AGENDA NO. 5

PLANNING COMMISSION *STAFF REPORT*

DATE: January 22, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-9-06) AND VARIANCE (V-20-06) FOR THE INSTALLATION AND OPERATION OF A COMPRESSED NATURAL GAS FUELING DISPENSER FACILITY AND TO ALLOW A REDUCTION TO THE REQUIRED LANDSCAPING ON A PROPERTY WITHIN THE AIRPORT NEIGHBORHOOD – CLEAN ENERGY – APPLICANT: CLEAN ENERGY**

RECOMMENDATION

Staff recommends that the Planning Commission approve Conditional Use Permit (C-9-06), deny Variance (V-20-06) and adopt Planning Commission Resolution No. 2007-P02 as attached.

PROJECT DESCRIPTION AND BACKGROUND

Project Description: The applicant is requesting a Conditional Use Permit to allow for the installation and operation of a compressed natural gas (CNG) fueling dispenser facility which will be open to the public adjacent to the North County Transit District's (NCTD) maintenance yard located at 305 Via Del Norte. A portion of the subject property is currently developed with two CNG fueling dispensers, a wash station, and a maintenance building for the NCTD vehicles. In addition, the applicant is requesting a Variance to allow for a reduction of front yard setback landscaping (50% minimum).

The project is located in the Airport Neighborhood and the site is zoned IL (Limited Industrial). Surrounding zoning is also IL.

Fueling stations are allowed within the Limited Industrial zone with the approval of a Conditional Use Permit. The project site will encompass approximately 3,000 square feet. The entire NCTD maintenance yard is approximately 10 acres. A new eight-foot CMU block wall will separate the new CNG facility from the NCTD maintenance yard. Two new curb cuts will be created along Via Del Monte and the CNG fueling dispenser will be open to the public 24 hours a day, 7 days a week.

Landscaped areas will be provided along the wall and a new planter will be placed adjacent Via Del Monte, outside of the public right-of-way. The applicant proposes to landscape 11 percent of the required front yard setback area in lieu of the required 50 percent.

ANALYSIS

KEY PLANNING ISSUES

1. Is the proposed compressed natural gas fueling dispenser facility compatible with the NCTD maintenance yard and surrounding uses?

2. Will the addition of the compressed natural gas fueling dispenser facility be detrimental to the public's general welfare?

3. Is the Variance request supported by the following required findings as specified under Section 4105(B) of the Zoning Ordinance?

   - That because of special circumstances or conditions applicable to the development site, including size, shape, topography, location or surroundings strict application of the requirements of the Zoning Ordinance deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

   - That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.

   - That granting the application is consistent with the purposes of the Zoning Ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district.

DISCUSSION

The proposed facility will be served by existing off-site infrastructure. Two new curb cuts created along Via Del Monte will allow for convenient and safe public access to the CNG dispenser. The site will be available to the public 24 hours a day, seven days a week. Staff finds that due to the location of the project within the industrial zone, the hours of operation are appropriate and will not negatively impact uses on surrounding properties.

Staff's evaluation of the proposed CNG fueling dispenser finds that the subject use will be compatible with the types of uses that exist within the area. Two CNG fueling dispensers exist within the NCTD maintenance yard and the third proposed public access dispenser will tie into the existing system. A member of the Clean Energy maintenance staff will maintain the new CNG fueling dispenser daily.

The applicant is requesting a variance to allow a reduction to the required percentage of landscaping (50% minimum) within the 10-foot front yard setback area. As proposed, the project provides only 11 percent landscaping within the required yard area. There are no special circumstances or conditions applicable to the development site, including size, shape, topography, location and surroundings that warrant granting of the variance. The proposed project area could be designed differently in order to meet the Oceanside Zoning Ordinance Industrial District landscape requirements. The strict application of the requirements of the Zoning Ordinance does not deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Development on Limited Industrial properties is required to comply with this regulation. The granting of the requested variance will not be consistent with the purpose of the Zoning Ordinance and will constitute a grant of special privilege inconsistent with limitations of other properties in the vicinity.

ENVIRONMENTAL DETERMINATION

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA).

SUMMARY

The proposed CNG fueling dispenser is compatible with the NCTD maintenance yard and other uses in the surrounding areas. The CNG dispenser will provide a cleaner alternative fuel source for the public. There are no special circumstances or conditions applicable to the development site that warrant granting of the variance. Therefore, staff recommends that the Planning Commission approve the condition use permit and deny the variance. The Commission's action should be:

- Move to approve Conditional Use Permit (C-9-06), deny Variance (V-20-06) and adopt Planning Commission Resolution No. 2007-P02 as attached.

PREPARED BY:

Sally Schifman
Planner II

SUBMITTED BY:

Jerry Hittleman
City Planner

REVIEWED BY:
Amy Volzke, Principal Planner

JH/SS/fil

Attachments:
1. Site Plan and Elevations
2. Planning Commission Resolution No. 2007-P02
3. Support Letters from School Districts

RECEIVED

DEC 1 2 2006

Planning Department

CLEAN ENERGY

PUBLIC FUELING STATION

NORTH COUNTY TRANSIT DISTRICT

305 VIA DEL NORTE
OCEANSIDE, CALIFORNIA 92054

SPECIAL INSPECTION PROGRAMS	
JOB ADDRESS	PLAN ID NO.
I, AS THE ENGINEER/ARCHITECT OF RECORD, CERTIFY THAT I HAVE PREPARED THE FOLLOWING SPECIAL INSPECTION PROGRAM AS REQUIRED BY CBC SECTION 106.3.5 (UNIFORM ADMINISTRATIVE CODE SECTION 302.5) FOR THIS CONSTRUCTION PROJECT. I HAVE INFORMED THE OWNER OF THESE REQUIREMENTS, INCLUDING ITEMS 1 THROUGH 3 BELOW. SIGNED DATE	ARCH/ENGINEER SEAL/SIGN.
LIST OF WORK REQUIRING SPECIAL INSPECTION	INDIVIDUAL/FIRM RESPONSIBLE FOR SPECIAL INSPECTION
☐ STRUCTURAL MASONRY	
DUTIES OF THE SPECIAL INSPECTORS FOR THE WORK LISTED ABOVE	

