



Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | PlanningStaff@OceansideCA.org

Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.

OCEANSIDE DEVELOPER'S CONFERENCE* AGENDA

Wednesday, May 28, 2025

Meeting 1: 9:30 a.m. – 10:30 a.m.

Project Description: Proposed demolition of the current OUSD operation center site (office , warehouse, workshops, and vehicle maintenance) to construct new District Operations center site and buildings on approximately 7.8 acres located at 2070/2080 Mission Ave (APN#'s below).

Project Number: ADM25-00025

Assessor Parcel Number(s): 145-150-10-00 & 145-180-11-00

Contact Person: Mark Kummelehne & Dr. Andrea Norman

Email: mark.kummelehne@oside.us andrea.norman@oside.us

Zoning: PS (RS,RH,CG,OS)

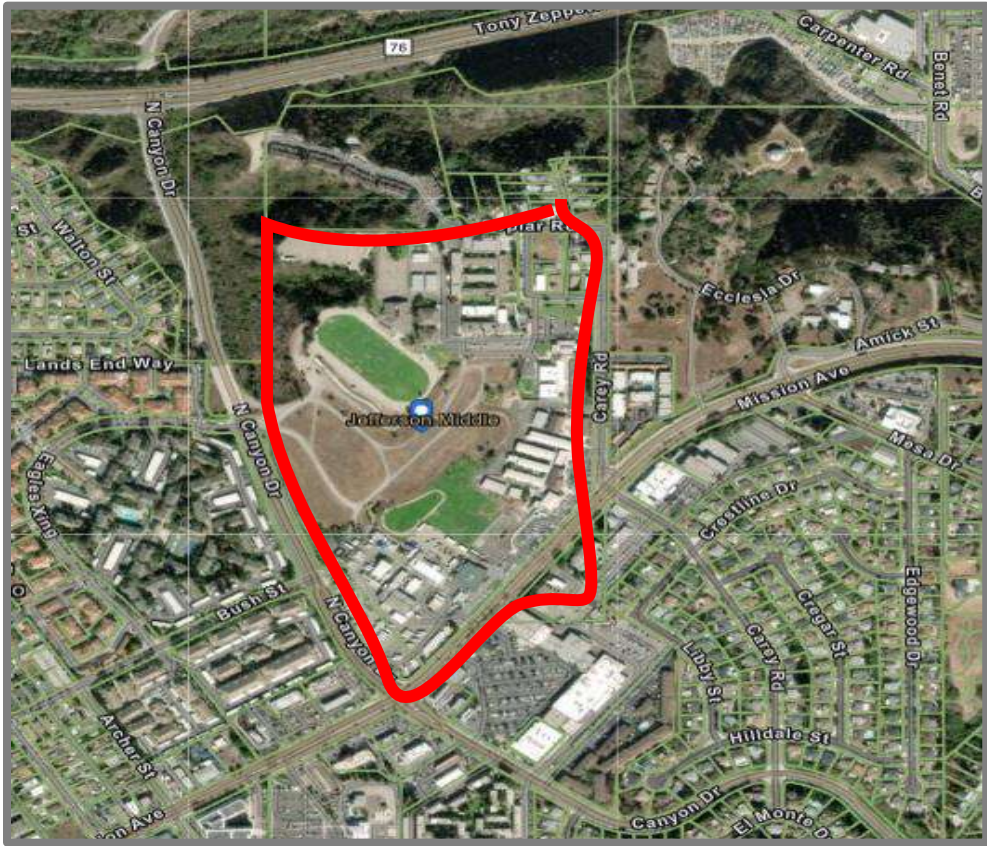
Land Use: CI (50.83)

Neighborhood Area: Eastside Capistrano

Meeting 2: N/A

** The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

ITEM 1





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address:

Assessor's Parcel Number: 145-150-10-00 &
145-180-11-00

Lot Area (acres or SF): (Approx. Proposed)

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: Time preference: 9:30 am 10:30 am either

2nd choice date: Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date:

Time:

Assigned Project Planner:

MAY 07, 2025

OUSD OPERATIONS CENTER

OCEANSIDE UNIFIED SCHOOL DISTRICT

CITY OF OCEANSIDE DEVELOPER CONFERENCE SUBMITTAL



RUHNAU
CLARKE
ARCHITECTS



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NEW OUSD OPERATIONS CENTER

2070 Mission Ave, Oceanside, CA, 92054
APN: 145-180-11-00
APN: 145-150-10-00

The OUSD Operations Center is located at the northeast corner of Canyon Drive and Mission Avenue in Oceanside, California. The approximate 7.4 acre site serves and supports all school and administration sites within the entire Oceanside Unified School District. The existing Operations Center consists of four (4) departments; Maintenance & Operations, Transportation, Warehouse, and Facilities within the approximately 46,000 square feet of existing facility spaces comprised of nineteen (19) single story buildings/structures across the site.

This project requires the complete demolition and reconstruction of the Operations Center buildings and site work.

The new OUSD Operations Center shall consist of approximately 43,213 square feet of new facility spaces for the five (5) departments. Maintenance & Operations shall include new office & administration space, as well as shop and work spaces for the different M&O technicians. The Warehouse shall include new office & administration spaces, as well as house the District print shop. The Warehouse shall also include a large open warehouse space for bulk product storage, cold storage, as well as provide loading and unloading areas for distribution to the other District sites. Nutrition Services will include offices and a test kitchen to further develop meals and test various new equipment. Transportation shall include new dispatch office and driver's room, as well as new fleet vehicle & bus maintenance bays and wash bay. Support and common spaces shall be provided for all departments, including large meeting & training room, break room and restrooms.

Building construction shall be a combination of pre-engineered metal building systems with standard steel framed exterior and interior construction.

Site improvements shall include new wet and dry utilities, asphalt and concrete site pavement, drive aisles, and parking, new site landscaping and irrigation, new solar photovoltaic structures, EV charging for bus, fleet & employee vehicles, new site fencing and gates, site lighting, and post-construction storm water pollution protection measures.

