



DATE: September 22, 2008

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE PARCEL MAP (P-3-08), DEVELOPMENT PLAN (D-4-08), AND CONDITIONAL USE PERMIT (C-8-08) TO RECONFIGURE EXISTING LOT LINES OF THREE LEGALLY CREATED PARCELS TOTALLING 7.88-ACRES AND DEVELOPMENT OF 10 SINGLE STORY AND 1 TWO STORY MEDICAL OFFICE BUILDINGS TOTALLING 80,284 SQUARE FEET IN SIZE AND FURTHER SUBDIVIDED INTO 45 AIRSPACE CONDOMINIUM UNITS. THE PROJECT SITE IS ZONED PD-1 RANCHO DEL ORO SPECIFIC PLAN (LIMITED INDUSTRIAL), AND IS LOCATED ON THE SOUTHWEST CORNER OF OLD GROVE ROAD AND TRESTLES STREET WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – PACIFIC COAST MEDICAL CENTER – APPLICANT: LW PROPERTIES, LLC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Approve Tentative Parcel Map (P-3-08), Development Plan (D-4-08), and Conditional Use Permit (C-8-08) by Adopting Planning Commission Resolution No. 2008-P58 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The site is located at the southwest corner of Old Grove Road and Trestles Street, within the Pacific Coast Business Park Industrial Master Development Plan area. The original 124.31-acre Pacific Coast Business Park Industrial Master Development Plan area subdivision map was processed as part of Tentative Parcel Map (P-8-04) and Development Plan (D-17-04). The City approved the Pacific Coast Business Park project with PC Resolution No. 2005-P45 and certified the Environmental Impact Report for the project with PC Resolution No. 2005-P-46, allowing for phasing of individual lot development. Lots 27, 28 and 29 are part of the approved Tentative Parcel Map P-8-04.

The original Tentative Parcel Map and Development Plan established the original pad area and determined the criteria for each future phase and/or lot proposed for development, which is regulated by the Pacific Coast Business Park Industrial Master Development Plan and the Oceanside Zoning Ordinance for Limited Industrial (IL). The Zoning Ordinance and/or the General Plan regulations would apply where the adopted Master Development Plan is silent. As designed, this project either meets or exceeds the established development regulations.

Site Review: The project involves development of three vacant parcels that were part of the original 30 lots created within the 124.31-acre Pacific Coast Business Park Industrial Master Development Plan area, and combined total 7.88 acres. The site is zoned PD-1 and is regulated by the PCBP Industrial Master Development Plan which establishes development and land use standards similar to the IL (Limited Industrial) zoning designation of the Oceanside Zoning Ordinance. The General Plan designation is S-1-84 (Rancho Del Oro Specific Plan) on the Land Use Map. Surrounding land uses include: an undeveloped multi-family residential parcel to the north, undeveloped portions of the Pacific Coast Business Park (PCBP) Master Industrial Plan area to the east, developed portions consisting of PCBP Parks A, B and C to the south and west, and single-family residential tracts to the east across College Blvd.

Under the current proposal, all three lots would be developed as one project and would provide for a combined total building square footage area of 80,284 square feet, with 407 total parking spaces. Lots 27, 28 and 29 were graded as part of the larger mass grading operation for the entire Pacific Coast Business Park Industrial Master Development Plan area and will require only remedial grading to balance the site. The development pad is relatively flat and proposes a conceptual finish grade to be approximately 10 feet below the finish grade of Old Grove Road, and elevated a few feet above Rocky Point Drive.

Project Description: The project application is comprised of three components; Tentative Parcel Map (P-3-08), Development Plan (D-4-08) and Conditional Use Permit (C-8-08) as follows:

Tentative Parcel Map (P-3-08) represents a request for the following:

- (a) To reconfigure the original lot lines of Lots 27, 28 and 29 of the original PCBP Industrial Master Development Plan area in a manner that does not increase the total area of the parcels beyond the original area of 7.88 acres, and that would allow for a better defined Medical Office Complex. As part of the overall parcel map request, the applicant would further subdivide the proposed medical office buildings into a maximum of 45 airspace condominium units as follows:

Parcel	Parcel Gross s.f.	Building No.'s	Building Gross s.f.	Maximum Unit Calculations
Parcel 1	162,252 s.f.	1A, 2A, 3E, 4D, 5D, 6D	32,530 s.f.	9 Condo Units
Parcel 2	117,754 s.f.	8E, 9D, 10E, 11B	20,436 s.f.	11 Condo Units
Parcel 3	63,464 s.f.	7C	27,318 s.f.	16 Condo Units

Reconfiguration of lot lines for Parcels 27, 28 and 29 of the subject site would be conducted pursuant to Article VI of the Oceanside Subdivision Ordinance; and as required, each of the newly configured lots would meet the minimum lot size of 20,000 square feet based on the underlying (IL) Limited Industrial zone requirements. Access to the proposed parcels would occur directly off of Rocky Point Drive, an internal public roadway segment contained within the larger Pacific Coast Business Park Industrial Master Development Plan area.

Development Plan (D-4-08) represents a request for the following:

- (a) To construct 10 single-story and one two-story medical office buildings with a combined square footage of 80,284 square feet, and to be located on approximately 23.3 percent of the gross site area for all three legally created parcels. Architectural design is proposed to be contemporary in style with stone and tile accents, and would be constructed using tilt-up concrete panels finished in earth tone colors and storefront type glazing along all elevations of the medical office units. The medical office complex would provide a total of five different building designs and would incorporate one of three defined exterior elevation treatments. In order to enhance the fenestration and form of the buildings, the incorporation of stone and tile columns along with stone accents and projected metal canopies are proposed in the vicinity of the entry areas. The added variations in building elements, along with the visual relief provided in the materials palette supports a superior product and highly integrated design being established for the medical office center. Overall design of the buildings establishes a maximum height of 23'-0" for the single-story buildings, and 37'-0" for the two-story building. Site layout and orientation of the 11 buildings around the perimeter of the three parcels will provide for a subtle transition into the overall industrial park master plan area, while providing the required parking internal to the site and in a manner that establishes a professional medical office park site that respects the public's views as seen from the adjacent public streets and from the adjacent properties.

Traffic impacts have been considered as part of the larger Pacific Coast Business Park Industrial Master Development Plan area traffic and parking allocation models. As designed, and based upon the number of average daily trips being assigned to the medical office center by the Pacific Coast Business Park property owners AMB, the City's

Transportation and Engineering Department has determined that this project can be accommodated with the understanding that other surrounding undeveloped parcels within the larger Pacific Coast Business Park will be limited in the overall intensity of development.

Building and lot coverage for each individual lot is lower than the maximum allowable 75 percent lot coverage. Each reconfigured lot and each building sited on the respective lots provide for a range of between 20 and 43 percent lot coverage for each of the three reconfigured lots. Parking for the medical office complex has been provided internal to the site boundaries, and proposes an excess of six parking spaces for a total of 407 off-street parking spaces to accommodate the higher medical office ADT rate. This project will also provide a total of 12 loading spaces to meet the required loading space regulations established within Section 3103 of the OZO.

Site landscaping has been evaluated and determined to meet the required landscape criteria established within the Pacific Coast Business Park Industrial Master Development Plan. In particular, this project meets the landscape palette and exceeds the minimum required 15 percent landscape coverage requirement for each individual lot and when considered as a whole. In all, 33.4 percent of the total area of all three lots will be devoted to an enhanced landscape palette. Special attention was given to assure the continuation of landscape themes between lots within the larger Pacific Coast Business Park Industrial Master Development Plan area. Integrated throughout the medical office complex and the landscaped environment would be a total of five outdoor employee areas, each designed with tables, trash receptacles, and adequate landscaping necessary to buffer the areas from the internal circulation and parking areas.

Signage is not proposed as part of the project. All signage associated to individual development would meet the stringent criteria established within the Pacific Coast Business Park Industrial Master Development Plan and would need to be approved by the PCBP Review Board prior to submittal to the City.

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

1. Zoning Ordinance
2. General Plan Land Use Element
3. Pacific Coast Business Park Industrial Master Development Plan
4. California Environmental Quality Act (CEQA)
5. The Subdivision Ordinance

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is S-1-84 (Rancho Del Oro Specific Plan) on the Land Use Map. 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

Goal 1.2: Site Design

Objective: To provide high-quality site design, all proposed land development projects shall take advantage of natural or manmade environments to maximize energy conservation, natural air circulation, public safety, visual aesthetics, private and common open spaces, privacy, and land use compatibility.

Policy: C. New development or land uses shall provide coordinated site design wherever possible with existing or proposed adjacent land uses to provide complimentary site design, unified circulation access, and joint use of ancillary facilities.

The site is physically suitable for the type of uses proposed, in that the entire Pacific Coast Business Park Industrial Master Development Plan area was originally designed to accommodate small to medium light industrial type tenants, and the proposal to develop Lots 27, 28 and 29 with small medical office type units is consistent with the overall Master Plan envisioned for the area. Each building is currently designed for multiple tenant occupancy with tilt-up concrete shell construction.

In all, the project will make available medical office type facilities that will be available to small to medium size medical professionals and/or ancillary services supporting larger medical companies. Each building provides between 4,926 square feet and 5,532 square feet of building floor area for the single-story medical offices and 27,318 square feet of area for the two-story medical office. No interior improvements are proposed as part of this initial project review, and future tenant improvements will be processed as appropriate.

The concrete tilt-up structures have been designed and sited in a manner that provides for a medical office park type development consistent with the business park developments found throughout the RDO community, and that establishes setbacks from public right-of-ways to the maximum extent feasible. In order to provide for a subdued transition from the natural environment, the applicant is proposing to finish the structure in two neutral toned color palettes and integrate an enhanced landscaped buffer area along all slopes and between the industrial developments located on Lot 30.

2. Zoning Compliance

This project is located within the Pacific Coast Business Park 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 Section 4 PCBP Industrial Master Development Plan	PROPOSED
LOT SIZE	20,000 sq ft	63,464 – 162,252 sq ft
LOT COVERAGE	75% (max)	20 –43 %
SETBACKS Front Corner Side Rear	15-feet (Old Grove & Ave. Del Oro) 10-feet (Other Streets)	35 feet 16 feet
PARKING	Total required: <u>401 spaces</u>	Total provided: <u>407 spaces</u>
BUILDING HEIGHT	80-feet (max)	23-feet 1-story 37-feet 2-story

The proposed project meets all applicable requirements of the Pacific Coast Business Park Industrial Master Development Plan as denoted above, and will exceed the required number of parking spaces required for the 11 proposed medical office buildings to be located south east of Old Grove Road and Trestles Street. No variances or modifications to the Master Development Plan are required as part of the proposed project.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 PCBP Master Development Plan	Medical Office Park
North of Subject Property	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 RDO	Undeveloped Multi-Family Residential
East of Subject	S-1-84 (Rancho Del	PD-1 PCBP Master	Undeveloped Light

Property:	Oro Specific Plan)	Development Plan	Industrial
South of Subject Property:	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 PCBP Master Development Plan	Undeveloped Light Industrial
West of Subject Property:	S-1-84 (Rancho Del Oro Specific Plan)	PD-1 PCBP Master Development Plan	Developed Light Industrial

The proposed Medical Office Park Development has been determined to be acceptable with the surrounding undeveloped area and Master Plan vision for the area; as well as, with their respective General Plan and Zoning Ordinance designations. Staff has concluded that the design of Pacific Coast Medical Office and the type of improvements proposed will not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site.

DISCUSSION

Issue: Project Compatibility with the Existing Developed and Undeveloped Areas: The proposed medical office park development would be consistent with, and compatible to, the Light industrial type developments in the surrounding area and would provide for medical office type uses which are important to the City’s future economic base and diversity of job opportunities close to residential developments. Access is available to the site, and site design has incorporated adjacent environmental sensitivities as part of each lot and the larger project layout.

Recommendation: Staff finds that the overall design of the project is consistent 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

An Environmental Impact Report (EIR) was prepared and certified for the Pacific Coast Business Park Initial Tentative Parcel Map (P-8-04) and Development Plan (D-17-04) that created the Pacific Coast Business Park Master Development Plan. The proposed project to further reconfigure the lot lines on Parcels 27, 28 and 29 and construct 11 medical office buildings with 45 airspace condominium units is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

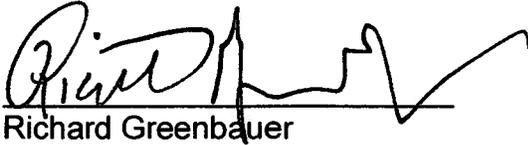
SUMMARY

In summary, staff believes that the proposed Tentative Parcel Map, Development Plan and Conditional Use Permit are consistent with the requirements of the Pacific Coast Business Park Industrial Master Development Plan, Zoning Ordinance, and the Land Use

Policies outlined in the General Plan. The project meets or exceeds all development standards, and has been determined to be compatible with the surrounding environments pattern of development and the architectural styles appropriate for projects within the Rancho Del Oro Industrial area. As such, staff recommends that the Planning Commission approve the project. The Commission's action should be:

- Move to approve Tentative Parcel Map (P-3-08), Development Plan (D-4-08), and Conditional Use Permit (C-8-08) by adopting Planning Commission Resolution No. 2008-P58 as attached.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:

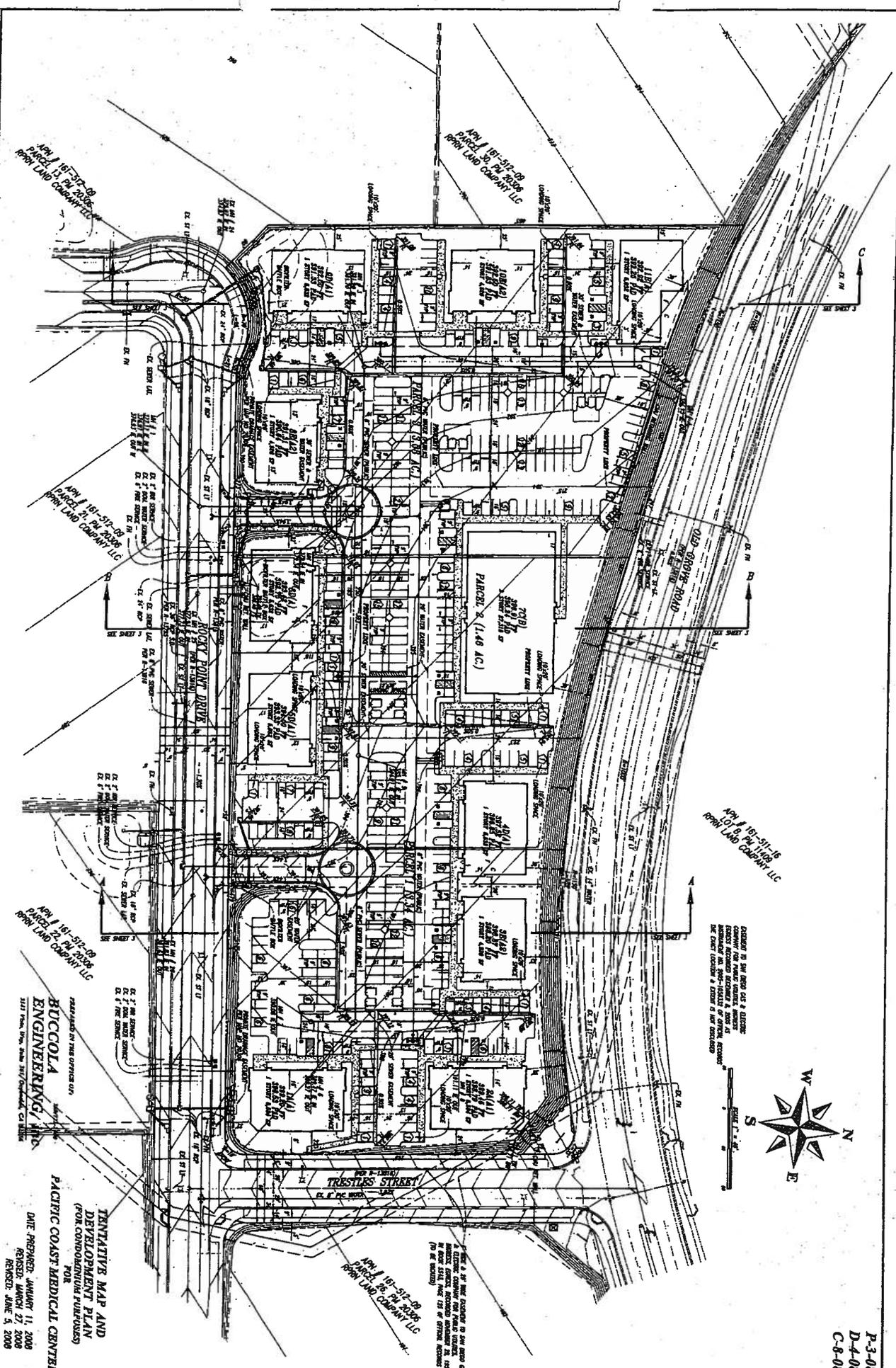


Jerry Hittleman
City Planner

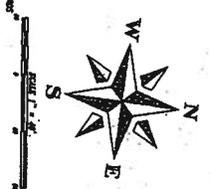
JH/RG/fil

Attachments:

1. Tentative Parcel Map, Development Plans, and Landscape Plans
2. Planning Commission Resolution No. 2008-P58
3. Planning Commission Resolution No. 2005-P45
4. Planning Commission Resolution No. 2005-P46



CONSIDER TO THE ABOVE SITE & DISTRICT COMPANY FOR THE PURPOSES OF THE CITY OF SAN FRANCISCO. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE OF THE CITY OF SAN FRANCISCO.

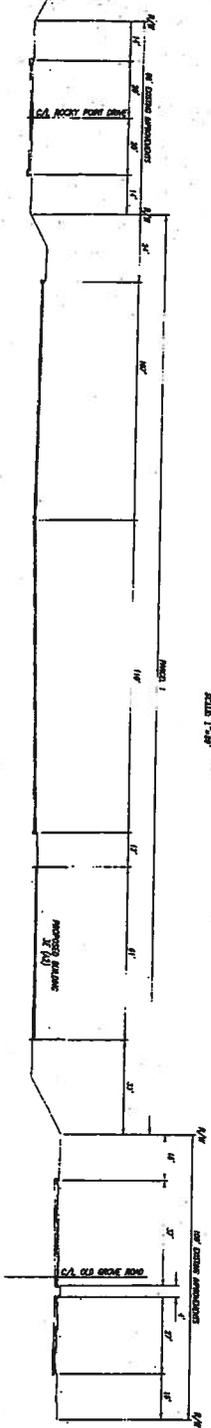
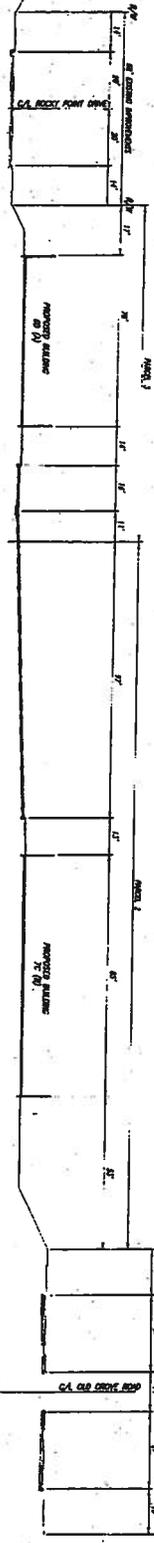
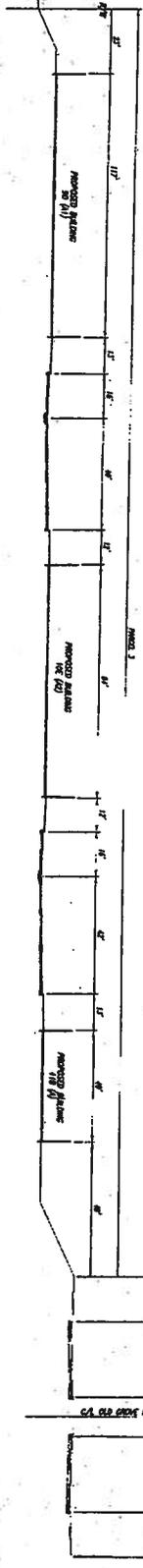
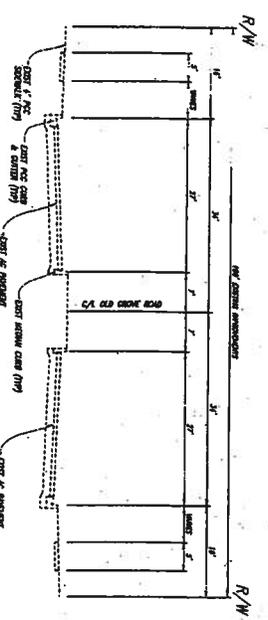
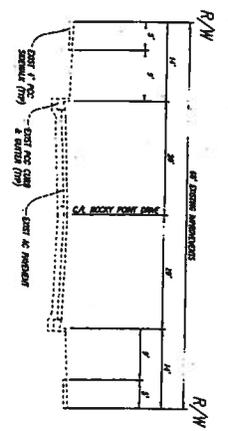
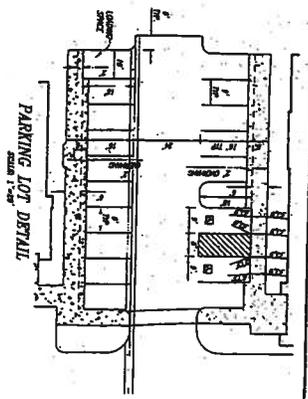


MAY 15-51-52-53
PARCELS OF
PACIFIC LAND COMPANY, LLC

PREPARED IN THE OFFICE OF
**BUCCOLA
ENGINEERING, INC.**
2111 Vallejo Street, Suite 317, Emeryville, CA 94608

PACIFIC COAST MEDICAL CENTER
TENTATIVE MAP AND
DEVELOPMENT PLAN
(FOR CONDOMINIUM PURCHASES)
FOR
DATE PREPARED: JANUARY 11, 2009
REVISED: MARCH 27, 2009
REVISED: JUNE 3, 2009
SHEET 2 OF 3 SHEETS

P-3-08
D-4-08
C-8-08

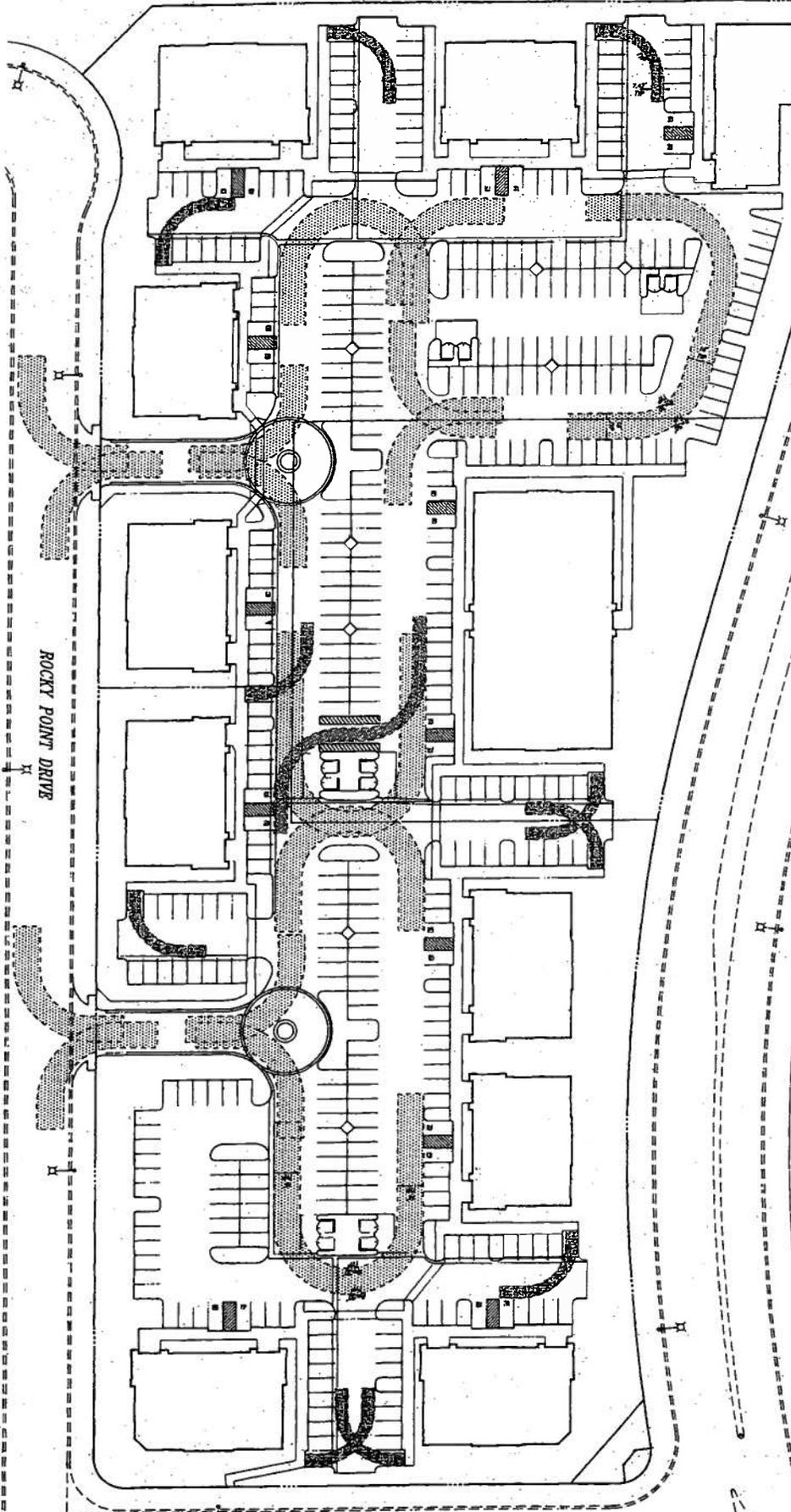


PREPARED IN THE OFFICE OF
BUCCOLA
ENGINEERING, Inc
 1101 Third Flg. Ste. 310, Costa Mesa, CA 92626

TENTATIVE MAP AND DEVELOPMENT PLAN
 (FOR CONDOMINIUM PURCHASES)
 FOR
PACIFIC COAST MEDICAL CENTER
 DATE PREPARED: JANUARY 11, 2008
 REVISION: MARCH 24, 2008
 REVISION: JUNE 5, 2008
 SHEET 3 OF 3 SHEETS