1. THE OWNER OR THE ARCHITECT/ENGINEER OF RECORD, WILL BE RESPONSIBLE FOR EMPLOYING THE SPECIAL INSPECTOR(S) (CONTRACTORS MAY NOT EMPLOY THE SPECIAL INSPECTOR)
2. SPECIAL INSPECTORS SHALL CHECK IN WITH THE CITY, PRESENT THEIR CREDENTIALS, AND BE APPROVED PRIOR TO BEGINNING WORK ON THE JOB SITE.
3. SPECIAL INSPECTORS SHALL CONFORM TO, AT A MINIMUM, THE GUIDELINES CONTAINED IN THE CITY OF OCEANSIDE PROCEDURES FOR SPECIAL INSPECTION.

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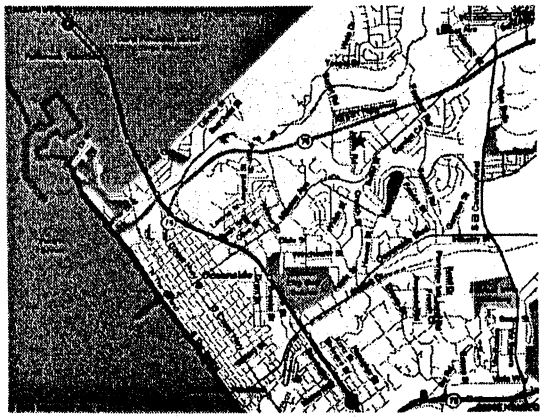
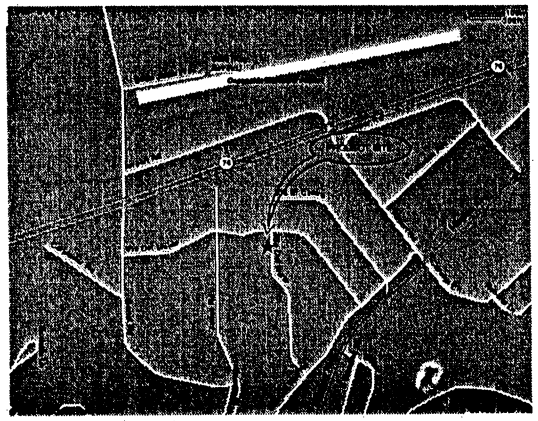
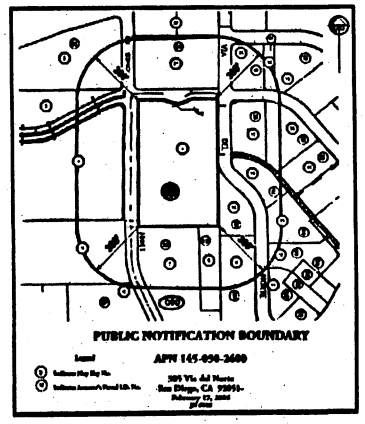
	DRAWING INDEX
CONSTRUCTION PER. NO.	GENERAL DRAWINGS
T-1	COVER SHEET & DRAWING INDEX
	CIVIL DRAWINGS
GA-1	SITE PLAN
GA-2	SITE DETAILS & NOTES
C-1	CIVIL DETAILS
	MECHANICAL DRAWINGS
M-1	MECHANICAL SITE PLAN
M-2	SITE DETAILS & NOTES
M-3	P & ID
[illegible]	CNG DISPENSER INSTALLATION STANDARD WITH VALANCE, HOSE POSTS
	ELECTRICAL DRAWINGS
E-1	ELECTRICAL SITE PLAN
E-2	ELECTRICAL PLANS AND DETAILS
E-3	ELECTRICAL ONE LINE AND WIRING DIAGRAM
	LANDSCAPE DRAWINGS – By Casa Verde Landscape (REFERENCE ONLY, SUBMITTED IN SEPARATE PACKAGE)
L-1	OVERALL SITE PLATE
L-2	IRRIGATION PLAN
L-3	PLANTING PLAN
L-4	DETAIL SHEET

Notes:

1. Proposed building coverage is 0 square ft.
2. Percent of project in streets and/or pavement is 0%.
3. No proposed grading.
4. No trash enclosures.
5. The facilities shall comply with Article 52, Section 5204 of the Uniform Fire Code 1997 Edition, Volume 1, and with the Uniform Fire Code Standard 52-1, and the 2002 edition of NFPA 52 Chapter 6, CNG Compression, Storage, and Dispensing Systems.







PLAN CHECK NO. 06-_____
This project shall comply with the 2001 edition of California Building Code (Title-24), which adopts the 1997 UBC, 2000 UMC, 2000 UPC, and 2002 NEC.

LEGAL DESCRIPTION:
The portion of the Southwest quarter of Section 13 and the Northwest quarter of Section 24, Township 11, South, Range 5 West, San Bernardino Meridian, located in the City of Oceanside, County of San Diego, State of California.

