

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, June 3, 2014, 9:00 a.m.**  
**Guajome Room**

1. 9:00 a.m. - 10:00 a.m.      Discussion of installing two 33,000 gallon water tanks located at 503 Jones Road.

**Zoning: IL (Limited Industrial)**  
**Land Use: LI (Light Industrial)**  
**Neighborhood Area: Airport**  
**Assessor Parcel Number: 146-031-23, 24**  
**Contact Person: Eric de Jong**  
**Tel.: 760-290-3301**  
**Email: [ericdj@palomarwater.com](mailto:ericdj@palomarwater.com)**

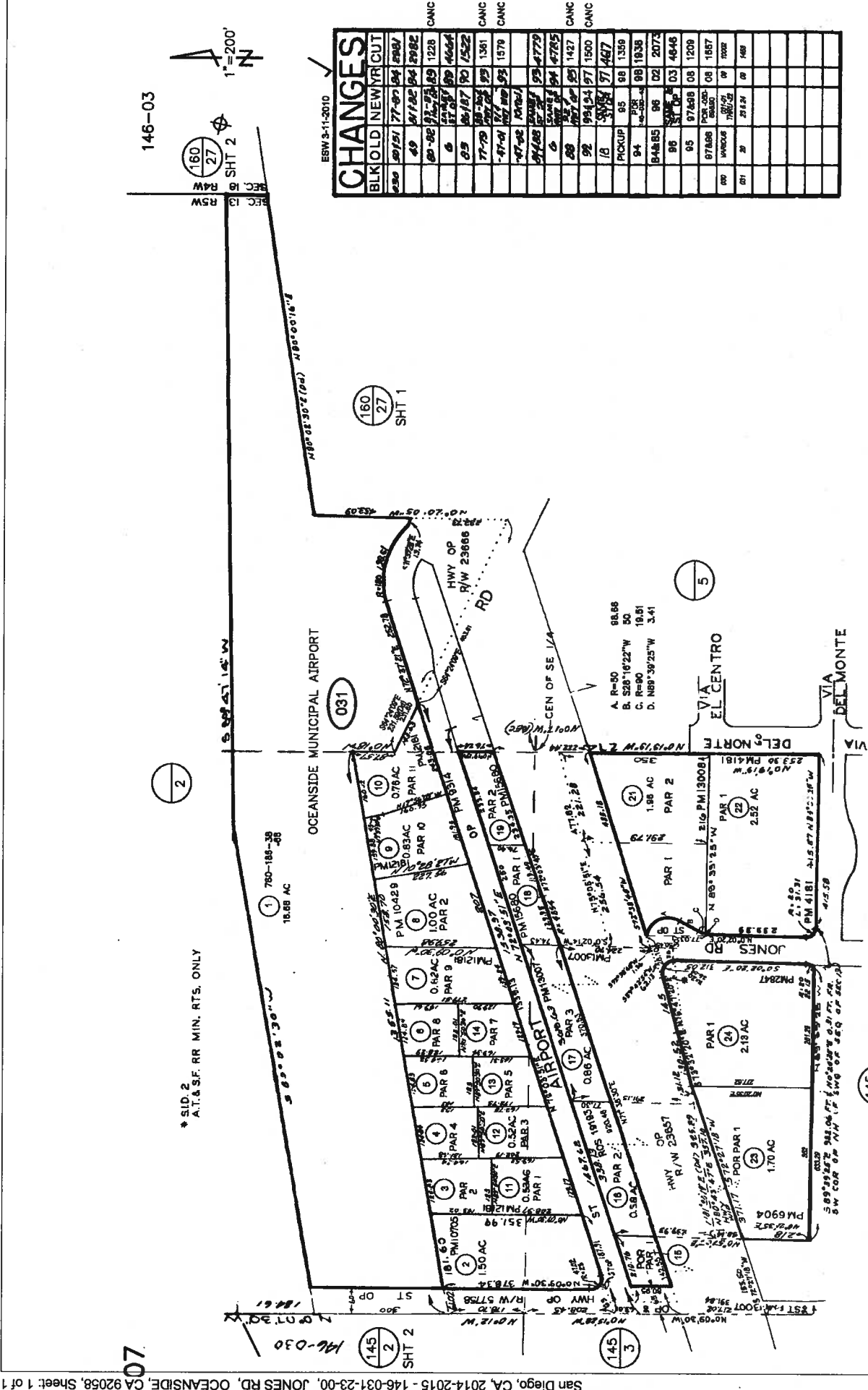
2. 10:00 a.m. - 11:00 a.m.      Discussion to subdivide a 33,915 square foot lot into two parcels located on Point Degada, Lot 126 in Whelan Ranch Unit 1.