P-3-08
 D-4-08
 C-8-08

TURNING RADIUS EXHIBIT
 FOR
PACIFIC COAST MEDICAL CENTER



TURNING TEMPLATE LEGEND

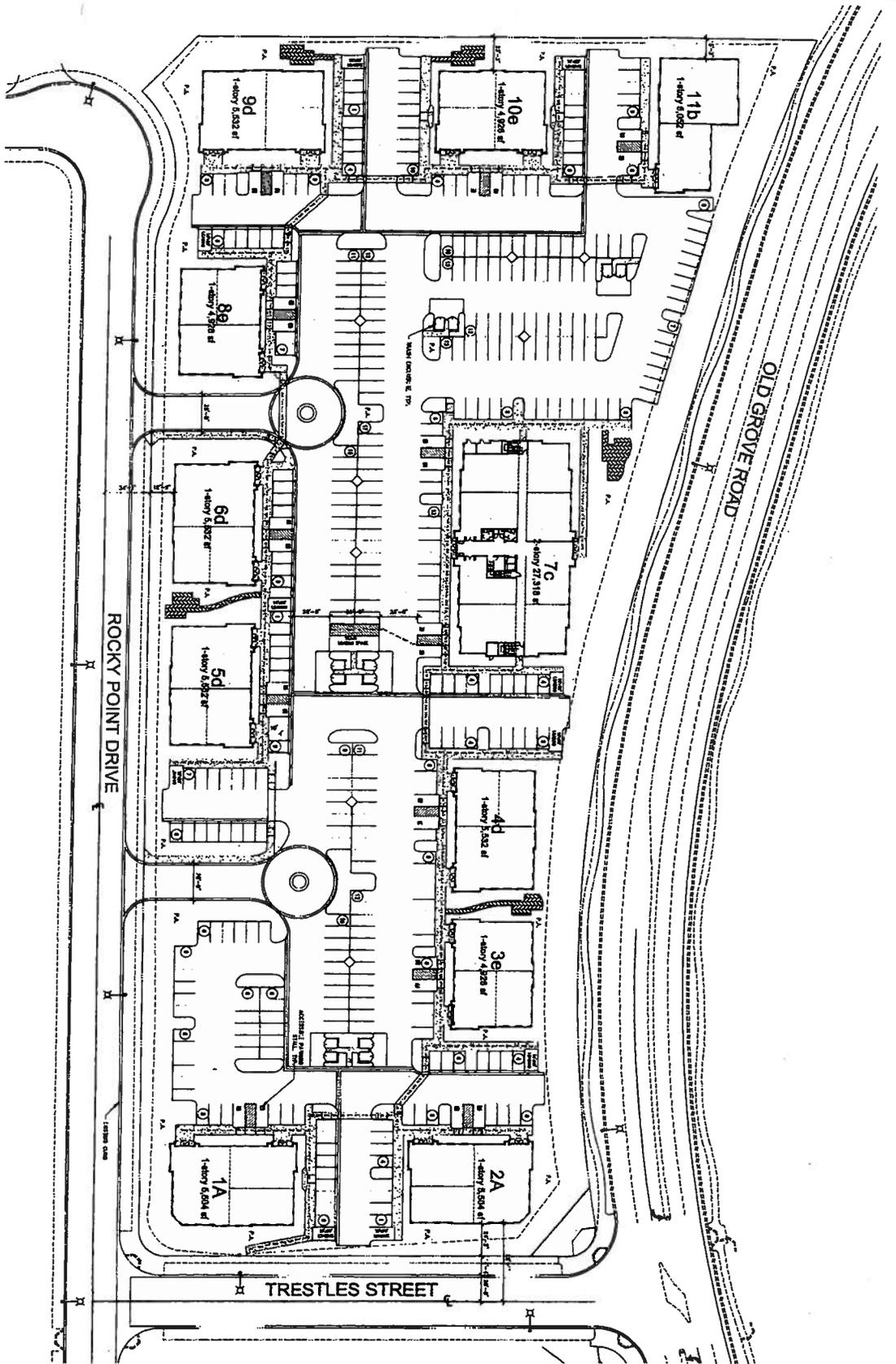
- RIGHT TURN
- LEFT TURN
- U-TURN
- FINE TURN

TYPICAL EXIT TURNING TEMPLATE

- SMALL COMMERCIAL EXIT TURN
- EXIT TURN



PREPARED BY THE OFFICE OF
BUCCOLA
ENGINEERING, Inc
 1441 Third Street, Suite 200, San Francisco, CA 94103
 (415) 774-1200



CONCEPTUAL SITE PLAN

SITE PLAN ①

NOTE:
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF
ENTITLEMENT REQUIREMENTS AND ON INFORMATION AND POSSIBLY INCOMPLETE
SITE INFORMATION. THIS IS INTENDED MERELY TO ASSIST
IN THE DEVELOPMENT OF THE SITE DESIGN DEVELOPMENT.

Scale: 1"=30'-0" SDD07-0017-00 NORTH



PROJECT DATA:

SITE AREA: 7.88 AC (343,166.43 SF)
GROSS: 7.28 AC (317,028.97 SF)
NET: (6.52 AC) SUPPL. DETERMINED

BUILDING AREA: 80,284 SF

F.A.R.: .26 (NET)

PARKING REQUIRED: 402 STALLS (6/1000)

1200' LOADING 1 0

PARKING PROVIDED: 400 STALLS (6/1000)

1200' LOADING 1 10

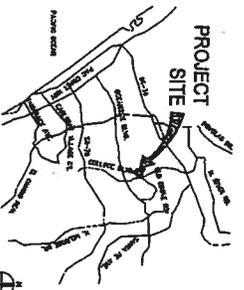
SITE LEGEND:

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL
- TRANSFORMER WITH BOLLARDS
- PLANTING AREA

SHEET INDEX

A.D.	ARCHITECTURAL	SHE. PLAN
A41	"X" CONCEPTUAL FLOOR PLANS	
A42	"X" CONCEPTUAL DOOR PLANS	
A43	"X" CONCEPTUAL ELEVATIONS	
A44	"X" CONCEPTUAL FLOOR PLANS	
A45	"X" CONCEPTUAL DOOR PLANS	
A46	"X" CONCEPTUAL ELEVATIONS	
A47	"X" CONCEPTUAL FLOOR PLANS	
A48	"X" CONCEPTUAL DOOR PLANS	
A49	"X" CONCEPTUAL ELEVATIONS	
A50	"X" CONCEPTUAL FLOOR PLANS	
A51	"X" CONCEPTUAL DOOR PLANS	
A52	"X" CONCEPTUAL ELEVATIONS	
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A54	"X" CONCEPTUAL DOOR PLANS	
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A56	"X" CONCEPTUAL FLOOR PLANS	
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A61	"X" CONCEPTUAL ELEVATIONS	

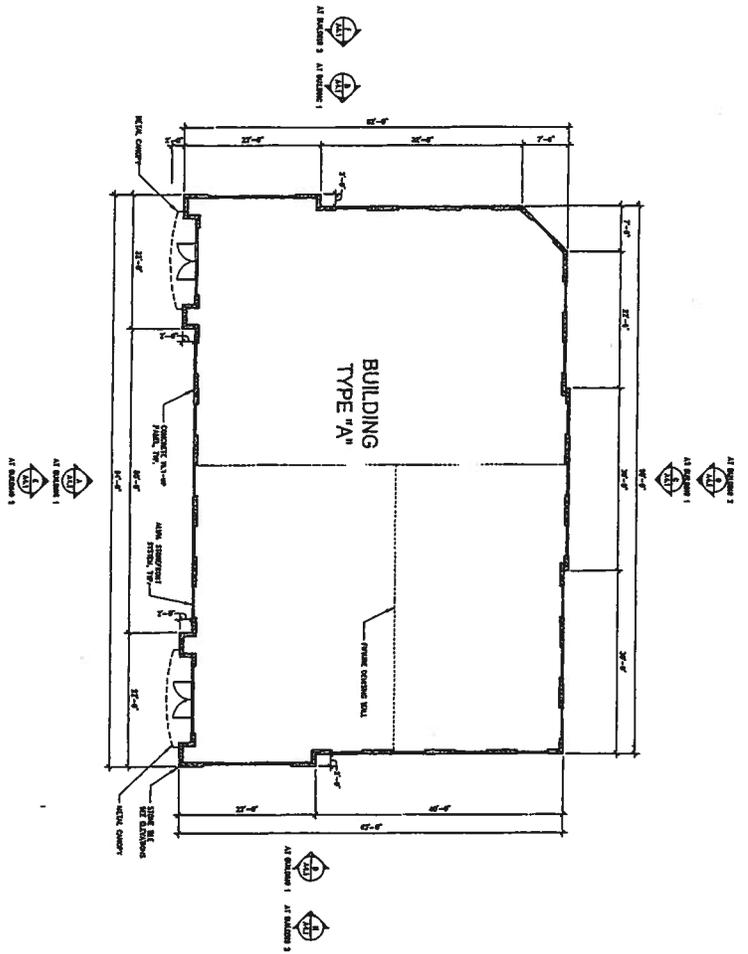
VICINITY MAP



PROJECT SITE

Rocky Point Drive, Trestles Street, Old Grove Road

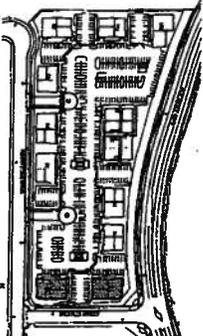
CONCEPTUAL FLOOR PLAN
BUILDING TYPE "A"



BUILDING TYPE "A" - FLOOR PLAN
1/8" = 1'-0"

WALL LEGEND
 CONCRETE WALL
 FRAMED EXPOS. WALL

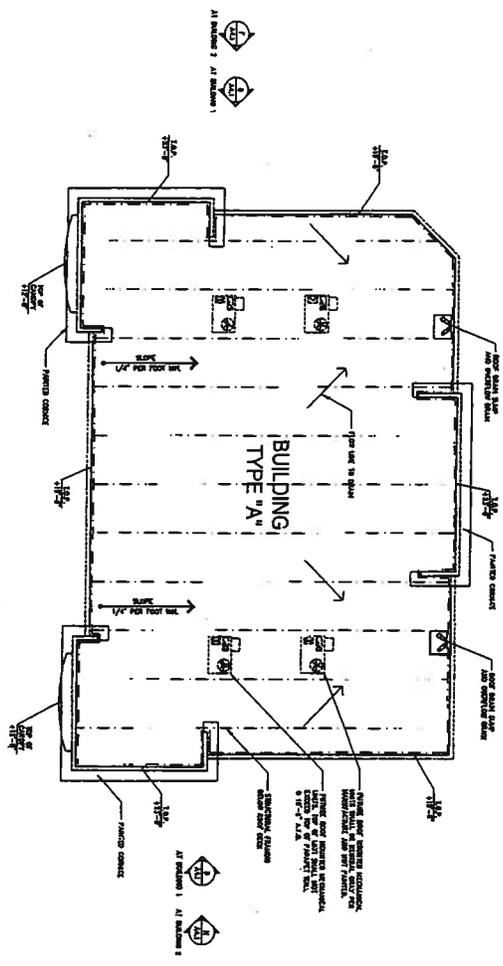
KEY PLAN



NOTE:
 THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF
 GENTLEST REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE
 INFORMATION AND IS INTENDED MERELY TO ASSIST
 IN THE DEVELOPMENT OF THE FINAL DESIGN DOCUMENTS.

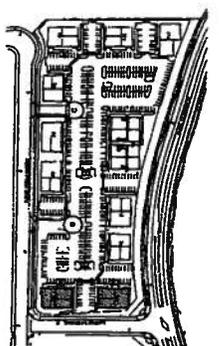
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AT RISE 8
AT RISE 1
AT RISE 1



ROOF NOTES
 1. ROOF STRUCTURE DETAIL SHALL BE AS SHOWN ON SHEET R-01.
 2. FLOOR FINISH SHALL BE AS SHOWN ON SHEET R-01.
 3. CONCRETE SHALL BE AS SHOWN ON SHEET R-01.
 4. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
 5. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE AS SHOWN ON SHEET R-01.

BUILDING TYPE 'A' - ROOF PLAN



KEY PLAN

NOTE:
 THIS CONCEPTUAL ROOF PLAN IS BASED UPON A PRELIMINARY DESIGN OF
 DRIFT ALIGNMENT RECONSTRUCTION AND ON-LANDSCAPE AND POSSIBLY SOME SITE
 INFORMATION. THIS PLAN IS INTENDED TO ASSIST IN DEVELOPING THE SITE LAYOUT AND DEVELOPMENT.

scale: 1/8"=1'-0" SDD07-0017-00

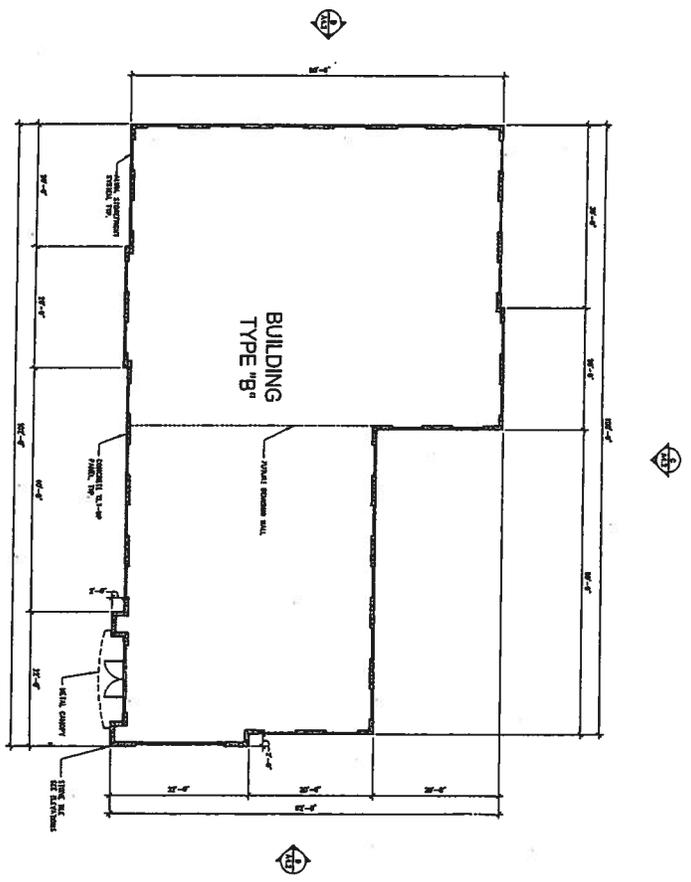
CONCEPTUAL ROOF PLAN
 BUILDING TYPE 'A'



CONCEPTUAL FLOOR PLAN
BUILDING TYPE "B"

SECTION 2

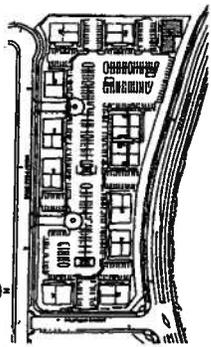
BUILDING TYPE "B" - FLOOR PLAN ②



WALL LEGEND

- OFFICE WALL
- OFFICE PARTITION WALL
- OFFICE PARTITION WALL

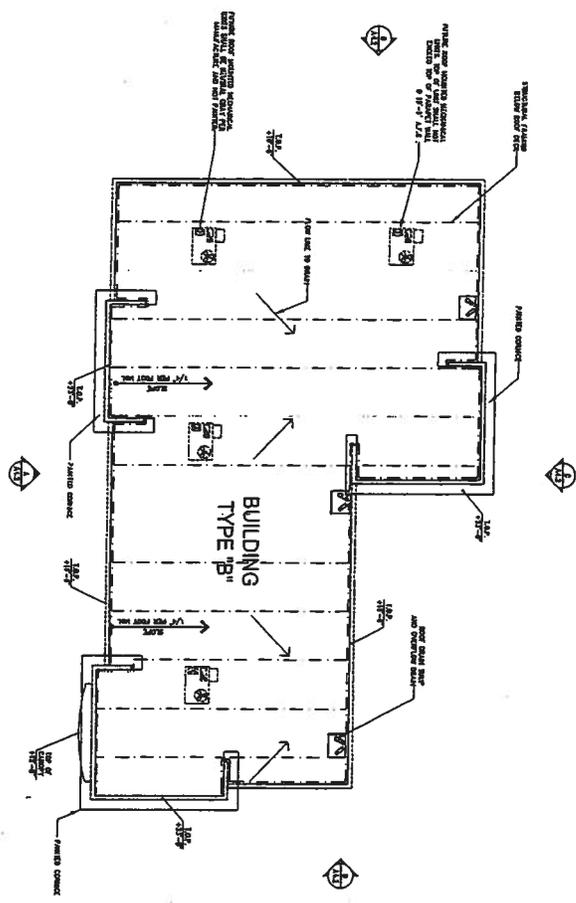
KEY PLAN



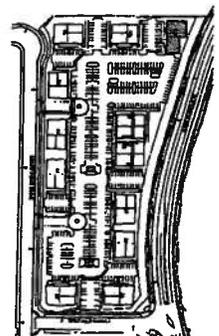
NOTE:
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF
BRIEFING DOCUMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE
INFORMATION, AND IS INTENDED ONLY TO ASSIST
IN CONCEPTUAL DESIGN DEVELOPMENT.

Scale: 1/8"=1'-0" SDC07-4017-00

ROOF NOTES
 1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 2. SEE ARCHITECT'S SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL SYSTEMS.
 3. SEE ARCHITECT'S SPECIFICATIONS FOR STRUCTURAL SYSTEMS.
 4. SEE ARCHITECT'S SPECIFICATIONS FOR INTERIORS.
 5. SEE ARCHITECT'S SPECIFICATIONS FOR EXTERIORS.
 6. SEE ARCHITECT'S SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.
 7. SEE ARCHITECT'S SPECIFICATIONS FOR CIVIL ENGINEERING.
 8. SEE ARCHITECT'S SPECIFICATIONS FOR ENVIRONMENTAL ENGINEERING.
 9. SEE ARCHITECT'S SPECIFICATIONS FOR HISTORIC PRESERVATION.
 10. SEE ARCHITECT'S SPECIFICATIONS FOR TRANSPORTATION ENGINEERING.
 11. SEE ARCHITECT'S SPECIFICATIONS FOR WATER RESOURCES ENGINEERING.
 12. SEE ARCHITECT'S SPECIFICATIONS FOR SAFETY ENGINEERING.
 13. SEE ARCHITECT'S SPECIFICATIONS FOR SPECIALTIES.
 14. SEE ARCHITECT'S SPECIFICATIONS FOR CONSTRUCTION MANAGEMENT.
 15. SEE ARCHITECT'S SPECIFICATIONS FOR OPERATIONS AND MAINTENANCE.
 16. SEE ARCHITECT'S SPECIFICATIONS FOR PROGRAM MANAGEMENT.
 17. SEE ARCHITECT'S SPECIFICATIONS FOR RISK MANAGEMENT.
 18. SEE ARCHITECT'S SPECIFICATIONS FOR SUSTAINABILITY.
 19. SEE ARCHITECT'S SPECIFICATIONS FOR TECHNOLOGY.
 20. SEE ARCHITECT'S SPECIFICATIONS FOR USER EXPERIENCE DESIGN.



BUILDING TYPE "B" - ROOF PLAN
 1/8" = 1'-0"



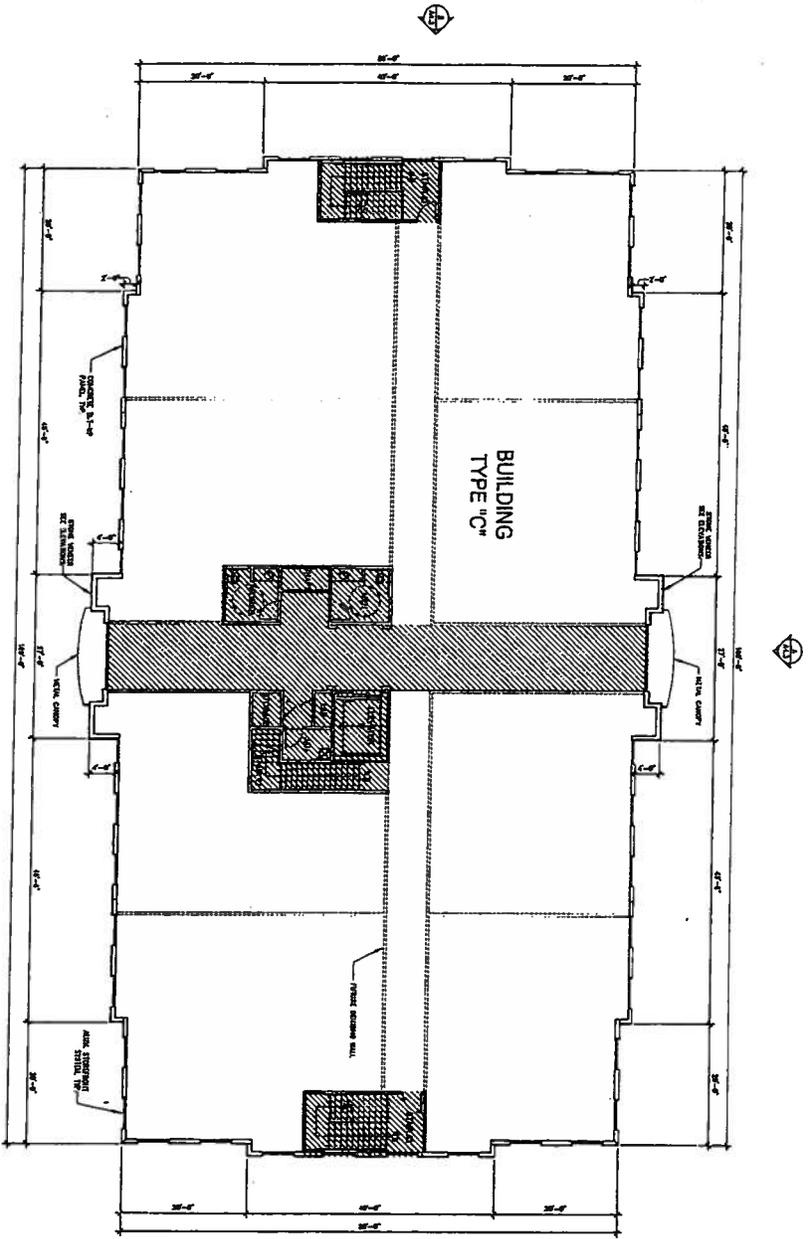
KEY PLAN
 1/8" = 1'-0"

NOTES:
 1. THIS CONCEPTUAL DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT AND IS INTENDED TO ASSIST IN THE DEVELOPMENT OF THE PROJECT. IT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR PERMITTING WITHOUT THE ARCHITECT'S REVIEW AND APPROVAL.
 2. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR MATERIALS, FINISHES, AND SYSTEMS.
 3. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
 4. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR STRUCTURAL SYSTEMS.
 5. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR INTERIORS.
 6. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR EXTERIORS.
 7. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR LANDSCAPE ARCHITECTURE.
 8. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR CIVIL ENGINEERING.
 9. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR ENVIRONMENTAL ENGINEERING.
 10. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR HISTORIC PRESERVATION.
 11. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR TRANSPORTATION ENGINEERING.
 12. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR WATER RESOURCES ENGINEERING.
 13. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR SAFETY ENGINEERING.
 14. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR SPECIALTIES.
 15. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR CONSTRUCTION MANAGEMENT.
 16. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR OPERATIONS AND MAINTENANCE.
 17. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR PROGRAM MANAGEMENT.
 18. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR RISK MANAGEMENT.
 19. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR SUSTAINABILITY.
 20. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR TECHNOLOGY.
 21. THE ARCHITECT'S SPECIFICATIONS SHALL BE CONSULTED FOR USER EXPERIENCE DESIGN.

