

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, May 14, 2013, 9:00 a.m.
Plaza Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a new maintenance storage building located at 401 Jones Road.

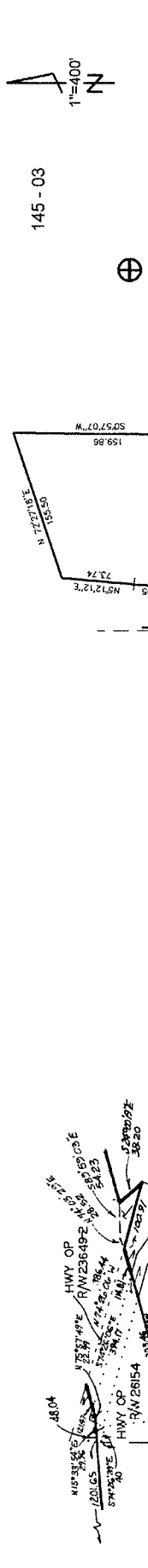
Zoning: IL (Limited Industrial)
Land Use: LI (Light Industrial)
Neighborhood Area: Airport
Assessor Parcel Number: 145-030-25, 146-090-26
Contact Person: Dennis Novotny, P.E., C.P.E.
Tel.: 760-901-2551
Email: dnovotny@hydranautics.com

2. 10:00 a.m. - 11:00 a.m. Discussion of three concrete tilt-up buildings totaling 226,220 square feet on 14.71 acres located within the Ocean Ranch Corporate Center.

Zoning: IL (Limited Industrial)
Land Use: LI (Light Industrial)
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 160-572-01, 02
Contact Person: Kamal Sweis
Tel.: 619-296-5565, ext. 111
Email: kss@ks-engr.com

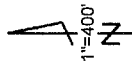
Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations



145-03

145 - 03



02/15/11 DEP

BLK	OLD NEWYR	CUT
030	12	16-18
	16	19-20
	17	21-22
	17	23-24
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	99	189-190
	100	191-192

1* APPROX LOC CARPENTER RD
2* NO ACCESS

SEC 24 - T11S - R5W - POR NEQ
SEC 14 - T11S - R5W - POR SEQ
SEC 13 - T11S - R5W - POR SQ
ROS 14995, 15748, 16804

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 145 PG 03

DETAIL "A" - 1"=200'

DETAIL "B" - 1"=200'

DETAIL "C" - 1"=200'

DETAIL "D" - 1"=200'

- A - S89°15'48"E 82.98
- B - N21°45'56"E 67.35
- C - N72°30'17"E 40.00
- D - S74°37'51"E 86.31
- E - N84°50'58"E 160.23
- F - N48°25'16"E 9.59
- H - S017°41"E 140.29

April 26, 2013

City of Oceanside
Development Services Department
300 North Coast Highway
Oceanside, CA 92054

Attn: Mr. Richard Greenbauer

Re: APN: 145-030-25, 146-090-26

Richard,

Hydranautics Corporation proposes to build a new maintenance storage building at the location of 401 Jones Road, Oceanside, California 92058. The building will be located on the west side of the main production facility, adjacent to the existing fire lane and loading docks. Please see the attached conceptual site plan and conceptual elevation plan.

The building will be used to store equipment and spare parts for the manufacturing equipment located inside the main building. The proposed building will be approximately 3,500 sq. ft. with an elevation of approximately 22 feet. There will be a storage mezzanine located inside the building for spare parts. We are currently increasing our production machinery (under a separate plancheck/permit) and require the additional space for our reverse osmosis filter manufacturing activities.

Per our meeting with you on Tuesday, April 16th with Dennis Novotny and myself, please accept this letter and the attached conceptual design documents as our request for a Developer's Conference meeting with you as we discussed.

