE BENCHMARK (D-40).
LOCATION: N.E.C. OF NORTHWEST CURB RETURN OF MESA DRIVE AND VANILLA WAY.
RECORD FROM: CITY OF OCEANSIDE F.B. 165, PG. 36
ELEVATION: 151.30 DATUM: U.S.C.&G.S.
151.125 (1963 ADJ. ELEV.)

LEGAL DESCRIPTION

LOTS 1, 2, 11, & 12 OF PARCEL MAP NO. 20077, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 14, 2006 AS INSTRUMENT NO. 2006-0537840 OF OFFICIAL RECORDS.

APN: 163-600-01, 163-600-02, 163-600-11, & 163-600-12
ADDRESS: 3300 & 3304 RANCHO DEL ORO ROAD

OWNER/DEVELOPER

ROCK-SEA LLC
4 PLAZA PARK, SUITE 840
IRVINE, CA 92614
TELEPHONE: (949)468-1812

EARTHWORK QUANTITIES

BALDUE	BALFILL	IMPORT/EXPORT	REMIDIAL GRADING
12,350 CY	8,640 CY	3,920 CY	17,880 CY

DISTURBED AREA: 0.42 ACRES

This estimate does not include shrinkage, over-excavation, bulking and subsidence.

GEOTECHNICAL INFORMATION

GEOTECHNICAL UPDATED LETTER, PROPOSED VA CLINIC, LOTS 1, 2, AND 12, SEAGATE CORPORATE CENTER, OCEANSIDE, CA, BY LEIGHTON AND ASSOCIATES, DATED MARCH 12, 2008.

PROJECT DESCRIPTION

PRE-DEVELOPMENT IMPERVIOUS AREA: 1%
POST-DEVELOPMENT IMPERVIOUS AREA: 89%

TOTAL INCREASE IN IMPERVIOUS AREA: 88%

SHEET INDEX

T0 TITLE SHEET
C1 PRELIMINARY GRADING PLAN
C2 PRELIMINARY UTILITY PLAN

SOURCE OF TOPOGRAPHY

AERIAL SURVEY CONDUCTED BY VERTICAL MAPPING RESOURCES INC. ON MAY 27, 2008.

RBF CONSULTING
JN 89-100485

VA Outpatient Clinic
Oceanside, California
Seagate Corporate Center
A Rockefeller Group Development

Revision Dates	
1	08/24/09
2	08/23/09
3	
4	
5	

Issue Dates	
Planning	3/31/09
Design Development	
Plan Check	
Bid Set	
Permit Set	
Construction Set	
Drawing Date	9/23/09
Check By	TT
Drawn By	DL
Scale	N/A
Job Number	89-100485
Sheet Number	C0

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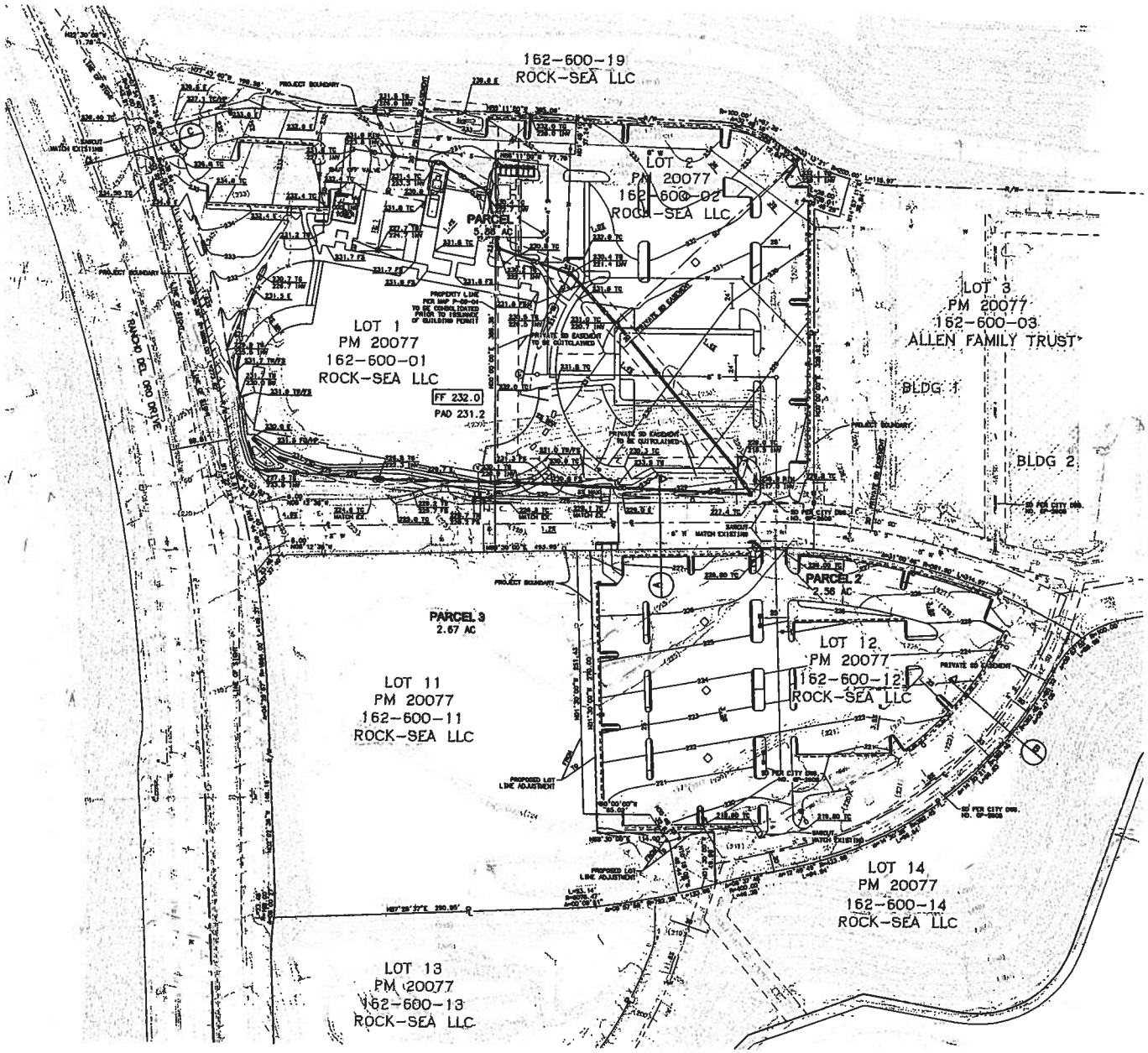
SITE DEVELOPMENT PLAN
PRELIMINARY GRADING AND DRAINAGE PLAN

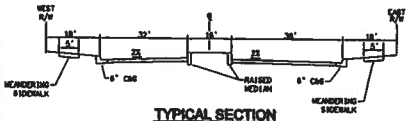


LEGEND

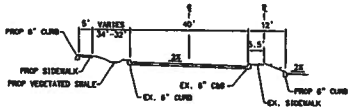
- PROJECT BOUNDARY
- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- EXISTING PRIVATE STORM DRAIN EASEMENT
- PROPOSED PRIVATE STORM DRAIN EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING THRUST BLOCK
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED FIRE CONNECTION
- PROPOSED FIRE SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER INSPECTION MANHOLE
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED GRATE INLET
- EXISTING CURB
- PROPOSED CURB
- EXISTING STREET LIGHTS
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EARTHEN SWALE

* NOTE: ALL THE ON-SITE DRAINAGE STRUCTURES ARE PRIVATE

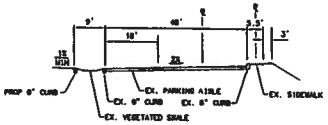
PARCEL AREA TABLE		
PARCEL #	PRE-LOT ADJUSTUMENT TOTAL AREA (AC)	POST-LOT ADJUSTUMENT TOTAL AREA (AC)
1	5.66 (LOTS 1 & 2)	5.66
2	2.66 (LOT 12)	2.56
3	2.57 (LOT 11)	2.67



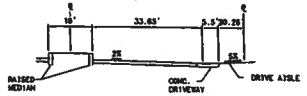
TYPICAL SECTION
BASED ON SDD (EXISTING)
NTS



SECTION A
NTS



SECTION B
NTS



SECTION C
NTS

RBF CONSULTING

VA Outpatient Clinic
Oceanside, California
Seagate Corporate Center

A Rockefeller Group Development

Revision Dates	
1	09/24/08
2	09/23/08
3	
4	
5	

Issue Dates	
Planning	3/31/08
Design Development	
Plan Check	
Bid Set	
Permit Set	
Construction Set	
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Drawn By	EL
Scale	1"=40'
Job Number	55-100485
Sheet Number	C1

