



## Planning for Economic Vitality

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Built in 1976, the Endeveco building has 125,000 square feet on one floor. It is just a little over a tenth of a mile long, and was built three decades before the city adopted its green building standards.

### What's Next at 30700 Rancho Viejo Road?

- Rancho Viejo Road Partners, LLC are beginning talks with the City about plans to renew the property. The new owners purchased the property in 2007.
- Some of the possible elements of the new project include a business hotel, office buildings, a spa and a restaurant.
- Additional improvements include widening Malaspina Road and widening and resurfacing Rancho Viejo Road and adding new streetlights and a bike path.
- Neighbors and local homeowners' association representatives have been notified that improvements are being considered.

If you have input for a name for the project, or would like to request a project briefing, please email Community Outreach for Rancho Viejo Road Partners, LLC at [SanJuan-Community@yahoo.com](mailto:SanJuan-Community@yahoo.com).



30700 Rancho Viejo Road is the address of Endeveco Corporation's company headquarters, and the U.S. location of Meggitt Sensing Systems, a British corporation that acquired Endeveco in 2007. The site is currently zoned as an industrial area. Re-zoning the property to a commercial designation will be a safeguard for neighbors.

In a very short span of time, during the late 'sixties and early 'seventies, San Juan became an attractive location for businesses looking for a home. Once the extension of Interstate 5 was completed, areas of San Juan that had been inaccessible previously were prime locations for building. The corner of Rancho Viejo Road and Malaspina Road was one such

property.

The property had a lot going for it: Easy freeway access and proximity to town. Someone would be on the look-out for a good place to establish a business and raise a family. The business would need workers, and they would have families, too.

A neighbor who asked not to be identified recalls moving into the

area. "We built our home in 1982. Back then, we were out in the country. We still feel like we're in the country, once we get into our neighborhood."

Endeveco Corporation, a company that has been in business since 1947, found the property on Rancho Viejo Road to its liking. The corner lot, built below a ridge, would be just right for its company

headquarters. Endevco manufactures instruments that measure vibration, shock and pressure.

Endevco's building was completed in 1976. The one-story building, built three decades before the adoption of San Juan's green building standards, has 125,000 square feet. Only a fraction of that space is being used, making it an inefficient office space.

New owners bought the property in 2007. Rancho Viejo Road Partners, LLC has begun making plans to create an updated focus for the location. A hotel, office space, urban country club/spa, and a restaurant are part of the proposed plan.

"Endevco's lease expires in 2013. We are planning for the future in anticipation that Endevco will want to relocate in the next few years," said Jeff Klein, Presi-

dent of Rancho Viejo Road Partners.

When asked about Endevco, the unnamed neighbor said, "I like the trees and landscaping on the property. It is always well kept."

Klein said that the changes that are proposed for the property will benefit the city and the community. "We plan to plant as many trees as the City will let us. We're also excited about providing an upscale business hotel to San Juan. It's something the city doesn't have now."

Neighbors and local homeowners' associations have been notified of the proposed project, and are invited to contact Rancho Viejo Road Partners to get more information.

"It's important to us to work with our neighbors in making the best possible project for this location," said Klein.

The change in ownership and plans for a different focus for the property give the City of San Juan the ability to tie up some loose ends.

City staff has informed Rancho Viejo Road Partners that the property is currently zoned for industrial use. Industrial zoning includes uses such as open storage bays and adult entertainment. A change to commercial zoning, planned by the new owners, will be more appropriate for the area.

Eric Altman, President of the San Juan Chamber of Commerce, views the changes to the property positively, "A responsible development that brings economic vitality to our community is the kind of project we need in San Juan Capistrano."