Sincerely,



Adam Smith, CPMM

Equipment and Facilities Manager



OSI ARCHITECTURE
 1000 S. GARDEN ST. SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.771.1111
 FAX: 714.771.1112
 WWW.OSIARCH.COM

CLIENT NAME
 HYDRANAUTICS
 401 ANNE ROAD
 OCEANVIEW, CALIFORNIA
 92658

PROJECT NAME
 HYDRANAUTICS
 STORAGE
 PROJECT
 401 ANNE ROAD
 OCEANVIEW, CALIFORNIA
 92658

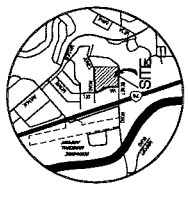
SHEET NAME
 CONCEPTUAL
 SITE PLAN

SHEET NUMBER
 SPT.1.0

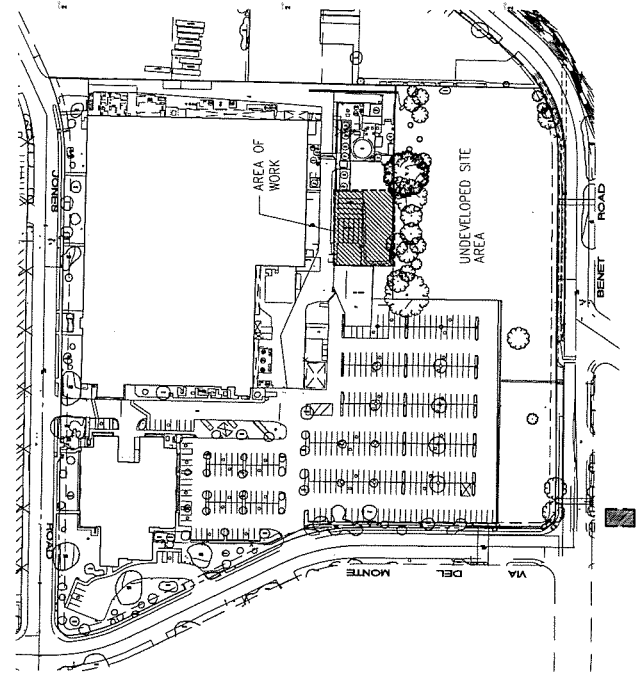
DO NOT SCALE DRAWINGS OR
 DIMENSIONS UNLESS NOTED
 OTHERWISE
 CHECK EVERY SHEET

EXISTING SITE DATA

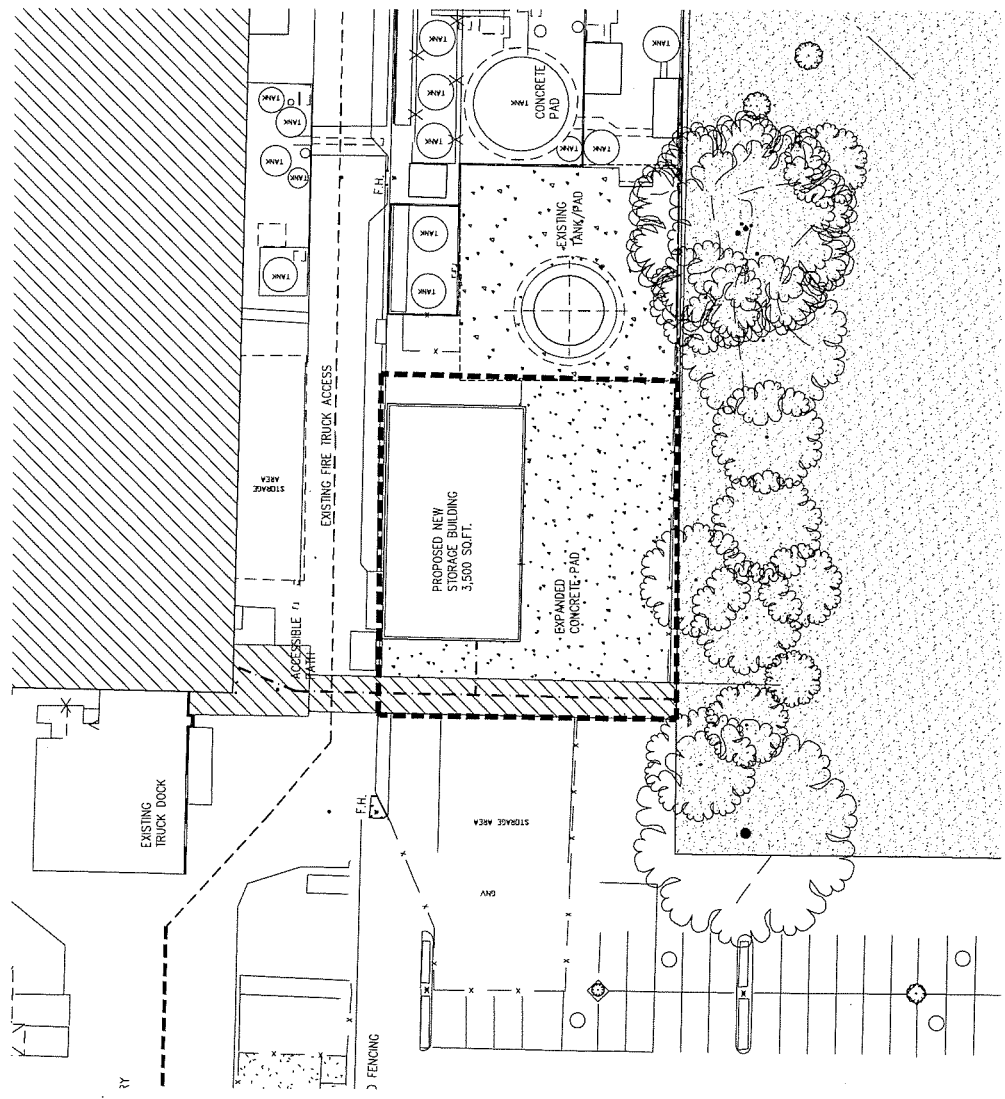
RESEARCH AND DESIGN BUILDING	12,000 SQUARE FEET +/-
MANUFACTURING WAREHOUSE	143,000 SQUARE FEET +/-
EXISTING SITE BUILDING AREA	135,000 SQUARE FEET +/-
SITE AREA	837,000 SQUARE FEET
PERMITTED PERCENT LOT COVERAGE	14.6 ACRES
ALLOWABLE PERCENT LOT COVERAGE	27.00 %
PROPOSED PERCENT LOT COVERAGE	28.00 %
REQUIRED PARKING FOR INDUSTRIAL LIMITED ZONING AREA	234 SPACES
1,000 sq. ft. of Parking Area	1 SPACE
1,000 sq. ft. of Warehouse Storage Area	1 SPACE
MANICAP ACCESSIBLE PARKING 300'-500' SEPARATED	241 SPACES



VICINITY MAP
SCALE: 1" = 100'



KEY PLAN
SCALE: 1" = 100'



ENLARGE PARTIAL SITE PLAN
SCALE: 1" = 400'



OSI ARCHITECTURE
 LICENSED IN:
 CALIFORNIA
 ARIZONA
 TEXAS
 FLORIDA
 ILLINOIS
 MISSOURI
 MISSISSIPPI
 ALABAMA
 MISSOURI
 MISSISSIPPI
 ALABAMA