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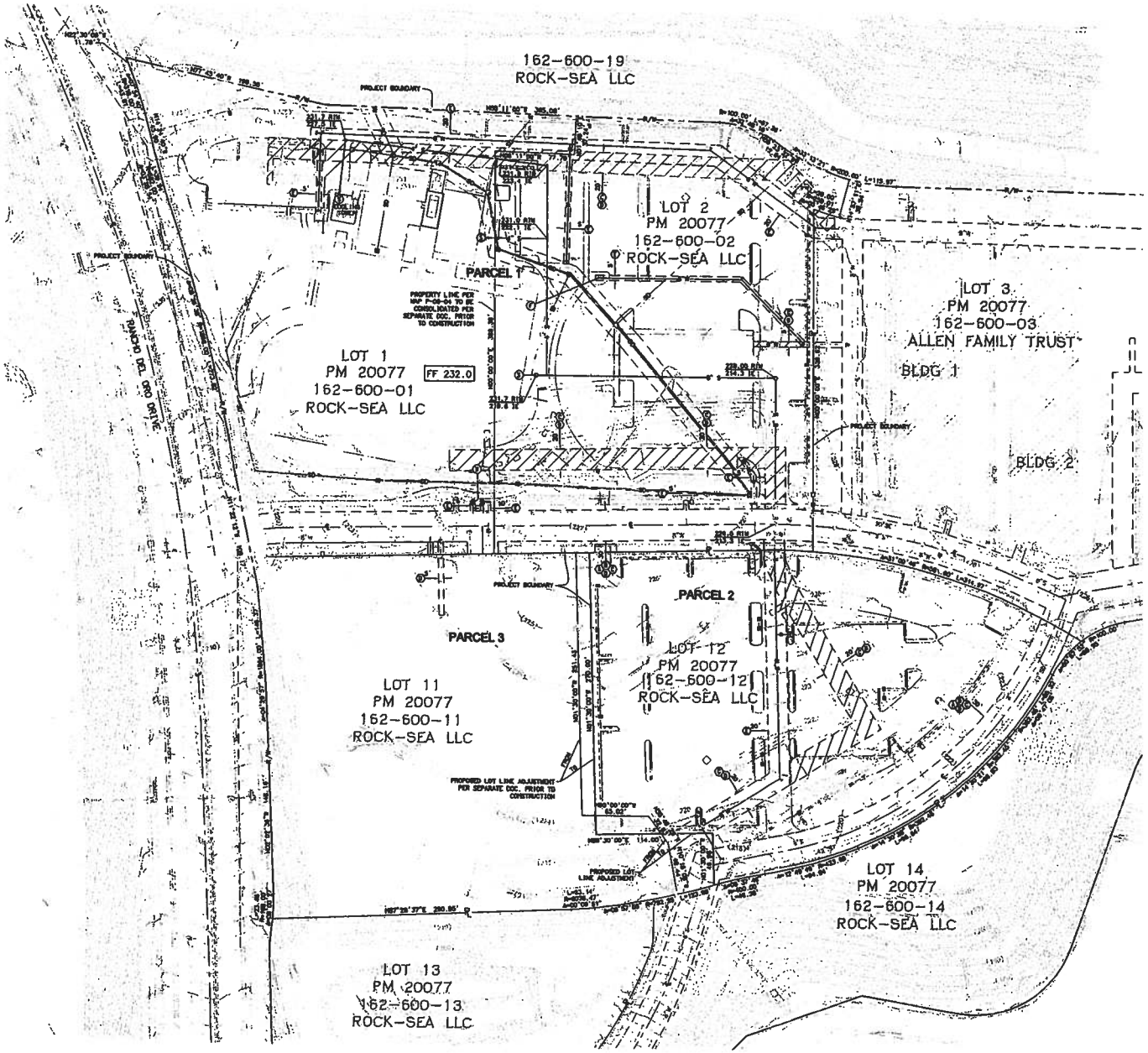
SITE DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN



LEGEND

- PROJECT BOUNDARY
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- LOT LINE
- STREET CENTERLINE
- EXISTING CONTOUR
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- PROPOSED PRIVATE SEWER
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- EXISTING CATCH BASIN
- PROPOSED GRATE INLET
- EXISTING CURB
- PROPOSED CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED EARTHEN SWALE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EASEMENT TO BE QUITCLAIMED PER SEPARATE DOC.

EASEMENT NOTES

- (A) 2006-08-14 RECIPROCAL ACCESS EASEMENT PER PARCEL MAP NO. 20077
- (B) 2006-08-14 PRIVATE UTILITY EASEMENT PER PARCEL MAP NO. 20077
- (C) 2006-08-14 SANITARY SEWER EASEMENT PER PARCEL MAP NO. 20077
- (D) 2006-08-14 WATER EASEMENT PER PARCEL MAP NO. 20077
- (E) PROPOSED WATER EASEMENT PER SEPARATE DOC

SCALE: 1"=40'

RBF CONSULTING

VA Outpatient Clinic
Oceanside, California
Seagate Corporate Center

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Drawn By	DL
Scale	1"=40'
Job Number	55-100485
Sheet Number	

C2

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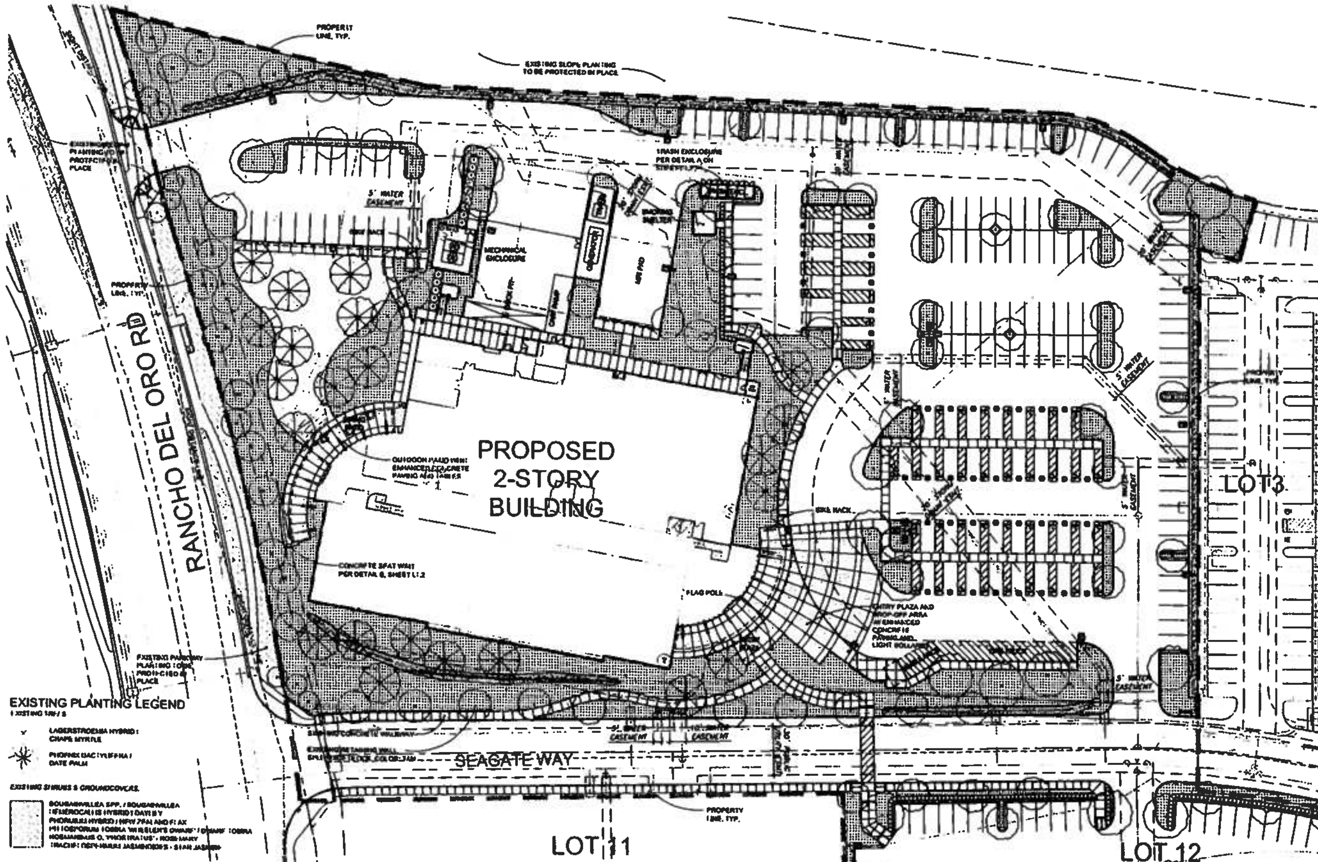
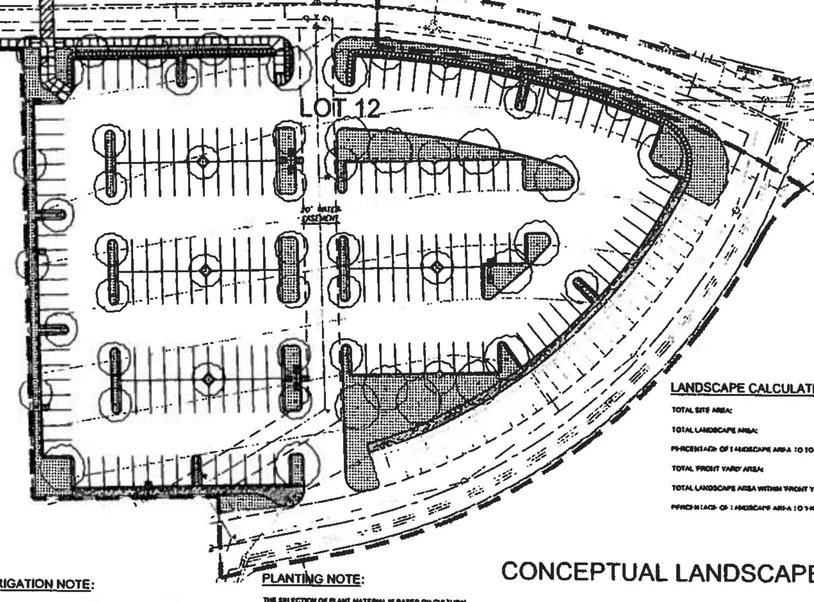