Scale: 1/8" = 1'-0" SDD07-0017-00

CONCEPTUAL ROOF PLAN
 BUILDING





BUILDING TYPE "C" - SECOND FLOOR PLAN ①

CONCEPTUAL DEVELOPMENT

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

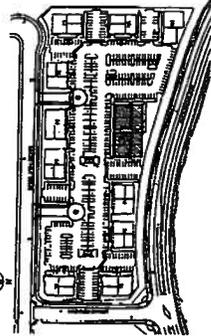
PHASE 10

PHASE 11

PHASE 12

Scale: 1/8"=1'-0" SDO-07-2017-200

NOTE:
 THIS CONCEPTUAL DEVELOPMENT PLAN IS BASED UPON A PRELIMINARY REVIEW OF
 SITE INFORMATION AND IS INTENDED AS A GENERAL GUIDE TO ASSIST
 IN DEVELOPING THE SITE PLAN AND TO ASSIST
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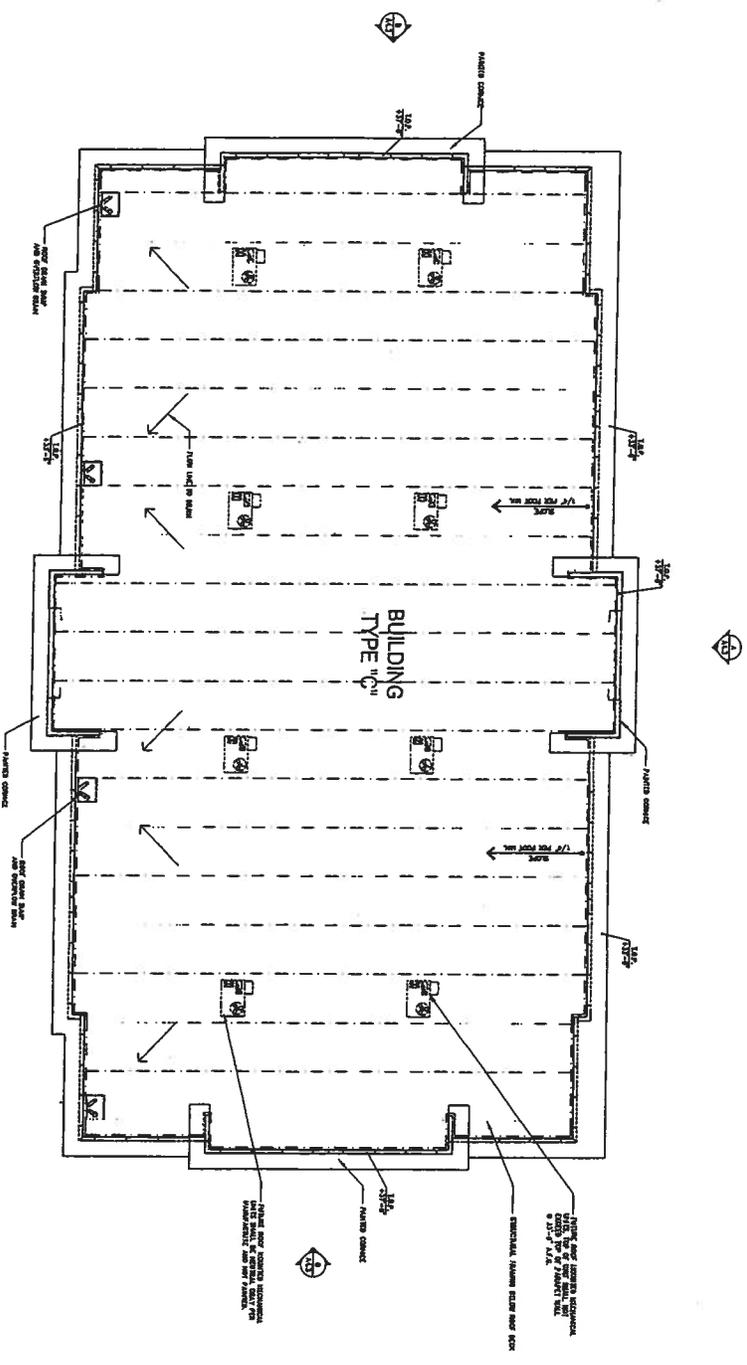


KEY PLAN

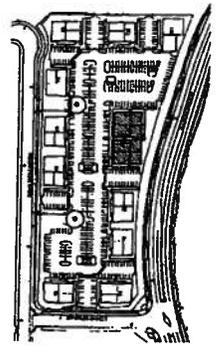
WALL LEGEND

- CONCRETE WALL
- BRICK WALL
- PAINTED CONCRETE WALL

ROOF NOTES
 SEE CALLED APPROXIMATE
 DETAILS FOR ALL WALL, WINDOW, DOOR AND ROOF JOINTS
 AND FOR ALL ROOF JOINTS 1/4" DIA. PIPES



BUILDING TYPE "C" - ROOF PLAN ①



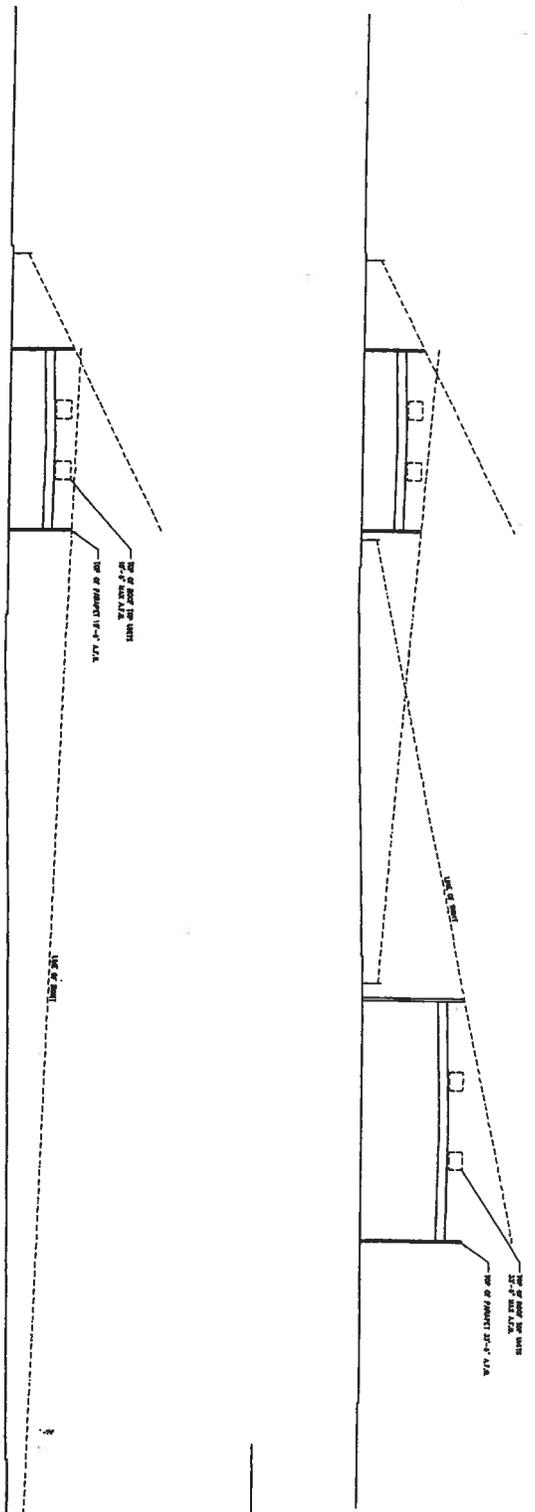
KEY PLAN

NOTE:
 THIS CONCEPTUAL DESIGN IS BASED UPON A PRELIMINARY REVIEW OF
 AVAILABLE INFORMATION AND SHOULD BE USED ONLY AS A GUIDE FOR
 PRELIMINARY DESIGN AND CONSTRUCTION. THE DESIGNER ASSUMES
 NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED OR
 FOR THE COMPLETION OF THE PROJECT OR THE RESULTS THEREOF.

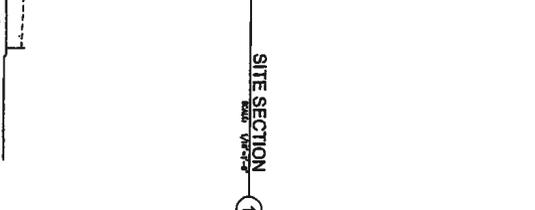
Scale: 1/8" = 1'-0" SD-007-0017-00

CONCEPTUAL ROOF PLAN
 BUILDING TYPE "C"

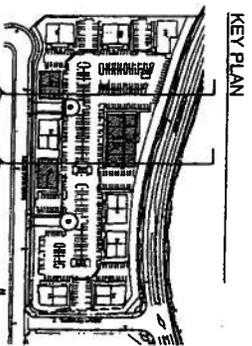
SITE SECTIONS



SITE SECTION ①



SITE SECTION ②



NOTE:
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF
SETBACK REQUIREMENTS AND ORIENTATIONS AND POSSIBLY INCOMPLETE
IN SPECIFICATIONS FROM THE SITE REPORT BE PROVIDED.

Scale: 1/16"=1'-0" SDD07-0017-00

CONCEPTUAL ELEVATIONS

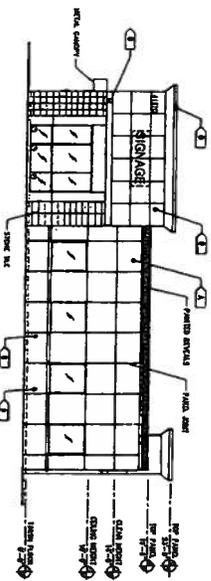
EDMONTON, ALTA.

PAUL HOGG GROSS VENTURE

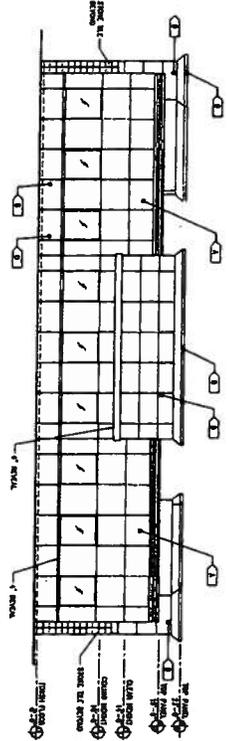
EDMONTON, ALTA.

**BUILDING 4 & 6
("A")**

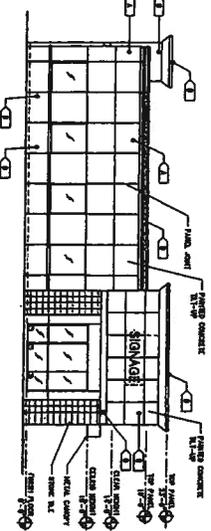
**SIDE ELEVATION
SECTION V**



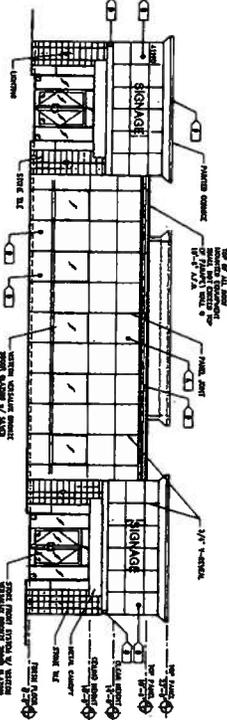
**REAR ELEVATION
SECTION VI**



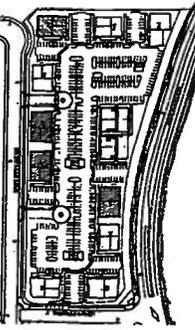
**SIDE ELEVATION
SECTION VII**



**FRONT ELEVATION
SECTION VIII**



KEY PLAN



- COLOR LEGEND**
- 10' FLOOR
 - 12' FLOOR
 - 14' FLOOR
 - 16' FLOOR
 - 18' FLOOR
 - 20' FLOOR
 - 22' FLOOR
 - 24' FLOOR
 - 26' FLOOR
 - 28' FLOOR
 - 30' FLOOR
 - 32' FLOOR
 - 34' FLOOR
 - 36' FLOOR
 - 38' FLOOR
 - 40' FLOOR
 - 42' FLOOR
 - 44' FLOOR
 - 46' FLOOR
 - 48' FLOOR
 - 50' FLOOR
 - 52' FLOOR
 - 54' FLOOR
 - 56' FLOOR
 - 58' FLOOR
 - 60' FLOOR
 - 62' FLOOR
 - 64' FLOOR
 - 66' FLOOR
 - 68' FLOOR
 - 70' FLOOR
 - 72' FLOOR
 - 74' FLOOR
 - 76' FLOOR
 - 78' FLOOR
 - 80' FLOOR
 - 82' FLOOR
 - 84' FLOOR
 - 86' FLOOR
 - 88' FLOOR
 - 90' FLOOR
 - 92' FLOOR
 - 94' FLOOR
 - 96' FLOOR
 - 98' FLOOR
 - 100' FLOOR

- LEGEND**
- VISION PANEL
 - SPANDREL GLASS
 - TINTED GLASS
 - EXTERIOR WALL - BRICK CLAY

NOTE:
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF
SITE SURVEY DATA, AND IS INTENDED TO ASSIST IN THE DEVELOPMENT OF
A MORE DETAILED DESIGN. THE DESIGNER ASSUMES NO LIABILITY FOR
ANY ERRORS OR OMISSIONS IN THIS CONCEPTUAL DESIGN. THE DESIGNER
IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED
HEREIN.

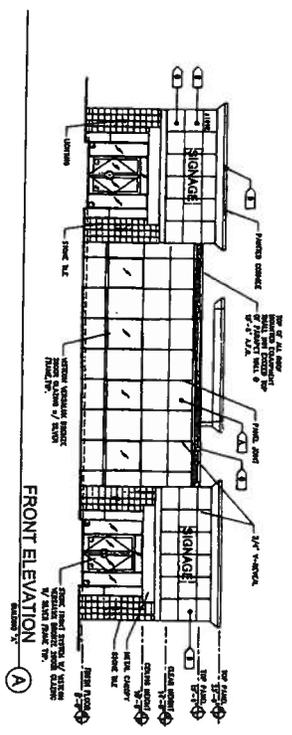
SCALE: 1/8" = 1'-0" SD307-0017-00

CONCEPTUAL ELEVATIONS

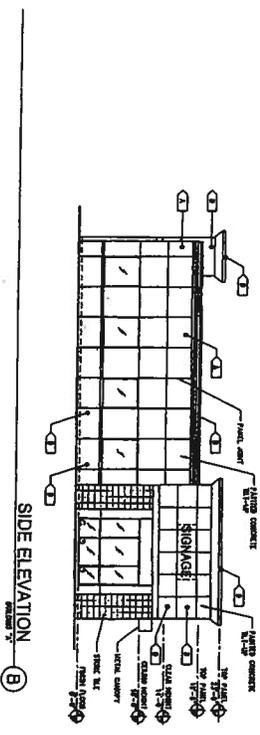
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DATE: 2/20/10

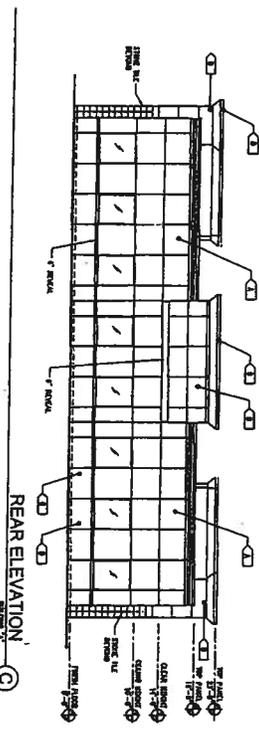
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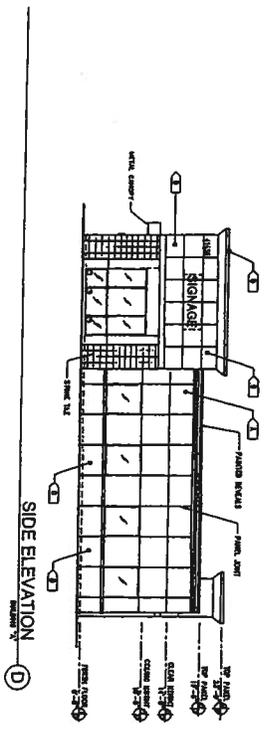
FRONT ELEVATION
SECTION A-A



SIDE ELEVATION
SECTION B-B



REAR ELEVATION
SECTION C-C



SIDE ELEVATION
SECTION D-D

BUILDING 3, 8 & 10
("A2")

LEGEND

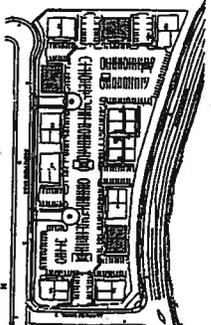
[Symbol]	GLASS CURTAIN WALL
[Symbol]	SPANDREL GLASS
[Symbol]	SPANDREL WALL
[Symbol]	CONCRETE WALL - EXTERIOR FINISH

COLOR LEGEND

FOR FINISHES, SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES AND MATERIALS.

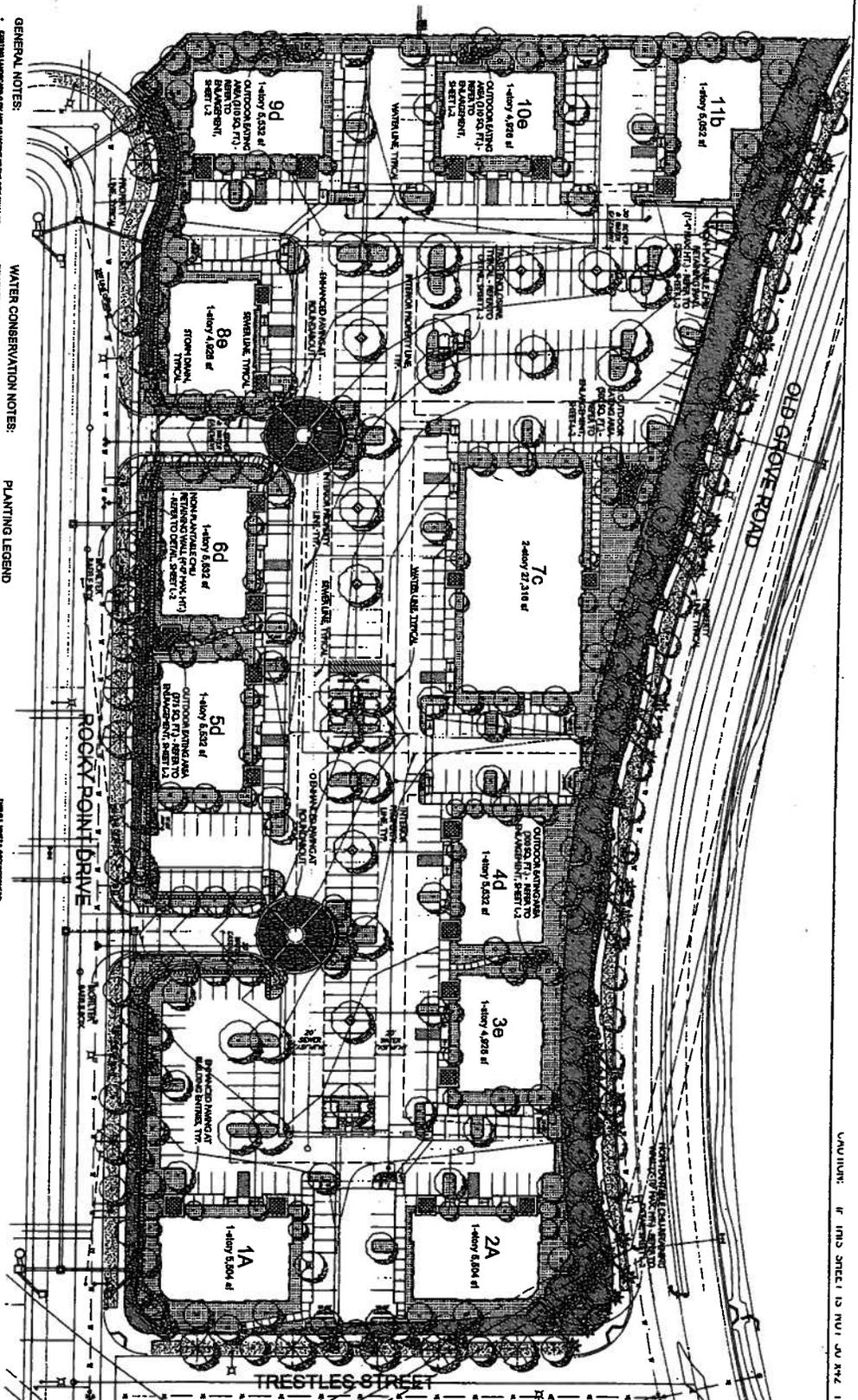
[Symbol]	FRONT FACED CONCRETE

KEY PLAN



NOTE:
THE CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF THE SITE INFORMATION AND IS INTENDED AS A GENERAL GUIDE ONLY. THE FINAL DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHICAGO AND ALL APPLICABLE REGULATIONS. THE DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF CHICAGO AND ALL APPLICABLE REGULATIONS.

SCALE: 1/8" = 1'-0" SDD07-0017-00



GENERAL NOTES:

1. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS FOUND THE PROPOSED DEVELOPMENT TO BE VISUALLY COMPATIBLE WITH THE EXISTING SURROUNDINGS AND THE CITY SCAPE.

2. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS FOUND THE PROPOSED DEVELOPMENT TO BE VISUALLY COMPATIBLE WITH THE EXISTING SURROUNDINGS AND THE CITY SCAPE.

WATER CONSERVATION NOTES:

1. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS FOUND THE PROPOSED DEVELOPMENT TO BE VISUALLY COMPATIBLE WITH THE EXISTING SURROUNDINGS AND THE CITY SCAPE.

PLANTING LEGEND:

- 1. 2" TREE
- 2. 4" TREE
- 3. 6" TREE
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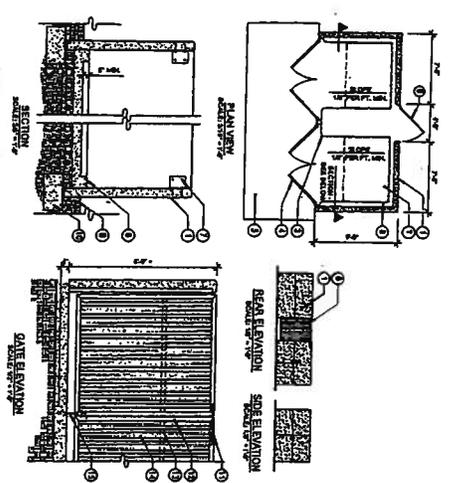
CONCEPTUAL LANDSCAPE PLAN

NO.	DESCRIPTION	QUANTITY	UNIT
1	2" TREE	100	EA
2	4" TREE	50	EA
3	6" TREE	25	EA
4	8" TREE	15	EA
5	10" TREE	10	EA
6	12" TREE	8	EA
7	14" TREE	6	EA
8	16" TREE	5	EA
9	18" TREE	4	EA
10	20" TREE	3	EA
11	24" TREE	2	EA
12	30" TREE	1	EA
13	36" TREE	1	EA
14	42" TREE	1	EA
15	48" TREE	1	EA
16	54" TREE	1	EA
17	60" TREE	1	EA
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27	240" TREE	1	EA
28	270" TREE	1	EA
29	300" TREE	1	EA
30	360" TREE	1	EA
31	420" TREE	1	EA
32	480" TREE	1	EA
33	540" TREE	1	EA
34	600" TREE	1	EA
35	720" TREE	1	EA
36	840" TREE	1	EA
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61	24000" TREE	1	EA
62	27000" TREE	1	EA
63	30000" TREE	1	EA
64	36000" TREE	1	EA
65	42000" TREE	1	EA
66	48000" TREE	1	EA
67	54000" TREE	1	EA
68	60000" TREE	1	EA
69	72000" TREE	1	EA
70	84000" TREE	1	EA
71	96000" TREE	1	EA
72	108000" TREE	1	EA
73	120000" TREE	1	EA
74	144000" TREE	1	EA
75	168000" TREE	1	EA
76	192000" TREE	1	EA
77	216000" TREE	1	EA
78	240000" TREE	1	EA
79	270000" TREE	1	EA
80	300000" TREE	1	EA

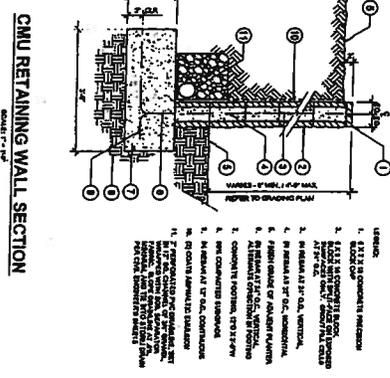
PACIFIC COAST MEDICAL CENTER
 ROCKY POINT DRIVE
 OCEANSIDE, CALIFORNIA

WARE MALCOMB
 10000 WARE DRIVE
 OCEANSIDE, CALIFORNIA 92054
 TEL: (760) 434-1111
 FAX: (760) 434-1112

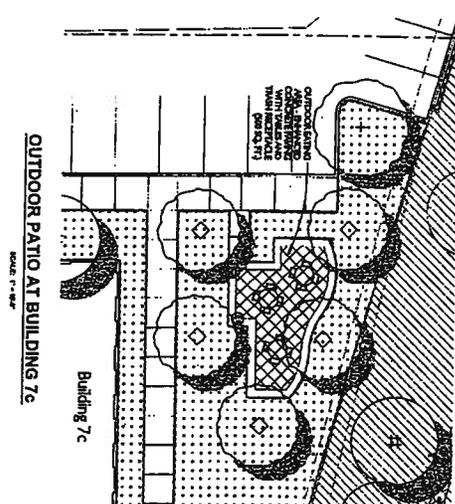
CONCEPTUAL LANDSCAPE PLAN



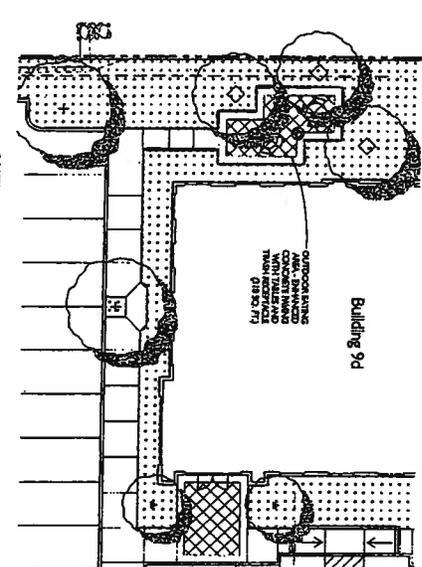
- LEGEND:**
1. CONCRETE TO BE PLACED IN FORMS TO BE REMOVED AFTER CURING TO BE REMOVED.
 2. REINFORCEMENT SHALL BE PLACED IN CONCRETE TO BE REMOVED.
 3. TYPICAL TYPICAL, 48" x 12" x 12" - VERTICAL WITH LOCAL ADJUSTMENTS.
 4. 3" WIDE ANCHOR BOLTS, 1" ANCHOR PLATES.
 5. ANCHOR BOLTS SHALL BE PLACED AT 4' ON CENTER.
 6. CONCRETE ABOVE PERMITS FOR CONCRETE PLACEMENT.
 7. TYPICAL TYPICAL, 48" x 12" x 12" - VERTICAL WITH LOCAL ADJUSTMENTS.
 8. 3" WIDE ANCHOR BOLTS, 1" ANCHOR PLATES.
 9. CONCRETE ABOVE PERMITS FOR CONCRETE PLACEMENT.
 10. TYPICAL TYPICAL, 48" x 12" x 12" - VERTICAL WITH LOCAL ADJUSTMENTS.
 11. 3" WIDE ANCHOR BOLTS, 1" ANCHOR PLATES.
 12. CONCRETE ABOVE PERMITS FOR CONCRETE PLACEMENT.
 13. TYPICAL TYPICAL, 48" x 12" x 12" - VERTICAL WITH LOCAL ADJUSTMENTS.
 14. 3" WIDE ANCHOR BOLTS, 1" ANCHOR PLATES.



