

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, April 29, 2014, 10:00 a.m.
Guajome Room

1. 10:00 a.m. - 11:00 a.m. Discussion of a two story office/warehouse building on a 2.95 acre site located at 2847 Industry Avenue.

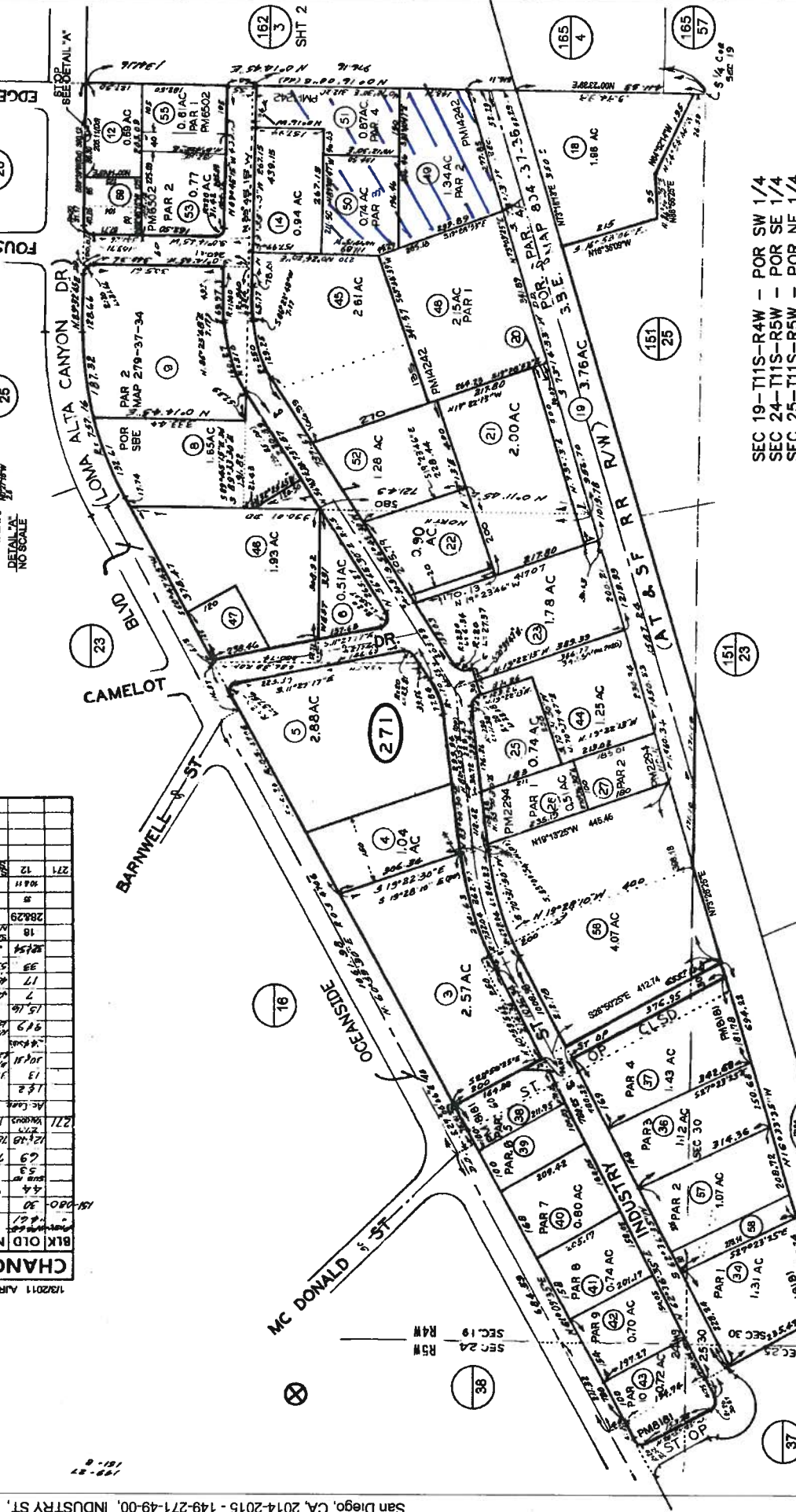
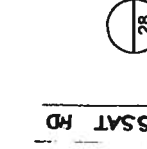
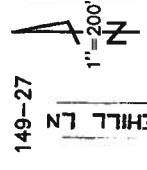
Zoning: (IG) General Industrial
Land Use: GI (General Industrial)
Neighborhood Area: Loma Alta
Assessor Parcel Number: 149-271-49, 50, 51
Contact Person: Rian Grenke
Tel.: 760-744-1005 ext. 101
Tel.: 760-802-3805 cell
Email: rian@adei.co