The site shall remain operational throughout the duration of construction. Careful handling of the construction phasing, traffic flow and on-site logistics shall be considered for the project. Once District personnel from each department move into the newly constructed buildings & spaces, demolition shall commence on the old existing structures and the remaining site work shall be completed.

The proposed project will be submitted for permitting through the City of Oceanside Development Services and construction is anticipated to last approximately 2 years.



FACILITIES, PLANNING, & CONSTRUCTION



MAINTENANCE & OPERATIONS



TRANSPORTATION



WAREHOUSE



NUTRITIONAL SERVICES

DESIGN/SITE PARAMETERS

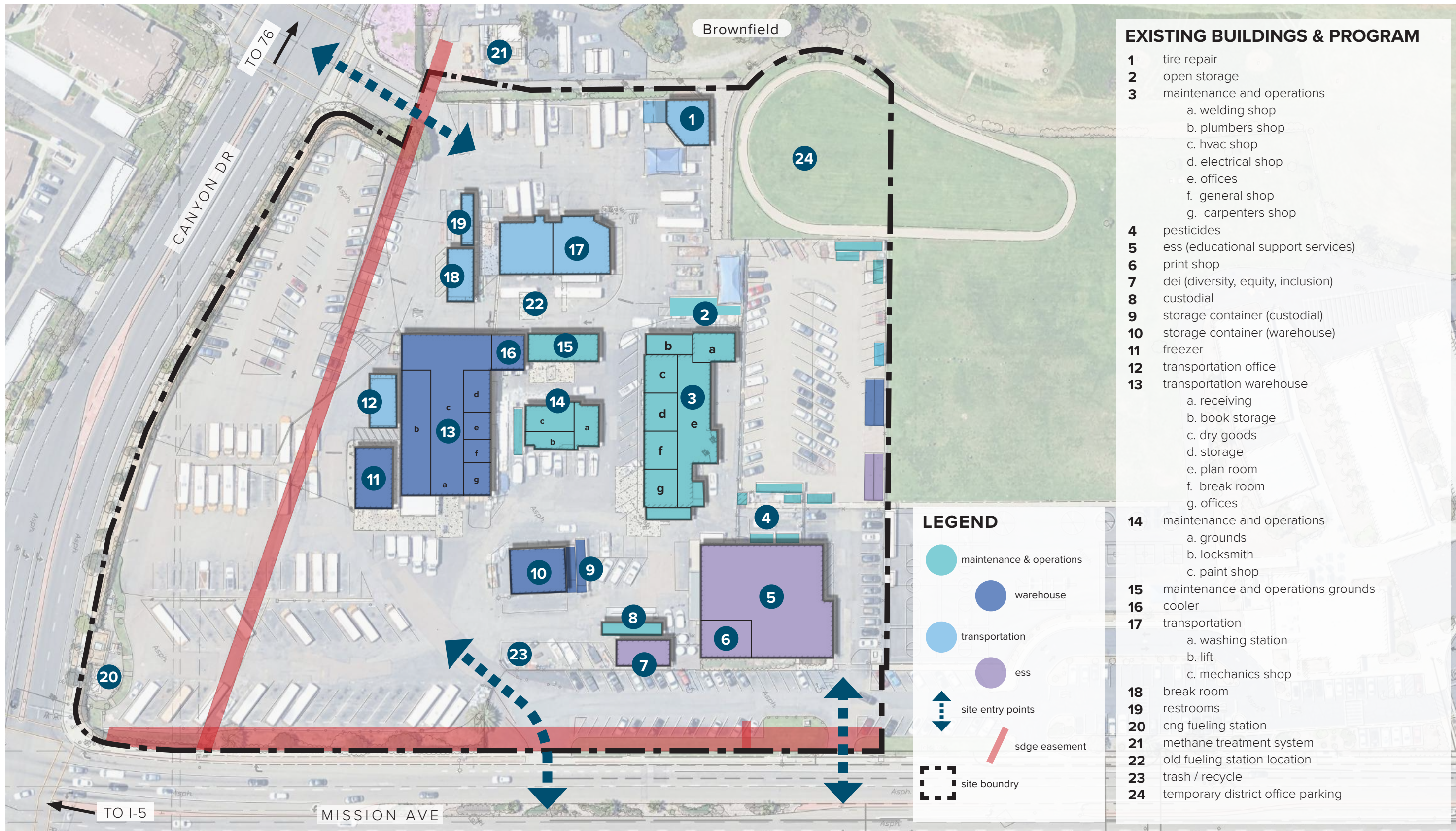
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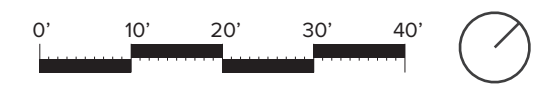


EXISTING BUILDINGS & PROGRAM

- 1 tire repair
- 2 open storage
- 3 maintenance and operations
 - a. welding shop
 - b. plumbers shop
 - c. hvac shop
 - d. electrical shop
 - e. offices
 - f. general shop
 - g. carpenters shop
- 4 pesticides
- 5 ess (educational support services)
- 6 print shop
- 7 dei (diversity, equity, inclusion)
- 8 custodial
- 9 storage container (custodial)
- 10 storage container (warehouse)
- 11 freezer
- 12 transportation office
- 13 transportation warehouse
 - a. receiving
 - b. book storage
 - c. dry goods
 - d. storage
 - e. plan room
 - f. break room
 - g. offices
- 14 maintenance and operations
 - a. grounds
 - b. locksmith
 - c. paint shop
- 15 maintenance and operations grounds
- 16 cooler
- 17 transportation
 - a. washing station
 - b. lift
 - c. mechanics shop
- 18 break room
- 19 restrooms
- 20 cng fueling station
- 21 methane treatment system
- 22 old fueling station location
- 23 trash / recycle
- 24 temporary district office parking