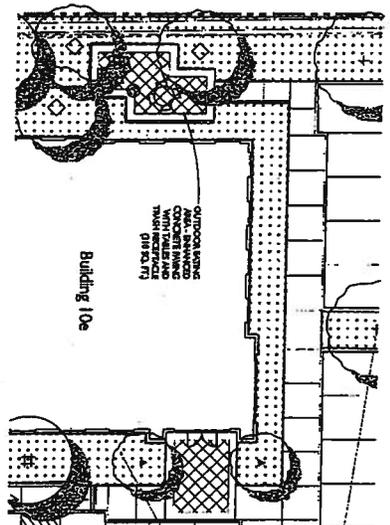
CMU RETAINING WALL SECTION
SCALE: 1/4" = 1'-0"



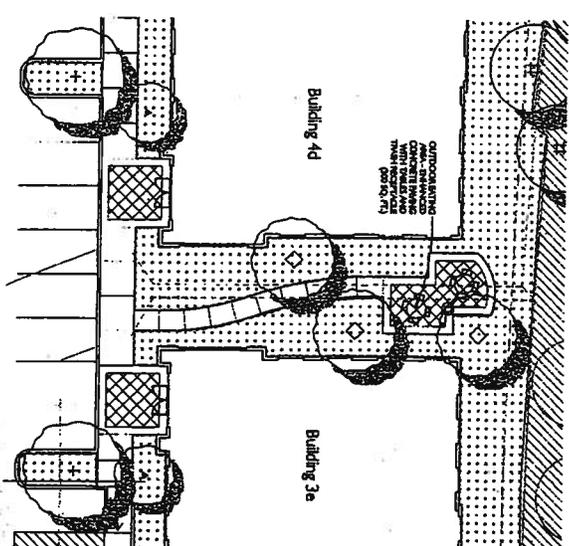
OUTDOOR PATIO AT BUILDING 7c
SCALE: 1/4" = 1'-0"



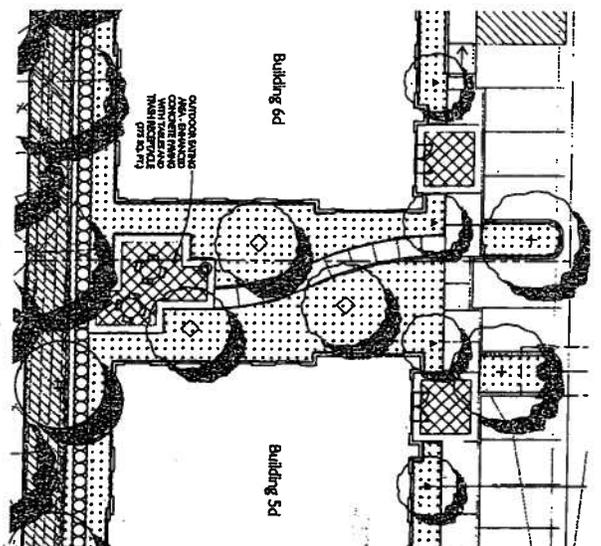
OUTDOOR PATIO AT BUILDING 9d
SCALE: 1/4" = 1'-0"



OUTDOOR PATIO AT BUILDINGS 10e
SCALE: 1/4" = 1'-0"



OUTDOOR PATIO AT BUILDINGS 4d & 3e
SCALE: 1/4" = 1'-0"



OUTDOOR PATIO AT BUILDINGS 5d & 6d
SCALE: 1/4" = 1'-0"



CONCEPTUAL LANDSCAPE ENLARGEMENTS & DETAILS

NO.	DESCRIPTION	DATE	REVISION
1	CONCEPTUAL LANDSCAPE ENLARGEMENTS & DETAILS		

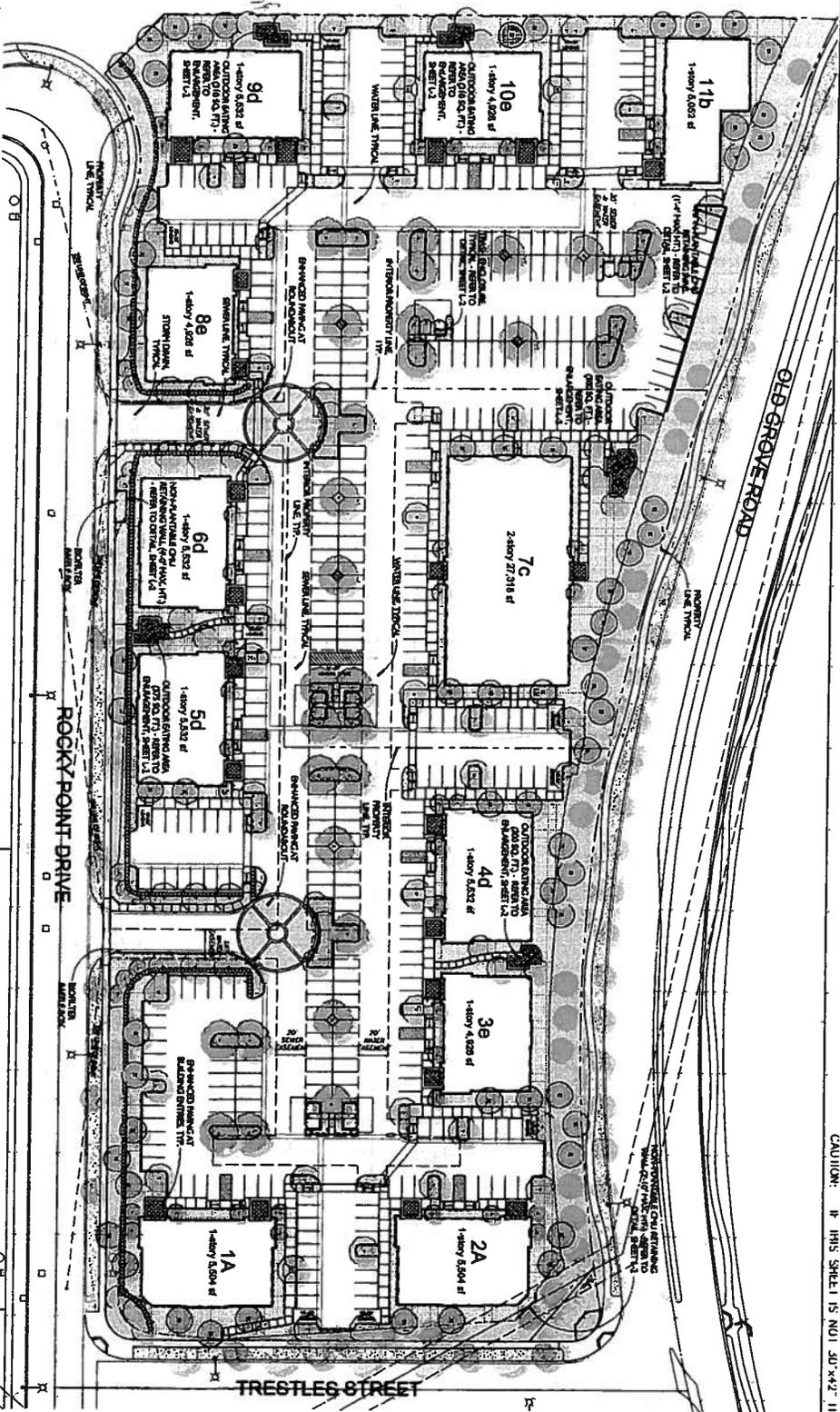
PACIFIC COAST MEDICAL CENTER
ROCKY POINT DRIVE
OCEANSIDE, CALIFORNIA

DATE: 11/11/11
SCALE: 1/4" = 1'-0"

WARE MALCOMB
ARCHITECTS
1000 GARDEN AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92103
P. MALCOMB@WAREMALCOMB.COM

L-2

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GENERAL NOTES:

1. THE LANDSCAPE PLAN IS SUBJECT TO THE CITY'S LANDSCAPE PLAN REVIEW AND APPROVAL. ALL LANDSCAPE PLANS MUST BE SUBMITTED TO THE CITY'S LANDSCAPE PLAN REVIEW BOARD FOR APPROVAL.
2. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY'S LANDSCAPE PLAN REVIEW BOARD FOR APPROVAL.
3. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY'S LANDSCAPE PLAN REVIEW BOARD FOR APPROVAL.
4. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY'S LANDSCAPE PLAN REVIEW BOARD FOR APPROVAL.
5. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY'S LANDSCAPE PLAN REVIEW BOARD FOR APPROVAL.

WATER CONSERVATION NOTES:

1. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY'S LANDSCAPE PLAN REVIEW BOARD FOR APPROVAL.
2. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY'S LANDSCAPE PLAN REVIEW BOARD FOR APPROVAL.
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5. THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY'S LANDSCAPE PLAN REVIEW BOARD FOR APPROVAL.

PLANTING LEGEND:

PLANTING LEGEND	PLANTING LEGEND	PLANTING LEGEND	PLANTING LEGEND
1. LANDSCAPE PLAN REVIEW BOARD	2. LANDSCAPE PLAN REVIEW BOARD	3. LANDSCAPE PLAN REVIEW BOARD	4. LANDSCAPE PLAN REVIEW BOARD
5. LANDSCAPE PLAN REVIEW BOARD	6. LANDSCAPE PLAN REVIEW BOARD	7. LANDSCAPE PLAN REVIEW BOARD	8. LANDSCAPE PLAN REVIEW BOARD
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LANDSCAPE TABULATIONS:

LANDSCAPE TABULATIONS	LANDSCAPE TABULATIONS	LANDSCAPE TABULATIONS	LANDSCAPE TABULATIONS
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IRIGATION NOTE:

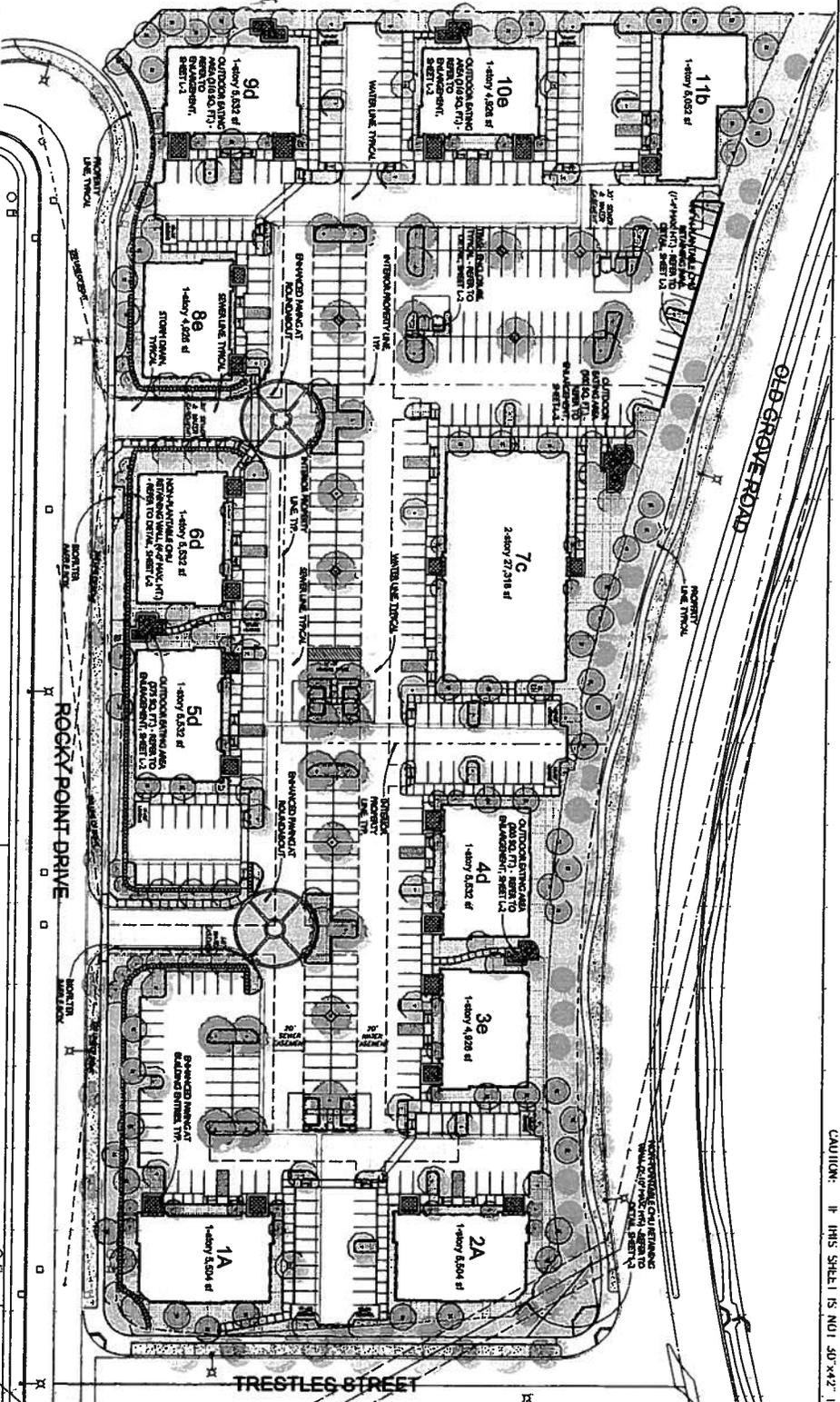
THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY'S LANDSCAPE PLAN REVIEW BOARD FOR APPROVAL.

0 15 30 60 90

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

CONCEPTUAL LANDSCAPE PLAN DATE: 06/09/08 DRAWN BY: [Name] CHECKED BY: [Name]		PACIFIC COAST MEDICAL CENTER ROCKY POINT DRIVE OCEANSIDE, CALIFORNIA		WARE MALCOMB 15000 OCEANSIDE BLVD OCEANSIDE, CA 92056 TEL: (760) 434-1111 FAX: (760) 434-1112	
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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

GENERAL NOTES:

- 1. GENERAL LANDSCAPING AND PLANTING TO THE SITE SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN.
- 2. PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE. PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE.
- 3. PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE. PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE.
- 4. PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE. PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE.
- 5. PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE. PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE.

WATER CONSERVATION NOTES:

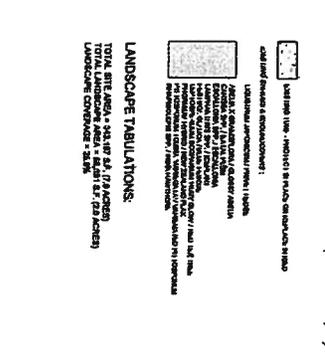
- 1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF WATER CONSERVATION DEVICES AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF WATER CONSERVATION DEVICES AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN.
- 2. WATER CONSERVATION DEVICES AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE. WATER CONSERVATION DEVICES AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE.
- 3. WATER CONSERVATION DEVICES AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE. WATER CONSERVATION DEVICES AND MATERIALS TO BE USED IN THE LANDSCAPE DESIGN SHALL BE SELECTIONS THAT ARE APPROPRIATE TO THE CLIMATE AND SOIL CONDITIONS OF THE SITE.

PLANTING LEGEND

SYMBOL	DESCRIPTION	PLANT SPECIES
(Circle with dot)	LANDSCAPE TREE (MATURE)	1. 12" CAL. REDWOOD
(Circle with cross)	LANDSCAPE TREE (MATURE)	2. 12" CAL. REDWOOD
(Circle with horizontal lines)	LANDSCAPE TREE (MATURE)	3. 12" CAL. REDWOOD
(Circle with vertical lines)	LANDSCAPE TREE (MATURE)	4. 12" CAL. REDWOOD
(Circle with diagonal lines)	LANDSCAPE TREE (MATURE)	5. 12" CAL. REDWOOD
(Circle with wavy lines)	LANDSCAPE TREE (MATURE)	6. 12" CAL. REDWOOD
(Circle with concentric circles)	LANDSCAPE TREE (MATURE)	7. 12" CAL. REDWOOD
(Circle with solid fill)	LANDSCAPE TREE (MATURE)	8. 12" CAL. REDWOOD
(Circle with dashed lines)	LANDSCAPE TREE (MATURE)	9. 12" CAL. REDWOOD
(Circle with dotted lines)	LANDSCAPE TREE (MATURE)	10. 12" CAL. REDWOOD
(Circle with diagonal lines)	LANDSCAPE TREE (MATURE)	11. 12" CAL. REDWOOD
(Circle with horizontal lines)	LANDSCAPE TREE (MATURE)	12. 12" CAL. REDWOOD
(Circle with vertical lines)	LANDSCAPE TREE (MATURE)	13. 12" CAL. REDWOOD
(Circle with diagonal lines)	LANDSCAPE TREE (MATURE)	14. 12" CAL. REDWOOD
(Circle with horizontal lines)	LANDSCAPE TREE (MATURE)	15. 12" CAL. REDWOOD
(Circle with vertical lines)	LANDSCAPE TREE (MATURE)	16. 12" CAL. REDWOOD
(Circle with diagonal lines)	LANDSCAPE TREE (MATURE)	17. 12" CAL. REDWOOD
(Circle with horizontal lines)	LANDSCAPE TREE (MATURE)	18. 12" CAL. REDWOOD
(Circle with vertical lines)	LANDSCAPE TREE (MATURE)	19. 12" CAL. REDWOOD
(Circle with diagonal lines)	LANDSCAPE TREE (MATURE)	20. 12" CAL. REDWOOD
(Circle with horizontal lines)	LANDSCAPE TREE (MATURE)	21. 12" CAL. REDWOOD
(Circle with vertical lines)	LANDSCAPE TREE (MATURE)	22. 12" CAL. REDWOOD
(Circle with diagonal lines)	LANDSCAPE TREE (MATURE)	23. 12" CAL. REDWOOD
(Circle with horizontal lines)	LANDSCAPE TREE (MATURE)	24. 12" CAL. REDWOOD
(Circle with vertical lines)	LANDSCAPE TREE (MATURE)	25. 12" CAL. REDWOOD
(Circle with diagonal lines)	LANDSCAPE TREE (MATURE)	26. 12" CAL. REDWOOD
(Circle with horizontal lines)	LANDSCAPE TREE (MATURE)	27. 12" CAL. REDWOOD
(Circle with vertical lines)	LANDSCAPE TREE (MATURE)	28. 12" CAL. REDWOOD
(Circle with diagonal lines)	LANDSCAPE TREE (MATURE)	29. 12" CAL. REDWOOD
(Circle with horizontal lines)	LANDSCAPE TREE (MATURE)	30. 12" CAL. REDWOOD

LANDSCAPE TABULATIONS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	12" CAL. REDWOOD (MATURE)	10	PLANT
2	12" CAL. REDWOOD (MATURE)	10	PLANT
3	12" CAL. REDWOOD (MATURE)	10	PLANT
4	12" CAL. REDWOOD (MATURE)	10	PLANT
5	12" CAL. REDWOOD (MATURE)	10	PLANT
6	12" CAL. REDWOOD (MATURE)	10	PLANT
7	12" CAL. REDWOOD (MATURE)	10	PLANT
8	12" CAL. REDWOOD (MATURE)	10	PLANT
9	12" CAL. REDWOOD (MATURE)	10	PLANT
10	12" CAL. REDWOOD (MATURE)	10	PLANT
11	12" CAL. REDWOOD (MATURE)	10	PLANT
12	12" CAL. REDWOOD (MATURE)	10	PLANT
13	12" CAL. REDWOOD (MATURE)	10	PLANT
14	12" CAL. REDWOOD (MATURE)	10	PLANT
15	12" CAL. REDWOOD (MATURE)	10	PLANT
16	12" CAL. REDWOOD (MATURE)	10	PLANT
17	12" CAL. REDWOOD (MATURE)	10	PLANT
18	12" CAL. REDWOOD (MATURE)	10	PLANT
19	12" CAL. REDWOOD (MATURE)	10	PLANT
20	12" CAL. REDWOOD (MATURE)	10	PLANT
21	12" CAL. REDWOOD (MATURE)	10	PLANT
22	12" CAL. REDWOOD (MATURE)	10	PLANT
23	12" CAL. REDWOOD (MATURE)	10	PLANT
24	12" CAL. REDWOOD (MATURE)	10	PLANT
25	12" CAL. REDWOOD (MATURE)	10	PLANT
26	12" CAL. REDWOOD (MATURE)	10	PLANT
27	12" CAL. REDWOOD (MATURE)	10	PLANT
28	12" CAL. REDWOOD (MATURE)	10	PLANT
29	12" CAL. REDWOOD (MATURE)	10	PLANT
30	12" CAL. REDWOOD (MATURE)	10	PLANT



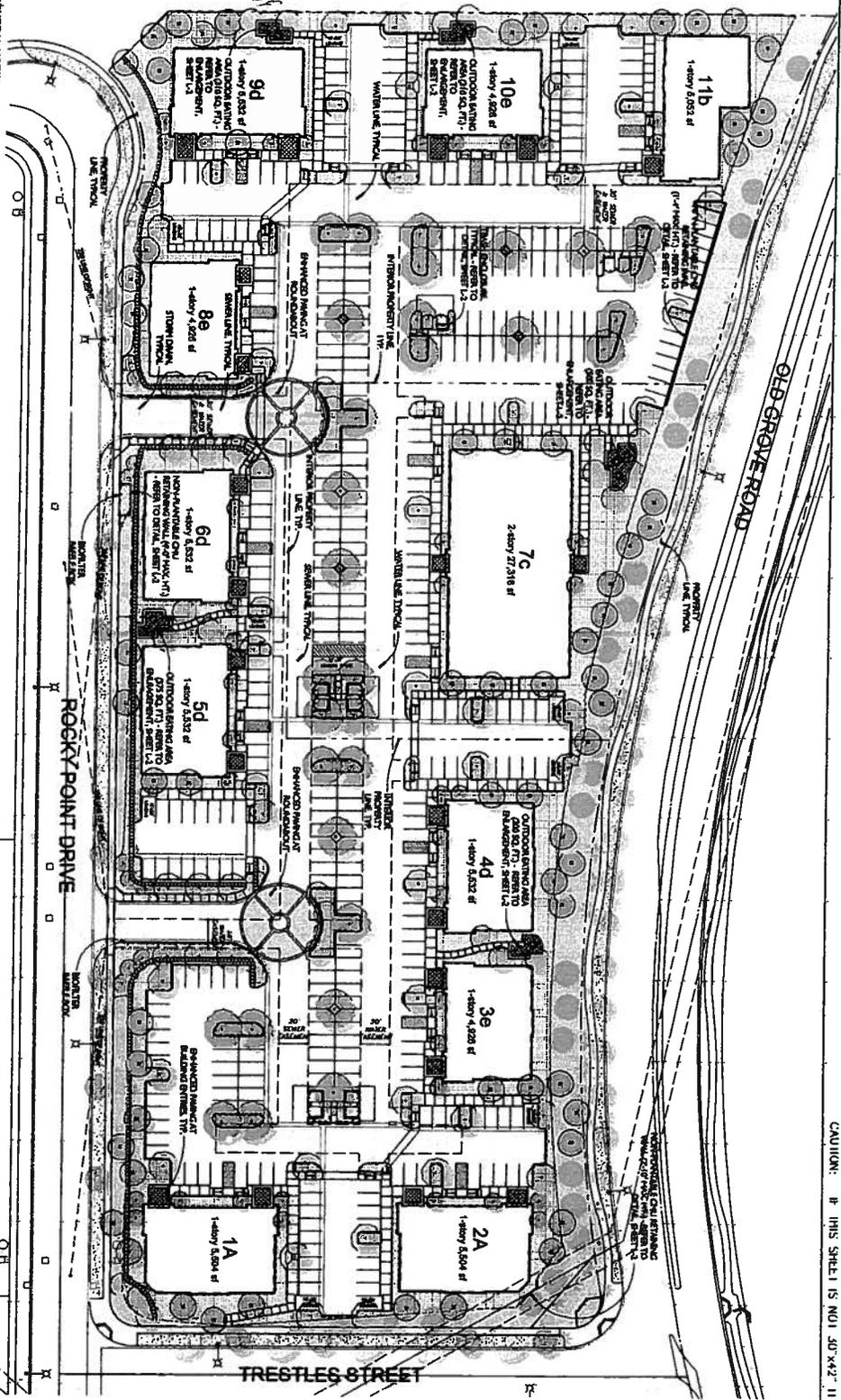
CONCEPTUAL LANDSCAPE PLAN

NO.	DESCRIPTION	QUANTITY	UNIT
1	12" CAL. REDWOOD (MATURE)	10	PLANT
2	12" CAL. REDWOOD (MATURE)	10	PLANT
3	12" CAL. REDWOOD (MATURE)	10	PLANT
4	12" CAL. REDWOOD (MATURE)	10	PLANT
5	12" CAL. REDWOOD (MATURE)	10	PLANT
6	12" CAL. REDWOOD (MATURE)	10	PLANT
7	12" CAL. REDWOOD (MATURE)	10	PLANT
8	12" CAL. REDWOOD (MATURE)	10	PLANT
9	12" CAL. REDWOOD (MATURE)	10	PLANT
10	12" CAL. REDWOOD (MATURE)	10	PLANT
11	12" CAL. REDWOOD (MATURE)	10	PLANT
12	12" CAL. REDWOOD (MATURE)	10	PLANT
13	12" CAL. REDWOOD (MATURE)	10	PLANT
14	12" CAL. REDWOOD (MATURE)	10	PLANT
15	12" CAL. REDWOOD (MATURE)	10	PLANT
16	12" CAL. REDWOOD (MATURE)	10	PLANT
17	12" CAL. REDWOOD (MATURE)	10	PLANT
18	12" CAL. REDWOOD (MATURE)	10	PLANT
19	12" CAL. REDWOOD (MATURE)	10	PLANT
20	12" CAL. REDWOOD (MATURE)	10	PLANT
21	12" CAL. REDWOOD (MATURE)	10	PLANT
22	12" CAL. REDWOOD (MATURE)	10	PLANT
23	12" CAL. REDWOOD (MATURE)	10	PLANT
24	12" CAL. REDWOOD (MATURE)	10	PLANT
25	12" CAL. REDWOOD (MATURE)	10	PLANT
26	12" CAL. REDWOOD (MATURE)	10	PLANT
27	12" CAL. REDWOOD (MATURE)	10	PLANT
28	12" CAL. REDWOOD (MATURE)	10	PLANT
29	12" CAL. REDWOOD (MATURE)	10	PLANT
30	12" CAL. REDWOOD (MATURE)	10	PLANT

PACIFIC COAST MEDICAL CENTER
 ROCKY POINT DRIVE
 OCEANSIDE, CALIFORNIA

WARE MALCOMB
 12345 MAIN STREET
 OCEANSIDE, CA 92054
 TEL: (760) 431-1234
 FAX: (760) 431-5678
 WWW.WAREMALCOMB.COM

RECEIVED
 JUN - 9 2008
 Planning Department



GENERAL NOTES:

- 1. GENERAL LANDSCAPE DESIGN IS SUBJECT TO THE CITY OF OCEANSIDE'S LANDSCAPE DESIGN STANDARDS AND SPECIFICATIONS. THE CITY OF OCEANSIDE'S LANDSCAPE DESIGN STANDARDS AND SPECIFICATIONS ARE AVAILABLE AT THE CITY OF OCEANSIDE'S PLANNING DEPARTMENT.
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WATER CONSERVATION NOTES:

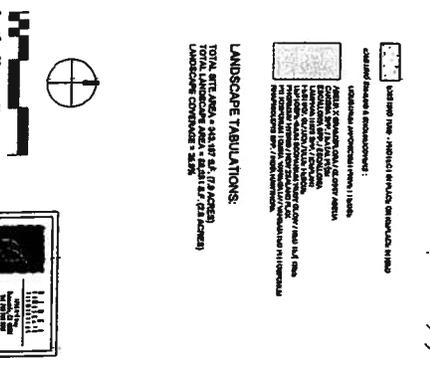
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PLANTING LEGEND

SYMBOL	PLANTING TYPE	PLANTING SPECIES	PLANTING NOTES
(Symbol)	LANDSCAPE TREES	LANDSCAPE TREES	PLANTING SPECIES
(Symbol)	LANDSCAPE SHRUBS	LANDSCAPE SHRUBS	PLANTING SPECIES
(Symbol)	LANDSCAPE PERENNIALS	LANDSCAPE PERENNIALS	PLANTING SPECIES
(Symbol)	LANDSCAPE ANNUALS	LANDSCAPE ANNUALS	PLANTING SPECIES
(Symbol)	LANDSCAPE GRASSES	LANDSCAPE GRASSES	PLANTING SPECIES
(Symbol)	LANDSCAPE MULCH	LANDSCAPE MULCH	PLANTING SPECIES
(Symbol)	LANDSCAPE ROCKS	LANDSCAPE ROCKS	PLANTING SPECIES
(Symbol)	LANDSCAPE LIGHTING	LANDSCAPE LIGHTING	PLANTING SPECIES
(Symbol)	LANDSCAPE FOUNTAINS	LANDSCAPE FOUNTAINS	PLANTING SPECIES
(Symbol)	LANDSCAPE WATER FEATURES	LANDSCAPE WATER FEATURES	PLANTING SPECIES
(Symbol)	LANDSCAPE BENCHES	LANDSCAPE BENCHES	PLANTING SPECIES
(Symbol)	LANDSCAPE TABLES	LANDSCAPE TABLES	PLANTING SPECIES
(Symbol)	LANDSCAPE SEATINGS	LANDSCAPE SEATINGS	PLANTING SPECIES
(Symbol)	LANDSCAPE WALKWAYS	LANDSCAPE WALKWAYS	PLANTING SPECIES
(Symbol)	LANDSCAPE DRIVEWAYS	LANDSCAPE DRIVEWAYS	PLANTING SPECIES
(Symbol)	LANDSCAPE PAVEMENTS	LANDSCAPE PAVEMENTS	PLANTING SPECIES
(Symbol)	LANDSCAPE WALLS	LANDSCAPE WALLS	PLANTING SPECIES
(Symbol)	LANDSCAPE FENCES	LANDSCAPE FENCES	PLANTING SPECIES
(Symbol)	LANDSCAPE GATES	LANDSCAPE GATES	PLANTING SPECIES
(Symbol)	LANDSCAPE SIGNAGE	LANDSCAPE SIGNAGE	PLANTING SPECIES
(Symbol)	LANDSCAPE ART	LANDSCAPE ART	PLANTING SPECIES
(Symbol)	LANDSCAPE STRUCTURES	LANDSCAPE STRUCTURES	PLANTING SPECIES
(Symbol)	LANDSCAPE UTILITIES	LANDSCAPE UTILITIES	PLANTING SPECIES
(Symbol)	LANDSCAPE OTHER	LANDSCAPE OTHER	PLANTING SPECIES

LANDSCAPE TABULATIONS:

SYMBOL	LANDSCAPE TYPE	LANDSCAPE SPECIES	LANDSCAPE NOTES
(Symbol)	LANDSCAPE TREES	LANDSCAPE TREES	LANDSCAPE SPECIES
(Symbol)	LANDSCAPE SHRUBS	LANDSCAPE SHRUBS	LANDSCAPE SPECIES
(Symbol)	LANDSCAPE PERENNIALS	LANDSCAPE PERENNIALS	LANDSCAPE SPECIES
(Symbol)	LANDSCAPE ANNUALS	LANDSCAPE ANNUALS	LANDSCAPE SPECIES
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PACIFIC COAST MEDICAL CENTER
 ROCKY POINT DRIVE
 OCEANSIDE, CALIFORNIA

WARE MALCOMB
 6500 Greenway, Suite 200
 San Diego, CA 92121
 (619) 594-1234

CONCEPTUAL LANDSCAPE PLAN

DATE: 06/05/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

1 PLANNING COMMISSION
2 RESOLUTION NO. 2008-P58

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND
6 CONDITIONAL USE PERMIT ON CERTAIN REAL
PROPERTY IN THE CITY OF OCEANSIDE

7 APPLICATION NO: P-3-08, D-4-08, C-8-08
8 APPLICANT: LW Properties, LLC
9 LOCATION: Southwest of the intersection of Old Grove Rd. and Trestle Street

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Tentative Parcel Map, Development Plan and
14 Conditional Use Permit under the provisions of Articles 13, 30, 31, 40, 41, and 43 of the Zoning
Ordinance of the City of Oceanside to permit the following:

15 a reconfiguration of existing lot lines, and the construction of 10 single-story and one two-
16 story medical office type buildings totaling 80,284 square feet and located on three legally
17 created parcels totaling 7.88 acres, and with the 11 medical office buildings being further
18 subdivided into 45 airspace condominium units;
19 on certain real property described in the project description.

20 WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd
21 day of September, 2008 conduct a duly advertised public hearing as prescribed by law to consider
22 said application.

23 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
24 Guidelines thereto; an Environmental Impact Report (EIR) was prepared for the Pacific Coast
25 Business Park Initial Tentative Parcel Map and Development Plan that created the Pacific Coast
26 Business Park Master Development Plan, and the proposed project to construct 11 medical office
27 buildings and further subdivide each building into 45 airspace condominium units over Parcels
28 27, 28 and 29 is consistent with the extent of the initial CEQA review; therefore, further
29 environmental review is not required at this time.

1 WHEREAS, the documents or other material which constitute the record of
2 proceedings upon which the decision is based will be maintained by the City of Oceanside
3 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

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

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
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	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non- residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
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 per cent 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)

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
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. Residential is typically \$3,746 per unit; Non-residential is \$19,967 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 Tentative Parcel Map:

- The proposed subdivision to reconfigure parcels 27, 28 and 29 of Pacific Coast Business Park, and create 45 airspace condominium units exceeds the requirements of the PCBP Master Development Plan zoning document, and is consistent with the General Plan designation of PD-1 RDO Specific Plan for Industrial Land Uses.

- 1 2. The proposed building pads on Parcels 27, 28, and 29 will conform to the topography of
2 the site; therefore, making it suitable for medical office type development within an
3 industrial development park. The 7.88 acres that makeup the three parcels is physically
4 suitable to allow for the development of 11 medical office type buildings on three lots,
5 and will provide for a subtle transition from residential neighborhoods to the limited
6 industrial park development.
- 7 3. The subdivision complies with all other applicable ordinances, regulations and
8 guidelines of the City.
- 9 4. The design of the subdivision or proposed improvements will not conflict with
10 easements, acquired by the public at large, for access through or the use of property
11 within the subdivision, because the Pacific Coast Medical Center has been designed to
12 integrate into the overall designed and constructed Pacific Coast Business Park
13 complex.
- 14 5. That the design of the subdivision or the proposed improvements will not cause
15 substantial environmental damage or substantially and avoidably injure fish or wildlife
16 or their habitat, because the larger Pacific Coast Business Park complex has been fully
17 developed with public infrastructure and pads have been graded for future development.

18 For the Development Plan:

- 19 1. The site plan and physical design of the project is consistent with the Zoning Ordinance
20 and the underlying PCBP Industrial Master Plan that regulates zoning for the subject
21 parcel, because medical office type uses are permitted subject to a conditional use permit.
- 22 2. The Development Plan conforms to the General Plan of the City because the project as
23 designed meets the goals and objectives of the RDO Specific Plan and provides for
24 medical office type uses in close proximity to residential areas, thus resulting in a
25 balanced self sufficient community.
- 26 3. The project site can be adequately served by existing public facilities, services, and
27 utilities, because public utilities have been included as part of the overall PCBP Industrial
28 Master Plan, and development of parcels 27, 28 and 29 with medical office buildings will
29 not exceed the envisioned intensity of development on the site.
4. The project, as proposed, is compatible with the existing and potential development on
adjoining properties or in the surrounding neighborhood, because subject to a

1 conditional use permit the medical office type uses will serve as a subtle transition from
2 residential areas while providing a significant benefit to the surrounding community.

- 3 5. The site plan and parameters for the architecture and physical design of the project is
4 consistent with the policies contained within Sections 1.2 of the Land Use Element of
5 the General Plan, because the overall design that incorporates 10 single-story and one
6 two-story medical office buildings has been designed to work in harmony with the
7 adjacent urbanized area and that provides for an enhancement to the surrounding
8 neighborhood.

9 For the Conditional Use Permit:

- 10 1. That the proposed location of the use is in accord with the objectives of the Zoning
11 Ordinance and the purposes of the district in which the site is located, because subject to
12 a Conditional Use Permit, medical office type uses are permitted within a Limited
13 Industrial zoned district, and the intensity of the site upon which the facility will be
14 located has been designed consistent with the objectives of the guidelines established for
15 the Industrial zoned parcel and the purpose of the Master Development Plan for Pacific
16 Coast Business Park.
- 17 2. That the proposed location of the conditional use and the proposed conditions under
18 which it would be operated or maintained will be consistent with the General Plan; will
19 not be detrimental to the public health, safety or welfare of persons residing or working
20 in or adjacent to the neighborhood of such use; and will not be detrimental to properties
21 or improvements in the vicinity or to the general welfare of the City, because as designed
22 the project meets all goals and objectives of the RDO Specific Plan and Industrial Master
23 Plan for Pacific Coast Business Park, and provides for a balanced distribution of land
24 uses for the surrounding community to benefit from.
- 25 3. That the proposed conditional use will comply with the provisions of the Zoning
26 Ordinance, including any specific condition required for the proposed conditional use in
27 the district in which it would be located. Furthermore; the subject medical office type
28 use has been designed to conform with the development standards of the Oceanside
29 Zoning Ordinance and the larger Industrial Master Development Plan for Pacific Coast
Business Park.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 approve Tentative Parcel Map (P-3-08), Development Plan (D-4-08) and Conditional Use Permit
3 (C-8-08), subject to the following conditions:

4 **Engineering:**

- 5 1. Vehicular access rights to Rocky Point Drive shall be relinquished to the City from all
6 abutting lots except the two proposed project driveways.
- 7 2. Design and construction of all improvements shall be in accordance with standard plans,
8 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 9 3. Prior to issuance of a building permit all improvement requirements shall be covered by
10 a development agreement and secured with sufficient improvement securities or bonds
11 guaranteeing performance and payment for labor and materials, setting of monuments,
12 and warranty against defective materials and workmanship.
- 13 4. The approval of the tentative parcel map shall not mean that closure, vacation, or
14 abandonment of any public street, right-of-way, easement, or facility is granted or
15 guaranteed to the developer/owner. The developer/owner is responsible for applying for
16 all closures, vacations, and abandonments as necessary. The application(s) shall be
17 reviewed and approved or rejected by the City of Oceanside under separate process (es)
18 per codes, ordinances, and policies in effect at the time of the application.
- 19 5. Prior to approval of the parcel map or any increment, all improvement requirements,
20 within such increment or outside of it if required by the City Engineer, shall be covered by
21 a subdivision agreement and secured with sufficient improvement securities or bonds
22 guaranteeing performance and payment for labor and materials, setting of monuments, and
23 warranty against defective materials and workmanship.
- 24 6. Where proposed off-site improvements, including but not limited to slopes, public utility
25 facilities, and drainage facilities, are to be constructed, the developer/owner shall, at his
26 own expense, obtain all necessary easements or other interests in real property and shall
27 dedicate the same to the City of Oceanside as required. The applicant shall provide
28 documentary proof satisfactory to the City of Oceanside that such easements or other
29 interest in real property have been obtained prior to the approval of any grading plan,
building or improvement permit for the project. Additionally, the City of Oceanside, may
at its sole discretion, require that the applicant obtain at his sole expense a title policy

1 insuring the necessary title for the easement or other interest in real property to have vested
2 with the City of Oceanside or the applicant, as applicable.

3 7. Pursuant to the State Map Act, improvements shall be required at the time of development.
4 A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to
5 these improvement conditions and a certificate setting forth the recordation shall be placed
6 on the map.

7 8. Prior or concurrent with the recordation of the Parcel map, record a reciprocal parking and
8 access easement over parcels one, two and three.

9 9. Prior to the issuance of a grading permit, the developer shall notify and host a
10 neighborhood meeting with all of the area residents located within 300 feet of the project
11 site, and residents of property along any residential streets to be used as a "haul route", to
12 inform them of the grading and construction schedule, haul routes, and to answer
13 questions.

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

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

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

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

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

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

9 12. A traffic control plan shall be prepared according to the City traffic control guidelines
10 and be submitted to and approved by the City Engineer prior to the start of work within
11 open City rights-of-way. Traffic control during construction of streets that have been
12 opened to public traffic shall be in accordance with construction signing, marking and
13 other protection as required by the Caltrans Traffic Manual and City Traffic Control
14 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
15 approved otherwise.

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

27 14. Sidewalk improvements shall comply with ADA requirements and all pedestrian ramps for
28 public access must be fully located within public right-of-way.

29 15. 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.

- 1 16. Streetlights shall be maintained and installed on all public streets, if required (Old Grove
2 Road, Trestles Street and Rock Point Drive) per City Standards. The system shall provide
3 uniform lighting, and be secured prior to occupancy. The developer/owner shall pay all
4 applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate
5 schedule) streetlights and shall also agree to the formulation of, or the annexation to, any
6 appropriate street lighting district.
- 7 17. The on-site streets, driveways shall remain private and shall be maintained by an
8 association. The pavement sections, traffic indices, alignments, and all geometrics shall
9 meet public street standards.
- 10 18. The applicant's geotechnical consultant shall verify that the street fronting the development
11 is constructed to the current City of Oceanside standards.
- 12 19. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon
13 approved soil tests and traffic indices. The pavement design is to be prepared by the
14 developer's/owner's soil engineer and must be approved by the City Engineer, prior to
15 paving.
- 16 20. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
17 construction of the project, shall be repaired or replaced as directed by the City Engineer.
- 18 21. All existing overhead utility lines within the subdivision/development/property and/or
19 within any full width street or right-of-way abutting a new subdivision, and all new
20 extension services for the development of the project, including but not limited to,
21 electrical, cable and telephone, shall be placed underground per Section 901.G. of the
22 Subdivision Ordinance (R91-166) and as required by the City Engineer and current City
23 policy.
- 24 22. The developer/owner shall comply with all the provisions of the City's cable television
25 ordinances including those relating to notification as required by the City Engineer.
- 26 23. Grading and drainage facilities shall be designed and installed to adequately accommodate
27 the local stormwater runoff and shall be in accordance with the City's Engineers Manual
28 and as directed by the City Engineer.
- 29 24. 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,

1 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
2 (including NPDES), San Diego County Health Department, prior to the issuance of grading
3 permits.

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

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

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

22 28. Landscaping plans, including plans for the construction of walls, fences or other structures
23 at or near intersections, must conform to intersection sight distance requirements.
24 Landscape and irrigation plans shall be approved by the City Engineer prior to the issuance
25 of occupancy permits, and a pre-construction meeting held, prior to the start of any
26 improvements.

27 29. Landscaping plans, including plans for the construction of walls, fences or other structures
28 at or near intersections, must conform to intersection sight distance requirements.
29 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

1 installed prior to the issuance of any certificates of occupancy. Any project fences, sound
2 or privacy walls and monument entry walls/signs shall be shown on, bonded for and built
3 from the landscape plans. These features shall also be shown on the precise grading plans
4 for purposes of location only. Plantable, segmental walls shall be designed, reviewed and
5 constructed by the grading plans and landscaped/irrigated through project landscape plans.
6 All plans must be approved by the City Engineer and a pre-construction meeting held,
7 prior to the start of any improvements.

8 30. Open space areas and down-sloped areas visible from a collector-level or above roadway
9 and not readily maintained by the property owner, shall be maintained by a owners
10 association that will insure installation and maintenance of landscaping in perpetuity.
11 These areas shall be indicated on the parcel map and reserved for a owners association.
12 Future buyers shall be made aware of any estimated monthly costs. The disclosure,
13 together with the CC&R's, shall be submitted to the City Engineer for review prior to the
14 recordation of parcel map.

15 31. The drainage design on the tentative parcel map is conceptual only. The final design shall
16 be based upon a hydrologic/hydraulic study to be approved by the City Engineer during
17 final engineering. All drainage picked up in an underground system shall remain
18 underground until it is discharged into an approved channel, or as otherwise approved by
19 the City Engineer. All public storm drains shall be shown on City standard plan and
20 profile sheets. All storm drain easements shall be dedicated where required. The applicant
21 shall be responsible for obtaining any off-site easements for storm drainage facilities.

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

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

28 34. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
29 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 four feet and is adjacent to an arterial
street or state highway.

1 35. The development shall comply with all applicable regulations established by the United
2 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
3 Discharge Elimination System (NPDES) permit requirements for urban runoff and
4 stormwater discharge and any regulations adopted by the City pursuant to the NPDES.
5 Regulations or requirements. Further, the developer/owner may be required to file a
6 Notice of Intent with the State Water Resources Control Board to obtain coverage under
7 the NPDES. General Permit for Storm Water Discharges Associated with Construction
8 Activity and may be required to implement a Storm Water Pollution Prevention Plan
9 (SWPPP) concurrent with the commencement of grading activities. SWPPPs include
10 both construction and post construction pollution prevention and pollution control
11 measures and identify funding mechanisms for post construction control measures. The
12 developer/owner shall comply with all the provisions of the Clean Water Program during
13 and after all phases of the development process, including but not limited to: mass
14 grading, rough grading, construction of street and landscaping improvements, and
15 construction of dwelling units. The developer/owner shall design the Project's storm
16 drains and other drainage facilities to include Best Management Practices to minimize
17 non-point source pollution, satisfactory to the City Engineer.

18 36. Upon acceptance of any fee waiver or reduction by the developer/owner, the entire
19 project will be subject to prevailing wage requirements as specified by Labor Code
20 section 1720(b) (4). The developer/owner shall agree to execute a form acknowledging
21 the prevailing wage requirements prior to the granting of any fee reductions or waivers.
22 This project requires the submission and approval of a Storm Water Mitigation Plan
23 (SWMP); the Developer/owner shall prepare and submit an Operations & Maintenance
24 (O&M) Plan to the City Engineer with the first submittal of engineering plans. The
25 O&M Plan shall be prepared by the developer's/owner's Civil Engineer. It shall be
26 directly based on the project's SWMP previously approved by the project's approving
27 authority (Planning Commission/City Council/Community Development Commission).
28 At a minimum the O&M Plan shall include the designated responsible parties to manage
29 the storm water BMP(s), employee's training program and duties, operating schedule,
maintenance frequency, routine service schedule, specific maintenance activities, copies

1 of resource agency permits, cost estimate for implementation of the O&M Plan and any
2 other necessary elements.

3 37. The developer/owner shall enter into a City-Standard Stormwater Facilities Maintenance
4 Agreement with the City obliging the project proponent to maintain, repair and replace
5 the Storm Water Best Management Practices (BMPs) identified in the project's approved
6 SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved
7 by the City Attorney prior to issuance of any precise grading permit and shall be
8 recorded at the County Recorder's Office prior to issuance of any building permit.
9 Security in the form of cash (or certificate of deposit payable to the City) or an
10 irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise
11 grading permit. The amount of the security shall be equal to 10 years of maintenance
12 costs, as identified by the O&M Plan, but not to exceed a total of \$25,000. The
13 applicant's Civil Engineer shall prepare the O&M cost estimate.

14 38. At a minimum, maintenance agreements shall require the staff training, inspection and
15 maintenance of all BMPs on an annual basis. The developer/owner shall complete and
16 maintain O&M forms to document all maintenance activities. Parties responsible for the
17 O&M plan shall retain records at the subject property for at least 5 years. These
18 documents shall be made available to the City for inspection upon request at any time.

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

24 40. The BMPs described in the project's approved SWMP shall not be altered in any way,
25 shape or form without formal approval by either an Administrative Substantial
26 Conformance issued by the Community Development Department/Planning Division or
27 the project's final approving authority (Planning Commission/Community Development
28 Commission/City Council) at a public hearing. The determination of whatever action is
29

1 required for changes to a project's approved SWMP shall be made by the Community
2 Development Department/Planning Division.

3 41. The developer/owner shall provide a copy of the title/cover page of an approved SWMP
4 with the first engineering submittal package. If the project triggers the City's
5 Stormwater requirements but no approved Stormwater document (SWMP) exists, the
6 appropriate document shall be submitted for review and approval by the Public Works
7 Department. The SWMP shall be prepared by the applicant's Civil Engineer. All
8 stormwater documents shall be in compliance with the latest edition of submission
9 requirements.

10 42. In the event that the conceptual plan does not match the conditions of approval, the
11 resolution of approval shall govern.

12 43. Landscaping plans, including plans for the construction of walls, fences or other structures
13 at or near intersections, must conform to intersection sight distance requirements.
14 Landscape and irrigation plans shall be approved by the City Engineer prior to the
15 issuance of occupancy permits, and a pre-construction meeting held, prior to the start of
16 any improvements.

17 44. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-
18 way and within any adjoining public parkways shall be permanently maintained by the
19 owner, his assigns or any successors-in-interest in the property. The maintenance
20 program shall include: a) normal care and irrigation of the landscaping b) repair and
21 replacement of plant materials c) irrigation systems as necessary d) general cleanup of
22 the landscaped and open areas e) parking lots and walkways, walls, fences, etc. Failure
23 to maintain landscaping shall result in the City taking all appropriate enforcement
24 actions including but not limited to citations. This maintenance program condition
25 shall be recorded with a covenant as required by this resolution.

26 45. Landscaping plans, including plans for the construction of walls, fences or other structures
27 at or near intersections, must conform to intersection sight distance requirements.
28 Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer
29 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

1 installed prior to the issuance of any certificates of occupancy. Any project fences, sound
2 or privacy walls and monument entry walls/signs shall be shown on, bonded for and built
3 from the landscape plans. These features shall also be shown on the precise grading plans
4 for purposes of location only. Plantable, segmental walls shall be designed, reviewed and
5 constructed by the grading plans and landscaped/irrigated through project landscape plans.
6 All plans must be approved by the City Engineer and a pre-construction meeting held,
7 prior to the start of any improvements.

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

10 47. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
11 and Specifications for Landscape Development (latest revision), Water Conservation
12 Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the
13 maintenance of such landscaping, shall be reviewed and approved by the City Engineer
14 prior to the issuance of building permits. Landscaping shall not be installed until bonds
15 have been posted, fees paid, and plans signed for final approval. The following special
16 landscaping requirements shall be required prior to plan approval:

- 17 a) Final landscape plans shall accurately show placement of all plant material such
18 as but not limited to trees, shrubs, and groundcovers.
- 19 b) Landscape Architect shall be aware of all utilities and utility lines in addition to
20 all utility, sewer, storm drain easements and place planting locations accordingly
21 to meet City of Oceanside requirements.
- 22 c) All required landscape areas shall be maintained by owner. The landscape areas
23 shall be maintained per City of Oceanside requirements.
- 24 d) Proposed landscape species shall be native or naturalized to fit the site and meet
25 climate changes indicative to their planting location. The selection of plant
26 material shall also be based on cultural, aesthetic, and maintenance
27 considerations. In addition proposed landscape species shall be low water users
28 as well as meet all fire department requirements.
- 29 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.

- 1 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
2 from the sun, evapotranspiration and run-off. All the flower and shrub beds
3 shall be mulched to a 3" depth to help conserve water, lower the soil temperature
4 and reduce weed growth.
- 5 g) The shrubs shall be allowed to grow in their natural forms. All landscape
6 improvements shall follow the City of Oceanside Guidelines.
- 7 h) Root barriers shall be installed adjacent to all paving surfaces, where a paving
8 surface is located within 6 feet of a trees trunk. Root barriers shall extend 5 feet
9 in each direction from the centerline of the trunk, for a total distance of 10 feet.
10 Root barriers shall be 24 inches in depth. Installing a root barrier around the
11 tree's root ball is unacceptable.
- 12 i) For the planting and placement of trees and their distances from hardscape and
13 other utilities/ structures the landscape plans shall follow the City of Oceanside's
14 (current) Tree Planting Distances and Spacing Standards.
- 15 j) An automatic irrigation system shall be installed to provide coverage for all
16 planting areas shown on the plan. Low precipitation equipment shall provide
17 sufficient water for plant growth with a minimum water loss due to water run-off.
- 18 k) Irrigation systems shall use high quality, automatic control valves, controllers
19 and other necessary irrigation equipment. All components shall be of non-
20 corrosive material. All drip systems shall be adequately filtered and regulated
21 per the manufacturer's recommended design parameters.
- 22 l) All irrigation improvements shall follow the City of Oceanside Guidelines and
23 Water Conservation Ordinance.
- 24 m) The landscape plans shall be in conformance with all plans affiliated with the
25 project.
- 26 n) Landscape plans shall comply with Biological and/or Geotechnical reports, as
27 required, shall match the grading and improvement plans, comply with SWMP/
28 Best Management Practices and meet the satisfaction of the City Engineer.
- 29 o) 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.