EXISTING PLANTING LEGEND

EXISTING TREES

LAGERSTROEMIA HYBRID / CRAPE MYRTLE

PHOENIX DACTYLIFERA / DATE PALM

EXISTING SHRUBS & GROUNDCOVERS

BOUGAINVILLEA SPP. / BOUGAINVILLEA; HEMEROCALLIS HYBRID / DAYLILY; PHORMIUM HYBRID / NEW ZEALAND FLAX; PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / DWARF TOBIRA; ROSMARINUS O. 'PROSTRATUS' / ROSEMARY; TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE DESIGN WILL COMPLEMENT THE GEOMETRIC FORMS AND ARCHITECTURAL TREATMENT OF THE BUILDING, WHILE ALSO INTEGRATING THE SITE INTO THE SURROUNDING SEAGATE CORPORATE CENTER. PLANT MATERIALS WILL ALSO BE USED TO SCREEN UNDESIRABLE VIEWS, PROVIDE SHADE AND REINFORCE VEHICULAR CIRCULATION PATTERNS. THE LANDSCAPE AREAS ARE DESCRIBED BELOW:

BUILDING ENTRY PLAZA / DROP-OFF AREA
THE PAVING PATTERN AT THE BUILDING ENTRY ACCENTUATES THE CURVATURE OF THE BUILDING AT THE MAIN ENTRY, AND THE EXTENSION OF THE PLAZA PAVING INTO THE DRIVE AISLE HELPS TO TIE THE BUILDING ENTRY TO THE ADJACENT DROP-OFF AREA. PLANTER AREAS WITHIN THE PAVING BANDS OF THE PLAZA WILL PROVIDE ACCENT PLANTINGS WHICH WILL FURTHER REINFORCE THESE PATTERNS.

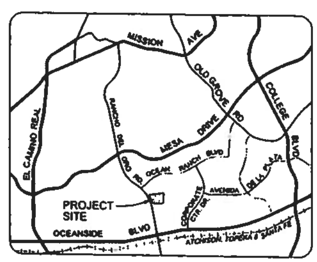
BUILDING PERIMETER
LARGE EXPANSES OF TURF AND CURVILINEAR PLANTER AREAS TO THE SOUTH, WEST AND NORTH OF THE BUILDING PROVIDE A "PARKLIKE" SETTING AND PROVIDE POTENTIAL SIDEWALK FILTERING AREAS, WHILE LAYERED PLANTINGS AND LARGE CANOPY TREES HELP TO VISUALLY ANCHOR THE BUILDING. CURVILINEAR WALKWAYS NORTHWEST AND NORTHEAST OF THE BUILDING PROVIDE PEDESTRIAN CONNECTIONS BETWEEN THE BUILDING ENTRIES AND NORTHERN PARKING AREAS. ON THE WESTERN SIDE OF THE BUILDING, A PATIO SPACE ECHOES THE PAVING PATTERN AT THE MAIN BUILDING ENTRY AND PROVIDES OPPORTUNITIES FOR OUTDOOR DINING AND RELAXING.

PARKING AREAS
AN EVERGREEN PRIVET HEDGE, MAINTAINED AT 30" MINIMUM, WILL SCREEN PARKING AREAS FROM SEAGATE WAY. PARKING AREAS WILL BE SHADED BY A COMBINATION OF EVERGREEN TREES (CAMPHOR AND AFRICAN SUMAC).

STREET FRONTAGE AND PROJECT PERIMETER
GROVES OF EVERGREEN TREES (BRISBANE BOX) PROVIDE A TRANSITION TO THE EXISTING STREETSCAPE ON RANCHO DEL ORO ROAD AND THE SLOPE AREA NORTH OF THE PROJECT, AND SMALL FLOWERING TREES AND ORNAMENTAL SHRUBS ACCENTUATE THE PROJECT ENTRY DRIVES. AFRICAN SUMAC TREES ALONG THE EAST AND SOUTH EDGE THE TREES WITHIN THE ADJACENT PARKING AREAS ON LOTS 3 AND 12, CREATING A UNIFORM THEME THROUGHOUT THE DEVELOPMENT.

GENERAL NOTES:

- EXISTING LANDSCAPING ON AND ADJACENT TO THE SITE SHALL BE PROTECTED IN PLACE AND SUPPLEMENTED OR REPLACED TO MEET THE SATISFACTION OF CITY ENGINEER. ALL SLOPE PLANTING SHALL MEET THE CITY OF OCEANSIDE REQUIREMENTS AND THE SATISFACTION OF THE CITY ENGINEER.
- EXISTING IRRIGATION ON AND ADJACENT TO THE SITE SHALL BE PROTECTED IN PLACE AND REPAIRED OR REPLACED TO MEET THE SATISFACTION OF THE CITY ENGINEER.
- LANDSCAPE ARCHITECT SHALL FIELD VERIFY UTILITY, SEWER AND STORM DRAIN EASEMENTS AND SIGHT DISTANCE LOCATIONS AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
- LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT 1985, ADDENDA 1997 AND CURRENT STREET TREE MEMORANDUM.
- REDUCED PRESSURE BACKFLOW PREVENTERS SHALL BE NO MORE THAN 18" CONNECTION AWAY FROM THE WATER METER AND COMPLY WITH CITY OF OCEANSIDE STANDARD DETAIL W-27. ALL REDUCED BACKFLOW PREVENTERS SHALL BE EQUIPPED WITH A WATTS STRAINER AND PLUG. RAIN SENSORS SHALL BE PROVIDED WITH EACH AUTOMATIC CONTROLLER. ALL SYSTEMS REQUIRING A FLOW SENSOR AND MASTER CONTROL VALVE SHALL INTERFACE WITH THE AUTOMATIC CONTROLLER AND FLOW CHECK. IRRIGATION MAINLINES 300 LINEAR FEET OR LESS: MINIMUM OF A MASTER CONTROL VALVE AT THE POINT OF CONNECTION IS REQUIRED.
- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUND COVERS.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, EXCEPT THE PUBLIC RIGHT-OF-WAY WHICH SHALL BE MAINTAINED BY THE BUSINESS OWNER'S ASSOCIATION. ALL LANDSCAPE AREAS SHALL BE MAINTAINED TO BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.



VICINITY MAP

NOT TO SCALE

WATER CONSERVATION NOTES

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

- WATER CONSERVING PLANTS, AND PLANTS NATIVE TO HOT, DRY SUMMERS UTILIZED IN 75% OF THE TOTAL PLANTED AREA.
- USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.
- MULCH 3/4" - 1" SIZE UTILIZED IN THE LANDSCAPE, 3" DEPTH MIN.
- SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
- AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 10:00 P.M. AND 6:00 A.M.
- IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.
- IRRIGATION OF SIGN SENSITIVE TO SLOPE FACTORS.
- RAIN SENSORS USED IN CONJUNCTION WITH THE AUTOMATIC IRRIGATION SYSTEM.
- RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULES.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED WITH ALL EQUIPMENT SUITABLE FOR THE USE OF RECLAIMED WATER AND HEALTH DEPARTMENT REQUIREMENTS RELATIVE TO RECLAIMED USE WILL APPLY TO THE PROJECT.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW-PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.

PLANTING NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZER, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL PLANTER AREAS, EXCLUDING TURF, SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

PLANTING LEGEND

SYMBOL TREES	BOTANICAL NAME / COMMON NAME	MIN. SIZE	QUANTITY	COMMENTS
	CINNAMOMUM CAMPHORA / CAMPHOR TREE -OR- ULMUS PARVIFOLIA 'TRUE GREEN' / EVERGREEN ELM	24" BOX STD.	17	LARGE EVERGREEN CANOPY TREE IN PARKING AREA
	ERIOBOTRYA DEFLEXA / BRONZE LOQUAT - OR - LAGERSTROEMIA INDICA / CRAPE MYRTLE	24" BOX STD.	8	SMALL FLOWERING ACCENT TREE AT PROJECT ENTRIES
	LOPHOSTEMON CONFERTUS / BRISBANE BOX	15 GAL.	27	EVERGREEN SCREENING TREE AT PROJECT EDGES
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL. STD.	17	LARGE DECIDUOUS CANOPY TREE AT OPEN SPACES
	RHUS LANCEA / AFRICAN SUMAC	24" BOX STD.	69	MEDIUM EVERGREEN TREE IN PARKING AREAS

NOTE: ALL TREES PLANTED WITHIN R.O.W. SHALL BE PLANTED PER OCEANSIDE STD. DETAIL #211A.