Attachments:

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

1/8/2011 AIR

CHANGES	BLK	OLD	NEW	YR	CUT
151-080-30	30	75	70	0000	0000
44	74	70	6088	0000	0000
53	75	73	4940	0000	0000
69	76	74	3957	0000	0000
12-48	76	74	5387	0000	0000
1-30	76	76	1044	0000	0000
Ac Cont	14	77	5725	0000	0000
13	81	77	2784	0000	0000
13	83	78	0000	0000	0000
10	83	78	4145	0000	0000
10	83	79	4145	0000	0000
44	79	79	4103	0000	0000
49	80	79	5942	0000	0000
15	80	80	2022	0000	0000
45	80	80	934	0000	0000
7	80	80	934	0000	0000
17	80	87	1432	0000	0000
33	88	86	1129	0000	0000
55	86	86	1129	0000	0000
18	02	5680	0000	0000	0000
56	04	2087	0000	0000	0000
35	09	178	0000	0000	0000
10	11	187	0000	0000	0000
12	11	4874	0000	0000	0000



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.

151-080-30
6-24-95
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 149 PAGE 27

- SEC 19-T11S-R4W - POR SW 1/4
- SEC 24-T11S-R5W - POR SE 1/4
- SEC 25-T11S-R5W - POR NE 1/4
- SEC 30-T11S-R4W - POR NW 1/4
- LS 389
- ROS 4706,14970,16586,16833



April 7th, 2014

Vida Murrell
Development Services Department, Planning Division
Tel: 760.435.3528
VMurrell@ci.oceanside.ca.us

RE: Project Description Letter

PROJECT

This project consists of approximately 2.95 gross acres located at 2847 Industry Ave. (APN 149-271-49, 50 & 51). We plan on building one two story, 40' x 150', commercial office/warehouse building on the north side of the property. The remainder of the property will be used for outdoor storage. The site currently has IG zoning.

PROPOSED BUILDING

Architecture for the proposed building will not be started until the project has passed due-diligence and economic feasibility investigations and it is acquired by Alliance Diversified Enterprises, Inc.. At this point, it is anticipated that the building will be up to 6,000 SF, two-story with offices upstairs, shop downstairs and two bathrooms. Exterior elevations will be appealing and consistent with the utmost quality architectural design in the neighborhood.

OWNERSHIP

The project is currently owned by Indyard LLC. Indyard LLC is an investment group, and took title to the property via payment to prior owner.

Alliance Diversified Enterprises, Inc. currently is getting the property under a lease contract with a two year buy out.

LOCATION

The property is located at 2847 Industry Ave., in the city of Oceanside. The location is on the Southside of Oceanside Blvd., has convenient access to both the 78 and



Interstate 5. The site is on the east side of Foussat Way (private) at the intersection of Foussat St and Industry St., west of Garrison St.