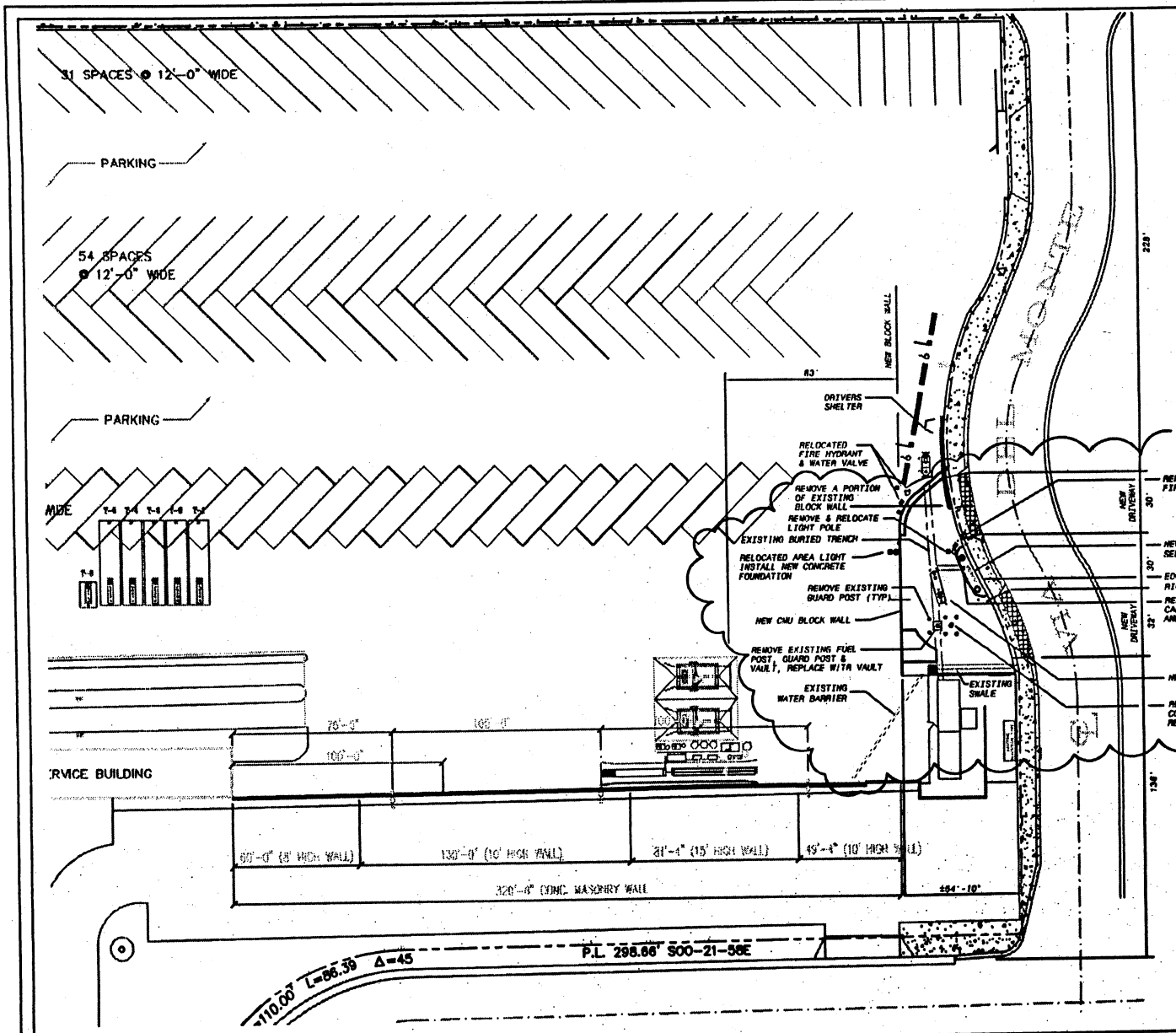
REVISED AND REISSUED FOR CUP
DEC. 04, 2006

REV	DATE	REVISIONS
A	4/20/06	ISSUED TO CLEAN ENERGY FOR REVIEW
B	4/27/06	ISSUED FOR APPROVAL
C	5/11/06	REVISED AND REISSUED FOR REVIEW
D	5/31/06	REVISED AND REISSUED FOR PLANNING
E	09/29/06	REVISED AND REISSUED FOR CUP
F	10/31/06	ISSUED FOR BUILDING DEPARTMENT PERMIT
G	12/04/06	REVISED AND REISSUED FOR CUP

Clean Energy
3020 OLD RANCH PARKWAY
SUITE 200
SEAL BEACH, CA 90740
TEL: (562) 493-2804
FAX: (562) 493-4532

CNG FUELING STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
COVER PAGE

date 04-07-06 drawn by SAB
scale NTS
sheet / file T-1
1 of 1



PROJECT INFORMATION:

ASSESSOR'S PARCEL NUMBER: 145-030-26-00

ADDRESS: NORTH COUNTY TRANSIT DISTRICT
305 VIA DEL NORTE
OCEANSIDE, CA 92054

DESCRIPTION OF WORK:

1. RELOCATE FIRE HYDRANT AND INSTALL NEW SHUT OFF VALVE.
2. INSTALL 8'HIGH CMU BLOCK WALL AROUND NEW PUBLIC CNG FUELING AREA.
3. INSTALL NEW PUBLIC CNG FUELING ISLAND WITH NEW DISPENSER.
4. CONSTRUCT TWO NEW DRIVEWAYS TO NEW FUELING AREA.
5. REWORK EXISTING TRENCHES AND CONDUITS AS NECESSARY.
6. CONSTRUCT NEW TRENCHES AS NECESSARY.
7. REPAIR TRENCH AREAS AND TREAT ASPHALT SURFACE TO MINIMIZE REPAIR VISIBILITY.

REVISED AND REISSUED FOR CUP
DEC. 04, 2006

SUN ENGINEERING SERVICES, INC.