SYMBOL SHRUBS, GROUNDCOVERS & VINES	BOTANICAL NAME / COMMON NAME	MIN. SIZE	SPACING	COMMENTS
	LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET	5 GAL.	PLANT 30" O.C.	EVERGREEN SCREENING HEDGE
	PHOTINIA 'INDIAN PRINCESS' / DWARF PHOTINIA	5 GAL.	PLANT 5' O.C.	LARGE EVERGREEN SCREENING HEDGE
	AUCUBA JAPONICA 'VARIEGATA' / GOLD DUST PLANT	5 GAL.	PLANT 6' O.C.	LARGE EVERGREEN BACKGROUND SHRUB
	CARISSA MACROCARPA 'TOMLINSON' / DWARF NATAL PLUM	1 GAL.	PLANT 30" O.C.	LOW FLOWERING SHRUB MASS
	DIETES BICOLOR / BUTTERFLY IRIS	5 GAL.	PLANT 3' O.C.	FLOWERING ACCENT
	DROSANTHEMUM FLORIBUNDUM / ROSEA ICE PLANT	FLATS	PLANT 18" O.C.	FLOWERING GROUND COVER
	LANTANA MONTEVIDENSIS / PURPLE LANTANA	1 GAL.	PLANT 3' O.C.	FLOWERING GROUND COVER
	LEUCOPHYLLUM F. 'GREEN CLOUD' / TEXAS RANGER	1 GAL.	PLANT 5' O.C.	LARGE FLOWERING BACKGROUND SHRUB
	MYOPORUM PARVIFOLIUM / MYOPORUM	FLATS	PLANT 3' O.C.	EVERGREEN GROUND COVER
	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	1 GAL.	PLANT 8' O.C.	SCREENING VINE AT TRASH ENCLOSURE
	PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED TOBIRA	5 GAL.	PLANT 42" O.C.	MEDIUM EVERGREEN MID-GROUND SHRUB
	RHAPHIOLEPIS INDICA 'BALLERINA' / INDIA HAWTHORN	5 GAL.	PLANT 3' O.C.	MEDIUM FLOWERING MID-GROUND SHRUB
	RHAMNUS CALIFORNICA 'EVE CASE' / DWARF COFFEE BERRY	5 GAL.	PLANT 6' O.C.	LARGE EVERGREEN BACKGROUND SHRUB
	ROSA 'FLOWER CARPET RED' / RED GROUNDCOVER ROSE	1 GAL.	PLANT 30" O.C.	FLOWERING GROUND COVER ACCENT
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL.	PLANT 18" O.C.	FLOWERING GROUND COVER
	FESCUE 'MARATHON II' / FESCUE TURF	SOD	--	TURF AREAS
	EROSION HYDROSEED MIX: TALL FESCUE	SEED	375 LBS. / ACRE	
	SEASIDE BENTGRASS	SEED	75 LBS. / ACRE	
	REDTOP BENTGRASS	SEED	50 LBS. / ACRE	
	STABILIZING BINDER	--	140 LBS. ACRE	

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA:	369,753 S.F. (8.47 ACRES)
TOTAL LANDSCAPE AREA:	72,129 S.F. (1.65 ACRES)
PERCENTAGE OF LANDSCAPE AREA TO TOTAL SITE:	19.5%
TOTAL FRONT YARD AREA:	9,811 S.F.
TOTAL LANDSCAPE AREA WITHIN FRONT YARD:	1,826 S.F.
PERCENTAGE OF LANDSCAPE AREA TO FRONT YARD AREA:	18.6%

CONCEPTUAL LANDSCAPE PLAN

0 15 30 60 90

SmithConsultingArchitects

78-000 Fred Waring Road
Suite 201
Palm Desert, CA 92211
(760) 797 - 1377
(760) 269 - 3889 Fax

12220 El Camino Real
Suite 200
San Diego, CA 92130
(858) 793 - 4777
(858) 793 - 4787 Fax

VA San Diego Healthcare System
Oceanside Clinic
Seagate Corporate Center
A Rockefeller Group Development

Revision Dates	
Issue Dates	
Development Plan Review	3.31.08
Development Plan Review	6.26.08
Development Plan Review	7.31.08
Development Plan Review	9.29.08
Drawing Date	06/17/08
Check By	RS
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Scale	
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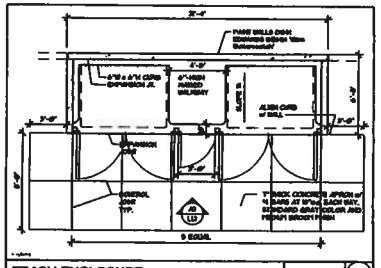
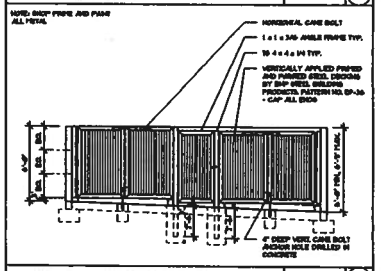
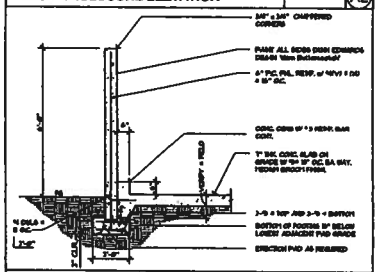
Sheet Number	L1.1



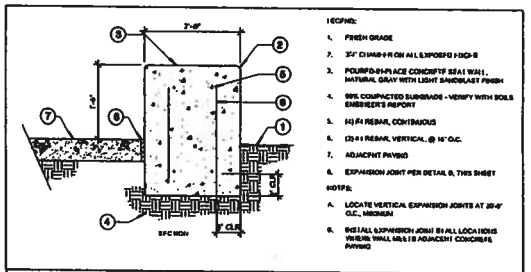
TRASH ENCLOSURE | 1/4" = 1'-0" | A1



TRASH ENCLOSURE ELEVATION | 1/4" = 1'-0" | A2

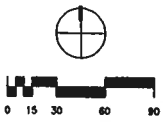


WALL SECTION AT TRASH ENCLOSURE | 1/4" = 1'-0" | A3



CONCRETE SEAT WALL | 1" = 1'-0" | B

CONCEPTUAL LANDSCAPE DETAILS



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VA San Diego Healthcare System
Oceanside Clinic
Seagate Corporate Center
A Rockefeller Group Development

Revision Dates

Issue Dates

Development Plan Review 3.31.00
Development Plan Review 6.26.00
Development Plan Review 7.31.00
Development Plan Review 9.29.00

Drawing Date	06/17/00
Check By	RS
Drawn By	LA
Scale	
Job Number	03101.006
Sheet Number	L1.2

PLANNING COMMISSION
RESOLUTION NO. 2008-P70

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D-9-08, C-19-08
APPLICANT: Rockefeller Group Development Corporation
LOCATION: East of Rancho Del Oro Drive on lots 1, 2, and 12 of Seagate Corporate Center

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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 Development Plan under the provisions of Articles 12, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

construction of one medical building totaling 83,400 square feet with associated parking on lots 1, 2 and 12 of Seagate Corporate Center;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 1st day of December, 2008 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; a Mitigated Negative Declaration (MND) was prepared for the Seagate Corporate Center Initial Tentative Map and Development Plan that created the Seagate Corporate Center, and in accordance with CEQA guidelines section 15162 the proposed project to construct one medical building on lots 1, 2 and 12 of Seagate Corporate Center will not result in substantial changes in the original project, will not involve substantial changes to the circumstances for which the project was originally undertaken, and no new information of substantial importance not known at the time of the initial CEQA review has been identified. In addition, the three lots were all previously mass graded as part of the Seagate Corporate Center master development plan. Therefore, the City serving as the lead agency has determined that further environmental review is not required at this time.

WHEREAS, there is hereby imposed on the subject development projects certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$0.713 per square foot or $713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is $35,160 for a 2" meter.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is $48,280 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $22,495 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

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

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

FINDINGS:

For the Development Plan:

1. The site plan and physical design of the project is consistent with the Zoning Ordinance and the underlying Rancho Del Oro Planned Development (PD-1 – light industrial) zone because the project, as designed, meets or exceeds the development standards established in the Rancho Del Oro Industrial Master Development Plan.
2. The Development Plan is consistent with the General Plan of the City because the entire Rancho Del Oro Industrial Master Development Plan was originally designed to accommodate office and industrial tenants. The proposal to develop lots 1, 2 and 12 with a medical office building and associated parking is consistent with the overall Master Plan envisioned for the area and the Seagate Corporate Center specifically. A conditional use permit is required to be obtained to ensure that the medical services do not interfere with the other surrounding offices and industrial tenants.
3. The project site can be adequately served by existing public facilities, services and utilities since the original Rancho Del Oro Industrial Master Development Plan created the necessary infrastructure and only extensions on site would be required.