**Zoning: RS (Residential Single Family)**  
**Land Use: SFD-R (Single Family Detached Residential)**  
**Neighborhood Area: North Valley**  
**Assessor Parcel Number: 157-491-01**  
**Contact Person: Theresa Childs**  
**Tel.: 760-720-0780, 760-351-6077**  
**Email: [childst@hotmail.com](mailto:childst@hotmail.com)**

**Attachments:**

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

ITEM #1



146-030

146-03

\* SID. 2  
A.T.&S.F. RR MIN. RTS. ONLY

ESW 3-11-2010

CHANGES	BLK	OLD	NEW	TR	CUT	
	230	00/51	77-07	04	590V	
		49	07/02	04	298E	
		00-02	07-05	09	1228	CANC
		0	17-07	09	400A	CANC
		03	06/17	00	1522	CANC
		77-09	07/22	03	1361	CANC
		-07-01	07/08	03	1570	CANC
		-07-02	07/08/1			CANC
		07/08	07/08	03	4779	CANC
		0	07/08	04	4705	CANC
		00	07/07	03	1427	CANC
		02	09/24	07	1500	CANC
		18	08/04	07	4627	CANC
		PICKUP	05	02	2073	
		04	05-03	08	1838	
		04A&B5	06	02	2073	
		05	07/08	08	1209	
		07A&B8	08	08	1867	
		00	08/06	08	1000	
		01	08	08	1000	

SEC 13-T11S-R5W-SE1/4  
ROS 3211,4995,16804,19193

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS AND FIELD MEN MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 146 PAGE 03

**INSTALLATION OF TWO WATER TANKS AT  
503 JONES ROAD, OCEANSIDE, CA  
APN 146-031-23, 24**

**PROJECT DESCRIPTION**

**March 3, 2014**

The project proposes two 12.5 foot diameter by 42 feet high stainless steel tanks to hold spring water for a future bottled water processing facility in the adjacent building. The tanks have a capacity of approximately 33,000 gallons each and will be installed contiguous to the southwest corner of the existing 25,920 square foot industrial building located at 503 Jones Road in Oceanside. The building was constructed in the 1970's on a graded pad. It is tilt-up construction supported on perimeter and interior isolated foundations with a slab on grade floor.

The tank site is a fifteen foot wide concrete apron that surrounds the existing building. Asphalt paving occurs beyond the concrete apron. The site is level with minor slope for drainage. The tanks will be placed 2.5 feet from the existing building and will accommodate existing site parking and travel lanes. The top of the proposed tank foundation will match the existing grade.

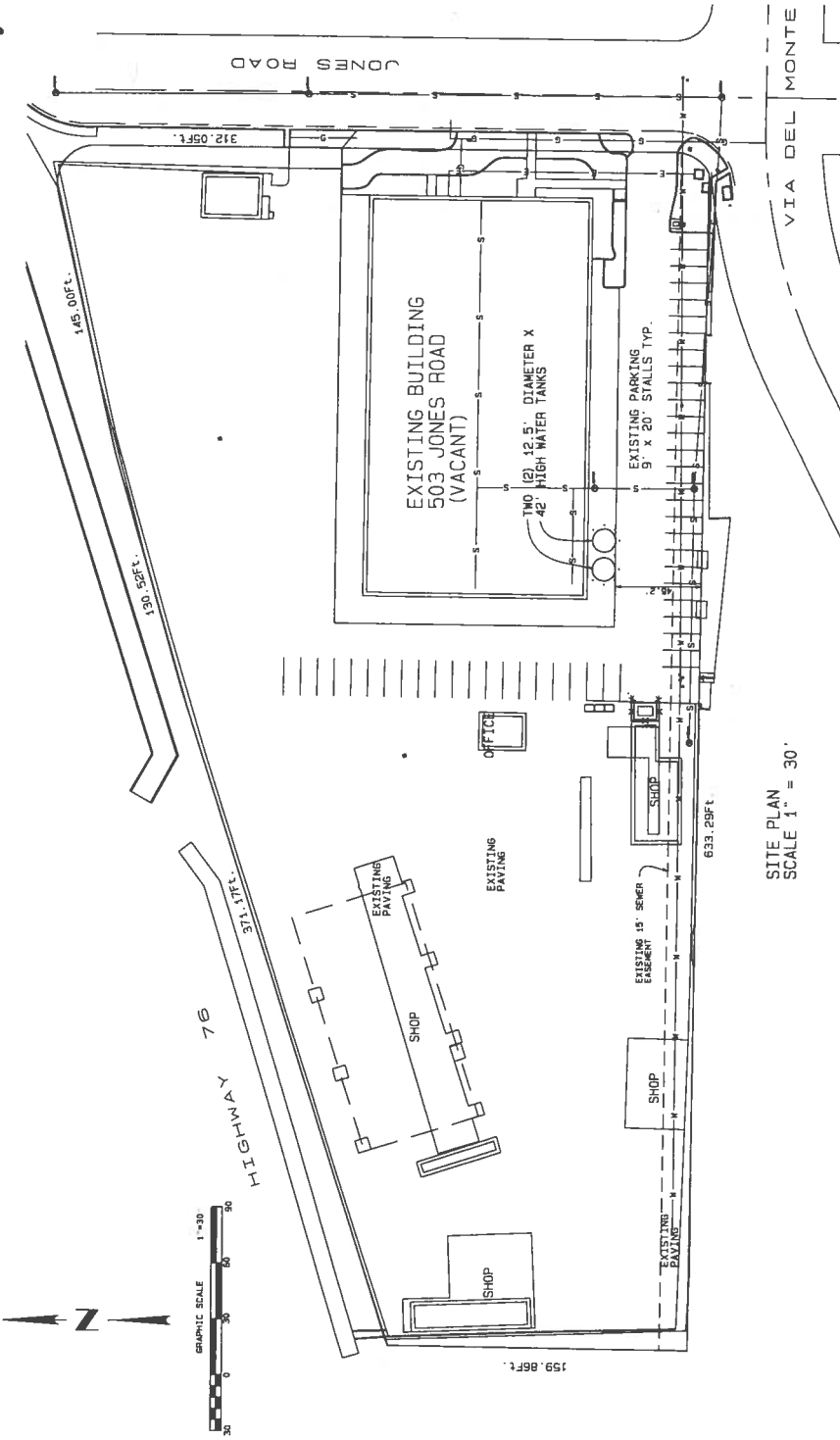
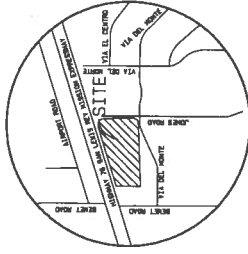
The support system for the tanks will be a three foot thick reinforced concrete pad supported on stabilized foundation soil. The tanks will be anchored to the reinforced concrete foundation in accordance with the design provided by the structural and geotechnical engineers. The water tanks will be painted to match the existing building.