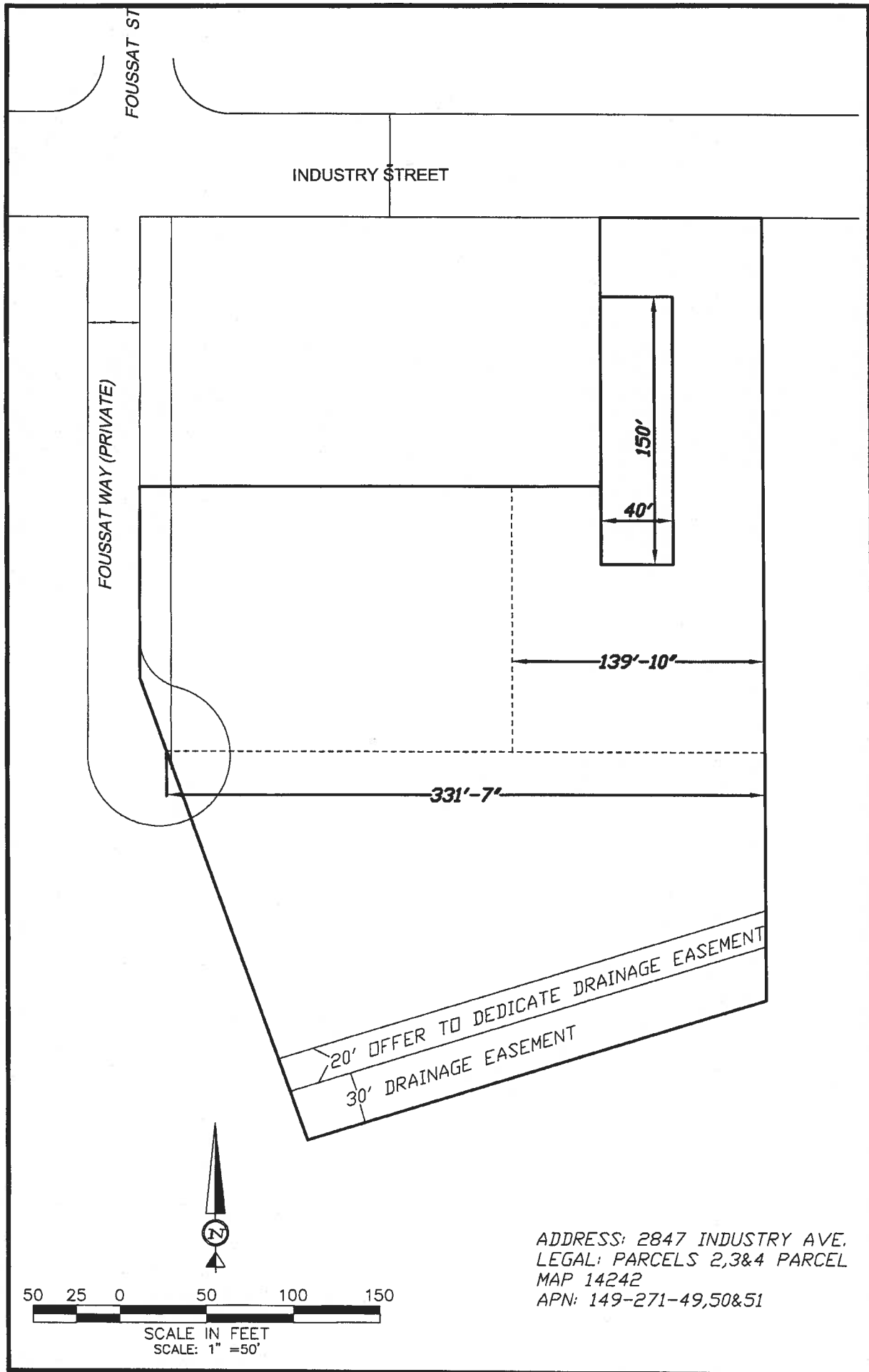
Adjacent uses are industrial on 3 sides and the rear is a Loma Alta Creek.

LOT LAYOUT

One potential design for the lot layout is included. The project's civil engineer has not been chosen. We are currently awaiting the site's topography and are evaluating design alternatives to improve the location and functionality of the project's entry.

Sincerely,

Rian Grenke, Senior Project Manager
Alliance Diversified Enterprises, Inc.



ADDRESS: 2847 INDUSTRY AVE.
LEGAL: PARCELS 2,3&4 PARCEL
MAP 14242
APN: 149-271-49,50&51

ance Program at 1-800-358-662U.



MAP SCALE 1" = 500'



JOINS PANEL 0753

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0764H

FIRM
FLOOD INSURANCE RATE MAP
SAN DIEGO COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 754 OF 2375
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER 06073
CITY OF SAN DIEGO

Notes to User: The map number shown below should be used
when making insurance applications for the subject
community.



MAP NUMBER
06073C0754H
MAP REVISED
MAY 16, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It
was reproduced from the original map. Any changes or corrections
which may have been made subsequent to the date on the
title block. For the latest product information about National Flood Insurance
Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

1/09/2014
 -SOURCE: MERRICK 2009 AERIAL PHOTO AND CONTOURS
 -THIS MAP PREPARED SOLELY FOR ILLUSTRATION PURPOSES &
 IS NOT TO BE RELIED UPON FOR ENGINEERING DRAWINGS.
 -SCALE INFORMATION MAY NOT BE ACCURATE.

Water Atlas Map No. 122

PAGE INDEX

121	121	121
122	122	122
123	123	123



1" = 200'

122