4. The project, as proposed, is compatible with the existing and potential development on adjoining properties and in the surrounding neighborhood because suitable buffer areas exist between properties. In addition, the property is located within the built environment of an office and industrial business park, which will ensure compatibility with similar type uses in the area.

For the Conditional Use Permit:

1. The proposed medical office use is in accord with the objectives of this ordinance and the purposes of the Rancho Del Oro Planned Development (PD-1 – light industrial) zone. The proposed outpatient V.A. Clinic will provide additional resources to the military veterans' community.
2. The proposed medical office use, with the proposed conditions under which it would be operated or maintained, will be consistent with the General Plan,; will not be detrimental to the public health, safety or welfare of the persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The proposed outpatient V.A. Clinic has been sufficiently conditioned and is required to prepare a management plan. This plan shall clarify the conditions under which it would be operated and maintained; especially regarding security, maintenance, graffiti, egress points between the adjoining lots, the number of parking spaces, outdoor activities, and pedestrian pathways.
3. The proposed medical office use will comply with the provisions of the City of Oceanside's Zoning Ordinance, including any specific condition required for the proposed outpatient V.A. Clinic in the Rancho Del Oro Planned Development (PD-1 – light industrial) zone.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D-9-08) and Conditional Use Permit (C-19-08) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.

3. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations. (2007 California Building Code (CBC), Chapter 11B)

4. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

5. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).

6. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on building and electrical plans.

7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.

8. Separate/unique addresses will/may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division must accompany the Building Permit application.

9. A complete Soils Report, Structural Calculations, & Energy Calculations/ documentation will be required at time of plans submittal to the Building Division for plan check.

10. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

    a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

Engineering:

11. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer.

12. The approval of the development shall not mean that closure, vacation, or abandonment of any public street, right-of-way, easement, or facility is granted or guaranteed to the developer/owner. The developer/owner is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process(es) per codes, ordinances, and policies in effect at the time of the application.

13. Prior to approval of the engineering drawing for the site development plan, a phasing plan for the construction of the improvements including landscaping, streets and arterials shall be approved by the City Engineer. All improvements shall be under construction to the satisfaction of the City Engineer prior to the issuance of any building permits. All improvements shall be completed prior to issuance of any certificates of occupancy.

14. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the developer/owner shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside as required. The applicant shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to the issuance of any grading permit for the development. Additionally, the City of Oceanside, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

15. Prior to the issuance of a grading permit, the developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project

site, and residents of property along any residential streets to be used as a "haul route", to inform them of the grading and construction schedule, haul routes, and to answer questions.

16. The developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

d) A haul route shall be obtained at least 7 days prior the start of hauling operations and must be approved by the City Engineer. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

17. It is the responsibility of the owner/developer to evaluate and determine that all soil imported as part of this development is free of hazardous and/or contaminated material as defined by the City and the County of San Diego Department of Environmental Health. Exported or imported soils shall be properly screened, tested, and documented regarding hazardous contamination.

18. A traffic control plan shall be prepared according to the City traffic control guidelines and be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other

protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

19. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuance of any building permits, in accordance with City Ordinances and policies. The developer/owner shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the development shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for the building permit approval, and to join, contribute, and/or participate in such districts.

20. Sidewalk improvements shall comply with ADA requirements.

21. Sight distance requirements at the project driveway or street shall conform to the corner sight distance criteria as provided by SDRSD DS-20A and/or DS-20B.

22. This project's streets shall remain private and shall be maintained by an association. The pavement sections, traffic indices, alignments, and all geometrics shall meet public street standards.

23. Pavement sections for all driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the developer's/owner's soil engineer and must be approved by the City Engineer, prior to paving.

24. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

25. The developer/owner shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer.

26. Grading and drainage facilities shall be designed and installed to adequately accommodate the local storm water runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer.

27. The developer/owner shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Servicè and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

28. The approval of the development shall not mean that proposed grading or improvements on adjacent properties (including any City properties/right-of-way or easements) is granted or guaranteed to the developer/owner. The developer/owner is responsible for obtaining permission to grade to construct on adjacent properties. Should such permission be denied, the development shall be subject to going back to the public hearing or subject to a substantial conformity review.

29. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

30. This project shall provide year-round erosion control including measures for the site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant with cash securities and approved by the City Engineer.

31. A precise grading and private improvement plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on-site traffic calming devices shall be shown on all Precise Grading and Private Improvement Plans.

32. The drainage design on the development plan is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground

until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

33. Storm drain facilities shall be designed and located such that the inside travel lanes on streets with collector or above design criteria shall be passable during conditions of a 100-year frequency storm.

34. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

35. The landowner shall comply with the provisions of National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 99-08-DWQ. The General Permit continues in force and effect until a new General Permit is issued or the SWRCB rescinds this General Permit. Only those Landowners authorized to discharge under the expiring General Permit are covered by the continued General Permit. Construction activity subject to the General Permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation that results in soil disturbances of at least one acre of total land area. The landowner shall obtain coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number (WDID#) from the State Water Resources Control Board (SWRCB). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP and associated NOI shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the Landowner obtains a Notice of Termination (NOT) for the SWRCB. The Landowner is required to retain records of all

monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOI for all construction activities to be covered by the General Permit for a period of at least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.

36. Upon acceptance of any fee waiver or reduction by the developer/owner, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b)(4). The developer/owner shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

37. Following approval of the SWMP by the City Engineer and prior to issuance of grading permits, the Project Proponent shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 4.1 of the Interim Standard Urban Storm Water Mitigation Plan (ISUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 4.3 of the ISUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the stormwater BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a security to provide maintenance in the event of noncompliance to the O&M Plan, and any other necessary elements. The Project Proponent shall provide the City with access to site for the purpose of BMP inspection and maintenance by entering into an Access Rights Agreement with the City. The Project Proponent shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The Project Proponent shall retain records for a minimum of five years. The records shall be made available to the City upon request.

38. The developer/owner shall enter into a City-Standard Stormwater Facilities Maintenance Agreement with the City obliging the project proponent to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. Security in the form

of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The applicant's Civil Engineer shall prepare the O&M cost estimate.

39. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The developer/owner shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least five years. These documents shall be made available to the City for inspection upon request at any time.

40. The Agreement shall include a copy of executed on-site and off-site access easements necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

41. The BMPs described in the project's approved SWMP shall not be altered in any way, unless reviewed and approved to the satisfaction of the City Engineer. The determination of whatever action is required for changes to a project's approved SWMP shall be made by the City Engineer.

42. The developer/owner shall provide a copy of the cover page of an approved SWMP with the first engineering submittal package. The SWMP shall be prepared by the applicant's Civil Engineer. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

43. Future addition of trash enclosures not consistent with the approved Development Plan will require an Amendment to the approved SWMP.

44. The approval of the development shall not mean that closure, vacation, or abandonment of any public street, right-of-way, easement, or facility is granted or guaranteed to the developer/owner. The developer/owner is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process(es) per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside

retains its full legislative discretion to consider any application to vacate a public street or right-of-way.

45. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process(es) per codes, ordinances, and policies in effect at the time of the application.

46. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of occupancy permits. Frontage and median landscaping shall be installed prior to the issuance of any certificates of occupancy. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

47. Open space areas and down-sloped areas visible from a collector-level or above roadway shall be maintained by an association that will insure installation and maintenance of landscaping in perpetuity. Future buyers shall be made aware of any estimated monthly costs. The disclosure, together with the CC&R's, shall be submitted to the City Engineer for review prior to the issuance of the building permit.

48. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high barrier, approved by the City Engineer, shall be provided at the top of all slopes whose height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to an arterial street or state highway.

49. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and Specifications for Landscape Development (latest revision), Water Conservation Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer prior to the issuance of building permits. Landscaping shall not be installed until bonds have been

posted, fees paid, and plans signed for final approval. The following landscaping requirements shall be required prior to plan approval and certificate of occupancy:

a) Final landscape plans shall accurately show placement of all plant material such as but not limited to trees, shrubs, and groundcovers.

b) Landscape Architect shall be aware of all utility, sewer, storm drain easement and place planting locations accordingly to meet City of Oceanside requirements.

c) All required landscape areas shall be maintained by owner. The landscape areas shall be maintained per City of Oceanside requirements.

d) Proposed landscape species shall be native or naturalized to fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape species shall be low water users as well as meet all Fire Department requirements.

e) All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.

f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotransporation and run-off. All the flower and shrub beds shall be mulched to a three-inch depth to help conserve water, lower the soil temperature and reduce weed growth.

g) The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.

h) Root barriers shall be installed adjacent to all paving surfaces, where a paving surface is located within six feet of a trees trunk on-site (private) and within 10 feet of a trees trunk in the right-of-way (public). Root barriers shall extend five feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.

i) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain Planning Division approval for these items in the conditions or application stage prior to first submittal of working drawings.

j) For the planting and placement of trees and their distances from hardscape and other utilities/structures the landscape plans shall follow the City of Oceanside's (current) Tree Planting Distances and Spacing Standards.

k) An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.

l) Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.

m) All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.

n) The landscape plans shall match all plans affiliated with the project.

o) Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with SWMP Best Management Practices and meet the satisfaction of the City Engineer.

p) Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

50. Any trash enclosures in addition to those proposed on the Conceptual Landscape Plan (CLP) are to be constructed in the same manner as those currently proposed using the same materials and finishes and built per the City of Oceanside standard detail for trash enclosures. In addition all planting and irrigation around any additional trash enclosures on site not currently shown on the CLP shall relay the same plant material theme as shown on the currently proposed trash enclosure or in keeping with the surrounding plantings.

51. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way and within any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include:

a) Normal care and irrigation of the landscaping.

b) Repair and replacement of plant materials.

c) Irrigation systems as necessary.

d) General cleanup of the landscaped and open areas.

e) Parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions including but not limited to citations. This maintenance program condition shall be recorded with a covenant as required by this resolution.

52. In the event that the conceptual landscape plan (CLP) does not match the conditions of approval, the resolution of approval shall govern.

53. The Project Developer shall install a new traffic signal on Rancho Del Oro Drive at Cameo Drive. The project shall receive credit for the required traffic signal fees for the installation of the new traffic signal. The project may also be reimbursed for a portion of the installation of the new traffic signal, but only if the cost of the installation exceeds $160,000. The City will then contribute up to a maximum of $40,000 towards the cost of the new traffic signal. The new traffic signal shall be installed prior to issuance of Certificate of Occupancy and shall be completed to the satisfaction of the City Traffic Engineer.

54. The project shall be contributing a fair share of two percent of $1,008,000 for the future development of a Citywide Traffic Management Center. The project's share is $20,160 which shall be paid prior to the issuance of Certificate of Occupancy and to the satisfaction of the City Traffic Engineer.

Fire:

55. Fire Department requirements shall be placed on plans in the notes section.

56. Smoke detectors and locations shall be indicated on the plans.

57. A minimum fire flow of 3250 gallons per minute shall be provided.

58. Fire flow shall be determined at the time of building permit application.

59. The size of fire hydrant outlets shall be 2 ½ "X 2 ½"X 4".

60. All proposed and existing fire hydrants within 400 feet of the project shall be shown on the site plan.

61. Fire hydrants shall be installed and tested prior to placing any combustible materials on the job site.

62. Provide on-site hydrant(s) and main(s) capable of supplying the required fire flow.

63. Detailed plans of underground fire service mains shall be submitted to the Oceanside Fire Department for approval prior to installation.

64. The developer shall supply the Fire Department with an updated map designating site hydrant, Knox box, and Fire Department connections in electronic format within 30 calendar days of approval of final improvement plans.

65. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design and Processing Manual Standard Drawing No. M-13.

66. All weather access roads shall be installed and made serviceable prior to construction and maintained during construction.

67. Fire apparatus access roads shall be a maximum distance of one 150 feet to all exterior walls of the first floor of the building measured by an unobstructed route around the exterior of the building. Fire access routes shall be approved by the Fire Department.

68. Apparatus access roads shall have a minimum unobstructed width of 28 feet with a minimum vertical clearance of 14 feet.

69. Fire Department access roadway shall be provided with adequate turning radius for Fire Department apparatus. A 50- foot outside and 30- foot inside radius.

70. A "Knox" key storage box shall be provided for all new construction. Buildings other than high-rise require a minimum of three complete sets of keys. Keys shall be provided for all exterior entry doors, fire protection equipment control rooms, mechanical and electrical rooms, elevator controls and equipment spaces, etc. For high-rise buildings six complete sets are required.

71. All security gates shall have a "Knox" entry system. Fire access points shall be electronically opened via "Opticom" strobe activation.

72. Fire extinguishers are required and shall be indicated on the plans submitted for plan check.

73. An automatic fire extinguishing system complying with UL300 shall be provided to protect commercial-type cooking and/or heating equipment that produce grease-laden vapors. A separate plan in accordance with California Building Code, Article 10 shall be submitted for review prior to installation of the system.

74. Per NFPA 17A and NFPA 96, a class "K" portable fire extinguisher shall be installed within 30 feet of kitchen appliances emitting grease-laden vapors

75. An approved twenty 24- hour, supervised, NFPA 13 fire sprinkler system shall be installed throughout the building. The system shall be supervised.

76. The Fire Department connection shall not be affixed to the building. The Fire Department connection must be located at least 40 feet away from the building, within 40 feet of a fire hydrant and on the address side of the building, unless otherwise determined by the Fire Department. The hydrant shall be located on the same side of the street as the Fire Department connection.

77. Provide a fire alarm system as required per California Fire Code, Article 10 and NFPA Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building permit application.

78. In accordance with the California Fire Code, Section 901.1.4.4, approved addresses for commercial, industrial, and residential occupancies shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall contrast with their background.

79. Commercial buildings and multi-family dwellings require six-inch address numbers.

80. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits. A site plan indicating the fire access and hydrant locations shall also be submitted in electronic format.

81. Buildings shall meet current applicable codes at the time of building permit application.

82. All new commercial and R-1 buildings and existing buildings where a structural T.I. is being proposed must be tested for 800 MHz radio transmission interference. The findings must be submitted to the Fire Marshal prior to final inspection by the Fire Department.

83. When tested, if 800mHz signal strength readings (RSSI) fall below 65 in any portion of the building, either above or below grade as measured by an 800mHz portable radio, purchase and installation of one or more Bi-directional Amplifier radio coverage enhancer(s) is required. The BDA and coverage enhancer(s) must be maintained as a condition of occupancy and tested annually.

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Planning:

84. The Development Plan and Conditional Use Permit shall expire on December 1, 2011, unless implemented in accordance with the City of Oceanside Zoning Ordinance or unless a time extension is granted by the Planning Commission.

85. This Development Plan (D-9-08) approves only one building totaling 83,400 square feet, associated outbuildings, and parking lots as depicted on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without City Planner or Planning Commission approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

86. This Conditional Use Permit (C-19-08) approves a medical office use (outpatient V.A. Clinic) within an industrial district as depicted in the exhibits presented to the Planning Commission for review and approval. No deviation from the approved use classification shall occur without City Planner or Planning Commission approval. Any substantial deviation from medical services or an intensification of medical services may require a revision to the Conditional Use Permit or a new Conditional Use Permit in accordance with the Land Use Regulations of the underlying zone.

87. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan D-9-08 and Conditional Use Permit C-19-08. The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

88. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

89. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

90. A total of four trash enclosures must be provided and shall include additional space for storage and collection of recyclable materials per City standards. A minimum of two trash pick ups shall occur weekly. This requirement shall be included in the Business Operations and Maintenance Plan for the subject site. The required number of weekly pick ups is subject to change with the approval of the City Planner and the Public Works Department Solid Waste and Recycling Division.

91. All trash enclosures must be provided as required by Chapter 13 of the City Code and shall include additional space for storage and collection of recyclable materials per City standards:

a) The enclosures must be built in a flat, accessible location as determined by the City Engineer.

b) The enclosures shall meet City standards including being constructed of concrete block, reinforced with rebar and filled with cement.

c) A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto.

d) Steel posts must be set in front of the enclosure with solid metal gates.

e) All driveways and service access areas must be designed to sustain the weight of a 50,000-pound service vehicle.

f) Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer.

g) The City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project.

h) All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins.

i) Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project. This design shall be shown on the landscape plans and shall be approved by the City Planner.

92. A covenant or other recordable document approved by the City Attorney shall be prepared by the developer and recorded prior to issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

93. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

94. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

95. Failure to meet any conditions of approval for this development shall constitute a violation of the Development Plan and Conditional Use Permit.

96. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

97. The applicant, tenants, or successors in interest shall comply with the City's business license requirements as necessary.

98. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Division and Planning Division for permit plan check, and prior to issuance of any building permit.

Water Utilities:

99. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

100. The property owner shall maintain private water and wastewater utilities located on private property.

101. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by approved and licensed contractors at developer's expense.

102. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by the Water Utilities Director.

103. All existing stubbed out water services and sewer laterals that will not be utilized for this project shall be abandoned in accordance with the Water, Sewer and Reclaimed Water Design and Construction Manual.

104. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the Water, Sewer, and Reclaimed Water Design and Construction Manual. Easements shall be constructed for all weather access.

105. No trees, structures or building overhang shall be located within any water or wastewater utility easement.

106. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the Uniform Plumbing Code (U.P.C.).

107. A separate irrigation meter and approved backflow prevention device is required and shall be displayed on the plans.

108. An Inspection Manhole, described by the Water, Sewer, and Reclaimed Water Design and Construction Manual, shall be installed in each building sewer lateral and the location shall be called out on the approved Improvement Plans.

109. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

PASSED AND ADOPTED Resolution No. 2008-P70 on December 1, 2008 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Claudia Troisi, Chairperson
Oceanside Planning Commission

ATTEST:

_____
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. 2008-P70.

Dated: December 1, 2008

BUILDING OPERATIONS & MAINTENANCE PLAN

DEPARTMENT OF VETERANS AFFAIRS
OUTPATIENT CLINIC
Seagate Corporate Center
Oceanside, California

Received
SEP 29 2008
Planning Divisio

BACKGROUND ON PROPERTY MANAGEMENT COMPANY

Located on the master-planned campus of Seagate Corporate Center (SCC), the proposed Dept. of Veterans Affairs Outpatient Clinic is a two-story building of approximately 65,465 USF (appx. 77,180 RSF based upon a 17.8% Load Factor). The proposed Clinic is to be built in time for occupancy by or before August 11, 2010.