The site is in a Limited Industrial (IL) zone district, has a General Plan Land Use Designation of Light Industrial (LI) and is situated within the Airport Neighborhood Planning Area.

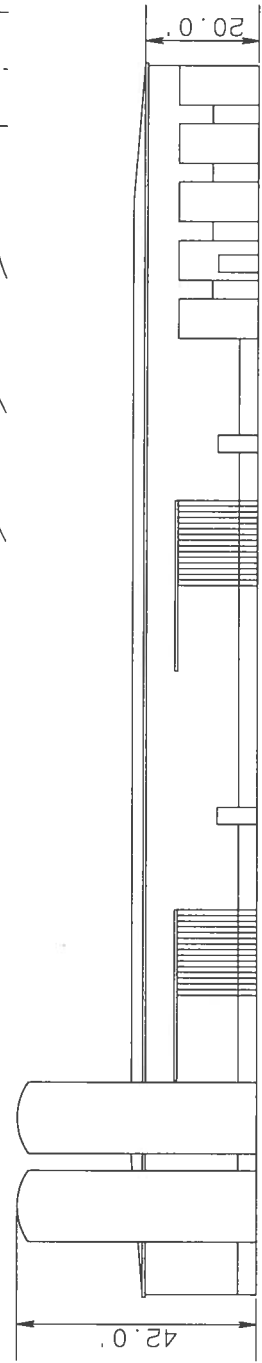
The Federal Aviation Administration has conducted an aeronautical study that determined that proposed water tanks do not exceed obstruction standards and would not be a hazard to air navigation.

**PROJECT DATA**

**A.P.N.:** 146-031-23  
 146-031-24  
**ADDRESS:** 503 JONES ROAD  
 OCEANSIDE, CA 92054  
**OWNER:** EMERALD FAMILY HOLDINGS LLC  
 807 E. MISSION ROAD  
 SAN MARCOS, CA 92069  
 (760) 744-9040  
**DESIGNER:** HILTOP GROUP INC.  
 807 E. MISSION ROAD  
 SAN MARCOS, CA 92069  
 (760) 744-9040  
**PROJECT:** INSTALLATION OF TWO WATER TANKS



SITE PLAN  
SCALE 1" = 30'