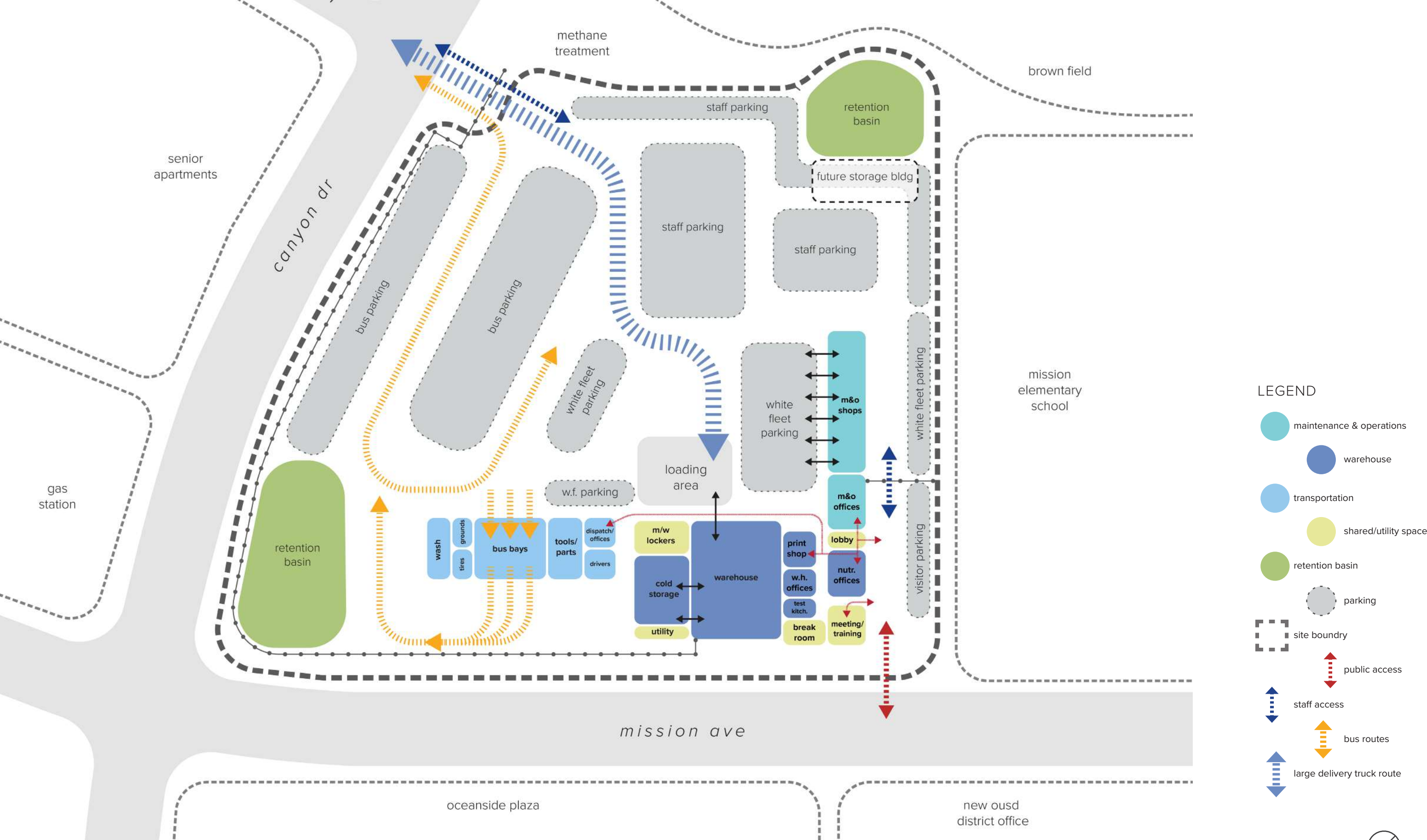
LEGEND

- maintenance & operations
- warehouse
- transportation
- ess
- ↕ site entry points
- / sdge easement
- site boundary