1 **Building:**

- 2 48. All electrical, communication, CATV, etc. service lines, within the exterior lines of the
3 property shall be underground (City Code Sec. 6.30).
- 4 49. The building plans for this project are required by State law to be prepared by a
5 licensed architect or engineer and must be in compliance with this requirement prior to
6 submittal for building plan review.
- 7 50. Site development, parking, access into buildings and building interiors shall comply with
8 Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).
- 9 51. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)
10 and shall be shielded appropriately. Where color rendition is important high-pressure
11 sodium, metal halide or other such lights may be utilized and shall be shown on final
12 building and electrical plans.
- 13 52. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
14 plans.
- 15 53. Separate/unique addresses will/may be required to facilitate utility releases. Verification
16 that the addresses have been properly assigned by the City's Planning Division must
17 accompany the Building Permit application.
- 18 54. A complete Soils Report, Structural Calculations, & Energy
19 Calculations/documentation will be required at time of plans submittal to the Building
20 Division for plan check.
- 21 55. Tenant Improvements or other construction to the existing building requires permits
22 (including all required Inspections and approvals, and Issuance of Certificate of
23 Occupancy) from the Building Division.
- 24 56. Applicable Building Codes and Ordinances shall be based on the date of submittal for
25 Building Division plan check.
- 26 57. The granting of approval under this action shall in no way relieve the applicant/project
27 from compliance with all State and local building codes.
- 28 58. The developer shall monitor, supervise and control all building construction and
29 supportive activities so as to prevent these activities from causing a public nuisance,
including, but not limited to, strict adherence to the following:

- 1 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
2 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
3 work that is not inherently noise-producing. Examples of work not permitted on
4 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
5 producing nature. No work shall be permitted on Sundays and Federal Holidays
6 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
7 Christmas Day) except as allowed for emergency work under the provisions of the
8 Oceanside City Code Chapter 38 (Noise Ordinance).
- 9 b) The construction site shall be kept reasonably free of construction debris as
10 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
11 approved solid waste containers shall be considered compliance with this
12 requirement. Small amounts of construction debris may be stored on-site in a
13 neat, safe manner for short periods of time pending disposal.

14 **Fire:**

- 15 59. Fire Department requirements shall be placed on plans in the notes section.
- 16 60. A minimum fire flow of 3000 gallons per minute shall be provided.
- 17 61. The size of fire hydrant outlets shall be 2 ½ "X 2 ½" X 4".
- 18 62. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
19 the site plan.
- 20 63. The fire hydrants shall be installed and tested prior to placing any combustible materials
21 on the job site.
- 22 64. Provide on-site hydrant(s) and mains capable of supplying the required fire flow.
- 23 65. Detailed plans of underground fire service mains shall be submitted to the Oceanside
24 Fire Department for approval prior to installation.
- 25 66. Blue hydrant identification markers shall be placed as per Oceanside's Engineers
26 Design and Processing Manual Standard Drawing No. M-13.
- 27 67. All weather access roads shall be installed and made serviceable prior to and during
28 time of construction. Sec. 902. Uniform Fire Code.
- 29 68. A fire apparatus access road shall be provided to within 150 feet of all exterior walls of
the first floor of the building. The route of the fire apparatus access road shall be

1 approved by the fire department. The 150 feet is measured by means of an unobstructed
2 route around the exterior of the building.

3 69. Fire Department emergency access must not exceed 15 percent grade.

4 70. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building
5 permit application.

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

10 72. Multi-tenant buildings require identification on the rear exit doors with individual suite
11 numbers or letters.

12 73. Commercial buildings and multi-family dwellings require 6-inch address numbers.

13 74. Industrial buildings require 12-inch address numbers.

14 75. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
15 approval prior to the issuance of building permits.

16 76. Buildings shall meet Oceanside Fire Department's current codes at the time of building
17 permit application.

18 **Planning:**

19 77. The Tentative Parcel Map, Development Plan and Conditional Use Permit shall expire
20 on September 22, 2010 unless the Planning Commission grants a time extension.

21 78. This Tentative Parcel Map, Development Plan and Conditional Use Permit approves
22 only a 45-airspace condominium subdivision within 10 single-story and one two-story
23 medical office type buildings over three legally created parcels as shown on the plans and
24 exhibits presented to the Planning Commission for review and approval. No deviation
25 from these approved plans and exhibits shall occur without Planning Division approval.
26 Substantial deviations shall require a revision to the Development Plan or a new
27 Development Plan.

28 79. The Pacific Coast Medical Office Center located on Parcels 27, 28 and 29 of the Pacific
29 Coast Business Park Master Industrial Development Plan shall be limited to a maximum
gross medical office square footage not to exceed 80,284 for all 11 medical office
buildings.

- 1 80. No operations related to the use shall be permitted outside the building.
- 2 81. All mechanical rooftop and ground equipment shall be screened from public view as
3 required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,
4 mechanical equipment, screen and vents shall be painted with non-reflective paint to
5 match the roof. This information shall be shown on the building plans.
- 6 82. Business License. The applicant, tenants, or successors in interest shall comply with
7 the City's business license requirements.
- 8 83. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold
9 harmless the City of Oceanside, its agents, officers or employees from any claim, action
10 or proceeding against the City, its agents, officers, or employees to attack, set aside, void
11 or annul an approval of the City, concerning Tentative Parcel Map P-3-08,
12 Development Plan D-4-08, and Conditional Use Permit C-8-08. The City will
13 promptly notify the applicant of any such claim, action or proceeding against the city
14 and will cooperate fully in the defense. If the City fails to promptly notify the
15 applicant of any such claim action or proceeding or fails to cooperate fully in the
16 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
17 harmless the City.
- 18 84. A letter of clearance from the affected school district in which the property is located
19 shall be provided as required by City policy at the time building permits are issued.
- 20 85. A covenant or other recordable document approved by the City Attorney shall be
21 prepared by the subdivider and recorded prior to the approval of the final map. The
22 covenant shall provide that the property is subject to this resolution, and shall generally
23 list the conditions of approval.
- 24 86. Prior to the issuance of building permits, compliance with the applicable provisions of
25 the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
26 reviewed and approved by the City Planner. These requirements, including the
27 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
28 noted on the Landscape Plan and shall be recorded in the form of a covenant affecting
29 the subject property.
87. 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

1 owner and or operator. This notification's provision shall run with the life of the project
2 and shall be recorded as a covenant on the property.

3 88. This Conditional Use Permit shall be called for review by the Planning Commission if
4 complaints are filed and verified as valid by the Code Enforcement Office concerning the
5 violation of any of the approved conditions or assumptions made by the application.

6 89. Failure to meet any conditions of approval for this development shall constitute a
7 violation of the Final Parcel Map, Development Plan, and Conditional Use Permit.

8 90. Unless expressly waived, all current zoning standards and City ordinances and policies in
9 effect at the time building permits are issued are required to be met by this project. The
10 approval of this project constitutes the applicant's agreement with all statements in the
11 Description and Justification, Pacific Coast Business Park Master Industrial Plan and
12 other materials and information submitted with this application, unless specifically
13 waived by an adopted condition of approval.

14 91. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's)
15 shall provide for the maintenance of all common open space, medians and commonly
16 owned fences and walls and adjacent parkways. The maintenance shall include normal
17 care and irrigation of landscaping, repair and replacement of plant material and irrigation
18 systems as necessary; and general cleanup of the landscaped and open area and
19 walkways. The C.C. & R's shall be subject to the review and approval of the City
20 Attorney prior to the approval of the final map. The C.C. & R's are required to be
21 recorded prior to or concurrently with the final map. Any amendments to the C.C. & R's
22 in which the association relinquishes responsibility for the maintenance of any common
23 open space shall not be permitted without the specific approval of the City of Oceanside.
24 Such a clause shall be a part of the C.C. & R's. The C.C. & R's shall also contain
25 provisions for the following:

- 26 a) Provisions for the maintenance of all common open-space and open-space
27 easements on private lots, including provisions establishing mechanisms to ensure
28 adequate and continued monetary funding for such maintenance by the property
29 association.
- b) Provisions that restrict any private use of open space easement areas. Restrictions
shall include, but are not limited to, removing retaining walls, installing structures

1 such as trellises, decks, retaining walls and other hardscape and any individual
2 landscape improvements.

3 c) Provisions prohibiting the property owners association from relinquishing its
4 obligation to maintain the common open space and open space easement areas
5 without prior consent of the City of Oceanside.

6 d) Provisions for restricting and ensuring that the medical office buildings do not
7 transition into more intense type uses that require greater numbers of parking
8 spaces and generate higher traffic volumes to the surrounding roadways beyond
9 what was originally calculated within the EIR for the original Pacific Coast
10 Business Park development applications (P-8-04/D-17-04), and that have been
11 allocated to Pacific Coast Medical Center from the Master Developer and
12 calculated not to exceed 4,014 ADT's.

13 **Environmental:**

14 92. Prior to issuance of grading permits for previously ungraded areas or undisturbed soils,
15 the applicant shall confirm to the City of Oceanside that a qualified paleontologist has
16 been retained to carry out an appropriate mitigation program. (A qualified
17 paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or
18 geology who is familiar with paleontological procedures and techniques). The
19 paleontologist shall attend pre-grade meetings to consult with grading and excavation
20 contractors.

21 93. A paleontological monitor shall be on-site during grading operations in previously un-
22 graded areas or undisturbed soils to evaluate the presence of fossils within previously
23 undisturbed sediments of highly sensitive geologic formations (i.e. Santiago
24 Formation) and moderately sensitive formations (river terrace deposits) to inspect cuts
25 for contained fossils (a paleontological monitor is defined as an individual who has
26 experience in the collection and salvage of fossil materials). The paleontological
27 monitor shall work under the direction of a qualified paleontologist.

28 94. When fossils are discovered the paleontologist (or paleontological monitor) shall
29 recover them. In most cases, this fossil salvage can be completed in a short period to
time. However, some fossil specimens (such as a complete whale skeleton) may
require an extended salvage time. In these instances, paleontologist (or

1 paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading
2 to allow recovery of small fossil remains such as isolated mammal teeth, it may be
3 necessary in certain instances to set up a screen-washing operation on the site.

- 4 95. Prepared fossils along with copies of all pertinent field notes, photographs and maps
5 shall be deposited (with the applicant's permission) in a scientific institution with
6 paleontological collections such as the San Diego Natural History Museum. A final
7 summary report shall be completed and distributed to the City or other interested
8 agencies which outlines the results of the mitigation program. This report shall
9 include discussions of the methods used, stratigraphy exposed, fossils collected and
10 significance of recovered fossils.

11 **Public Works Solid Waste:**

- 12 96. Space Allocation: OCC 13.39, the requirement to designate adequate space for the
13 storage of solid waste and recycling containers on private property to include
14 appropriate bin enclosures to adequately provide for trash, green waste and other
15 recycling containers.
- 16 97. Solid Waste Exclusion Specifications: N/A
- 17 98. Recycling Services: OCC 13.16(h), the requirement to separate all recyclable material
18 from solid waste for separate collection.
- 19 99. Green Waste Services: The separation of all green waste from solid waste using the
20 approved city collection service and the collection of the material in compliance with
21 standards as identified in the city code.

22 **Water Utilities:**

- 23 100. The developer will be responsible for developing all water and sewer utilities necessary
24 to develop the property. Any relocation of water and/or sewer utilities is the
25 responsibility of the developer and shall be done by an approved licensed contractor at
26 the developer's expense.
- 27 101. The property owner shall maintain private water and wastewater utilities located on
28 private property.
- 29

- 1 102. Water services and sewer laterals constructed in existing right-of-way locations are to be
2 constructed by approved and licensed contractors at developer's expense.
- 3 103. All Water and Wastewater construction shall conform to the most recent edition of the
4 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
5 the Water Utilities Director.
- 6 104. Prior to approval of Final Engineered Design Plans, all public water and/or sewer
7 facilities not located within the public right-of-way shall be provided with easements
8 sized according to the Water, Sewer, and Reclaimed Water Design and Construction
9 Manual. Easements shall be constructed for all weather access.
- 10 105. Final Engineered Design Plans shall not include the location of any trees, structures, or
11 building overhangs within any water or wastewater utility easement.
- 12 106. Prior to approval of Final Engineered Design Plans, all lots with a finish pad elevation
13 located below the elevation of the next upstream manhole cover of the public sewer shall
14 be protected from backflow of sewage by installing and maintaining an approved type
15 backwater valve, per the Uniform Plumbing Code (U.P.C.).
- 16 107. Prior to approval of Final Engineered Design Plans, a separate irrigation meter and
17 approved backflow prevention device is required and shall be displayed on the plans.
- 18 108. Prior to approval of Final Engineered Design Plans, an Inspection Manhole, described by
19 the Water, Sewer, and Reclaimed Water Design and Construction Manual, shall be
20 installed in each building sewer lateral and the location shall be called out on the
approved Improvement Plans.

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1 109. Prior to building permit issuance Water and Wastewater Buy-in fees and the San Diego
2 County Water Authority Fees are to be paid to the City and collected by the Water
3 Utilities Department.

4 PASSED AND ADOPTED Resolution No. 2008-P58 on September 22, 2008 by the
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10
11 _____
12 Claudia Troisi, Chairperson
13 Oceanside Planning Commission

14 ATTEST:

15 _____
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
18 this is a true and correct copy of Resolution No. 2008-P58.

19
20 Dated: _____ September 22, 2008

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PLANNING COMMISSION
RESOLUTION NO. 2005-P45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

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

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 Tentative Parcel Map and Development Plan under the provisions of Articles 13 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

to subdivide a 127.39-acre site into 30-industrial lots;
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd day of August, 2005 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; an Environmental Impact Report (EIR) was prepared and circulated for this project. Traffic impacts on College Boulevard were found to be unmitigable, therefore, a Statement of Overriding Considerations are attached as Exhibit "A" and are hereby adopted with this resolution;

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Department, 300 North Coast Highway, Oceanside, California 92054.

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

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

6 <u>Description</u>	7 <u>Authority for Imposition</u>	8 <u>Current Estimate Fee or Calculation Formula</u>
9 Drainage Fee	10 Ordinance No. 85-23 11 Resolution No. 89-231	12 \$8,024 per acre
13 Public Facility Fee	14 Ordinance No. 91-09 15 Resolution No. R91-39	16 \$.441 per square foot
17 School Facilities Mitigation Fee	18 Ordinance No. 91-34	19 \$.34 per square foot non-residential
20 Traffic Signal Fee	21 Ordinance No. 87-19	22 \$13.70 per vehicle trip
23 Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	24 Ordinance No. 83-01	25 \$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
26 Water System Buy-in Fees	27 Oceanside City Code §37.56.1 28 Resolution No. 87-96 29 Ordinance No. 02-OR-332-1	Based on meter size Typical \$17,908
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 02-OR-333-1	Based on meter size Typical \$21,923
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2000-3	Based on meter size. Typical is \$10,421 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;

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

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

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

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

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

15 FINDINGS:

16 For the Tentative Parcel Map:

- 17 1. The proposed subdivision creates parcels and units that are consistent and exceed the
18 requirements of the PD-1 zoning designation. The subdivision map is consistent with
19 the General Plan of the City.
- 20 2. The proposed building pads on the site will conform to the topography of the site,
21 therefore, making it suitable for industrial development. The 127.39-acre site is
22 physically suitable to allow for the development of 30 industrial lots.
- 23 3. The subdivision complies with all other applicable ordinances, regulations and
24 guidelines of the City.
- 25 4. The design of the subdivision or proposed improvements will not conflict with
26 easements, acquired by the public at large, for access through the use of property within
27 the subdivision.
- 28 5. That the design of the subdivision or the proposed improvements will not cause
29 substantial environment damage with the proposed mitigation or substantially and
avoidably injure fish or wildlife or their habitat.

1 For the Development Plan:

- 2 1. The site plan and physical design of the project is consistent with the Zoning Ordinance
3 and the underlying PD-1 zone.
- 4 2. The Development Plan conforms to the General Plan of the City.
- 5 3. The project site can be adequately served by existing public facilities, services and
6 utilities.
- 7 4. The project, as proposed, is compatible with the existing and potential development on
8 adjoining properties or in the surrounding neighborhood.
- 9 5. The site plan and parameters for the architecture and physical design of the project is
10 consistent with the policies contained within Sections 1.24 and 1.25 of the Land Use
11 Element of the General Plan.

12 For Approval of the Waiver for the Requirement to Underground Facilities:

- 13 1. The high voltage (above 34.5 KV) of the overhead 69 KV transmission lines makes the
14 conversion of the existing overhead utilities impractical.

15 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
16 certify the Environmental Impact Report (EIR) and adopt the mitigation measures provided
17 therein, and approve Tentative Parcel Map (P-8-04) and Development Plan (D-17-04) subject to
18 the following conditions:

19 Building:

- 20 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
21 Building Department plan check.
- 22 2. The granting of approval under this action shall in no way relieve the applicant/project
23 from compliance with all State and local building codes.
- 24 3. Site development, parking, access into buildings and building interiors shall comply with
25 Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).
- 26 4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the
27 property shall be underground (City Code Sec. 6.30).
- 28 5. The building plans for this project are required by State law to be prepared by a licensed
29 architect or engineer and must be in compliance with this requirement prior to submittal
for building plan review.

1 6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)
2 and shall be shielded appropriately. Where color rendition is important high-pressure
3 sodium, metal halide or other such lights may be utilized and shall be shown on final
4 building and electrical plans.

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

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

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

21 **Engineering:**

22 8. Vehicular access rights to College Boulevard, Old Grove Road and Avenida Del Oro
23 shall be relinquished to the City from all abutting lots. Except for approved driveway
24 openings, vehicular access rights to all other streets shall be relinquished from all
25 abutting lots.

26 9. All right-of-way alignments, street dedications, exact geometrics and widths shall be
27 dedicated and improved as required by the City Engineer, or other designated City
28 representative.

29 10. The design of the subdivision or the type of improvements shall not conflict with
easements, acquired by the public at large, for access through the use of property within
the proposed subdivision. All such public easements are protected by this project.

- 1 11. Design and construction of all improvements shall be in accordance with standard
2 plans, specifications of the City of Oceanside and subject to approval by the City
3 Engineer, or other designated City representative.
- 4 12. The approval of the tentative map shall not mean that closure, vacation, or
5 abandonment of any public street, right-of-way, easement, or facility is granted or
6 guaranteed to the subdivider. The subdivider is responsible for applying for all
7 closures, vacations, and abandonments as necessary. The application(s) shall be
8 reviewed and approved or rejected by the City under separate process(es) per codes,
9 ordinances, and policies in effect at the time of the application.
- 10 13. Existing access to the post office property west of Avenida Del Oro (APN 161-512-10)
11 shall be maintained during grading and construction of the project.
- 12 14. Prior to approval of the final map or any increment, all improvement requirements, within
13 such increment or outside of it if required by the City Engineer, or other designated City
14 representative, shall be covered by a subdivision agreement and secured with sufficient
15 improvement securities or bonds guaranteeing performance and payment for labor and
16 materials, setting of monuments, and warranty against defective materials and
17 workmanship.
- 18 15. Prior to approval of the first final map, a phasing plan for the construction of public and
19 private improvements including landscaping, the City Engineer shall approve streets and
20 arterials, or other designated City representative. All improvements shall be under
21 construction to the satisfaction of the City Engineer, or other designated City
22 representative, prior to the issuance of building permits. All improvements shall be
23 completed prior to issuance of any certificate of occupancy. Prior to the issuance of a
24 building permit, the subdivider shall record the final map.
- 25 16. Prior to the issuance of any certificates of occupancy, the City Engineer, or other
26 designated City representative, shall require the dedication and construction of necessary
27 utilities, arterials and streets and other improvements outside the area of the particular
28 final map, if such are needed for storm drainage, circulation, parking, access or for the
29 welfare or safety of future occupants of the development and other impacted properties.
The boundaries of any multiple development increment shall be subject to the approval of
the City Engineer, or other designated City representative.

1 17. Where proposed off-site improvements, including but not limited to slopes, public utility
2 facilities, and drainage facilities, are to be constructed, the applicant shall, at his own
3 expense, obtain all necessary easements or other interests in real property and shall
4 dedicate the same to the City as required. The applicant shall provide documentary proof
5 satisfactory to the City that such easements or other interest in real property have been
6 obtained prior to the approval of the final map or issuance of any grading, building or
7 improvement permit for the development. Additionally, the City, may at its sole
8 discretion, require that the applicant obtain at his sole expense a title policy insuring the
9 necessary title for the easement or other interest in real property to have vested with the
10 City of Oceanside or the applicant, as applicable.

11 18. Pursuant to the State Map Act, improvements shall be required at the time of
12 development. A covenant, reviewed and approved by the City Attorney, shall be
13 recorded attesting to these improvement conditions and a certificate setting forth the
14 recordation shall be placed on the map.

15 19. Prior to the issuance of a grading permit, the Developer shall notify and host a
16 neighborhood meeting with all of the area residents located within 300 feet of the
17 project site, and residents of property along any residential streets to be used as a "haul
18 route", to inform them of the grading and construction schedule, haul routes, and to
19 answer questions.

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

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

25 b) All grading and related site preparation and construction activities shall be
26 limited to the hours of 7 a.m. to 6 p.m., Monday through Friday. No engineering
27 related construction activities shall be conducted on Saturdays, Sundays or legal
28 holidays unless written permission is granted by the City Engineer with specific
29 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

1 intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance
2 also prohibits "any disturbing excessive, or offensive noise which causes
3 discomfort or annoyance to reasonable persons of normal sensitivity."

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

6 21. All drainage fees, traffic signal contributions, highway thoroughfare fees, park fees,
7 reimbursements, and other applicable charges, fees and deposits shall be paid prior to
8 recordation of the map or the issuance of any building permits, in accordance with City
9 Ordinances and policies. The subdivider shall also be required to join into, contribute,
10 or participate in any improvement, lighting, or other special district affecting or affected
11 by this project. Approval of the tentative map shall constitute the developer's approval
12 of such payments, and his agreement to pay for any other similar assessments or charges
13 in effect when any increment is submitted for final map or building permit approval,
14 and to join, contribute, and/or participate in such districts.

15 22. This project's street pavement sections, traffic indices, alignments, and all geometrics
16 shall meet public street standards.

17 23. Prior to the issuance of a grading permit, the developer shall contract with a
18 geotechnical engineering firm to perform a field investigation, including R-value
19 testing, of the existing pavement on all streets adjacent to the project boundary. The
20 limits of the study shall be half-width plus twelve (12) feet along the subdivision's
21 frontage. The field investigation shall include a minimum of one pavement boring
22 every fifty (50) linear feet of street frontage. The Developer shall submit a study that
23 shall analyze whether the existing pavement meets current City standards/traffic
24 indices. If the study concludes that the pavement does not meet City standards/traffic
25 indices, the rehabilitation/mitigation recommendations shall be included in the study
26 and the Subdivider shall reconstruct the street per the recommendations to the
27 satisfaction of the City Engineer, or other designated City representative.

28 24. Pavement sections for all streets, alleys, driveways and parking areas shall be based
29 upon approved soil tests and traffic indices. The pavement design is to be prepared by
the subdivider's soil engineer and must be approved by the City Engineer, or other
designated City representative, prior to paving.

- 1 25. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
2 construction of the project, shall be repaired or replaced as directed by the City Engineer,
3 or other designated City representative.
- 4 26. Grading and drainage facilities shall be designed and installed to adequately accommodate
5 the local storm water runoff and shall be in accordance with the City's Engineers Manual
6 and as directed by the City Engineer, or other designated City representative.
- 7 27. The applicant shall obtain any necessary permits and clearances from all public agencies
8 having jurisdiction over the project due to its type, size, or location, including but not
9 limited to the U. S. Army Corps of Engineers, California Department of Fish and Game,
10 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
11 (including NPDES), San Diego County Health Department, prior to the issuance of
12 grading permits.
- 13 28. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic
14 investigation shall be conducted of the soils, slopes, and formations in the project. All
15 necessary measures shall be taken and implemented to assure slope stability, erosion
16 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
17 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved
18 by the City Engineer, or other designated City representative.
- 19 29. This project shall provide year-round erosion control including measures for the site
20 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
21 control plan, designed for all proposed stages of construction, shall be reviewed, secured
22 by the applicant with cash securities and approved by the City Engineer, or other
23 designated City representative.
- 24 30. Landscaping plans, including plans for the construction of walls, fences or other structures
25 at or near intersections, must conform to intersection sight distance requirements.
26 Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer,
27 or other designated City representative, prior to the issuance of a preliminary grading
28 permit and approved by the City Engineer, or other designated City representative, prior to
29 the issuance of building permits. Frontage and median landscaping shall be installed
prior to the issuance of any building permits. Project fences, sound or privacy walls and
monument entry walls/signs shall be designed, reviewed and constructed by the landscape

1 plans and shown for location only on grading plans. Plantable, segmental walls shall be
2 designed, reviewed and constructed by the grading plans and landscaped/irrigated through
3 project landscape plans. The City Engineer must approve all plans, or other designated
4 City representative, and a pre-construction meeting held, prior to the start of any
5 improvements.

6 31. Open space areas and down-sloped areas visible from a collector-level or above
7 roadway and not readily maintained by the property owner, shall be maintained by a
8 homeowners' association that will insure installation and maintenance of landscaping in
9 perpetuity. These areas shall be indicated on the final map and reserved for an
10 association.

11 32. Future buyers shall be made aware of any estimated monthly costs. The disclosure,
12 together with the CC&R's, shall be submitted to the City Engineer, or other designated
13 City representative, for review prior to the recordation of final map. In the event the
14 property's association dissolves, responsibility for irrigation and maintenance of the
15 slopes (open space areas) adjacent to each property shall become that of the individual
16 property owner.

17 33. The drainage design on the tentative map is conceptual only. The final design shall be
18 based upon a hydrologic/hydraulic study to be approved by the City Engineer, or other
19 designated City representative, during final engineering. All drainage picked up in an
20 underground system shall remain underground until it is discharged into an approved
21 channel, or as otherwise approved by the City Engineer, or other designated City
22 representative. All public storm drains shall be shown on City standard plan and profile
23 sheets. All storm drain easements shall be dedicated where required. The applicant shall
24 be responsible for obtaining any off-site easements for storm drainage facilities.

25 34. Storm drains shall be designed and located such that the inside-travel lanes on streets with
26 Collector or above design criteria shall be passable during conditions of a 100-year
27 frequency storm.

28 35. The subdivider is responsible for the design and construction of major off-site drainage
29 improvements downstream of the subdivision to the satisfaction of the City Engineer, or
other designated City representative, as follows:

- 1 a) Prior to issuance of any building, grading, or improvement permits for the
2 subdivision, the subdivider's civil engineer shall analyze downstream drainage
3 facilities to identify the closest point of connection to an adequately sized existing
4 drainage course or facility capable to carry cumulative runoff flows from the entire
5 drainage basin in which the subdivision is located.
- 6 b) Prior to the issuance of any building, grading, or improvement permits, the
7 subdivider's civil engineer shall complete the design of all drainage facilities for
8 the collection and conveyance of said cumulative runoff flows.
- 9 c) Prior to the issuance of any building, grading, or improvement permits, the
10 construction of said facilities shall be covered by a development agreement and
11 secured with sufficient sureties guaranteeing performance and payment for labor
12 and materials, and warranty against defective materials and workmanship.
- 13 d) Prior to the issuance of any building, grading, or improvement permits, the
14 construction of said major offsite drainage facilities shall be completed to the
15 satisfaction of the City Engineer, or other designated City representative.