FILE #

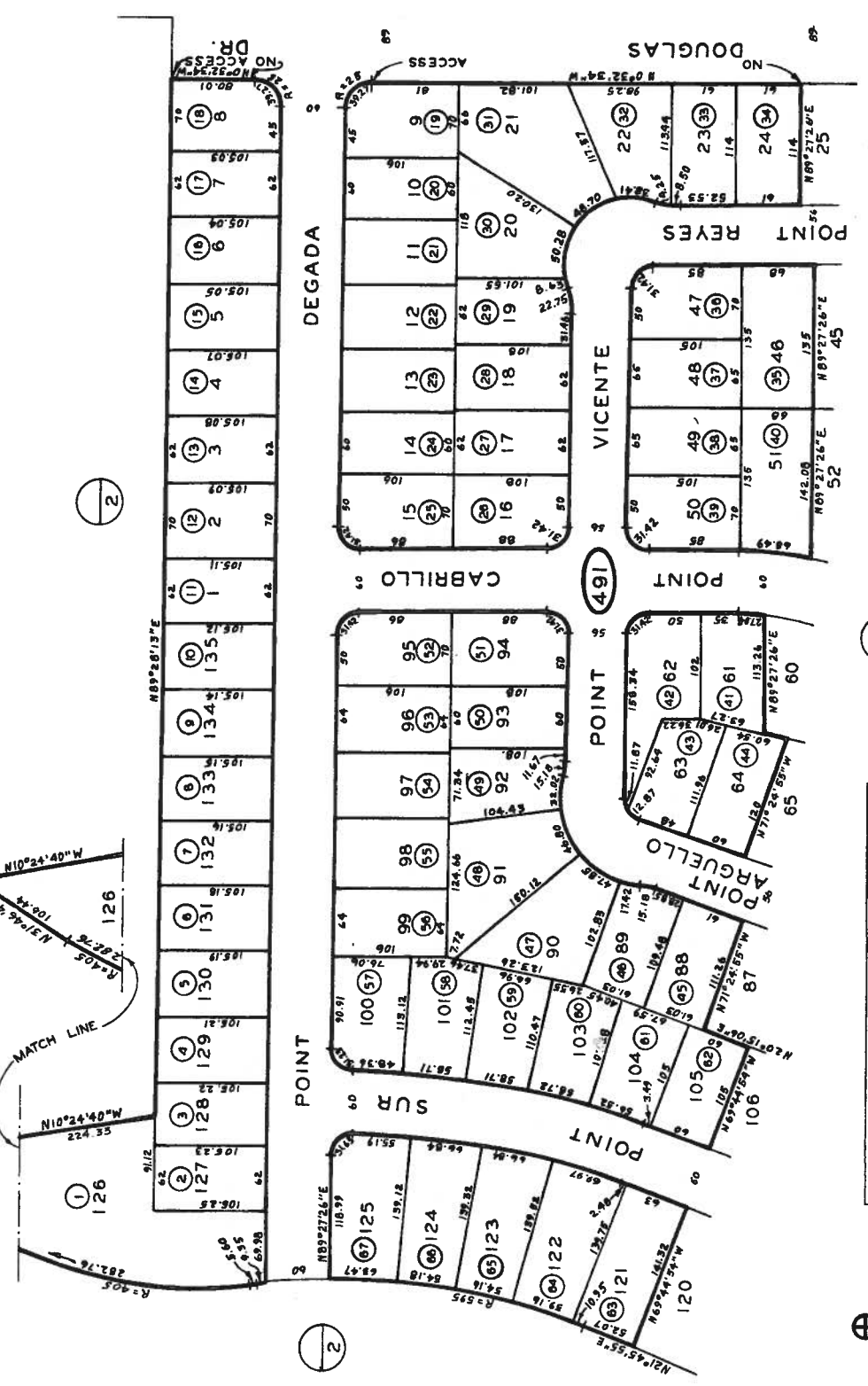
1	CITY OF OCEANSIDE
1	SHEET
SITE PLAN FOR	
INSTALLATION OF TWO WATER TANKS	
APPROVED	
DATE:	DESIGNED BY:
APPROVED DATE:	PLANNING NUMBER:

157-49  
SHT 1 OF 2  
1"=100'  
N  
⊕

ITEM # 2

2-28-81 ✓

CHANGES	BLK	OLD NEW	YR	CUT
	491	1-67	160	240



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 15 PAGE 49 SHT. 1 OF 2

MAP 9384- WHELAN RANCH UNIT NO. 1

49 SHT. 2

157-020

58

2

49

2

**Subject: Developer's Conference  
June 3, 2014**

Applicant: Theresa Childs  
3331 Madison Street  
Carlsbad, Ca 92008  
Cell: (760) 351-6077