EXISTING SITE PLAN





PROPOSED SITE PROGRAM DIAGRAM

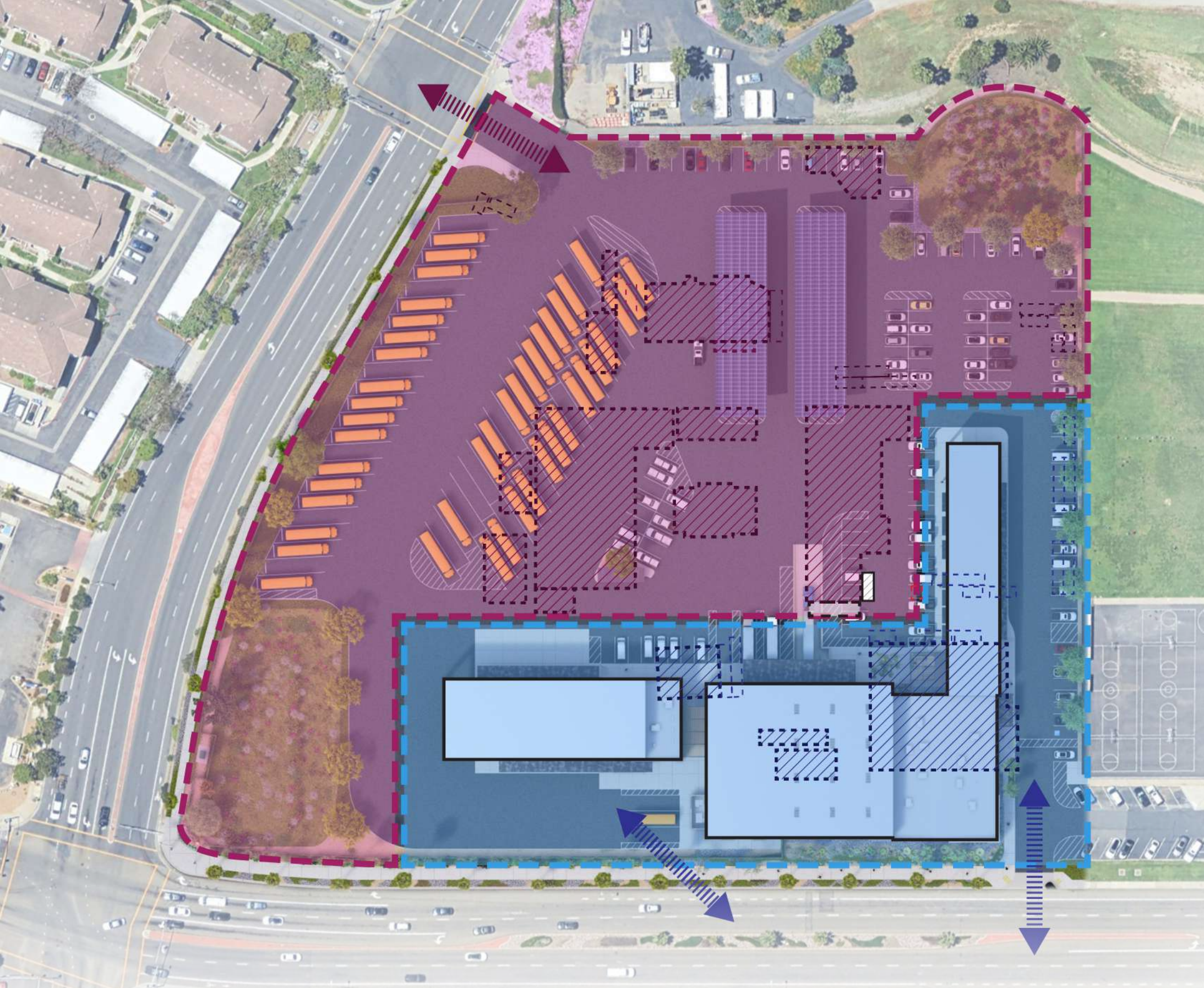
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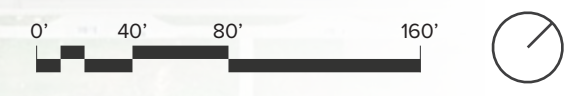


PHASE 1 (14 months)

- Construction access during phase.
- a. Demo existing ESS building.
 - b. Remove or relocate existing conex boxes.
 - c. Construct new Warehouse, M&O, and Transportation buildings.

PHASE 2 (8 months)

- Construction access during phase.
- a. Demo existing Transportation, Warehouse, and M&O buildings.
 - b. Remove remaining conex boxes.
 - c. Finish remaining site work (retention basins, parking, PV structures, sunken loading dock)



PHASING PLAN

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SITE AREA:
 337,166 sf
 7.74 acres

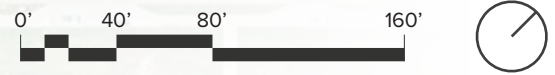
BUILDING AREA:
 43,213 sf

PARKING:

	Required	Provided
Staff Parking (9x18):	140	145
Visitor Parking (9x18):	13	9
White Fleet (10x20):	59	63
Yellow Bus (12x44):	48	64

LEGEND

- a** retention basin
- b** PV structures
- c** future 40'x100' M&O storage building
- d** trash enclosure
- e** sunken loading dock
- f** level box truck loading
- g** site entry points



NEW SITE PLAN

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OVERALL RENDERING

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STREET PRESENCE

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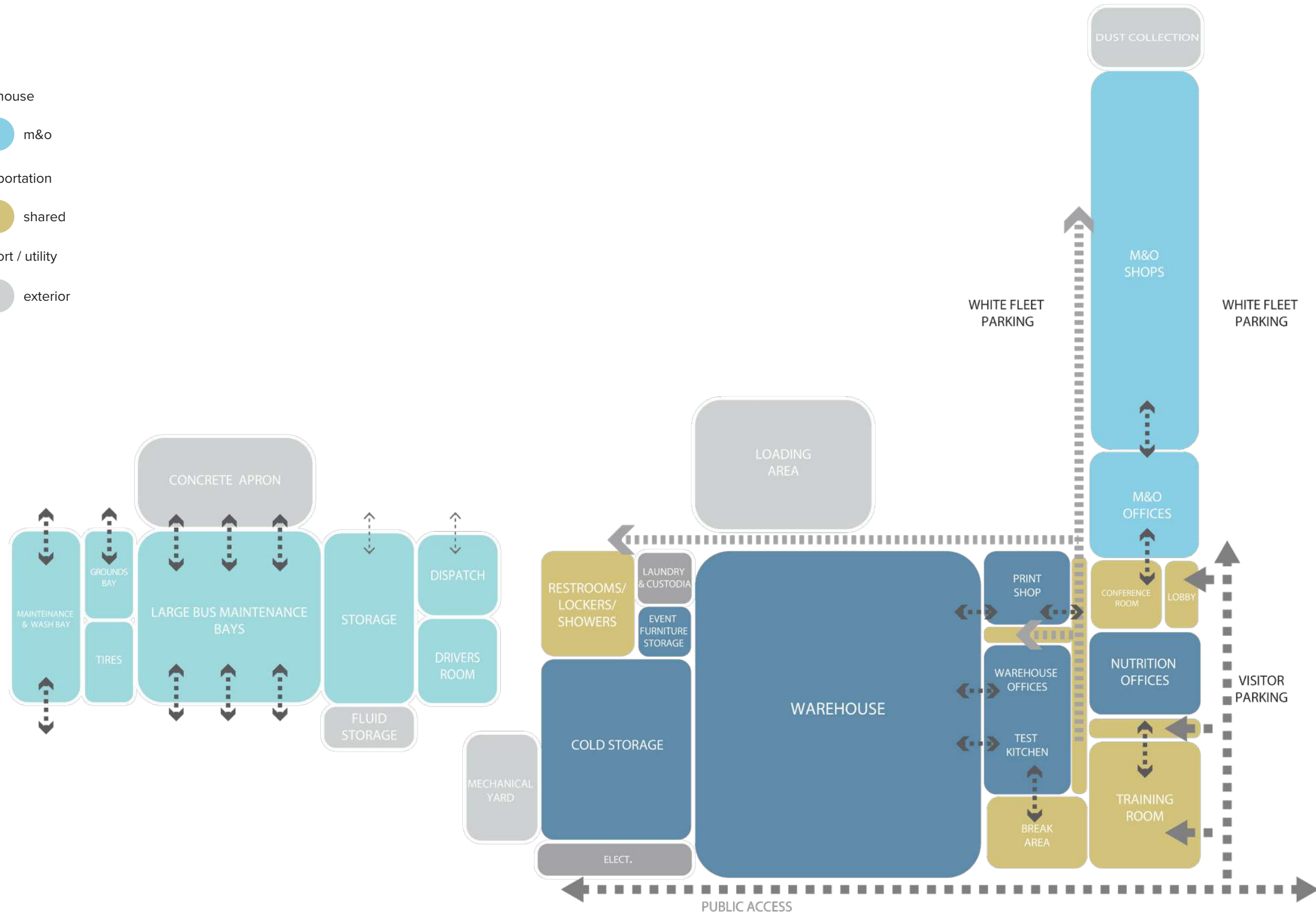
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LEGEND