The Clinic is to be situated at the northwest corner of the SCC campus, which consists of twelve buildings in total. Access to Rancho Del Oro Road is immediately west from the Clinic. The Clinic has its own dedicated parking spaces totaling 393 spaces, of which 39 are handicap accessible.

Property Management services are to be provided by PMB Real Estate Services (PMB-RES). PMB-RES is a full-service property management company specializing in medical office buildings. PMB-RES is a subsidiary of Pacific Medical Buildings, one of the premier developers of medical office buildings in the seven western states.

PMB-RES manages approximately 3,400,000 RSF of medical office building product for the various ownership entities of Pacific Medical Buildings. This portfolio includes over six hundred practitioner tenants and encompasses relationships with twenty different hospital systems.

BUILDING OPERATIONS BACKGROUND

Hours of Operation: The VA intends to be open for patient care Monday – Friday from 8:00 am – 6:00 pm excluding Federal holidays

Staffing: The VA anticipates a staffing level of 150 medical professionals and support staff including contract employees

Client Load: This new clinic will serve veterans from all branches of the service in North San Diego County. It is anticipated that at peak operations, there may be as many as 200 clients/patients at any given time on site

Types of Services: All services are provided on an outpatient basis only **(no overnight stays)**.

- Primary care including non-anesthesia, minor surgical procedures
- Dental care
- Prosthetics
- Orthopedics, physical therapy and rehabilitation
- Occupational therapy
- Radiology (x-rays, MRI, CT)
- Audiology
- Urology
- Pharmacy (no chemical mixing on site)
- Mental Health
- Support staff and security
- Canteen

Ambulance Service: There will be an ambulance door located at the main entrance to the clinic. It is estimated from experience at the Mission Valley clinic, that there will be no ambulances in emergency mode (lights and sirens) arriving at the facility and an average of no more than one per week leaving the facility.

Emergency Services: This facility is not a trauma center and has no emergency services for the general public.

FACILITIES MANAGEMENT STAFFING

PMB-RES proposes staffing the Clinic with one (1) full-time, on-site *Building Engineer*. Said Engineer will be qualified to deal with most day-to-day facilities issues. The loaded cost of the Building Engineer is included in the annual rent for the building.

The Building Engineer will be responsible for supervising or performing preventive and responsive repair and maintenance needs through-out the building. It is estimated that this position will be able to manage over 75% of the R&M requirements during the first few years of building operation, especially as the building should remain under warranty during the first year of operation. After-hours on-call service will be provided through PMB-RES contact protocol which allows for immediate contact with PMB-RES staff and appropriate response to urgent or emergency matters.

Corporate staffing support will come from:

Real Estate Portfolio Manager – Responsible for oversight of all property management functions as further described in the attached Job Description.

Tenant Services Representative – Responsible for direct contact with building tenants and directing tenant and vendor information to appropriate action parties.

Accounting functions will be handled by *PMB-RES Accounting* and include lease administration (*Lease Administrator*), tenant account management (*Tenant Receivable Specialist*) and accounts payable (*A/P Specialist*) services. All accounting functions are supervised at PMB-RES by the *Assistant Controller*, *Controller* and *VP Finance*.

MAINTENANCE VENDOR SERVICES

Janitorial and *Dayporter* services will be contracted with a qualified local vendor who specializes in medical space cleaning to the level of Joint Commission requirements (as may be applicable). PMB-RES anticipates staffing nightly janitorial cleaning with a minimum of four janitors plus one supervisor. One Dayporter will staff the building during all operating hours. PMB-RES Janitorial Standards are attached for reference but can be modified to meet additional cleaning requirements of the tenant.

In order to save money, grounds maintenance, including *Landscaping, Tree Trimming, Parking Lot Sweeping and Repair services* will be shared with the remainder of the campus and costs allocated to the Clinic on a prorated basis.

Moderate to major repairs and maintenance for plumbing, electrical, HVAC, structural and other facility aspects will be contracted on an as-needed basis with pre-approved vendors. All vendors will be state licensed and insured (including additional coverages for landlord, manager and tenant).

RESPONSE TO ROUTINE & EMERGENCY CALLS

Subject to further discussion with the VA about acceptable response times/service levels, it is anticipated that response time to calls for maintenance will be as follows:

> Routine Calls (defined as non life-threatening and not causing further damage to the facility or personnel): Inspection will occur within 24 hours and routine repairs will occur within 48 hours of the VA's notification of a problem unless otherwise agreed between PMB-RES and VA operations staff.
>
> Emergency Calls (defined as life-threatening and has high potential for causing further damage to the facility or personnel): Inspection and stop-gap repairs beyond what the Building Engineer can handle, will be done within two (2) hours or less of VA's notification of a problem. Complete repairs will be done within 24 hours unless otherwise agreed between PMB-RES, VA operations staff and the building owner.

Our first line of response will be through the Building Engineer and/or Day Porter. If they are unable to solve/repair the problem themselves, they will contact the appropriate people in a pre-determined hierarchy.

Contact phone numbers along with pagers, cell phones and answering service contacts (including PMB-RES management contacts in case of emergency) in a hierarchy will be delivered to the VA operations staff two weeks prior to occupancy that will provide coverage 24 hours a day, seven days a week including holidays.

PMB-RES and the building owners are open to modifications to these protocols and response times as required by VA operations staff.

INTERIOR AND EXTERIOR MAINTENANCE OF BUILDING AND GROUNDS

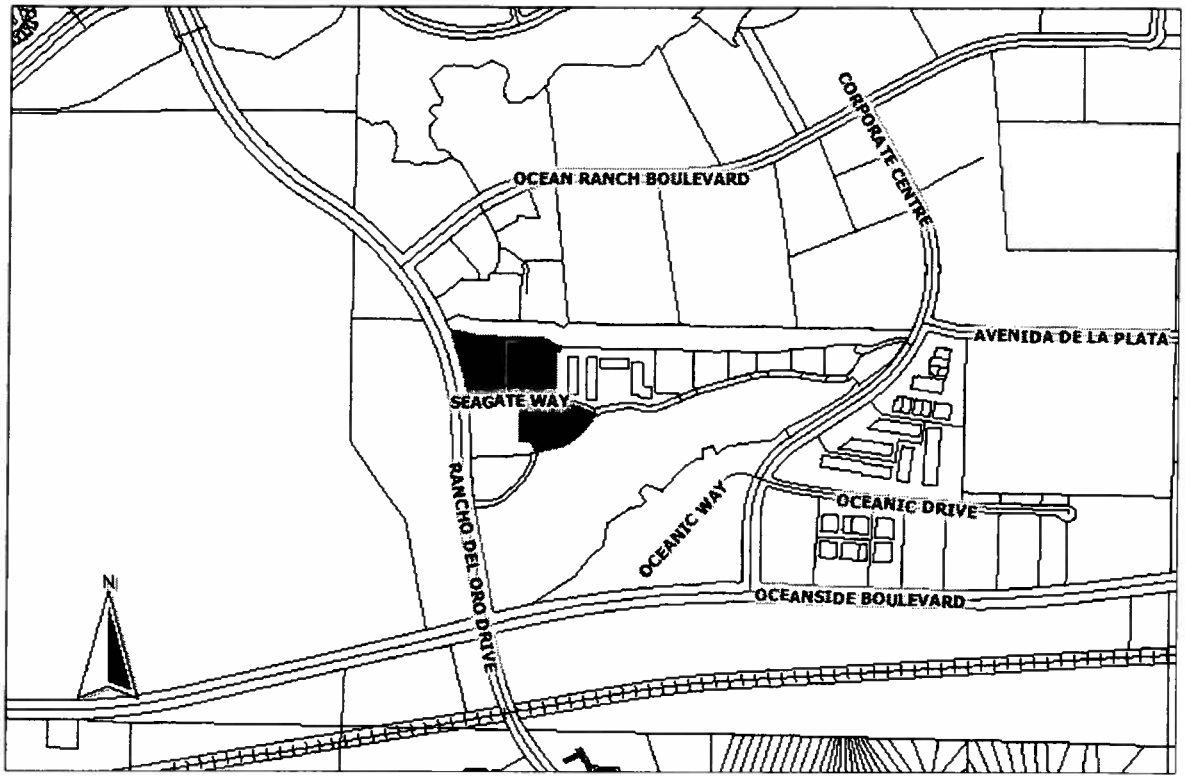
Unless otherwise agreed to by the VA and its operations staff, all interior and exterior maintenance of the building(s) and grounds will be completed according to the specifications and frequencies outlined in Section 8 of the SFO.