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

19 37. The developer shall comply with all the provisions of the City's cable television
20 ordinances including those relating to notification as required by the City Engineer, or
21 other designated City representative.

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

26 39. All existing overhead utility lines with the exception of the 69KV lines, within the
27 subdivision and within any full width street or right-of-way abutting a new subdivision,
28 and all new extension services for the development of the project, including but not
29 limited to, electrical, cable and telephone, shall be placed underground per Section 901.G.
of the Subdivision Ordinance (R91-166) and as required by the City Engineer and current
City policy. The undergrounding of the existing 69KV overhead utilities is waived per

1 Section 901.G 3. a. of the Subdivision Ordinance (R91-166) due to the existing
2 overhead electrical or transmission lines are in excess of 34.5 KV.

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

9 41. The development shall comply with all applicable regulations established by the United
10 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
11 Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and
12 storm water discharge and any regulations adopted by the City pursuant to the
13 N.P.D.E.S. regulations or requirements. Further, the applicant may be required to file
14 a Notice of Intent with the State Water Resources Control Board to obtain coverage
15 under the N.P.D.E.S. General Permit for Storm Water Discharges Associated with
16 Construction Activity and may be required to implement a Storm Water Pollution
17 Prevention Plan (SWPPP) concurrent with the commencement of grading activities.
18 The SWPPP shall include both construction and post construction pollution prevention
19 and pollution control measures and shall identify funding mechanisms for post
20 construction control measures. The developer shall comply with all the provisions of
21 the Clean Water Program during and after all phases of the development process,
22 including but not limited to: mass grading, rough grading, construction of street and
23 landscaping improvements, and construction of dwelling units. The applicant shall
24 design the Project's storm drains and other drainage facilities to include Best
25 Management Practices to minimize non-point source pollution, satisfactory to the City
26 Engineer, or other designated City representative.

26 **Traffic:**

27 42. ADA complaint pedestrian access shall be provided at all project driveways and the
28 intersections of Old Grove Road at Street "D", Old Grove Road at Avenida Del Oro,
29 Avenida Del Oro at Street "B", Street "A" at Street "B", Street "B" at Street "C", and
Street "C" at Street "D".

- 1 43. Sight distance requirements at all driveway and street intersections shall conform to the
2 intersection corner sight distance criteria as provided by the California Department of
3 Transportation Highway Design Manual.
- 4 44. The project applicant shall contribute a fair share of 13 percent toward the cost of re-
5 striping the east leg of the intersection of Oceanside Boulevard at College Boulevard to
6 include a total of three eleven-foot wide westbound through lanes with an exclusive
7 eleven-foot wide right turn pocket. This improvement will include modification of the
8 existing center median island with additional traffic signal equipment and signal loop
9 detectors for the additional westbound through lane.
- 10 45. The project will be required to contribute 33 percent of \$2,228,438 to be applied toward
11 future capacity enhancement measures on College Boulevard between Thunder Drive
12 and Aztec Street.
- 13 46. Old Grove Road between College Boulevard and Mesa Drive shall be constructed
14 within 100-feet of right of way with a 14-foot, landscaped center median and 16-foot
15 parkways with 5-feet of sidewalk on both sides. The construction of Old Grove Road
16 shall be completed to the satisfaction of the Transportation Manager.
- 17 47. Avenida Del Oro from the Avenida de la Plata to Old Grove Road shall be constructed
18 within 82-feet of right of way with 15-foot parkways and 5-foot sidewalks on both
19 sides. The construction of Avenida Del Oro shall be completed to the satisfaction of the
20 Transportation Manager.
- 21 48. Avenida Del Oro from Oceanside Boulevard to Old Grove Road shall be re-striped with
22 four travel lanes. The re-striping of Avenida Del Oro shall be completed to the
23 satisfaction of the Transportation Manager.
- 24 49. All internal project streets shall be constructed within 68-feet of right-of-way with 14-
25 foot parkways and 5-foot sidewalks on both sides. The construction of all internal
26 project streets shall be completed to the satisfaction of the Transportation Manager.
- 27 50. The intersection of El Camino Real at Mesa Drive shall be improved by adding a
28 westbound right turn pocket. This improvement shall include modification of the
29 traffic signal to provide for exclusive left turn phasing in both eastbound and westbound
directions on Mesa Drive. The intersection improvement shall be completed to the
satisfaction of the Transportation Manager.

- 1 51. The intersection of Ocean Ranch Road at Old Grove Road shall be improved by adding
2 a northbound to eastbound right turn overlapping signal phase. The intersection
3 improvement shall be completed to the satisfaction of the Transportation Manager.
- 4 52. A new traffic signal shall be installed at the intersection of Avenida de la Plata at
5 Corporate Center Drive. The new traffic signal shall be constructed to the satisfaction
6 of the Transportation Manager.
- 7 53. The existing traffic signal on Rancho Del Oro at Oceanside Boulevard shall be
8 improved with the addition of a southbound to westbound right turn overlapping phase
9 and a westbound to northbound right turn overlapping phase. The traffic signal shall
10 also be re-timed. All improvements to the traffic signal shall be completed to the
11 satisfaction of the Transportation Manager.
- 12 54. The project shall contribute a fair-share of 69 percent toward the cost of adaptive signal
13 system hardware at the following intersections:
- 14 a) College Boulevard at Silverbluff Drive;
 - 15 b) College Boulevard at Frazee Road;
 - 16 c) College Boulevard at Chroma Drive;
 - 17 d) College Boulevard at Mesa Drive;
 - 18 e) College Boulevard at Avenida Empresa;
 - 19 f) College Boulevard at Old Grove Road;
 - 20 g) College Boulevard at Avenida de la Plata;
 - 21 h) College Boulevard at Marvin Street;
 - 22 i) College Boulevard at Roselle Street;
 - 23 j) College Boulevard at Barnard Drive; and
 - 24 k) College Boulevard at Vista Way.
- 25 55. A traffic control plan shall be prepared according to the City traffic control guidelines
26 and be submitted to and approved by the Transportation Manager prior to the start of
27 work within open City rights-of-way. Traffic control during construction of streets that
28 have been opened to public traffic shall be in accordance with construction signing,
29 marking and other protection as required by the Caltrans Traffic Manual and City
Traffic Control Guidelines.

- 1 56. Traffic control during construction adjacent to or within all public streets must meet
2 Caltrans standards and City Traffic Control Guidelines. Traffic control plans shall be in
3 effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.
- 4 57. A haul route shall be obtained at least 7 days prior to the start of hauling operations and
5 must be approved by the Transportation Manager. Hauling operations shall be 8:00
6 a.m. to 3:30 p.m. unless approved otherwise.
- 7 58. Streetlights shall be installed along all internal project streets and on Old Grove Road and
8 Avenida Del Oro along the frontage of the project. The system shall be designed to
9 provide uniform lighting, and be secured prior to the recordation of map or building
10 permit issuance, if a map is not recorded. The subdivider shall pay all applicable fees,
11 energy charges, and/or assessments associated with City-owned (LS-2 rate schedule)
12 streetlights and shall also agree to the formulation of, or the annexation to, any appropriate
13 street lighting district.
- 14 59. The applicant shall pay all applicable traffic signal and thoroughfare fees.
- 15 60. The project should pay CalTrans a fair-share of 52.4 percent of the total cost to install an
16 eastbound to southbound right-turn overlapping phase on State Route 76 at Old Grove
17 Road. This will include modification to the existing signal heads on State Route 76
18 and shall be coordinated and approved by Caltrans District 11.
- 19 61. The project should pay CalTrans a fair share of 52.4 percent of the total cost to install
20 an eastbound to southbound right-turn overlapping phase on SR 76 at Rancho Del Oro
21 Drive. This will include modification to the existing signal heads on SR 76.
22 Additionally, the existing westbound to southbound left turn pocket on SR 76 at
23 Rancho Del Oro Drive should be lengthened to the satisfaction of CalTrans and the
24 Traffic Engineer. These improvements shall be coordinated and approved by Caltrans
25 District 11.

26 **Planning:**

- 27 62. Tentative Parcel Map and Development Plan shall expire on August 22, 2007, unless the
28 Planning Commission grants a time extension.
- 29 63. This Tentative Parcel Map and Development Plan approves only a 30-lot industrial
subdivision as shown on the plans and exhibits presented to the Planning Commission for

1 review and approval. No deviation from these approved plans and exhibits shall occur
2 without Planning Department approval. Substantial deviations shall require a revision to
3 the Development Plan or a new Development Plan.

4 64. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
5 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
6 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
7 annul an approval of the City, concerning Development Plan D-17-04 and Tentative
8 Parcel Map P-8-04. The City will promptly notify the applicant of any such claim,
9 action or proceeding against the city and will cooperate fully in the defense. If the City
10 fails to promptly notify the applicant of any such claim action or proceeding or fails to
11 cooperate fully in the defense, the applicant shall not, thereafter, be responsible to
12 defend, indemnify or hold harmless the City.

13 65. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water
14 Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall
15 be reviewed and approved by the City Engineer and Planning Director prior to the
16 issuance of building permits. Landscaping shall not be installed until bonds have been
17 posted, fees paid, and plans signed for final approval. The following special landscaping
18 requirements shall be met:

- 19 a) Parkway tree plantings along collector and arterial roads shall be a minimum of
20 two-inch diameter trees so as to ensure a mature landscape theme is achieved in a
21 reasonable amount of time.
- 22 b) The developer shall be responsible for irrigating and landscaping all embankments
23 within the project, and all slopes along major streets.
- 24 c) Arterial street trees in parkways shall be planted at a minimum of 30 feet on
25 center, each side of street, as a solitary planting. Approved root barriers shall be
26 incorporated.
- 27 d) Local street trees in parkways shall be planted at a minimum of 30 feet on center,
28 each side of street, as a solitary planting. Approved root barriers shall be
29 incorporated.

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66. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in 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 normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner. This condition shall be recorded with the covenant required by this resolution.
67. 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.
68. A covenant or other recordable document approved by the City Attorney shall be prepared by the subdivider and recorded prior to the approval of the final map. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.
69. 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 Department. 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.
70. 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.
71. Failure to meet any conditions of approval for this development shall constitute a violation of the Parcel Map and Development Plan.

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72. 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, Pacific Coast Business Park Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

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73. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's) shall provide for the maintenance of all common open space, medians and commonly owned fences and walls and adjacent parkways. The maintenance shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary; and general cleanup of the landscaped and open area and walkways. The C.C. & R's shall be subject to the review and approval of the City Attorney prior to the approval of the final map. The C.C. & R's are required to be recorded prior to or concurrently with the final map. Any amendments to the C.C. & R's in which the association relinquishes responsibility for the maintenance of any common open space shall not be permitted without the specific approval of the City of Oceanside. Such a clause shall be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for the following:

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- a) Provisions for the maintenance of all common open space and open space easements on private lots, including provisions establishing mechanisms to ensure adequate and continued monetary funding for such maintenance by the property association.
 - b) Provisions that restrict any private use of open space easement areas. Restrictions shall include, but are not limited to, removing retaining walls, installing structures such as trellises, decks, retaining walls and other hardscape and any individual landscape improvements.
 - c) Provisions prohibiting the property owners association from relinquishing its obligation to maintain the common open space and open space easement areas without prior consent of the City of Oceanside.

1 74. All street names shall be approved by the Planning Department prior to the approval of
2 the final map for each phase of development.

3 **Environmental:**

4 75. Prior to issuance of grading permits the applicant shall confirm to the City of Oceanside
5 that qualified paleontologist has been retained to carry out an appropriate mitigation
6 program. (A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in
7 paleontology or geology who is familiar with paleontological procedures and
8 techniques). The paleontologist shall attend pre-grade meetings to consult with grading
9 and excavation contractors.

10 76. A paleontological monitor shall be on-site during grading operations in previously un-
11 graded areas to evaluate the presence of fossils within previously undisturbed sediments
12 of highly sensitive geologic formations (i.e. Santiago Formation) and moderately
13 sensitive formations (river terrace deposits) to inspect cuts for contained fossils (a
14 paleontological monitor is defined as an individual who has experience in the collection
15 and salvage of fossil materials). The paleontological monitor shall work under the
16 direction of a qualified paleontologist.

17 77. When fossils are discovered the paleontologist (or paleontological monitor) shall
18 recover them. In most cases, this fossil salvage can be completed in a short period to
19 time. However, some fossil specimens (such as a complete whale skeleton) may
20 require an extended salvage time. In these instances, paleontologist (or paleontological
21 monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery
22 of small fossil remains such as isolated mammal teeth, it may be necessary in certain
instances to set up a screen-washing operation on the site.

23 78. Prepared fossils along with copies of all pertinent field notes, photographs and maps
24 shall be deposited (with the applicant's permission) in a scientific institution with
25 paleontological collections such as the San Diego Natural History Museum. A final
26 summary report shall be completed and distributed to the City or other interested
27 agencies which outlines the results of the mitigation program. This report shall include
28 discussions of the methods used, stratigraphy exposed, fossils collected and
29 significance of recovered fossils.

1 79. A six-foot high block sound wall shall be constructed to replace the existing ornamental
2 fence located north of Lot No. 1 north of Old Grove Road adjacent to the open space
3 area as depicted on the Tentative Parcel Map. The approximately 500-lineal feet sound
4 wall shall be depicted on both the preliminary grading plans and the landscape plans.
5 The sound wall shall be constructed concurrently during preliminary grading and
6 completed prior to issuance of any building permits.

7 **Water Utilities:**

8 80. All public water and/or sewer facilities not located within the public right-of-way shall
9 be provided with easements sized according to the City's Engineers Manual. Easements
10 shall be constructed for an all weather access.

11 81. No trees or structures or building overhang shall be located within any water or
12 wastewater utility easement.

13 82. The property owner shall maintain private water and wastewater utilities located on
14 private property.

15 83. A separate irrigation meter is required and approved backflow prevention device is
16 required.

17 84. The developer shall construct a public reclamation water system that will serve each lot
18 and or parcels that are located in the proposed project in accordance with the City of
19 Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be
20 located in the public streets or in a public utility easement.

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

23 86. The developer shall be responsible for developing all water and sewer facilities
24 necessary to develop the property. Any relocation of water and/or sewer lines is the
25 responsibility of the developer and shall be done by an approved licensed contractor at
26 the developer's expense.

27 87. All lots with a finish pad elevation located below the elevation of the next upstream
28 manhole cover of the public sewer shall be protected from backflow of sewage by
29 installing and maintaining an approved type backwater valve, per of the Uniform
Plumbing Code.

- 1 88. An Inspection Manhole, described by the City's Engineers Manual, shall be installed in
- 2 each building sewer lateral and the location shall be called out on the approved
- 3 improvement plans.
- 4 89. The water and wastewater buy-in fees and the San Diego County Water Authority Fees
- 5 are to be paid to the City and collected by the Water Utilities Department at the time of
- 6 building permit issuance.
- 7 90. All water and wastewater construction shall conform to the most recent edition of the
- 8 City's Engineers Manual, or as approved by the Water Utilities Director.
- 9 91. A water and sewer study must be prepared by the developer at the developer's expense
- 10 and reviewed and approved by the Water Utilities Department. Off-site sewer
- 11 improvements will be required based on the City depth of flow criteria. Offsite water
- 12 improvements will be required based on the existing water system ability to meet the
- 13 site water demands.
- 14 92. A 27" line valve shall be installed on the existing 27" water line on Old Grove Road
- 15 between College Boulevard and where the water line currently traverses the property.
- 16 93. Available flow volume in the brine line will require a system capacity analysis based on
- 17 existing contractual flow agreements. All lots with proposed connections to the brine
- 18 line will require onsite load equalization tanks and telemetry per City standards.
- 19 94. If the existing sewer and water stub-outs located at Calle Niquel are not connected, they
- 20 shall be abandoned back to the main lines located in Avenida De La Plata.

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1 95. The proposed 24" waterline from North Santa Fe to Old Grove Road shall be
2 constructed and accepted by the Water Utilities Department prior to certificate of
3 occupancy.

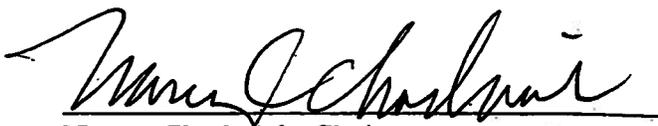
4 PASSED AND ADOPTED Resolution No. 2005-P45 on August 22, 2005 by the
5 following vote, to wit:

6 AYES: Chadwick, Schaffer, Parker, Todd, Neal, Nack and Horton

7 NAYS: None

8 ABSENT: None

9 ABSTAIN: None

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12 _____
13 Nancy Chadwick, Chairperson
14 Oceanside Planning Commission

14 ATTEST:
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16 _____
17 Gerald S. Gilbert, Secretary

18 I, GERALD S. GILBERT, Secretary of the Oceanside Planning Commission, hereby certify
19 that this is a true and correct copy of Resolution No. 2005-P45.

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21 Dated: August 22, 2005

Exhibit "A"

FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PACIFIC COAST BUSINESS PARK PROJECT ENVIRONMENTAL IMPACT REPORT (SCH NO. 2004071011)

1. INTRODUCTION

1.1 Findings and Statement of Overriding Considerations

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

- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(CEQA Guidelines §15091(a).)

Section 21061.1 of CEQA defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors." Section 15364 of the CEQA Guidelines adds "legal" considerations to the definition of "feasible." The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (City of Del Mar v. City of San Diego (1982) 133 Cal.App.3d 401, 417.) "[F]easibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable

balancing of the relevant economic, social and technological factors.” (Id.; see also Sequoyah Hills Homeowners Ass'n v. City of Oakland (1993) 23 Cal.App.4th 704, 715.)

With respect to a project for which significant impacts are not avoided or substantially lessened either through the adoption of feasible mitigation measures or feasible environmentally superior alternatives, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's “benefits” rendered “acceptable” its “unavoidable adverse environmental effects.” (CEQA Guidelines §§ 15093, 15043(b); see also CEQA § 21081(b).)

The following Findings and Statement of Overriding Consideration are made relative to the conclusions of the Final Environmental Impact Report for the Pacific Coast Business Park (SCH 2004071011) (“Final EIR”).

1.2 Document Format

These findings have been organized into the following sections:

- (1) This Section 1 provides an introduction to these Findings.
- (2) Section 2 provides a summary of the Project, overview of the discretionary actions required for approval of the Project, and a statement of the Project's objectives.
- (3) Section 3 provides a summary of public participation in the environmental review, an overview of the administrative record that has been developed for the Project, and general findings regarding the Mitigation, Monitoring and Reporting Program (“MMRP”), the Project and CEQA compliance.
- (4) Section 4 sets forth findings regarding those environmental impacts that were determined either not to be relevant to the Project or not to be significant.
- (5) Section 5 sets forth findings regarding significant or potentially significant environmental impacts identified in the Final EIR that the City of Oceanside (“City”) has determined can be reduced to a less-than-significant level through the imposition of mitigation measures included in the MMRP for the Project.
- (6) Section 6 sets forth findings regarding significant environmental impacts identified in the Final EIR that the City has determined will remain significant and unavoidable after mitigation.
- (7) Section 7 sets forth findings regarding alternatives to the Project that were determined not to be feasibly implemented by the City.
- (8) Section 8 consists of a Statement of Overriding Considerations, which sets forth the City's reasons for finding that specific economic, legal, social, technological, and other considerations associated with the Project outweigh the Project's potential unavoidable environmental effects.

2. PROJECT SUMMARY

2.1 Pacific Coast Business Park Project Description

The gross area within the industrial site boundaries is approximately 124 acres, with an adjacent 28-acre parcel to be partially used for dirt stockpile. This area is part of the industrially-designated area within the central portion of the City of Oceanside.

The project analyzed in the Final EIR is the development of an industrial business park including the establishment of the building pads, supporting infrastructure, and development guidelines for ultimate buildings through the Industrial Master Development Plan Text. Specific buildings and uses within the Pacific Coast Business Park will be required to comply with the regulations in the Industrial Master Development Plan. The Industrial Master Development Plan will provide for establishment of CC & Rs for the Pacific Coast Business Park; these CC & Rs will require a Board of Directors, with a Pacific Coast Business Park Design Review Board acting under that Board of Directors. All Site Development Plans within the Pacific Coast Business Park must be approved by this Review Board. Following this approval, any Site Development Plan must meet all City requirements and approvals; these would include, but are not limited to, Administrative Development Plan reviews, Conditional Use Permits, Variance requests, Building Permits, and subdivision ordinance and building code provisions.

Pacific Coast Business Park is being divided into 30 industrial parcels, with major streets and infrastructure provided by the Master Developer, to facilitate build out with a variety of business park and industrial uses. The site has been designed to accommodate a broad range of product types in the business market, from multi-tenant and small single-user buildings to larger manufacturing and warehouse uses. The site layout has been designed to allow flexibility in combining two or more adjacent parcels to accommodate build-to-suit, lot sales and leased spaces.

The entire site will be graded to develop the pads and roadways. The project proposes a volume of cutting of 1,569,500 cubic yards, with maximum cut slopes of 25 feet. The volume of fill is 1,444,900 cubic yards, with maximum fill slopes of 65 feet. As such, cut and fill do not balance, but leave an excess of 124,600 cubic yards. Approximately one-half acre of the off-site slopes to Ocean Ranch to the west will receive fill. The excess material will be placed as off-site fill onto an approximately nine-acre area at the eastern end of the 28-acre property north of Old Grove (the Corporate Office Park site). The off-site fill will be placed as a stockpile and will be planted with a ground cover and irrigated for erosion control. The balance of the 28-acre property is not part of this project.

College Boulevard is the eastern boundary of the site, and the extension of Old Grove Road will form the northern boundary of the proposed development area. Project access from the south will be from Oceanside Boulevard by way of Avenida de la Plata and Avenida del Oro; Avenida del Oro will be extended north through the property to connect to Old Grove Road. Project access from the north will be from Old Grove Road. Three lanes of Old Grove Road are planned to be constructed by the Ocean Ranch project, and are anticipated to be in place prior to the construction of Pacific Coast

Business Park. This project will complete the roadway, including the median curb, gutter, landscaping, parkway curb, sidewalk, and final utility installation.

2.2 Discretionary Actions

Discretionary actions necessary for the development include an Industrial Master Development Plan and a Tentative Parcel Map.

2.3 Statement of Project Objectives

The development is proposing an industrial business park with a development intensity consistent with surrounding industrial parks. It will be divided into large parcels, with streets and infrastructure to facilitate build out with a variety of business park and industrial uses. This project will implement the designated land uses of the City of Oceanside's General Plan, Rancho del Oro Specific Plan, and the Industrial Master Development Plan being processed as a part of this project.

The site has been designed to accommodate a broad range of product types in the business market, with the flexibility to combine adjacent lots to accommodate various sizes of buildings and types of users, while ensuring a high quality, cohesive and aesthetic development which takes into account the surrounding built environment.

3. PUBLIC PARTICIPATION AND RECORD OF PROCEEDINGS

3.1 Public Input

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

EIR Notice of Preparation, July 6 – August 8, 2004

Draft EIR Public Review, March 21 – May 5, 2005

Planning Commission Hearing, July 25, 2005

3.2 Record of Proceedings

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

- The Notice of Preparation and all other public notices issued by the City in conjunction with the Project;
- The Draft EIR;
- The Final EIR;
- All written comments and verbal public testimony presented during the public comment period on the Draft EIR or during a noticed public hearing for the Project at which such testimony was taken;
- The MMRP;
- All findings, ordinances, and resolutions adopted by the City in connection with the Project, and all documents incorporated by reference therein;

- All final reports, studies, memoranda, maps, staff reports, or other planning documents relating to the Project prepared by the City, consultants to the City, or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA and with respect to the City's actions on the Project;
- All documents submitted to the City by other public agencies or members of the public in connection with the Project, up through the close of the public hearing;
- Minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the City in connection with the Project;
- Any documentary or other evidence submitted to the City at such information sessions, public meetings, and public hearings;
- Matters of common knowledge to the City, including, but not limited to federal, state, and local laws and regulations;
- The City's General Plan and Municipal Code;
- Any documents expressly cited in these findings in addition to those cited above; and
- Any other materials required to be in the record of proceedings by Section 21167.6 (e) of CEQA.

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

The City has relied on all of the documents listed above in reaching its decision on the Project, even if not every document was formally presented to the Planning Commission or City Staff as part of the City files generated in connection with the Project. Without exception, any documents set forth above not found in the Project files fall into two categories. First, many of them reflect prior planning or legislative decisions of which the City was aware in approving the Project. Second, other of the documents influenced the expert advice provided to City Staff or consultants, who then provided advice to the Planning Commission. For that reason, such documents form part of the underlying factual basis for the City's decisions relating to the adoption of the Project.

3.3 General Findings

The City hereby finds as follows:

3.4.1 The foregoing statements are true and correct;

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

3.4.3 The Notice of Preparation of the Draft EIR was circulated for public review between July 6 and August 8, 2004. It requested that responsible agencies respond as to the scope and content of the environmental information germane to that agency's specific responsibilities;

3.4.4 The public review period for the Draft EIR was for 45 days between March 21 and May 5, 2005.

3.4.5 The Draft EIR and Final EIR were completed in compliance with CEQA;

3.4.6 The Final EIR was presented to the Planning Commission as the decision-making body for the City and the Planning Commission reviewed and considered the information contained in the Final EIR prior to approving the Project;

3.4.7 The Final EIR reflects the City's independent judgment and analysis;

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

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

3.4.10 The Final EIR evaluated the following direct and cumulative impacts: Biological Resources, Paleontological Resources, Hydrology/Water Quality, and Transportation/Traffic Circulation. Additionally, the Final EIR considered Growth Inducing Impacts of the project, as well as a reasonable range of Project alternatives. All of the significant environmental impacts of the Project were identified in the Final EIR.

3.4.11 CEQA requires the lead agency approving a project to adopt a MMRP for the changes to the project that it has adopted or made a condition of project approval in order to ensure compliance with CEQA during project implementation. A MMRP has been prepared for the Project and has been adopted concurrently with these findings. The City will use the MMRP to track compliance with Project mitigation measures and to ensure that the mitigation measures are enforceable;

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

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

3.4.14 The City made no decisions related to approval of the Project prior to the certification of the Final EIR by the Planning Commission. The City also did not commit

to a definite course of action with respect to the Project prior to the certification of the Final EIR by the Planning Commission;

3.4.15 Copies of all the documents incorporated by reference in the Final EIR are and have been available upon request during all regular business hours at the offices of the City Clerk and/or Planning Department.