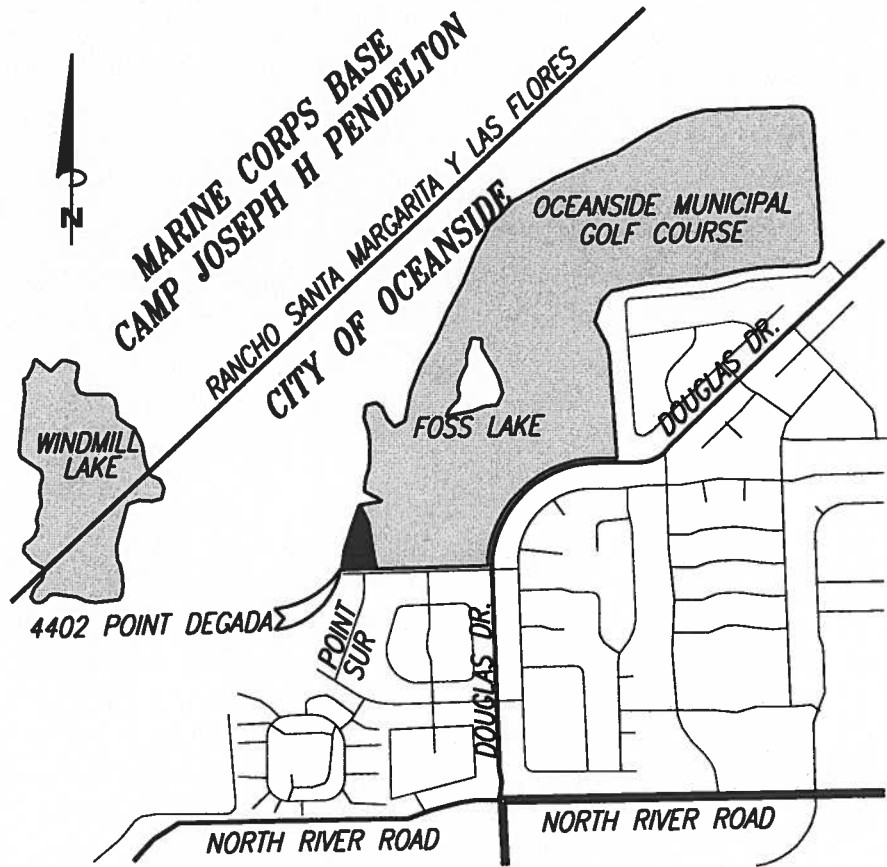
Project Location: 4402 Point Degada  
Oceanside, Ca  
APN 157-491-01  
(Lot 126, Whelan Ranch Unit No. 1, Map No. 9384)

**Description of the project**

The Applicant proposes to file a Parcel Map to divide Lot 126 of Map No. 9384 into two Parcels. The property lies within the City's RS Zone, being a single-family residential zone with a minimum lot size of 6,000 square feet and minimum lot width of 65-feet. Lot 126 is an irregular shaped lot having an approximate area of 33,915 square feet. The Grading Plan for Whelan Ranch Unit No. 1 approved by the City in September 1979 shows the elevation of the building pad portion of Lot 126 varying between 58.0 and 59.0 feet.

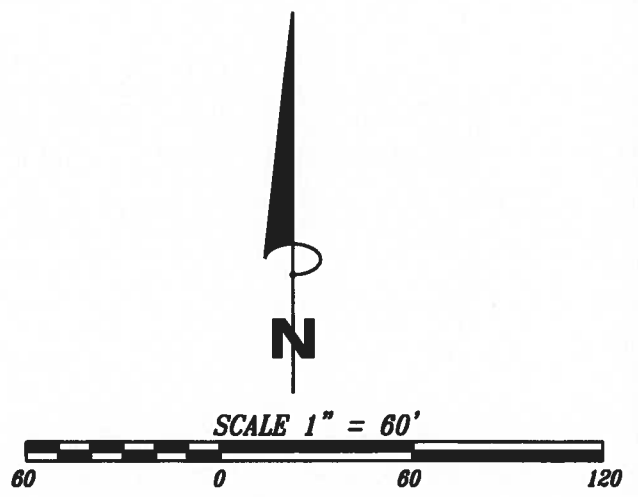
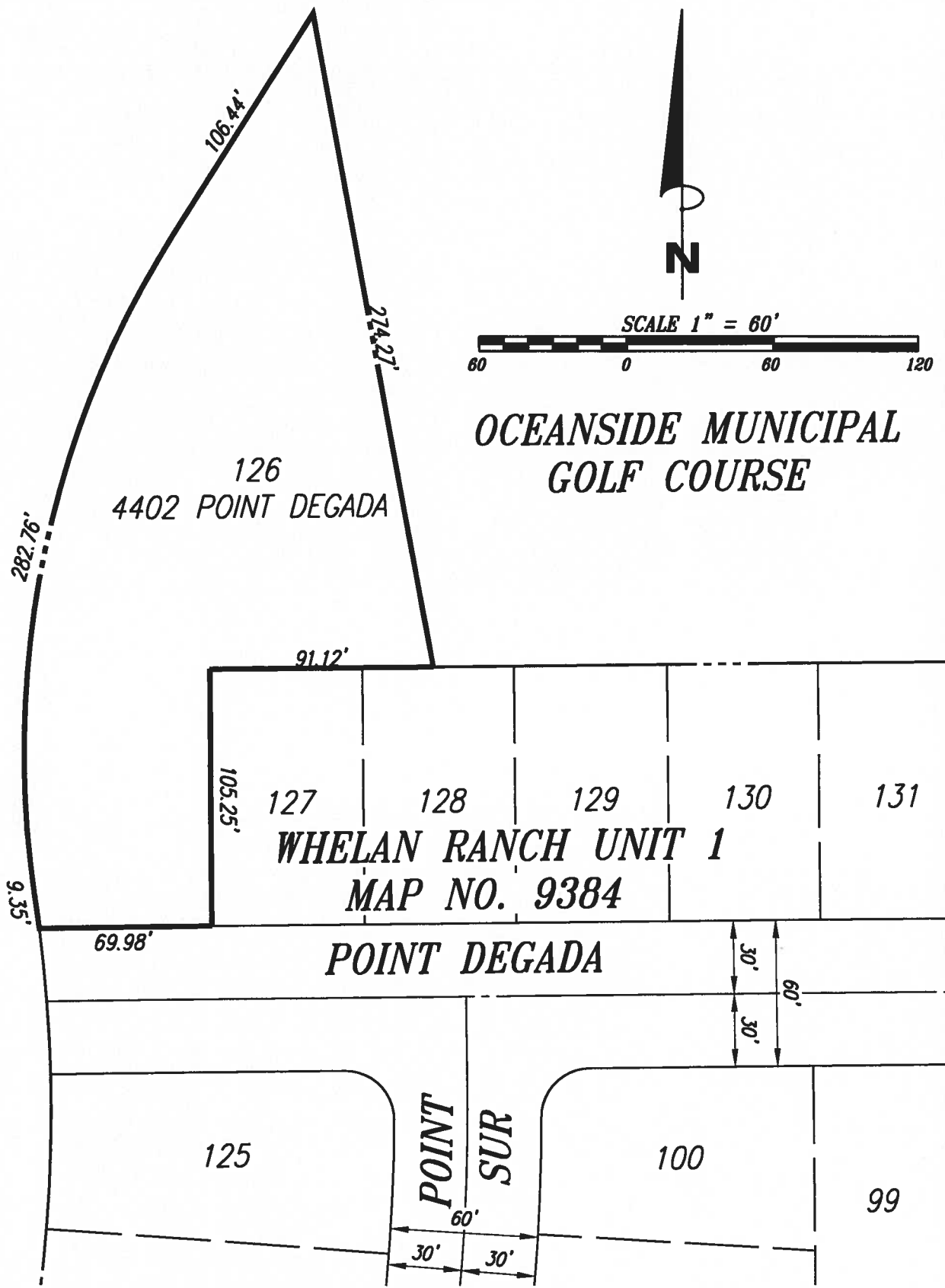
Parcel A will be the site of the existing residence and driveway located at the project location. Parcel A will have an approximate area of 14,902 square feet. Parcel A is encumbered by existing drainage easements held by the City of Oceanside, 1,877 square feet in size that were conveyed pursuant to Document No. 76-408642, dedicated on Map No. 9384 and partially abandoned pursuant to Document No. 1992-0285383.