REV	DATE	REVISIONS
D	5/31/06	REVISED AND RE-ISSUED FOR PLANNING
E	08/29/06	REVISED AND RE-ISSUED FOR CUP
F	10/31/06	REVISED AND ISSUED FOR BUILDING DEPARTMENT PERMIT
G	12/04/06	REVISED AND REISSUED FOR CUP

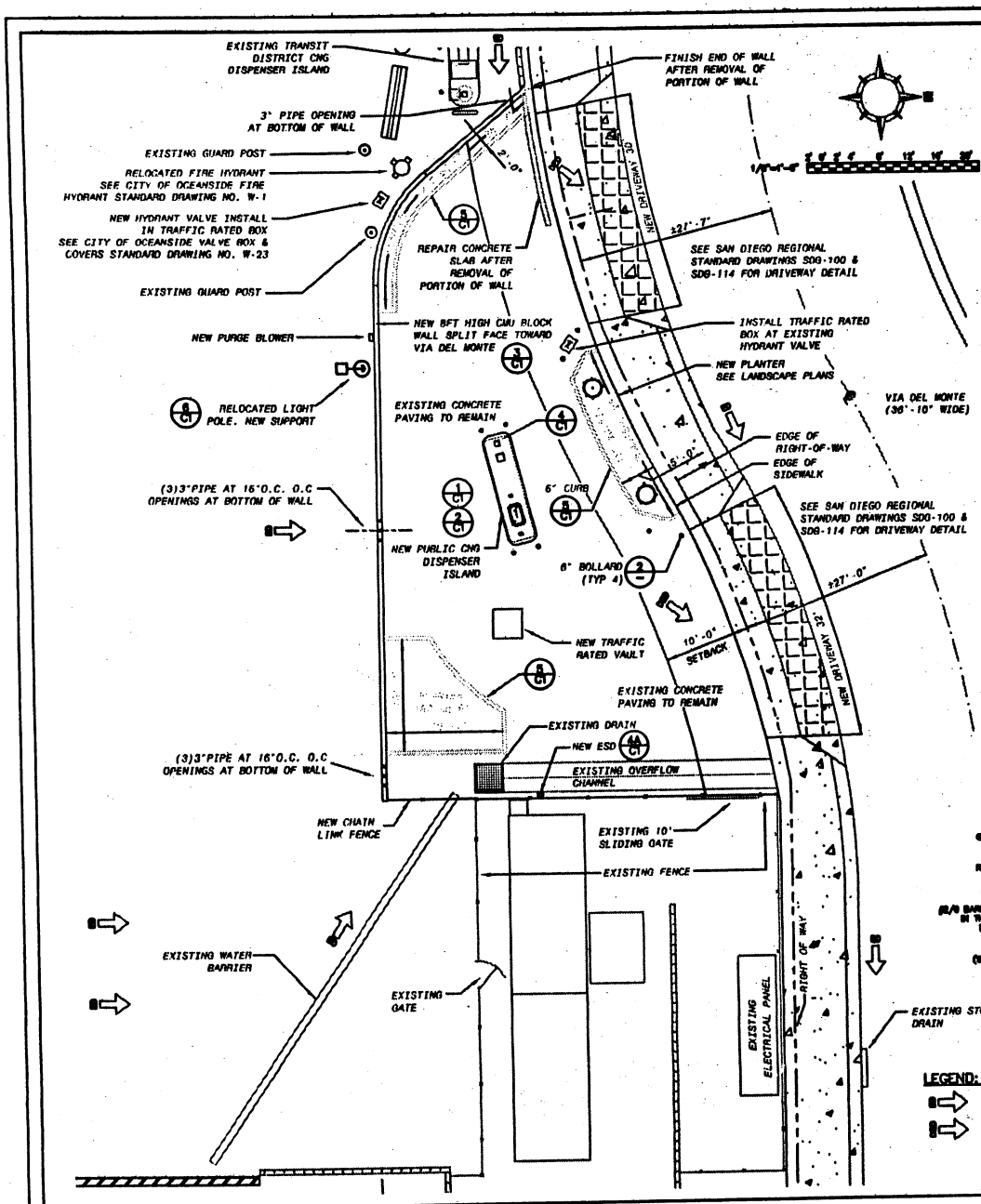
Clean Energy℠

3020 OLD RANCH PARKWAY
SUITE 200
SEAL BEACH, CA 90740
TEL: (562) 493-2804
FAX: (562) 493-4532

CNG FUELING STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
SITE PLAN

1" = 30'

GA-1
1 of 1



SPECIFICATIONS

1. GENERAL CONDITIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED TO CLEAN ENERGY'S PROJECT MANAGER IMMEDIATELY. CONTRACTOR SHALL KEEP A COMPLETE SET OF DRAWINGS, SPECIFICATIONS AND ANY PERTINENT SUPPLEMENTAL DOCUMENTS AT THE JOB SITE AT ALL TIMES.

THE LATEST EDITION OF LAWS, CODES, ORDINANCES AND REGULATIONS SPECIFIED FOR THIS WORK MUST BE FOLLOWED.

CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR MAINTAINING JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

ALL MATERIAL SUPPLIED BY THE CONTRACTOR SHALL BE NEW AND SUITED FOR THE APPLICATION.

ANY FIELD CHANGES THAT MAY BE REQUIRED SHALL BE APPROVED IN ADVANCE BY CLEAN ENERGY'S PROJECT MANAGER.

CONTRACTOR SHALL CLEAN UP DAILY AFTER THEIR OWN WORK. BEFORE FINAL ACCEPTANCE OF THE PROJECT BY CLEAN ENERGY, ALL AREAS OF THE FACILITY AFFECTED BY THE PROJECT ARE TO BE CLEANED.

