

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, May 31, 2011, 10:00 a.m.
Guajome Room

1. 10:00 a.m.-10:30

Discussion for the amendment to the Singh Packing Plant to allow a re-alignment of the existing entrance driveway, relocation of a guard tower and the development of a new truck staging area located east of Melrose Drive and North of Highway 76.

Zoning: Agricultural with an Equestrian Overlay (A-EQ)

Land Use: Estate B Residential (EB-R)

Neighborhood Area: Guajome

Assessor Parcel: 157-150-60-00

Contact Person: Lou Lightfoot

Tel.: (760) 692-1924

Attachments:

APN Maps:

157-150-60-00

SINGH PACKING PLANT
Revised Development Plan D-8-99 REV 07
May 25, 2011

The Caltrans project to extend Highway 76 improvements east of Melrose Drive is changing the configuration of the access to the Singh Packing Plant located on the north side of the Highway, just west of Jefferies Ranch Road. The design of the packing Plant is governed by Development Plan D-8-99, which was revised in 2007.

The current plant entrance allows full turning movements at an un-signalized driveway intersection with an eastbound left turn pocket and a westbound deceleration lane and right turn pocket. This is the only plant entrance from Highway 76, and serves visitors, employees, farm trucks and tractor-trailer distribution trucks. On site, the distribution trucks stage along the south boundary of the plant, adjacent to Highway 76, facing east, awaiting their turn to approach the loading docks.

The Highway expansion will convert this entrance to a right-in, right-out only entrance. As part of the Caltrans work, they are construction a new cul-de sac to the east of the plant known as Singh Way. This new street will be a signalized intersection with Highway 76, allowing full turning movements. Caltrans will also be constructing a new plant entrance and driveway on the Singh property from the end of Singh Way. This entrance will serve as the new primary entrance to the packing plant. The existing west entrance will serve only employees entering the adjacent employee parking lot.

With the new entrance will be security fencing, gate, and guard house. Because the distribution trucks will now enter the property facing west, they will not be able to stage for the loading docks along the south property line, therefore a new truck staging area is proposed to the north of the new entrance. A small storage area along the east property line is also included.

Singh must provide a grading permit to Caltrans prior to Caltrans constructing the driveway on Singh property, therefore we are also requesting concurrent processing of the grading permit in order to meet Caltrans' construction schedule. The new entrance must be operational by January when Caltrans will be completely closing the existing entrance in order to finish the Highway improvements is that location.

157-150-60