Parcel B will have an approximate area of 19,013 square feet. Parcel B is configured to allow for the construction of a new driveway that will have direct access to Point Degada. Parcel B is also encumbered by the existing drainage easements held by the City of Oceanside, 9,125 square feet in size that were conveyed pursuant to Document No. 76-408642, dedicated on Map No. 9384 and partially abandoned pursuant to Document No. 1992-0285383.



**VICINITY MAP**  
NTS

**REGIONAL CITY MAP  
FOR  
4402 POINT DEGADA**



OCEANSIDE MUNICIPAL  
GOLF COURSE

126  
4402 POINT DEGADA

WHELAN RANCH UNIT 1  
MAP NO. 9384

POINT DEGADA

LOCATOR MAP  
FOR  
4402 POINT DEGADA





DRAINAGE EASEMENT

Parcel B  
19,013 S.F.

SETBACK LINE

PROPOSED  
RESIDENCE

7.5'

EXISTING  
RESIDENCE

Parcel A  
14,902 S.F.

20'

**SITE PLAN**  
FOR  
**TERRESA CHILDS**  
4402 POINT DEGADA  
OCEANSIDE, CA

POINT DEGADA

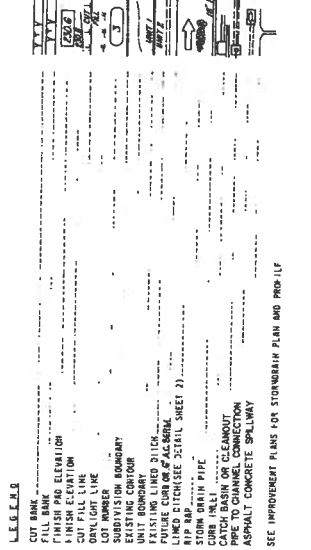
PREPARED IN THE OFFICE OF:

**BUCCOLA** 760/721-2000  
**ENGINEERING, inc**

3142 Vista Way, Suite 301, Oceanside, CA 92056

POINT SUR

# WHELAN RANCH OCEANSIDE, CALIFORNIA UNIT NO. 1



**QUALITIES**  
REPLACE SURCHARGE: \$85.000 CY

SEE IMPROVEMENT PLANS FOR STORMWATER PLAN AND PRO-11F

- GENERAL NOTES**
1. ALL AREAS TO BE FILLED SHALL BE PREPARED TO BE FILLED AND ALL FILLS SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CITY OF OCEANSIDE GRADING ORDINANCE 72-46. ALL EXISTING UTILITIES SHALL BE PROTECTED AND THE A.P.M.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1978 EDITION, SHALL BE USED FOR ALL UTILITIES.
  2. BRUSH AND TREES SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED. WHEN THESE ARE REMOVED, THE ROOT SYSTEMS SHALL ALSO BE REMOVED AND THE RESULTING EXCAVATION FILLED WITH PROPERLY COMPACTED FILL SOIL.
  3. FINISH GRADING: CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PROVIDE A SMOOTH AND UNIFORM SURFACE ON CROSS SECTION. IN A WET AND SOFT CONDITION ALL EXISTING ROADS, ON OTHER WAYS AND TO EXCEED IN EXISTING SURFACE SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL AREA.
  4. BACKFILL NOTE: ALL EXISTING UTILITIES, WHICH SHALL BE PROTECTED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CITY OF OCEANSIDE GRADING ORDINANCE 72-46, SHALL BE REMOVED BY A QUALIFIED SOURCE ENGINEER WHO WILL SUBMIT A REPORT TO THE ENGINEER OF WORK.
  5. PIPE REMOVAL: WHERE AN EXISTING ABOVEGROUND CONCRETE PIPE LINE IS NOT REMOVED BY THE GRADING OPERATION, IT SHALL BE REMOVED WITHIN COMPLETELY PAVED AREAS WITH CONCRETE OR ASPHALT.
  6. SLOPE GRADING: ALL SLOPE PLANTING AND TERRACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ORD. NO. 72-46 AND THE SPECIFICATIONS OF THE OCEANSIDE PUBLIC WORKS DEPARTMENT. ALL SLOPES OVER 3 FEET IN HEIGHT SHALL BE TERRACED AND PLANTED WITH GRASS OR OTHER PLANTS AS SPECIFIED ON DRAWINGS. ALL SLOPES OVER 3 FEET IN HEIGHT MUST HAVE A PERMANENT TERRACING SYSTEM WITHIN 30 DAYS OF MAJOR GRADING COMPLETION AND BE PLANTED.

**GENERAL UTILITY NOTES**

1. EXPLORATION EXCAVATION REQUIRED: CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES TO THE DEPTH OF 10 FEET TO DETERMINE THE LOCATION OF EXISTING UTILITIES. TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING UTILITIES.
2. EXISTING UTILITIES: CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS AND FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN ON THESE PLANS.
3. SHOWN GAS & ELECTRIC COMPANY, PACIFIC TELEPHONE COMPANY NOTIFICATION REQUIRED: CONTRACTOR SHALL NOTIFY THE S.D.G.&E. CO. PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. PHONE: 435-3333 PACIFIC TELEPHONE COMPANY: 435-3333
4. PROTECTION OF EXISTING UTILITIES: THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN ON THESE PLANS AND FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN ON THESE PLANS.
5. NOTIFY THE CITY OF OCEANSIDE PRIOR TO ANY WORK ON EXISTING COULAS BRITV AND GOLF COURSE.

**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS AND FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN ON THESE PLANS.
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3. THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF IMPROVEMENT PLANS BY THE CITY ENGINEER.
4. A POINT FROM THE CITY ENGINEER SHALL BE REQUIRED BY THE CONTRACTOR FOR ANY WORK WITHIN THE CITY RIGHT OF WAY.
5. ALL ROCK SLOPE PROTECTION IN ORANGE CHANNEL SHALL CONFORM TO SHALL SPECIFICATIONS SET 72 OF JANUARY 1978 PER ORD. NO. 72-46.
6. REFER TO SURCHARGE BRIDGING PLAN (PERMIT AC-012) FOR LOCATION AND ELEVATION OF SURCHARGE.
7. ALL EXISTING UNCONNECTED FILLS SHALL BE REGRADED BEFORE ANY ADDITIONAL FILLS ARE PERMITTED.

**VICINITY MAP**  
NO SCALE

**KEY MAP**  
SCALE 1" = 400'  
INDICATES PLAN SHEET NUMBER

**PROFESSIONAL ENGINEER'S CERTIFICATE**  
I, RICK ENGINEERING COMPANY, AM A PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND I AM A MEMBER OF THE CALIFORNIA BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS. I HAVE EXAMINED THE GRADING PLANS FOR WHELAN RANCH, UNIT NO. 1, AND I CERTIFY THAT THEY COMPLY WITH THE REQUIREMENTS OF THE CITY OF OCEANSIDE GRADING ORDINANCE 72-46 AND THE A.P.M.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1978 EDITION.