2. SITE WORK

CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TRASH, DEBRIS AND WASTE MATERIAL THAT RESULTS FROM PERFORMANCE OF THE WORK.

EXCAVATE ONLY TO DEPTH SHOWN ON PLANS OR AS SPECIFIED BY CLEAN ENERGY'S PROJECT MANAGER. FILL FOUNDATION EXCAVATIONS WITH "2 SAC" CONCRETE SLURRY IF EXCAVATION IS CARRIED BELOW REQUIRED DEPTH.

FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER AND SHALL BE CHECKED AND APPROVED BY CLEAN ENERGY'S PROJECT MANAGER BEFORE THE PLACEMENT OF ANY CONCRETE.

ALL FILL MATERIALS SHALL BE CLEAN NON-EXPANSIVE, GRANULAR MATERIAL CONTAINING SUFFICIENT BINDER MATERIAL TO PRODUCE THE REQUIRED COMPACTION.

FOR CONCRETE SLAB BANKING SUBGRADE TO WITHIN 1" OF REQUIRED ELEVATIONS, ALLOWING FOR THICKNESS OF SLABS SHOWN ON PLANS OR SPECIFIED BY CLEAN ENERGY. FOR ASPHALT PAVEMENT, BANKING SUBGRADE TO WITHIN 1" OF REQUIRED ELEVATIONS FOR THIS PHASE, ALLOWING FOR THICKNESS OF PAVEMENT AND BASE.

CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL MATERIAL.

ALL GAS PIPING/TUBING IN TRENCHES SHALL HAVE 18" MINIMUM COVER. A MINIMUM OF 6" OF SAND TO BE PROVIDED ABOVE GAS PIPING OR TUBING.

ELECTRICAL CONDUITS ARE TO HAVE 24" MINIMUM COVER.

BACKFILL TO BE COMPACTED TO 90%

CONTRACTOR SHALL KEEP A RECORD OF ALL CHANGES TO THE PROJECT DRAWINGS AND UPON COMPLETION OF THE WORK PROVIDE CLEAN ENERGY WITH AN "AS-BUILT" SET OF MARKED DRAWINGS. DELETION OF PIPING, WIRING OR EQUIPMENT SHALL BE MARKED IN GREEN AND ADDITIONAL PIPING, WIRING AND EQUIPMENT SHALL BE MARKED IN RED.

CONTRACTOR SHALL GUARANTEE ALL WORK UNDER THIS CONTRACT FREE OF DEFECTIVE MATERIALS OR WORKMANSHIP FOR ONE YEAR FROM FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED. ANY DEFECT DISCOVERED WITHIN THE GUARANTEE PERIOD WILL BE CORRECTED WITHOUT COST TO CLEAN ENERGY.

3. CONCRETE WORK

FIT FORMS TIGHTLY AND FASTEN FIRMLY IN PLACE SO THAT CONCRETE WORK WILL BE TRUE AND ACCURATE. MAINTAIN FORMS IN PLACE UNTIL CONCRETE HAS HARDENED SUFFICIENTLY TO CARRY LOAD TO BE SUPPORTED. FORMS MAY BE OMITTED FROM UNEXPOSED WORK IF EXCAVATIONS DO NOT REQUIRE SUPPORT. ALL FORMWORK SHALL COMPLY TO ACI 347.

INSTALL ANCHOR BOLTS IN ACCORDANCE WITH FABRICATOR'S LAYOUT OR OTHER DRAWINGS. ANCHOR BOLTS AND EMBEDDED STEEL SHALL BE GALVANIZED AND CONFORM TO SECTION 4. OF THESE SPECIFICATIONS.

CONCRETE SHALL HAVE A MINIMUM 28 DAYS COMPACTIVE STRENGTH OF 2500 PSI AND SHALL CONFORM TO ASTM C94. USE AT LEAST 6-1/4 SACKS OF CEMENT PER CUBIC YARD OF DRY MIX. MINIMUM WATER/CEMENT RATIO SHALL BE 0.6.

CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM SPECIFICATION C-150, TYPE II, DELIVERED IN ORIGINAL LABELED CONTAINER AND KEPT DRY UNTIL USED.

WATER SHALL BE CLEAN AND CHEMICAL FREE. AGGREGATES SHALL BE CLEAN, HARD, NON-REACTIVE UNIFORMLY GRADED SAND AND CRUSHED ROCK OR GRAVEL, ALL FREE FROM LOAM, CLAY AND ANY OTHER FOREIGN MATTER. AGGREGATES SHALL CONFORM TO C-33.

READY MIX CONCRETE CONFORMING TO ASTM C94 MAY BE USED IF IT MEETS ALL THE CONCRETE WORK SPECIFICATIONS SET FORTH ABOVE.

ALL EQUIPMENT SLABS SHALL RECEIVE A MONOLITHIC STEEL TROWEL FINISH. SURFACES SHALL BE FLOATED AND STEEL TROWELED. FINISH SHALL BE A SMOOTH, HARD, DENSE, IMPERVIOUS SURFACE, FREE FROM DEFECTS. PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.

4. STRUCTURAL STEEL AND MISCELLANEOUS METAL WORK

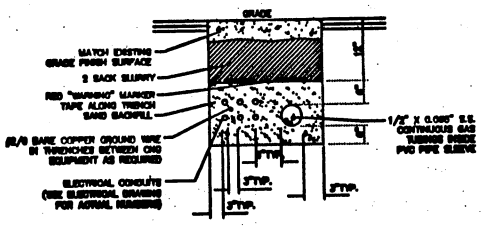
ALL MATERIALS SHALL BE CLEAN, FREE OF RUST, MILL SCALE AND OTHER FOREIGN MATTER. STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS, EXCEPT ACID-BESSEMER STEEL IS NOT ACCEPTABLE.