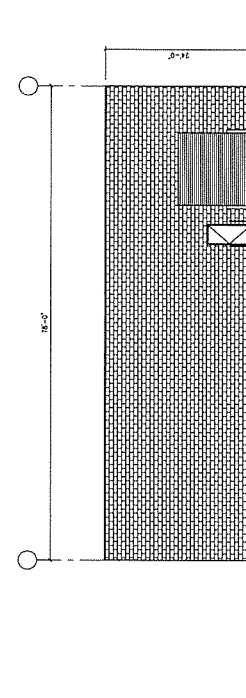
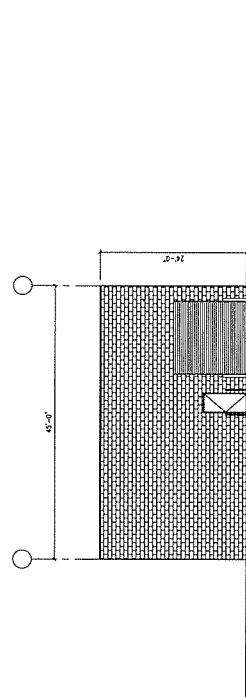
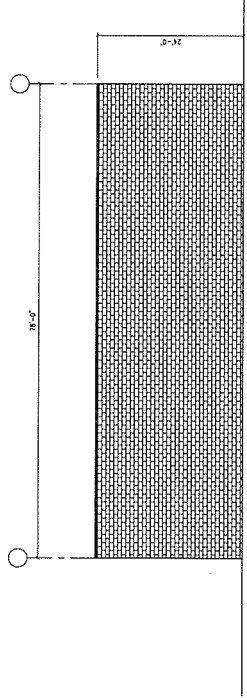
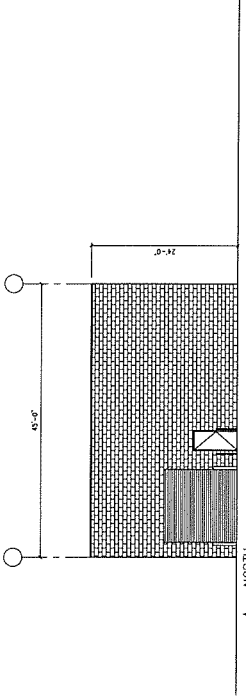
CLIENT NAME
 HYDRANAUTICS
 401 KINGS ROAD
 OCEANSIDE, CALIFORNIA
 92088

