



 INDUSTRIAL



Industrial Areas
Rancho Bernardo Community Plan

FIGURE
6

INDUSTRIAL ELEMENT

INTRODUCTION

The Plan sets aside approximately 612 net acres for the development of two industrial parks. Bernardo Industrial Park, the larger site, consists of 588 acres, excluding streets and those areas considered to be specialized commercial. This industrial park, located south of Rancho Bernardo Road and west of I-15, is, for the most part, topographically separated from the adjacent community. Substantial development of manufacturing, distribution and research and development facilities within the park has already taken place. Major firms including National Cash Register, UNISYS (Burroughs Corporation), Sony Tomura Electric and Hewlett Packard, along with numerous smaller firms and industrial support facilities, have acquired and developed individual sites containing a total of 370 acres.

The second industrial area, containing approximately 30 acres, is the Bernardo Heights Corporate Park located southeast of the I-15 and Camino del Norte intersection. Currently, 14 acres have been developed. The major user in this park is Gould Electronics, located on about 5.4 acres.

These industrial parks presently employ a combined total of approximately 8,100 persons.

INDUSTRIAL OBJECTIVES

- To establish two viable industrial parks consisting of large and small industrial firms engaged in a wide variety of non-polluting industrial activities.
- To protect the designated industrial areas from encroachment by non-industrial uses by prohibiting residential uses and non-ancillary uses in industrially-designated areas.
- To discourage the development of industrial operations which would create heavy truck traffic in adjacent streets and highways.
- To encourage the establishment of labor-intensive industry to broaden the employment base in the community.
- To provide a pleasant working environment through performance standards and criteria related to architectural and site design.
- To provide environmental protection to adjacent residential property through site design measures.

INDUSTRIAL PROPOSALS

The industrial lands presently vacant are proposed to be used for research and development facilities, manufacturing establishments and ancillary industrial activities commensurate with modern electronics and advanced technologies. While major users will occupy relatively large acreage sites, areas are proposed for smaller firms, incubator industries, day care center and recreational facilities, mini-warehouses and recreational vehicles and other such establishments providing support services to major residents of the industrial park and the community. Appropriate industrial zoning which will accommodate special services such as mini-warehouses should be allowed, provided that it can be demonstrated that there is a community need for such special services. Further, such uses in the industrial area should be minimized to ensure adequate acreage for purely industrial park development. It is recommended that any development proposals within the industrial areas that would not be regulated by the M-IP zone should be processed with a Planned Industrial Development (PID) permit to ensure site development that is consistent with the strict standards of the M-IP zone.

The industrial parks in Rancho Bernardo contribute significant acreage to the total industrial market for technology-based industry in the North City area. As a result, these industrially-designated lands should be protected from encroachment by non-industrial uses. Some encroachment has already occurred in the vicinity of West Bernardo Court. No further erosion of the industrially-designated areas should be permitted. Development of the Bernardo Industrial Park should continue to be controlled through performance standards and criteria related to architectural and site design, parking, access, landscaping and signs as required by the M-IP zone.

It is estimated that the industrial parks will eventually employ as many as 13,000 workers. This assumes an average employment density of 21 workers per acre. When fully developed, the industrial parks in Rancho Bernardo should contain one of the largest concentrations of high technology industrial employment in San Diego County.