PIPE SHALL BE SEAMLESS OR ELECTRICAL RESISTANCE WELDED PER ASTM A-360R A-106B.

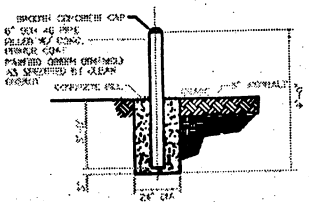
STEEL TUBES SHALL BE COLD FORMED WELDED OR SEAMLESS CARBON STEEL STRUCTURAL TUBING PER ASTM A-500, GRADE B, FY=46KSI

STRUT SHALL BE FABRICATED FROM 12 GAUGE GALVANIZED STEEL CONFORMING TO ASTM A-446, GRADE A. 1-5/8" MINIMUM WIDTH UNISTRUT OR APPROVED EQUAL.

ANCHOR AND MACHINE BOLTS SHALL CONFORM TO ASTM A-307, GRADE A. NUTS FOR BOLTS SHALL CONFORM TO ASTM A-563 HEX, GRADE A.



CONDUIT & TUBING TRENCH 1



6" BOLLARD DETAIL 2

REVISED AND REISSUED FOR CUP
DEC. 04, 2006

REV	DATE	REVISIONS
D	5/31/06	REVISED AND RE-ISSUED FOR PLANNING
E	09/25/06	REVISED AND RE-ISSUED FOR CUP
F	10/31/06	REVISED AND ISSUED FOR BUILDING DEPARTMENT PERMIT
G	12/04/06	REVISED AND REISSUED FOR CUP

SUN [illegible] INC.

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FAX: (562) 493-4532

CNG FUELING STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
SITE DETAILS & NOTES

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drawn by: SMB
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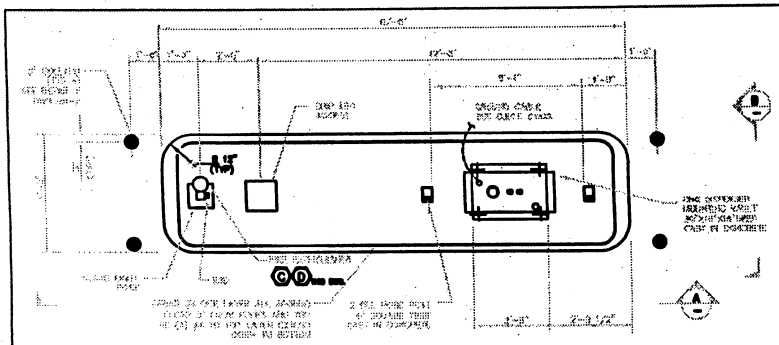
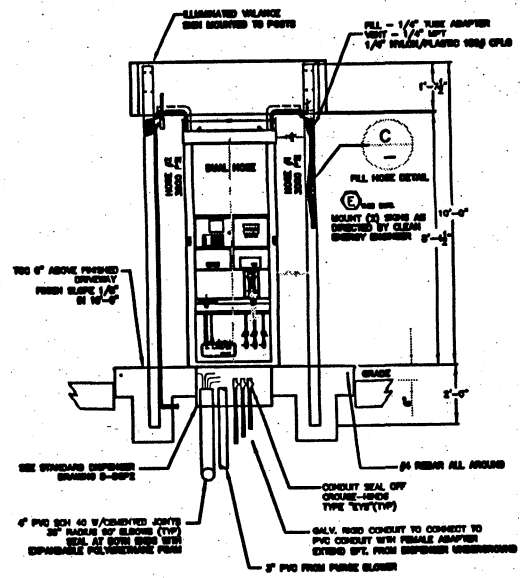
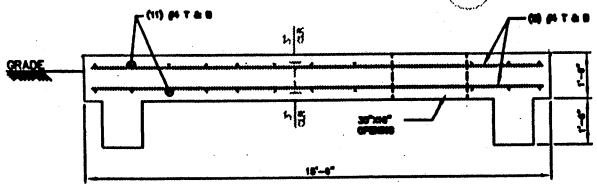


DISPENSER ISLAND PLAN 1 GA-2

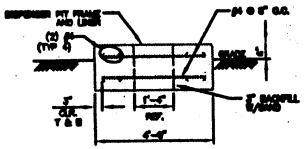
C	COMPRESSED NATURAL GAS EMERGENCY SHUTDOWN	QTY: 2	SUPPLIED BY: CONTRACTOR MATERIAL: 12" X 8" X 1/8" THICK SHEET METAL, ROUNDED CORNERS FASTENED WITH SCREWS OR STRAPS, 2" HIGH RED LETTERS WITH WHITE BACKGROUND. LOCATION: DISPENSER ISLAND, DRIVEWAY
D	EMERGENCY	QTY: 2	SUPPLIED BY: CONTRACTOR MATERIAL: 14" X 3.5" METAL DECAL 1/8" THICK SHEET METAL, FASTENED WITH SCREWS OR STRAPS, 2" HIGH RED LETTERS WITH WHITE BACKGROUND. LOCATION: DISPENSER ISLAND, DRIVEWAY
E (NFPA52)	STOP MOTOR NO SMOKING FLAMMABLE GAS	QTY: 2	SUPPLIED BY: CONTRACTOR MATERIAL: 20"W X 12"H ON 1/8" THICK SHEET METAL, ROUNDED CORNERS FASTENED WITH SCREWS OR STRAPS, 2" HIGH RED LETTERS WITH WHITE BACKGROUND. LOCATION: AS DIRECTED BY CLEAN ENERGY ENGINEER.