PROJECT NAME
 HYDRANAUTICS
 STORAGE
 PROJECT
 401 KINGS ROAD
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 92088

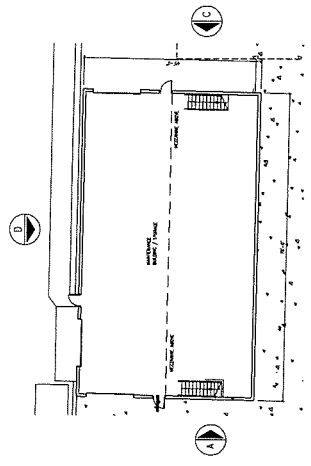
SHEET NAME
 CONCEPTUAL
 ELEVATIONS

SHEET NUMBER
 A 2.0

DO NOT SCALE DRAWINGS UNLESS INDICATED OTHERWISE
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____



2 BUILDING ELEVATIONS
 1/8" = 1'-0" SCALE: 1/8" = 1'-0"



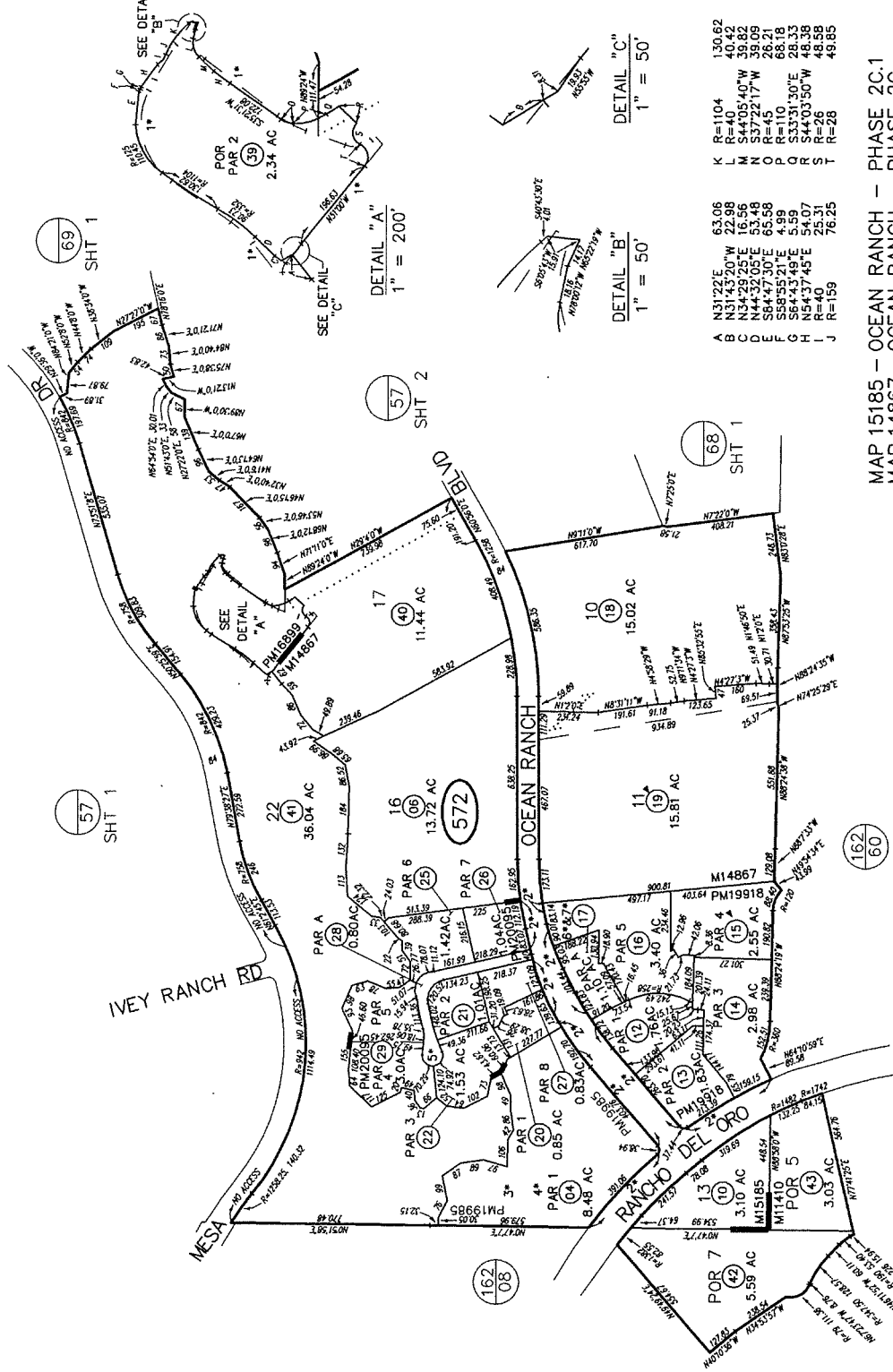
2 KEY PLAN
 1/8" = 1'-0" SCALE: 1/8" = 1'-0"

SAN DIEGO COUNTY ASSESSOR'S MAP

160-57
SHT 3 OF 4
01/20/2012 JGD
1" = 400'

CHANGES

BLK	PROP APN	NEW APN	TR	LOT NO
572	01 THRU 10	05 137		
	11	05 10017		
	12 THRU 17	07 1113		
	04	SAME #	07 1539	
	01 & 02	18 & 19	07 1536	
	05	20-28	07 1533	
	04	SAME #	07 787	
	16	SAME #	08 1536	
	23 & 24	29	10 1286	
	11	30 THRU 38	10 1634	
	07 THRU 09	13 THRU 38	12 1161	
	30 THRU 38	13 THRU 41	12 1161	
	000-153	42 & 43	12 1506	



- 1* SEE M14867 FOR BRGS & DIST
- 2* NO ACCESS
- 3* CONDO
VENTURE COMMERCE CENTER
OCEAN RANCH PHASE I
DOC2006-0315425
(SEE SHT 4)
- 4* CONDO
VENTURE COMMERCE CENTER
OCEAN RANCH PHASE II
DOC2006-0556862
(SEE SHT 4)
- 5* MARITIME WAY
(PRIVATE ST)
- 6* PM20275
- 7* CONDO (PEND)
OCEAN RANCH P-10-05
DOC2007-0434118