- warehouse
- m&o
- transportation
- shared
- support / utility
- exterior



BUILDING PROGRAM DIAGRAM

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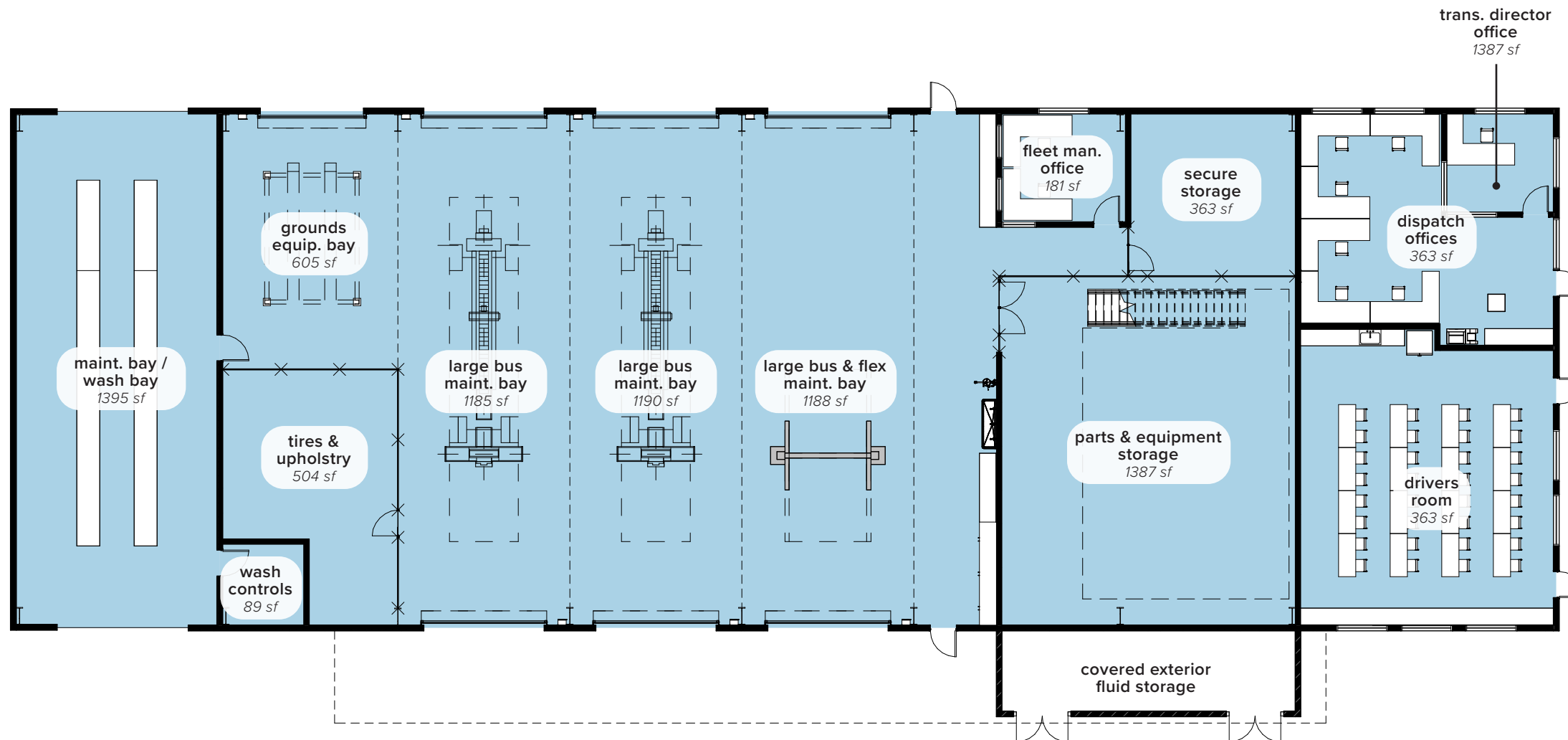
LEGEND

- 18,281 sf warehouse / nutrition services
- 7,356 sf m&o
- 11,277 sf transportation
- 5,697 sf shared
- 956 sf support / utility
- 43,213 sf total