DATE: 6-15-78

APPROVED CHANGES	REVISION NUMBER
NO CHANGES	1
NO CHANGES	2
NO CHANGES	3
NO CHANGES	4
NO CHANGES	5
NO CHANGES	6
NO CHANGES	7
NO CHANGES	8
NO CHANGES	9
NO CHANGES	10

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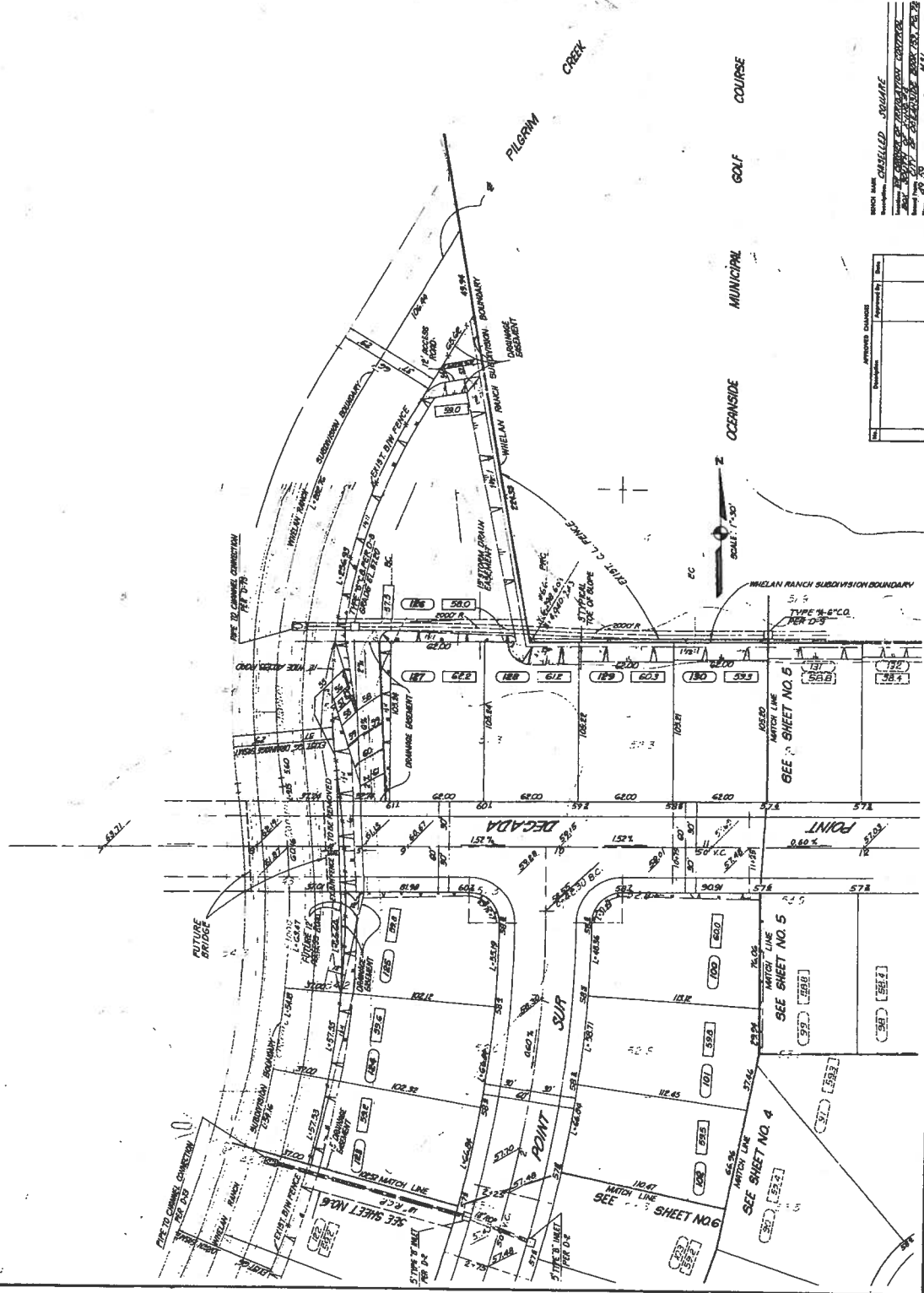
**RICK ENGINEERING COMPANY**  
 PLANNING, CIVIL, ARCHITECTURAL, LAND SURVEYING  
 10000 S. GARDEN AVENUE, SUITE 100, GARDEN CITY, CALIFORNIA 92345  
 PHONE 714-947-4987

**GRADING PLANS FOR**  
**WHELAN RANCH, UNIT NO. 1**  
 OCEANSIDE, CALIFORNIA

PROJECT NO. 7  
 SHEET NO. 547

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 12/17/98

PROJECT NAME: CHELSEA SQUARE  
 LOCATION: 10000 S. GARDEN AVENUE, SUITE 100, GARDEN CITY, CALIFORNIA 92345  
 PROJECT NO.: 7  
 SHEET NO.: 547



7.8.823