QUALITY CONTROL PLAN

PMB-RES prides itself on making sure that its property owners and tenants are extremely satisfied with the quality of execution for the maintenance and operation of the building and grounds. In order to insure this satisfaction, it is critical to receive feedback on a scheduled periodic basis. We plan to do so as follows:

- Walkthrough with Owner: We will walk through the building with the building owner or an owner's representative semi-annually during Year 1 and annually thereafter. Points for review will be a menu of services as listed in the SFO, but distilled to a two-page, bullet-point list. In addition, we will review overall site issues and any up-coming scheduled minor and major repairs and inspections required by state/local agencies.
- Walkthrough with VA: **First week**: walk through with VA operations staff and supervisor from janitorial company and PMB-RES to insure janitorial and exterior work is performed to satisfactory levels. **After the first week**: we will have a scheduled walk-through with the same parties but now including landscape/exterior maintenance on a monthly basis unless greater frequency is required/desired by any party. Minutes of the walkthrough will be produced by PMB-RES on a timely basis and shall be filed for future reference. **Annual**: we will also have an annual review with all maintenance service providers and VA on site on or around the anniversary of the lease commencement date to document consistency of performance levels over the previous year and set goals for improvement, if needed, for the coming year.

Also, there will be Feedback sheets printed up and made available to the VA administrative office that can be filled out and faxed to PMB-RES to as a way to give formal written feedback (both bad and good) in between meetings and will be reviewed at the next regularly-scheduled meeting.



Project: **D-9-08, C-19-08**

Applicant: **Rockefeller Group Development Corporation**

Description:

DEVELOPMENT PLAN (D-9-08) and CONDITIONAL USE PERMIT (C-19-08) to allow for the construction of an 83,400-square foot medical office building with associated parking on lots 1, 2 and 12 of the Seagate Corporate Center. The project site is zoned PD-1 (Rancho Del Oro Planned Development) and is situated within the Ivey Ranch/Rancho Del Oro Neighborhood. – **V.A. CLINIC**

Environmental Determination:

A Mitigated Negative Declaration (MND) was prepared for the Seagate Corporate Center Tentative Map and Development Plan. The proposed project to construct one medical office building with associated parking on Parcels 1, 2 and 12 is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

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

-JAMY-

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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STAFF USE ONLY	
ACCEPTED 3/31/08	BY SNI

Please Print or Type All Information

HEARING		
	GPA	
	MASTER/SP.PLAN	
	ZONE CH.	
	TENT. MAP	
	PAR. MAP	
	DEV. PL.	D-9-08
X	C.U.P.	C-19-08
	VARIANCE	
	COASTAL	
	O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: Rockefeller Group Dev. Corp.
2. STATUS: developer/owner
3. ADDRESS: 4 Park Plaza #540, IRVINE, CA 92614-8560
4. PHONE/FAX/E-mail: 949-418-1801
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): John Buckel
6. ADDRESS: Capital Partners, 2890 Kilgore Road #115, Rancho Cordova, CA 95670
7. PHONE/FAX/E-mail: jbuckel@capitaldevg.com, 916-851-9800

PART II – PROPERTY DESCRIPTION

8. LOCATION: Seagate Corporate Center Lots 1, 2 + 12
9. SIZE: 8.47± Ac.
10. GENERAL PLAN: IND.
11. ZONING: IL
12. LAND USE: Office/industrial
13. ASSESSOR'S PARCEL NUMBER: Parcel 1-162-600-01-00, Parcel 2-162-600-02-00, Parcel 12-162-600-12-00

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: An approximately 83,711 ± sf. two-story concrete tilt-up building on 8.47 ± acres in the Seagate Corporate Center intended for use as an outpatient medical clinic by the U.S. VA.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
Same	Same	Same	N/A	N/A

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
83,711 ±	393	19.5	FAR 23 ± %

PART IV – ATTACHMENTS REV-8/4/08

✓ 24. DESCRIPTION/JUSTIFICATION	✓ 25. LEGAL DESCRIPTION	✓ 26. TITLE REPORT
✓ 27. NOTIFICATION MAP & LABELS	✓ 28. ENVIRONMENTAL INFO FORM	✓ 29. PLOT PLANS
✓ 30. FLOOR PLANS AND ELEVATIONS	✓ 31. CERTIFICATION OF POSTING	✓ 32. OTHER (See attachment for required reports) geotech update

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Rockefeller Group Development Corporation
34. DATE: 3/18/08

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: X [signature]

35. OWNER (Print): ROCK-SCA, LLC
36. DATE: 3/18/08

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

Sign: X [signature]

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9/25/08
Project Description
VA Clinic – Seagate Corporate Center

The VA Clinic is being proposed by the U.S. Department of Veterans Affairs as part of their response to better service veterans in North San Diego County. This facility is an outpatient clinic, and as such, will not house overnight patients. The proposed facility of approximately 84,000 square feet is a two-story concrete tilt-up structure located on lots 1 and 2 of the Seagate Corporate Center. Parking for the facility will be located on Lot 12. The project will require a Development Plan Review (DPR), Conditional Use Permit (CUP) and a lot line adjustment.

This project is allowed by a conditional use permit and generally conforms to the proposed land use and zoning regulations. It will benefit the City of Oceanside because it will provide service to many of the Veterans in the City and will provide employment for the Community.

A shuttle service may be provided by the North County Transit District. The VA will work with NCTD to determine a route and pick-up/drop-off locations. There is a passenger pick-up and drop-off zone near the front entry of the building.

The Department of Veterans Affairs is reviewing the project's requirements for emergency power to determine the size of generator needed. The generator and cooling equipment will be surrounded by tall, solid concrete walls which should minimize what noise might be emitted towards neighboring sites.

The project is architecturally compatible in scale, materials, and colors with the existing buildings of Seagate Corporate Center. Similar to the existing buildings, the VA Clinic will have tall glass features with metal canopies along with horizontal and vertical offsets in the solid walls to give interest to the building facade. The accessory structures enclosing the generator, the cooling tower, and the trash bins are designed to match the colors, materials, and detail of the building.

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LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

PARCEL A:

PARCELS 1, 2 AND 12 OF PARCEL MAP NO. 20077, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 14, 2006 AS INSTRUMENT NO. 2006-0577840 OF OFFICIAL RECORDS.

RESERVING THEREFROM IN FAVOR OF THE GRANTOR AN EASEMENT AND RIGHT OF WAY FOR RECIPROCAL ACCESS AND PUBLIC UTILITIES AND APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS THOSE PORTIONS OF PARCELS 1, 2 AND 12 PARCEL MAP 20077, DESIGNATED AND DELINEATED AS "PROPOSED RECIPROCAL ACCESS EASEMENT" AND "PROPOSED PRIVATE UTILITY EASEMENT".

PARCEL B:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PORTION OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY TERMINUS OF THE EASTERLY LINE OF PARCEL 2, SHOWN AS NORTH 00 DEGREE 59'59" EAST 2000.05 FEET ON MAP NO. 14168 RECORDED MARCH 15, 2001 AS INSTRUMENT NO. 01-0150424 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 00 DEGREES 59'59" WEST 1999.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE CONTINUING SOUTHERLY ALONG SAID MAP NO. 14168 SOUTH 00 DEGREE 51'59" WEST 1309.84 FEET TO THE EASTERLY TERMINUS OF THAT LINE SHOWN AS NORTH 88 DEGREES 58'00" WEST 5198.85 FEET ON SAID MAP NO. 14168; THENCE WESTERLY ALONG SAID LINE NORTH 88 DEGREES 58'25" WEST 1733.48 FEET TO THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF THAT CERTAIN COURSE SHOWN ON NORTH 38 DEGREES 55'00" EAST 378.00 FEET IN GRANT DEED RECORDED FEBRUARY 23, 2001 AS INSTRUMENT NO. 01-0103813 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY PROLONGATION AND SAID CERTAIN COURSE SHOWN AS NORTH 38 DEGREES 55'00" EAST 378.00 FEET IN SAID GRANT DEED, SOUTH 38 DEGREES 54'41" WEST 102.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID GRANT DEED SOUTH 38 DEGREES 54'41" WEST 301.75 FEET; THENCE LEAVING SAID GRANT DEED NORTH 54 DEGREES 48'18" EAST 305.05 FEET TO THE WESTERLY SIDELINE OF CORPORATE CENTER AS SHOWN ON SAID MAP NO. 14168, BEING A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 958.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 56 DEGREES 38'20" EAST; THENCE NORTHERLY ALONG SAID WESTERLY SIDELINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 4 DEGREES 56'27" AN ARC LENGTH OF 82.61 FEET; THENCE LEAVING SAID WESTERLY SIDELINE SOUTH 88 DEGREES 21'41" WEST 102.84 FEET TO TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN PARCEL A ABOVE.

PARCEL C:

AN EASEMENT AND RIGHT OF WAY FOR RECIPROCAL ACCESS AND PUBLIC UTILITIES AND APPURTENANCES THERETO, OVER, UNDER, ALONG AND ACROSS THAT PORTION OF PARCEL MAP 20077, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER AUGUST 14, 2006 AS INSTRUMENT NO. 2006-0577840 OF OFFICIAL RECORDS, DESIGNATED AND DELINEATED AS "PROPOSED RECIPROCAL ACCESS EASEMENT" AND "PROPOSED PRIVATE UTILITY EASEMENT".

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCELS A AND B.

APN: 162-600-01-00 (Parcel 1), 162-600-02-00 (Parce 2) and 162-600-12-00 (Parcel 12)