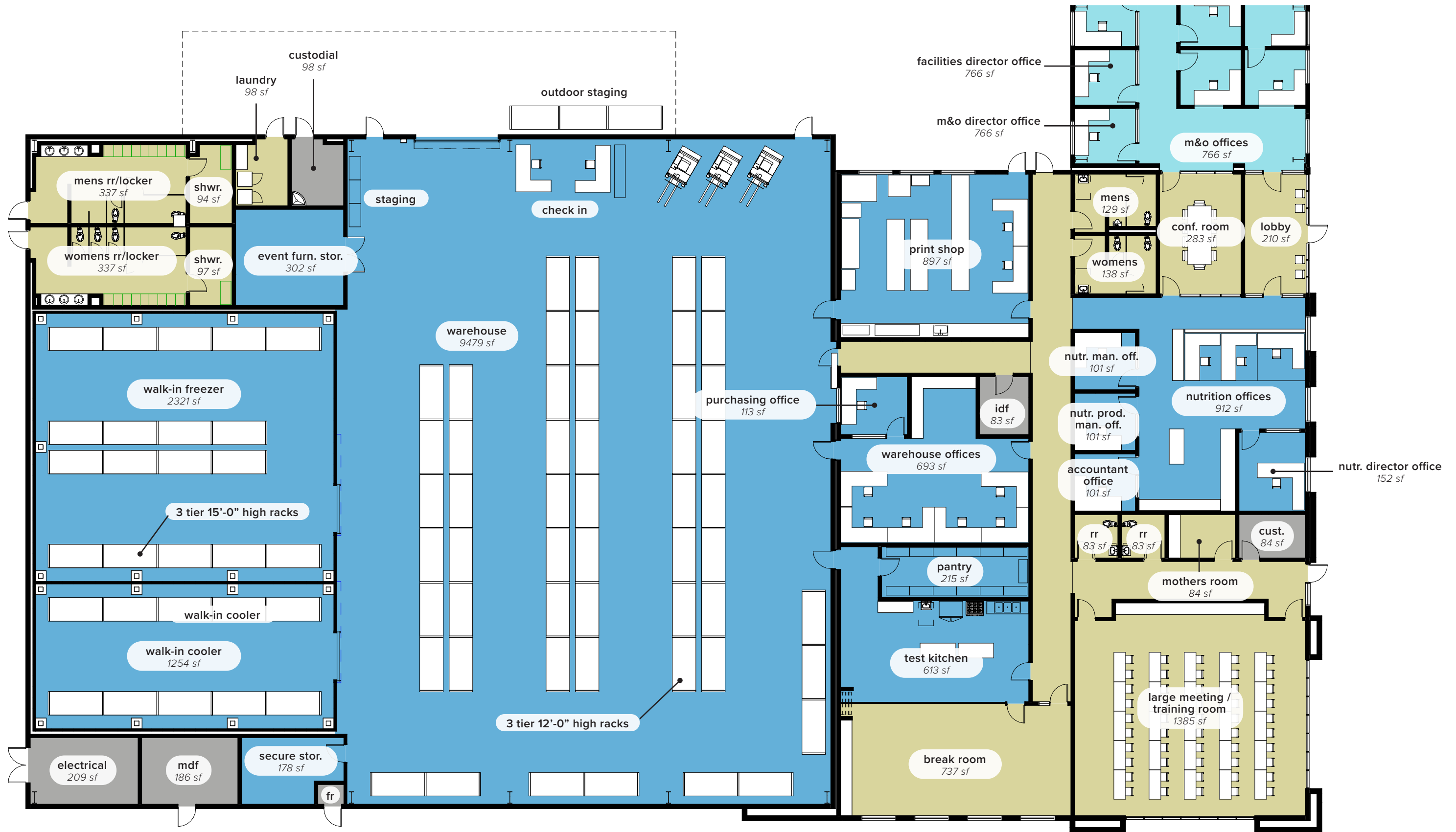
OVERALL FLOOR PLAN





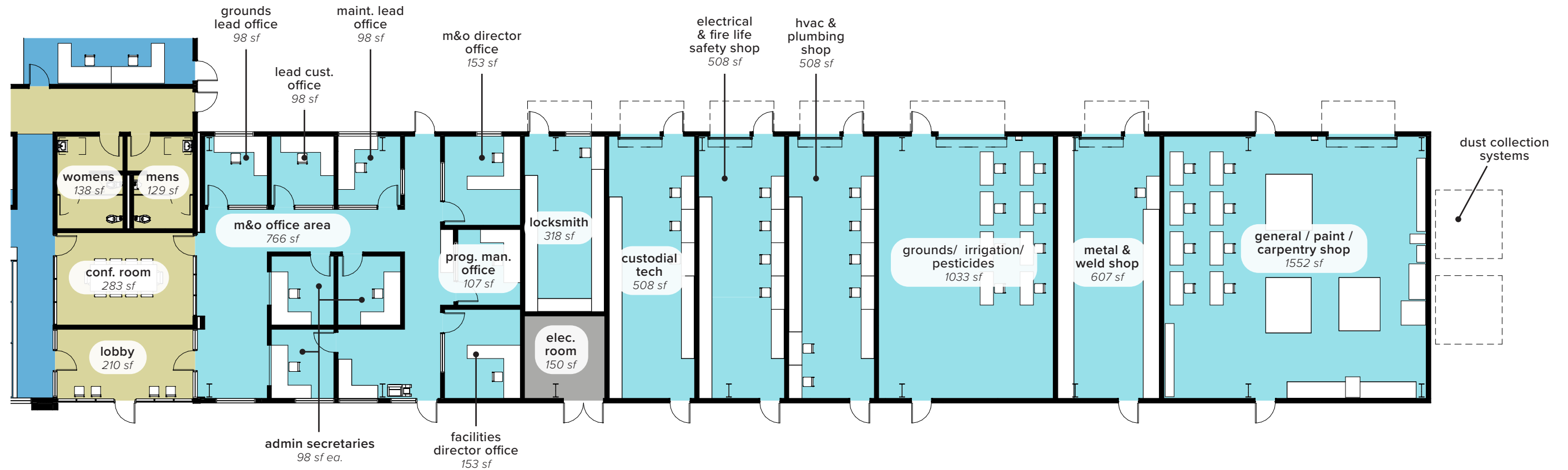
TRANSPORTATION ENLARGED FLOOR PLAN





WAREHOUSE & NUTRITION SERVICES ENLARGED FLOOR PLAN



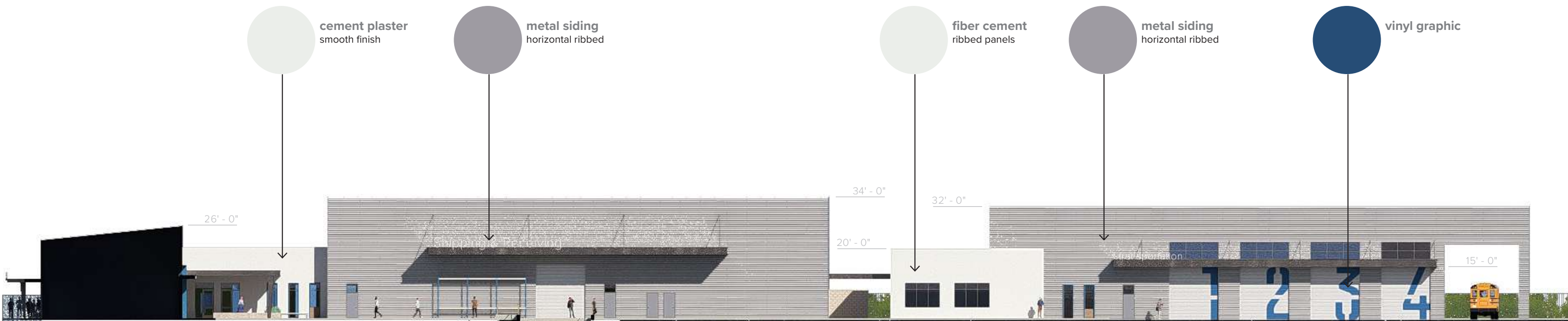


MAINTENANCE & OPERATIONS ENLARGED FLOOR PLAN





SOUTHEAST ELEVATION (MISSION AVE)



NORTHWEST ELEVATION