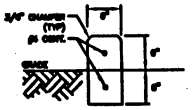
DISPENSER ISLAND ELEVATION 2 GA-2



DISPENSER SECTION A



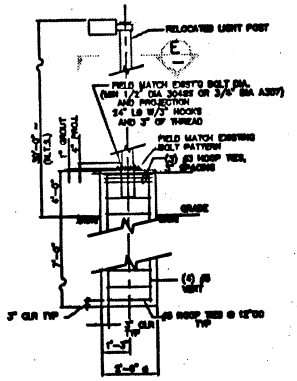
SECTION B



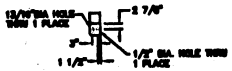
CURB DETAIL 5 GA-2

MASONRY BLOCK NOTES (DESIGN BASED ON ONE HALF THE ALLOWABLE STRESS)

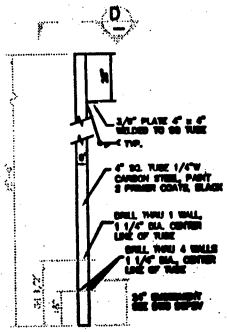
1. MASONRY BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO CBC GRADE N, MEDIUM WEIGHT. USE UNITS OPEN ONE END AND SOME BOND BEAM UNITS AT HORIZONTAL REINFORCING.
2. MORTAR MIX SHALL CONFORM TO REQUIREMENTS FOR TYPE S. MORTAR SHALL ATTAIN A COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.
3. GROUT SHALL CONFORM TO REQUIREMENTS FOR COURSE GROUT. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
4. PROVIDE A MINIMUM OF ONE BAR DIAMETER (1/2 INCH MINIMUM) GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
5. LOW-LIFT CONSTRUCTION: MAXIMUM GROUT POUR HEIGHT IS 5 FEET.
6. HIGH-LIFT GROUTED CONSTRUCTION MAY BE USED IN CONFORMANCE WITH CHAPTER 21 OF THE UNIFORM BUILDING CODE.
7. ALL CELLS IN MASONRY BLOCKS SHALL BE FILLED SOLID WITH GROUT. UNLESS NOTED OTHERWISE.
8. CELLS SHALL BE IN VERTICAL ALIGNMENT. DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL.
9. ASSUME ULTIMATE COMPRESSIVE STRENGTH OF COMPLETED MASONRY WALL IS 2,000 PSI UNLESS NOTED OTHERWISE.
10. AGGREGATE FOR MORTAR SHALL CONFORM TO ASTM C144.
11. IF WORK IS STOPPED FOR ONE HOUR OR LONGER, PROVIDE A HORIZONTAL CONSTRUCTION JOINT BY STOPPING THE GROUT 1 1/2" BELOW THE TOP OF THE BLOCK.
12. PROVIDE 2-#5 VERTICAL BARS AT ALL ENDS, CORNERS, JAMBS AND INTERSECTIONS OF ALL MASONRY WALLS UNLESS NOTED OR SHOWN OTHERWISE.
13. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACEMENT BEFORE LOSS OF PLASTICITY AND GROUT POURS GREATER THAN 12 INCHES SHALL BE RECONSOLIDATED BY MECHANICAL VIBRATION. (GROUT POURS 12 INCHES OR LESS MAY BE MECHANICALLY VIBRATED OR PUDDLED.)
14. REINFORCEMENT SHALL BE SECURED AGAINST DISPLACEMENT BY WIRE POSITIONERS OR OTHER SUITABLE DEVICES AT INTERVALS NOT EXCEEDING 200 BAR DIAMETERS NOR 10 FEET.
15. TOLERANCES FOR THE PLACEMENT OF REINFORCEMENT IN WALLS AND FLEXURAL ELEMENTS SHALL BE ± 1/2" FOR "d" LESS THAN OR EQUAL TO 8", ± 1" FOR "d" LESS THAN OR EQUAL TO 24" AND ± 1 1/2" FOR "d" GREATER THAN 24". TOLERANCE FOR LONGITUDINAL LOCATION OF REINFORCEMENT SHALL BE ± 2".
16. WHEN ONE HALF THE ALLOWABLE STRESSES ARE USED IN DESIGN, TESTING DURING CONSTRUCTION IS NOT REQUIRED. A LETTER OF CERTIFICATION FROM THE SUPPLIER OF THE MATERIALS USED TO VERIFY THE f'm IN ACCORDANCE WITH SECTION 2105.3.2, ITEM 1, SHALL BE PROVIDED AT THE TIME OF, OR PRIOR TO, DELIVERY OF THE MATERIALS TO THE JOB SITE TO ASSURE THE MATERIALS USED IN CONSTRUCTION ARE REPRESENTATIVE OF THE MATERIAL USED TO CONSTRUCT THE PRISMS PRIOR TO CONSTRUCTION. (PRISM CONSTRUCTION IS NOT REQUIRED FOR THIS PROJECT IF CERTIFICATE OF COMPLIANCE IS SUPPLIED BY THE MATERIAL SUPPLIER).
17. MASONRY BLOCK WALL SHALL HAVE SPLIT FACE WHEN VIEWED FROM VIA DEL MONTE. SPLIT FACE BLOCK IS NOT REQUIRED IN UTILITY AREA. SEE DRAWING GA-4 FOR TRANSITION LOCATION.