A	N31°22'E	63.06	K	R=1104	130.62
B	N31°43'20"W	22.98	L	R=40	40.42
C	N34°25'25"E	15.36	M	S44°05'40"W	49.62
D	S84°47'30"E	66.58	N	R=45	38.62
E	S58°55'21"E	4.99	O	R=17	26.91
F	S84°43'49"E	5.99	P	R=110	68.18
G	S33°31'30"E	28.33	Q	R=26	48.58
H	N54°37'45"E	54.07	R	R=26	48.58
I	N54°37'45"E	25.31	S	R=26	48.58
J	R=159	76.25	T	R=28	49.85

MAP 15185 - OCEAN RANCH - PHASE 2C.1
MAP 14867 - OCEAN RANCH - PHASE 2C
MAP 11410 - RANCHO DEL ORO - MASTER SUB MAP WEST
ROS 18354

**DEVELOPER'S CONFERENCE
CITY OF OCEANSIDE
for LA PACIFICA PARCEL MAP
June 14, 2013**

APN: Lot 10 – 160-572-01-00
Lot 11 – 160-572-02-00

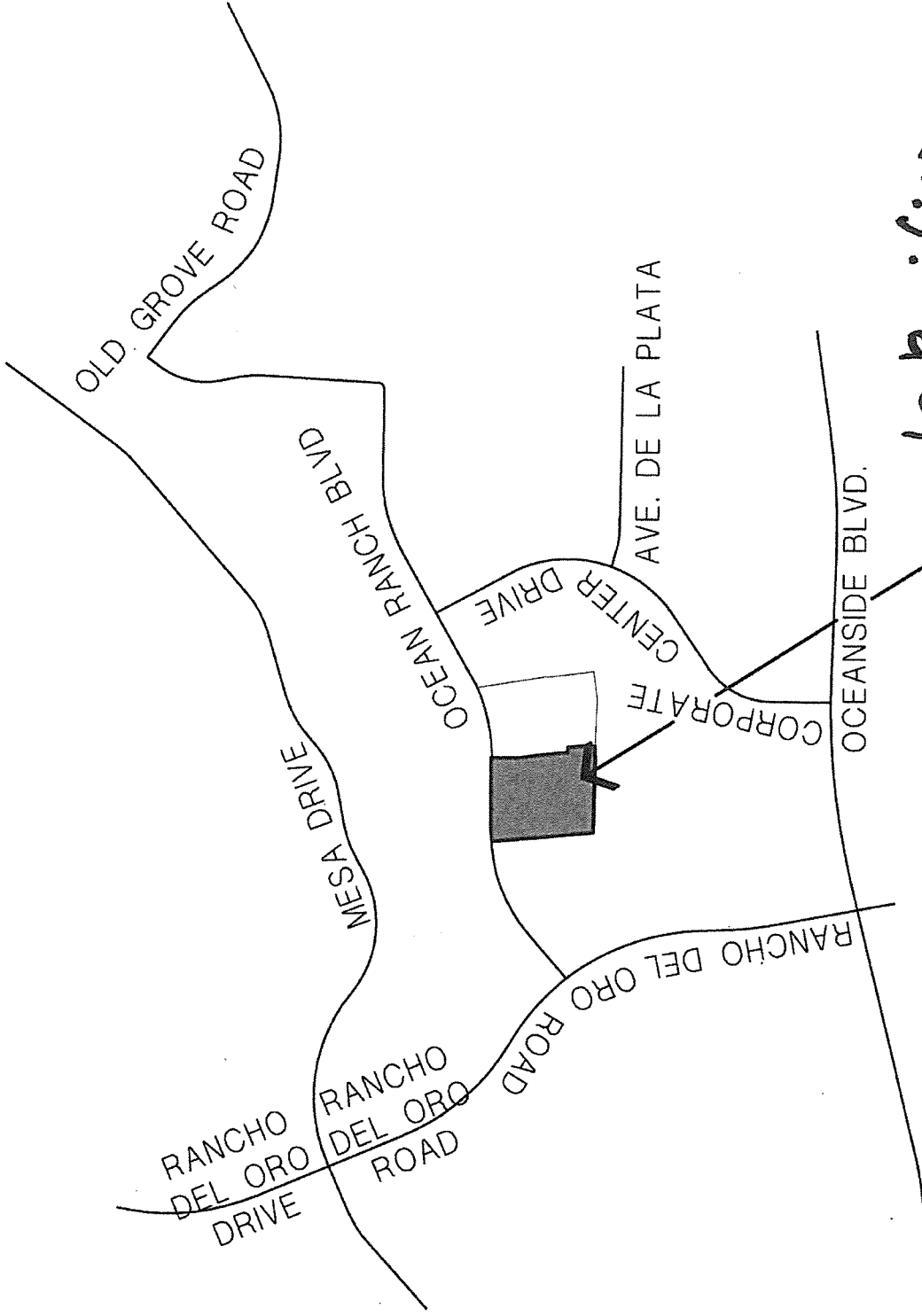
Project Description:

The La Pacifica Project was submitted for Development Plan Review and approved as DPR #D-23-04. Additionally, the project was submitted for Plan Check but the permit was never pulled. The project consists of three concrete tilt-up buildings totaling 226,220 square feet on 14.71 acres. These buildings are designed for light industrial use and are in the IL Zone and part of the Ocean Ranch Corporate Center.

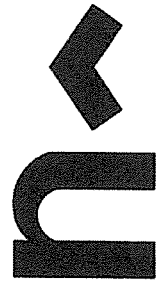
The purpose of this meeting is to discuss the feasibility of filing a Parcel Map on the project and creating three separate lots, with each parcel containing a single building and the required parking for the specific building on that parcel. We would like to discuss lots with access by easement, the possibility flag lots and any other scenario the City feels would be appropriate to achieve individual buildings on individual lots.

As a part of this discussion, we would like to address conceptually the Stormwater Quality and Hydromodification requirements that would be required for the Parcel Map approval and the timing of the implementation of the new Stormwater requirements.

VICINITY MAP



La Pacifica
PROJECT SITE
OCEAN RANCH BOULEVARD
OCEANSIDE, CALIFORNIA



- ELEVATION KEY NOTES**
- NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET
- 3/4" V. RECES. IN CONCRETE PANEL. SEE DETAIL (A-1)
 - CONCRETE PANEL JOINT. SEE DETAIL (A-2)
 - CONCRETE PANEL JOINT. SEE DETAIL (A-3)
 - CONCRETE WOOD-GRAF PANEL. SEE FINISHER'S EXPANDED MATERIAL SCHEDULE FOR FINISH AND WOOD GRAIN.
 - WOOD GRAIN. SEE FLOOR PLAN AND WINDOW SCHEDULE.
 - 3/4" RECES. IN CONCRETE PANEL.
 - METAL CHAMF. SEE DETAIL (A-4)
 - ROOF LINE.
 - WOODWORK AT E. OF 3/4" V. RECES. PANEL. SEE DETAIL (A-5)
 - WOODWORK AT W. OF 3/4" V. RECES. PANEL. SEE DETAIL (A-6)
 - CONCRETE PANEL JOINT. SEE DETAIL (A-7)
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- ELEVATION LEGEND**
- GLASS V. VISION HIGHLIGHT UNDER WINDOW
 SPARKLE GLAZING
 VISION GLAZING
 3/4" RECES. IN CONCRETE PANEL
- PAINT COLOR:
 PRIMER BRUSH "Primer" 1"
 PRIMER BRUSH "Primer" 1"
 PRIMER BRUSH "Primer" 1"
 PRIMER BRUSH "Primer" 1"