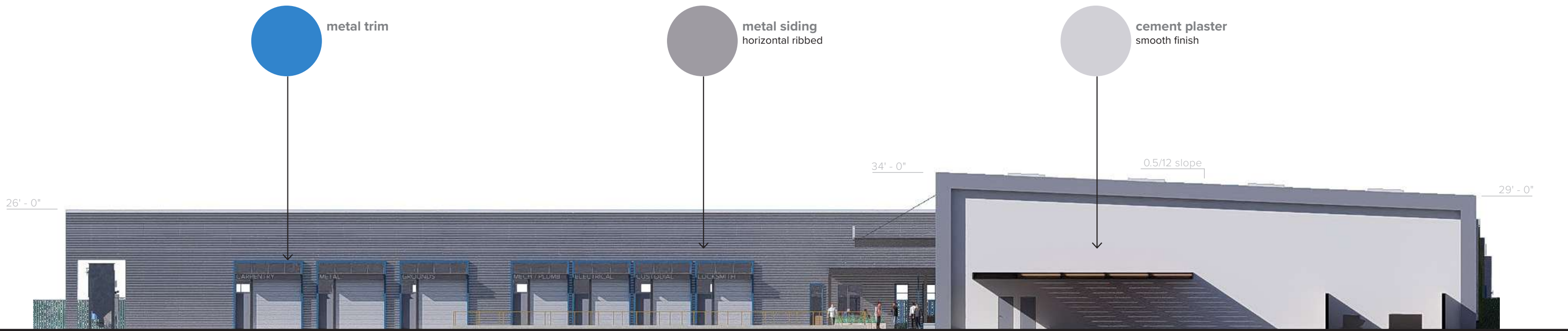
NORTH ELEVATION

EXTERIOR ELEVATIONS





NORTHEAST ELEVATION (FROM MISSION ES)



SOUTHWEST ELEVATION

EXTERIOR ELEVATIONS





VIEW FROM DISTRICT OFFICE



VIEW FROM MISSION AVE



PUBLIC ENTRY

EXTERIOR RENDERINGS

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LOADING DOCK & TRANSPORTATION