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

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

4. ENVIRONMENTAL ISSUES DETERMINED NOT TO BE POTENTIALLY AFFECTED BY THE PROJECT

Based on the City's assessment of the Project and responses to the Notice of Preparation for the Project, certain environmental issues were determined by the City to be either (i) inapplicable to the Project based upon the nature of the Project and/or the absence of any potential impact related to the issue or (ii) potentially impacted to a degree deemed to be less than significant. Accordingly, the City concluded that these issues did warrant further consideration in the Final EIR other than as set forth in Section V of the Final EIR. No substantial evidence has been presented to or identified by the City that would modify or otherwise alter the City's less-than-significant determination for each of the following environmental issues: (1) Cultural Resources, (2) Geotechnical Conditions, (3) Aesthetics, (4) Agriculture, (5) Air Quality, (6) Land Use and Planning, (7) Hazards and Hazardous Materials, (8) Mineral Resources, (9) Noise, (10) Population and Housing, (11) Public Services, and (12) Recreation.

5. FINDINGS REGARDING POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH ARE DETERMINED NOT TO BE SIGNIFICANT OR WHICH CAN BE SUBSTANTIALLY LESSENED OR AVOIDED THROUGH FEASIBLE MITIGATION MEASURES

As discussed in more detail in the Final EIR, including the appendices to the Final EIR, the City has determined based on the threshold criteria for significance presented in the Final EIR that certain environmental effects of the Project will not manifest at levels which have been determined by the City to be significant or, if significant, feasible mitigation measures identified in the Final EIR and adopted by the City as conditions of Project approval will result in the avoidance or substantial reduction of those effects.

Environmental effects related to the Project in the following areas were found to be either insignificant or capable of being mitigated to a level of insignificance: Biological Resources, Paleontological Resources, Hydrology and Water Quality, and Transportation/Traffic. As explained in the Final EIR, after some investigation and inquiry, impacts to Biological Resources and Hydrology and Water Quality are not considered significant and do not require mitigation. No substantial evidence has been presented to or identified by the City which would modify or otherwise alter the City's less-than-significant determination for these environmental issues. As a result, CEQA does not require any further findings regarding these environmental impacts.

5.1 Paleontological Resources

Environmental Impacts: The Project could cause the loss of fossil material considered to be of high scientific value.

Finding: Pursuant to CEQA Section 21081(a)(1) and CEQA Guidelines section 15091(a)(1), the City finds that conditions, changes, or alterations have been required in, or incorporated into, the Project which will reduce the potential significant environmental effect identified in the Final EIR to below a level of significance.

Facts in Support of Findings:

(a) The Project is entirely underlain by the Eocene Santiago Formation, which is known to be fossil-bearing. In this area the Santiago Formation consists primarily of sandstone, clayey siltstone, and claystone. The sandstones and claystones of the Santiago Formation will likely be encountered in pad excavation or utility trenches.

(b) Fossils encountered during Project construction could be damaged or destroyed. Much of the fossil material in the Santiago Formation is considered to be of high scientific value, and its loss would be considered a significant impact.

Mitigation Measures:

The following mitigation measures, which are also set forth in the Final EIR, are feasible and are made binding through the MMRP. These mitigation measures will avoid damage to or loss of fossil material by creating a process to identify and preserve such material during grading operations. As a result, these measures mitigate the potential direct and cumulative impacts of the Project on paleontological resources to below a level of significance.

(a) Prior to issuance of grading permits, the applicant shall confirm to the City of Oceanside that a qualified paleontologist has been retained to carry out the mitigation program. (A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.) The paleontologist shall attend pre-grade meetings to consult with grading and excavation contractors.

(b) A paleontological monitor shall be onsite during grading operations to evaluate the presence of fossils within previously undisturbed sediments of the Santiago Formation to inspect cuts for contained fossils. (A paleontological monitor

is defined as an individual who has experience in the collection and salvage of fossil materials.) The paleontological monitor shall work under the direction of a qualified paleontologist.

(c) When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time. Some fossil specimens (such as a complete whale skeleton) may require an extended salvage time. In these instances, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading. To allow recovery of small fossil remains such as isolated mammal teeth, it may be necessary in certain instances to set up a screen-washing operation on the site.

(d) Prepared fossils along with copies of all pertinent field notes, photos, and maps shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed and distributed to the City and other interested agencies which outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.

5.2 Traffic/Transportation

Environmental Impacts: The Project will generate additional traffic on surrounding streets and highways, which are already congested and are forecast to become more congested even without the Project. This additional traffic has the potential to cause significant environmental impacts.

Finding: Pursuant to CEQA Section 21081(a)(1) and CEQA Guidelines section 15091(a)(1), the City finds that conditions, changes, or alterations have been required in, or incorporated into, the Project which will reduce certain potential significant environmental effects associated with traffic impacts and identified in the Final EIR to below a level of significance.

Facts in Support of Finding:

(a) The Pacific Coast Business Park is projected to generate 16,800 trips on a daily basis. The am peak hour is projected at 2088 trips, and the pm peak hour is projected at 2096 trips.

(b) As discussed in greater detail in the Final EIR and the Traffic Impact Study included as Appendix D to the Final EIR, traffic levels with the Project were forecast under a variety of scenarios, including existing development plus the Project, near-term anticipated development plus the Project and Year 2020 anticipated development plus the Project.

(c) Forecasts suggest that the Project may cause significant traffic impacts at the following street segment:

- Westbound Oceanside Boulevard between College Boulevard and Arroyo Avenue in both am and pm peak hours

(d) Forecasts also suggest that the Project may cause significant traffic impacts at the following intersections:

- El Camino Real/Oceanside Boulevard, pm peak hour
- El Camino Real/Mesa Drive, pm peak hour
- Ocean Ranch Road/Old Grove Road, am peak hour
- Avenida de la Plata/Corporate Center Drive, both peak hours
- Rancho del Oro Drive/Oceanside Boulevard, pm peak hour

Mitigation Measures:

The following mitigation measures, which are also set forth in the Final EIR, will avoid or substantially lessen the impacts on traffic resulting from the Project by facilitating the smooth flow of traffic and reducing traffic delays. As a result, these measures mitigate the potential direct and cumulative traffic impacts of the Project identified above to below a level of significance. Some of these measures are the sole responsibility of the Pacific Coast Business Park project, and some require the Project to contribute on a fair-share basis. These mitigation obligations are feasible and are made binding through the MMRP.

Intersections.

The impact at El Camino Real/Oceanside Boulevard will be mitigated to a level below significance by extending the eastbound and westbound left-turn lanes.

The impact to the intersection of El Camino Real/Mesa Drive will be mitigated to a level below significance by re-striping the westbound approach for dual left-turns and a shared through/right-turn lane.

The impact at Ocean Ranch Road/Old Grove Road will be mitigated to a level below significance by the addition of a northbound right-turn overlap to the signal.

Installation of a signal at Avenida de la Plata/Corporate Center Drive will mitigate impacts there to a level below significance.

The impact at Rancho del Oro Drive/Oceanside Boulevard will be mitigated to a level below significance by a southbound right-turn overlap, a westbound right-turn overlap, and signal re-timing.

Street Segments.

The impact on Oceanside Boulevard between College Boulevard and Arroyo Avenue will be mitigated by the re-striping of the westbound lanes in order to add another westbound travel lane between College Boulevard and Gateway Center Drive. This measure will reduce impacts to a level below significance.

Creative Measures:

The City requires that “creative measures” be provided to ameliorate certain traffic impacts even if such impacts are less than significant under CEQA and the CEQA Guidelines. The City requires creative measures for the following street segments:

- SR 76 between El Camino Real and Old Grove Road.

Future plans for SR-76 include widening the roadway to six lanes. Creative measures as mitigation that would be reviewed and approved by CALTRANS include:

- Installation of eastbound right-turn overlaps at Old Grove Road and Rancho del Oro.
- Extension of the westbound left-turn lane at Rancho del Oro.

6. FINDINGS REGARDING SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION

As discussed further in the Final EIR and the appendices to the Final EIR, the Project may cause certain traffic impacts on College Boulevard that cannot be mitigated to a level below significance through the implementation of feasible mitigation measures.

6.1 Traffic/Transportation

Environmental Impacts: College Boulevard between SR 76 and SR 78 is impacted under all traffic scenarios, with or without the Project. Segments of College Boulevard are projected to incur significant impacts as a result of the Project. Although measures will be implemented to mitigate these impacts, these measures will not reduce traffic impacts to a level below significance. No feasible measures are available to reduce traffic impacts to a less-than-significant level.

Finding: The City finds that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible mitigation measures that would avoid or substantially lessen the Project's traffic impacts on certain segments of College Boulevard.

Facts in Support of Findings:

(a) Based on the various forecasts of traffic generated by the Project, the Pacific Coast Business Park may have a significant impact on traffic on the following segments of College Boulevard:

- Northbound College Boulevard between Chroma Drive and Mesa Drive, both peak hours
- Northbound College Boulevard between Avenida de la Plata and Oceanside Boulevard, pm peak hour
- Northbound College Boulevard between Town Center Drive and Frazee Road, pm peak hour
- Southbound college Boulevard between Oceanside Boulevard and Olive Drive, pm peak hour

(b) No feasible mitigation measures exist to avoid or substantially lessen the traffic impacts on these segments of College Boulevard. One potential mitigation measure that could increase the capacity of College Boulevard would be to construct additional through lanes along College Boulevard. This issue has been

examined in the College Boulevard No Improvement and Widening Alternatives Environmental Impact Report, and a Statement of Facts and Findings was issued in September of 2004. As the General Plan noted in 1995:

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

(City of Oceanside, Circulation Element, General Plan, 1995.) Given the intensive development along College Boulevard in this area, a widening project would cause a substantial adverse impact to property owners whose property would have to be acquired for the project. Such an undertaking would also entail enormous expense. As a result, widening College Boulevard would have unacceptable economic, legal and social impacts that make that mitigation measure infeasible.

Mitigation Measures: The following mitigation measures, which are discussed further in the Final EIR, will partially ameliorate the Project's traffic impacts on College Boulevard between SR 76 and SR 78. These measures will reduce impacts by facilitating the smooth flow of traffic and reducing traffic delays, but the segments of College Boulevard identified as having significant impacts will not see those impacts reduced to a level below significance. The Project is required to contribute on a fair-share basis for these mitigation measures. Some of these improvements are "creative measures" required by the City of Oceanside even though the Project will not cause significant traffic impacts at the intersections and/or street segments at the locations of these measures. These mitigation obligations are feasible and are made binding through the MMRP. The City establishes separate accounts for each specific improvement or mitigation under a Deferred Revenue program. The money paid to the City from the developer is placed in the account until the improvement can be made and/or until the full amount needed to do the improvement is reached, and the improvement is constructed.

The project will contribute its fair share towards adaptive traffic signals to be set at the following intersections:

- College Boulevard/Frazer Road
- College Boulevard/Chroma Drive
- College Boulevard/Silverbluff
- College Boulevard/Mesa Drive
- College Boulevard/Empressa
- College Boulevard/Old Grove Road
- College Boulevard/Avenida de la Plata
- College Boulevard/Marvin Street
- College Boulevard/Roselle Street
- College Boulevard/Barnard Street
- College Boulevard/Vista Way

Additionally, the project will contribute its fair share towards the improvements to College Boulevard between Aztec Street and Olive Drive identified in the Ocean Ranch Condition of Approval. These improvements include widening for additional lanes to meet Circulation Element requirements in this roadway segment.

7. FINDINGS REGARDING ALTERNATIVES

Because the Project may cause significant environmental effects that will not be avoided or substantially lessened by mitigation measures, the City must consider the feasibility of any environmentally superior alternatives to the Project. An alternative may be feasible if it is capable of achieving the objectives of the project in a timely manner and taking into account economic, environmental, social, legal and technological and other factors.

7.1 The No Project Alternative: The No Project Alternative would not allow the proposed development, leaving the land in its present condition and no new impacts to traffic would occur.

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

Facts in Support of Finding: While the No Project Alternative essentially maintains the physical status quo onsite, compared to the Project, it would:

- Fail to realize the Project objective of developing an industrial business park with a development intensity consistent with surrounding industrial parks.
- Fail to provide the many jobs expected to be created by the development of 30 industrial parcels as contemplated by the Project.
- Fail to provide the City of Oceanside an important source of revenue.
- Potentially violate the property owner's rights to make reasonable beneficial use of the property consistent with uniformly applied policies, ordinances, regulations, and constitutional protections and reasonable investment backed expectations of development and use consistent with the General Plan, designating the property to be developed for industrial uses.
- Re-direct the needed industrial development to be developed elsewhere, with likely impacts to that area.
- Be inconsistent with the General Plan.
- Transfer the responsibility and costs of the buildout of Old Grove Avenue to other entities.
- Eliminate the construction of Avenida del Oro across the property, a roadway assumed in the Circulation Element.
- Fail to eliminate low levels of service on College Boulevard – significant impacts are predicted even without the Project.

7.2 The Reduced Density Alternative: A reduced density alternative would limit the total square footage of building, by reducing the acreage available for development or building area on the lots, with the balance of the property remaining as undeveloped land.

Finding: The City finds that specific economic, legal, social, technological, or other considerations make infeasible the Reduced Density Alternative identified in the EIR.

Facts in Support of the Finding: Compared to the Project, the Reduced Density Alternative would:

- Fail to realize the Project objective of developing an industrial business park with a development intensity consistent with surrounding industrial parks.
- Fail to provide as many jobs as are expected to be created by the development of 30 industrial parcels as contemplated by the Project.
- Reduce the important revenue that the Project would be expected to provide the City of Oceanside.
- Potentially violate the property owner's rights to make reasonable beneficial use of the property consistent with uniformly applied policies, ordinances, regulations, and constitutional protections and reasonable investment backed expectations of development and use consistent with the General Plan.
- Re-direct needed industrial development to be developed elsewhere, with likely impacts to that area.
- Be inconsistent with the General Plan by preventing development with the intensity called for by the General Plan.
- Reduce the mitigation and related benefits associated with the Project and paid for by the Project developer, such as (i) construction of Avenida del Oro across the property, a roadway assumed in the Circulation Element, and (ii) buildout of Old Grove Road.
- Fail to eliminate low Levels of Service on College Boulevard – significant impacts are predicted even without the Project.

7.2 The Alternative Location Alternative: This alternative would place the Project at an alternative location. The CEQA Guidelines only require consideration of alternative locations that would avoid or substantially lessen any of the significant effects of a project. (CEQA Guidelines § 15126(f)(2)(A).)

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

Facts in Support of Finding: The only significant effect from the Project that is not mitigated to a less-than-significant level is traffic on segments of College Boulevard. Traffic Levels of Service remain low with or without the Project at this

location. Because, no alternative location would “substantially lessen” traffic impacts on College Boulevard, this alternative is infeasible.

8. OVERRIDING CONSIDERATIONS

If a project has substantial environmental impacts that cannot be avoided or substantially reduced by feasible mitigation measures or project alternatives, CEQA and the CEQA Guidelines permit a public agency to approve the project only if the agency makes findings that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the project’s unavoidable adverse environmental effects and thereby render those adverse effects acceptable. (CEQA § 21081(b); CEQA Guidelines § 15093.)

The City is approving the Pacific Coast Business Park even though the Project may have unavoidable significant impacts on traffic on certain segments of College Boulevard as described in the Final EIR. The City finds that the benefits of the Project outweigh the adverse environmental effects for each of the following reasons:

- A. The Project will lead to the creation of many high-quality jobs for the community. As documented in the economic analysis by ERA dated June 21, 2005, the project is estimated to include 3,540 direct employment jobs, plus an additional 164 induced and indirect jobs within the City of Oceanside.
- B. The Project will be a source of important tax revenue for the City. As documented in the economic analysis by ERA dated June 21, 2005, the City of Oceanside’s share of total property tax revenue is estimated at build out to be \$282,623 annually.
- C. The Project will be consistent with the General Plan and accordingly will contribute to planned and orderly growth and development in the City.
- D. The Project will utilize efficiently land that is currently vacant and underutilized for seasonal agricultural purposes, as compared with surrounding land uses.
- E. Although traffic impacts on certain segments of College Boulevard are significant under CEQA and the CEQA Guidelines, the segments will operate at low Levels of Service with or without the Project. The addition of Project-related traffic will not be so comparatively or marginally onerous as to justify disrupting otherwise valuable development.

Therefore, after considering the Final EIR and the public record of proceedings, and because the City finds that the benefits of the Project outweigh the significant adverse environmental effects, the City hereby adopts this Statement of Overriding Considerations.

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PLANNING COMMISSION
RESOLUTION NO. 2005-P46

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

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

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

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

WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd day of August, 2005, conduct a duly advertised public hearing on the content of the Final Environmental Impact Report and the Mitigation Monitoring and Reporting program; and

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

For the Final Environmental Impact Report:

1. The Final Environmental Impact Report was completed in compliance with the provisions of the California Environmental Quality Act (CEQA).
2. There are certain significant environmental effects detailed in the Environmental Impact Report which have been avoided or substantially lessened by the establishment of measures which are detailed in Exhibit "A" Environmental Findings and Statement of Overriding Considerations for the Pacific Coast Business Park.
3. The Final Environmental Impact Report and Mitigation and Monitoring and Reporting Programs for the business park (included in the Final EIR) and were presented to the Planning Commission, and the Planning Commission reviewed and considered the information contained in these documents prior to making a decision on the shopping

1 center and revised reclamation plan. The Final Environmental Impact Report and
2 Mitigation and Monitoring and Reporting Program for the business park have been
3 determined to be accurate and adequate documents, which reflect the independent
4 judgment of the City.

5 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
6 CERTIFY the Final Environmental Impact Report for the Pacific Coast Business Park project
7 Tentative Parcel Map (P-8-04) and Development Plan (D-17-04) subject to the following
8 recommendations and conditions:

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

15 PASSED AND ADOPTED Resolution No. 2005-P46 on August 22, 2005 by the

16 following vote, to wit:

17 AYES: Chadwick, Schaffer, Parker, Todd, Neal, Nack and Horton

18 NAYS: None

19 ABSENT: None

20 ABSTAIN: None

21 
22 Nancy Chadwick, Chairperson
23 Oceanside Planning Commission

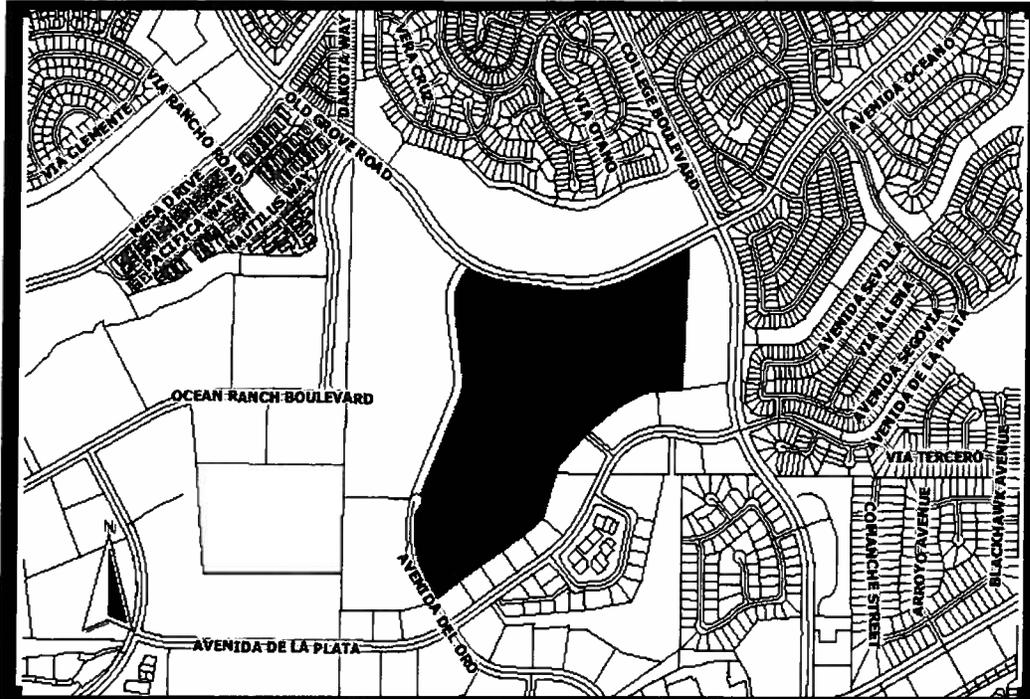
24 ATTEST:

25 

26 Gerald S. Gilbert, Secretary

27 I, GERALD S. GILBERT, Secretary of the Oceanside Planning Commission, hereby certify that
28 this is a true and correct copy of Resolution No. 2005-P46.

29 Dated: August 22, 2005



File Number: P-3-08, D-4-08, C-8-08– Pacific Coast Medical Center

Applicant: LW Properties LLC.

Description: TENTATIVE PARCEL MAP (P-3-08), DEVELOPMENT PLAN (D-4-08), and CONDITIONAL USE PERMIT (C-8-08) to develop 11 Medical Office buildings on parcels 27, 28, and 29 of Pacific Coast Business Park. The proposed combined area for the Medical Center is approximately 7.88-acres in size and would allow for 10 single story and 1 two story medical office buildings totaling 80,284 square feet in size and further subdivided into 45 airspace condominium units located west of Trestles Street, between Rocky Point Dr. and Old Grove Rd. The project site is zoned PD-1 Rancho Del Oro Specific Plan (Light Industrial) and is situated within the Ranch/Rancho Del Oro Neighborhood – **PACIFIC COAST MEDICAL CENTER PARCELS 27, 28, AND 29 –**

Environmental Determination:

An Environmental Impact Report (EIR) was prepared and certified for the Pacific Coast Business Park Initial Tentative Parcel Map (P-8-04) and Development Plan (D-17-04) that created the Pacific Coast Business Park Master Development Plan. The proposed project to shift lots lines of Parcels 27, 28, and 29, and construct 10 one story and 1 two story medical office type buildings with 45 condominium units 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



Application For Public Hearing

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

RECEIVED
JAN 22 2008
Planning Department

STAFF USE ONLY

ACCEPTED 1/22/08 BY SM.

Please Print Or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT LW Properties LLC		2. STATUS Owner		GPA
3. ADDRESS 9820 Willow Creek Road, Suite 400 San Diego, CA 92131		4. PHONE / FAX / E-mail 858-271-7050 858-578-4419		MASTER/SP.PLAN
				ZONE CH.
				TENT. MAP
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group - Joy Chung				<input checked="" type="checkbox"/> PAR. MAP P-3-08
				<input checked="" type="checkbox"/> DEV. PL D-4-08
				<input checked="" type="checkbox"/> C.U.P. C-8-08
6. ADDRESS 5750 Fleet Street, Suite 250 Carlsbad, CA 92008		7. PHONE / Fax / E-mail (760) 692-1924 phone (760) 692-1935 fax		VARIANCE
				COASTAL

PART II - PROPERTY DESCRIPTION

8. LOCATION The proposed project is located on parcels 27, 28 and 29 of Pacific Coast Business Park.			9. SIZE 7.88 acres total	
10. GENERAL PLAN PD-1	11. ZONING IL	12. LAND USE Vacant - Industrial	13. ASSESSOR'S PARCEL NUMBER Parcels 27, 28, 29 of 161-512-09	

PART III - PROJECT DESCRIPTION

REV - 4/23/08, 6/9/08

14. GENERAL PROJECT DESCRIPTION
The project is proposing 11 individual buildings for medical office uses. Ten will be one-story buildings and 1 is proposed as a two-story building.

15. PROPOSED GENERAL PLAN No Change	16. PROPOSED ZONING No Change	17. PROPOSED LAND USE Medical Office	18. NO. UNITS 45	19. DENSITY N/A
20. BUILDING SIZE 4,026 - 5,532 sq. ft. (1 story) 27,318 (2 story)	21. PARKING SPACES 413	22. % LANDSCAPE 34.50%	23. % LOT COVERAGE OF FAR 19.30%	

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 29. PLOT PLANS
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 31. CERTIFICATION OF POSTING	N/A 32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Larry Woodward	34. DATE	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).	
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Sign: <i>Larry Woodward</i>	37. OWNER (Print) Larry Woodward	38. DATE 1-15-08
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I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. Sign: *Larry Woodward*

RECEIVED

RICHARD

JAN 22 2008



AMB PROPERTY CORPORATION®

March 18, 2008

City of Oceanside
Richard Greenbauer
Community Development Department
300 N. Coast Hwy
Oceanside, CA 92054

RECEIVED
APR 23 2008
Planning Department

Re: ADT Assignments for Pacific Coast Business Park

Dear Mr. Greenbauer:

Pacific Coast Business Park was approved on August 22, 2005 for 30 industrially zoned parcels. The traffic analysis and certified Environmental Impact Report were based on a total of 16,800 Average Daily Trips (ADT) at build-out for the whole business park. These ADT assumptions for the entire business park were based on standard industrial development on each lot (including up to 8% office use), with ADT's added to allow for additional office development within the overall business park.

There is an ADT Tracking Chart for PCBP to assure that an equitable allocation of trips is maintained and all lots have the opportunity to build-out at standard industrial rates. As development of each parcel is proposed, ADT's will be allocated to each development based on the total square footage of the proposed buildings in relation to the proposed use (industrial, office, medical office).

A current proposed project includes 3 parcels of Pacific Coast Business Park and is being proposed for medical office uses (which is allowed with a Conditional Use Permit in PCBP). Medical offices use a higher ADT rate than the standard industrial or office use. Thus, a bulk of the excess ADT have been assigned to the proposed medical office project.

AMB understands that assigning a majority of the excess ADT's to this single project, may limit other parcels to be developed with the standard 8% office space accounted for in industrial uses. It is understood that if there was a proposed use on one or more parcels that would increase the amount of office or other more traffic intensive use, and there is an insufficient balance of ADT's remaining, such increase in ADT would not be allowed without additional discretionary review. This would include additional traffic analyses, identification of changes in impacts and mitigation measures, along with possible revisions to the previously certified EIR.

Sincerely,

AMB Property Corporation

**LEGAL DESCRIPTION
PACIFIC COAST MEDICAL CENTER**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 27, 28 AND 29 PF PARCEL MAP NO. 20306, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 24, 2007 AS FILE NO. 2007-0494309, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 161-512-37,38,39