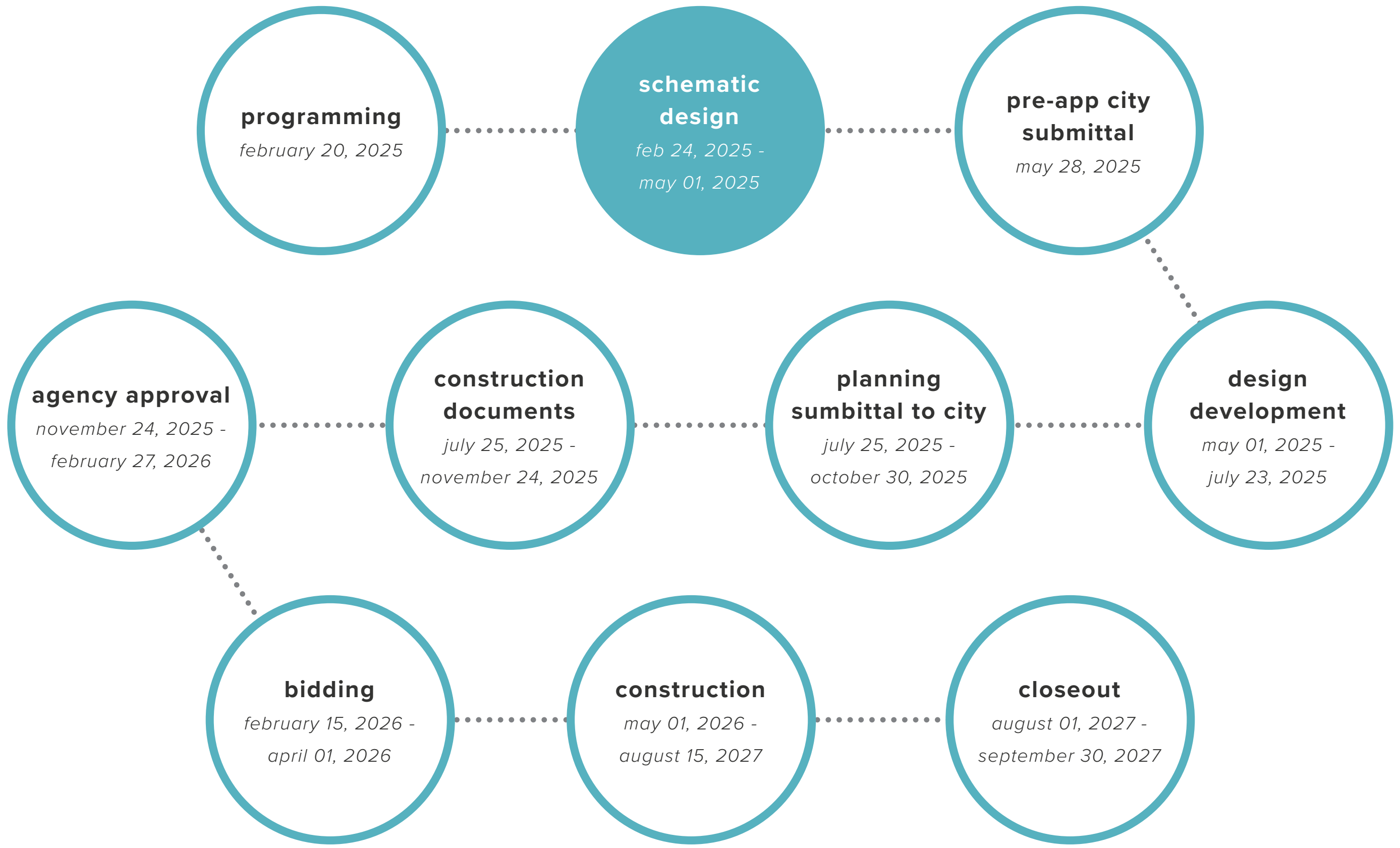
M&O COURTYARD



WAREHOUSE LOADING DOCK

EXTERIOR RENDERINGS





MILESTONE SCHEDULE





CITY DEVELOPER’S CONFERENCE

OCEANSIDE USD OPERATIONS CENTER

PROJECT NAME: OCEANSIDE UNIFIED SCHOOL DISTRICT
DISTRICT OPERATIONS CENTER PROJECT

PROJECT NUMBER: 1-60-09

DATE/TIME: MAY 28, 2025

LOCATION: CITY OF OCEANSIDE

PURPOSE: DEVELOPER’S CONFERENCE MEETING FOR OUSD OPERATIONS CENTER

ATTENDEES

<input checked="" type="checkbox"/>	AN	Dr. Andrea Norman	Assoc. Supt. of Business Services	OUSD	andrea.norman@oside.us
<input checked="" type="checkbox"/>	TM	Todd McAteer	Assoc. Supt. of Human Resources	OUSD	tmcateer@oside.us
<input checked="" type="checkbox"/>	MK	Mark Kummelehne	Director of Facilities	OUSD	mark.kummelehne@oside.us
<input checked="" type="checkbox"/>	JR	Jim O’Reilly	Project Director	MAAS	jimoreilly@maasco.com
<input checked="" type="checkbox"/>	RR	Rick Rodriguez	Sr. Project Manager	MAAS	rrodriguez@califcm.com
<input checked="" type="checkbox"/>	SP	Steve Prince	Managing Principal	RCA	sprince@ruhnaclarke.com
<input checked="" type="checkbox"/>	PK	Paul Kruest	Project Manager	RCA	pkruent@ruhnaclarke.com
<input checked="" type="checkbox"/>	SD	Sean Drake	Civil Engineer	L33	sean.drake@latitude33.com



CITY DEVELOPER'S CONFERENCE

OCEANSIDE USD OPERATIONS CENTER

DISTRIBUTION: ALL ATTENDEES,
SENT VIA: EMAIL
NUMBER OF PAGES: TBD
ATTACHMENTS: -



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OCEANSIDE USD OPERATIONS CENTER

Item No.	Item Description
1.	<p>Meeting Agenda:</p> <ul style="list-style-type: none"> a. Introductions b. Overview of Project Scope and Site Use c. Overview of Project Schedule & Major Milestones d. Determine CEQA Lead Agency <ul style="list-style-type: none"> i. Oceanside Unified School District preferred. ii. Exempt per Categorial Exemption(s): <ul style="list-style-type: none"> 1. - iii. Placeworks shall be District provided CEQA consultant. e. Determine City of Oceanside oversight/department approvals required. <ul style="list-style-type: none"> i. - ii. - f. Determine City of Oceanside Development Process / Flow Chart / Review Process. <ul style="list-style-type: none"> i. Planning ii. Engineering / Land Development / Traffic iii. Building iv. Fire v. - vi. - g. Review of Site Challenges: <ul style="list-style-type: none"> i. Parcels ii. Easements & Encumberments iii. Utilities & Services iv. Storm Water / Bio-Retention v. Parking & Landscaping vi. Use and Screening vii. Security, Lighting, & Safety viii. Other h. Determine Lot Line Adjustment Requirement <ul style="list-style-type: none"> i. - ii. - i. City Department Input & Comments: <ul style="list-style-type: none"> i. - ii. - j. City of Oceanside Schedule and review timelines <ul style="list-style-type: none"> i. - k. City of Oceanside contact(s) moving forward <ul style="list-style-type: none"> i. - l. Open Discussion <ul style="list-style-type: none"> i. -



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OCEANSIDE USD OPERATIONS CENTER

Submitted by,
Paul Kruest, Project Manager
Ruhnau Clarke Architects