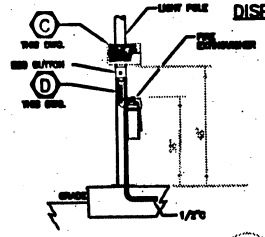
LIGHT POLE FOUNDATION 6 GA-2



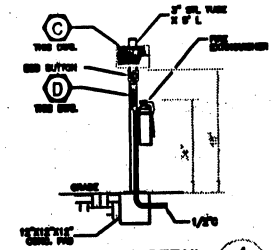
SECTION D



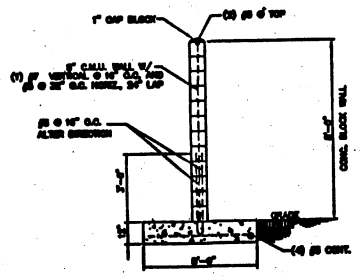
FUEL HOSE POST C



ESD LIGHT POST DETAIL 4 GA-2



ESD POST DETAIL 4 GA-2



MASONRY WALL TYPICAL SECTION 3 GA-2

REVISED AND REISSUED FOR CUP
DEC. 04, 2008

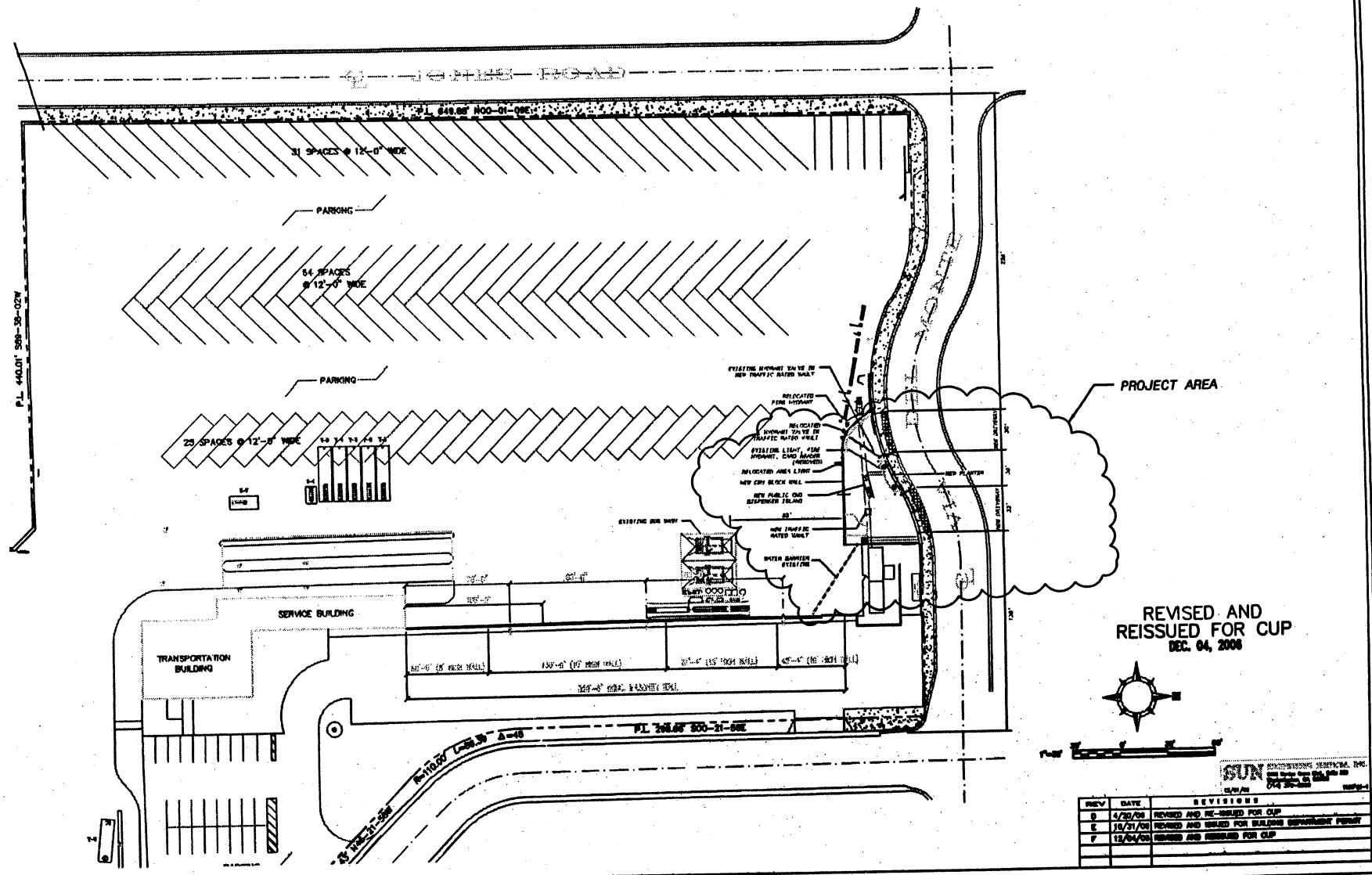
DATE	REV	REVISIONS
A	4/30/08	ISSUED FOR REVIEW
B	4/27/08	ISSUED FOR APPROVAL
C	9/11/08	REVISED AND RE-ISSUED FOR REVIEW
D	9/29/08	REVISED AND RE-ISSUED FOR CUP
E	10/31/08	REVISED AND ISSUED FOR BUILDING DEPARTMENT PERMIT
F	12/04/08	REVISED AND REISSUED FOR CUP

SUN ENGINEERING CONSULTANTS, INC.

Clean Energy
3020 Old Ranch Parkway
Suite 200
Seal Beach, CA 90740
TEL: (562) 493-2804
FAX: (562) 546-0179

CNG STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
CIVIL DETAILS

DATE 04/30/08 DRN
SCALE AS NOTED
SHEET / No. C-1



REV	DATE	REVISIONS
D	4/20/06	REVISED AND RE-ISSUED FOR CUP
E	10/31/06	REVISED AND ISSUED FOR BUILDING DEPARTMENT PERMIT
F	12/04/06	REVISED AND REISSUED FOR CUP

SUN ENGINEERING SERVICES, INC.

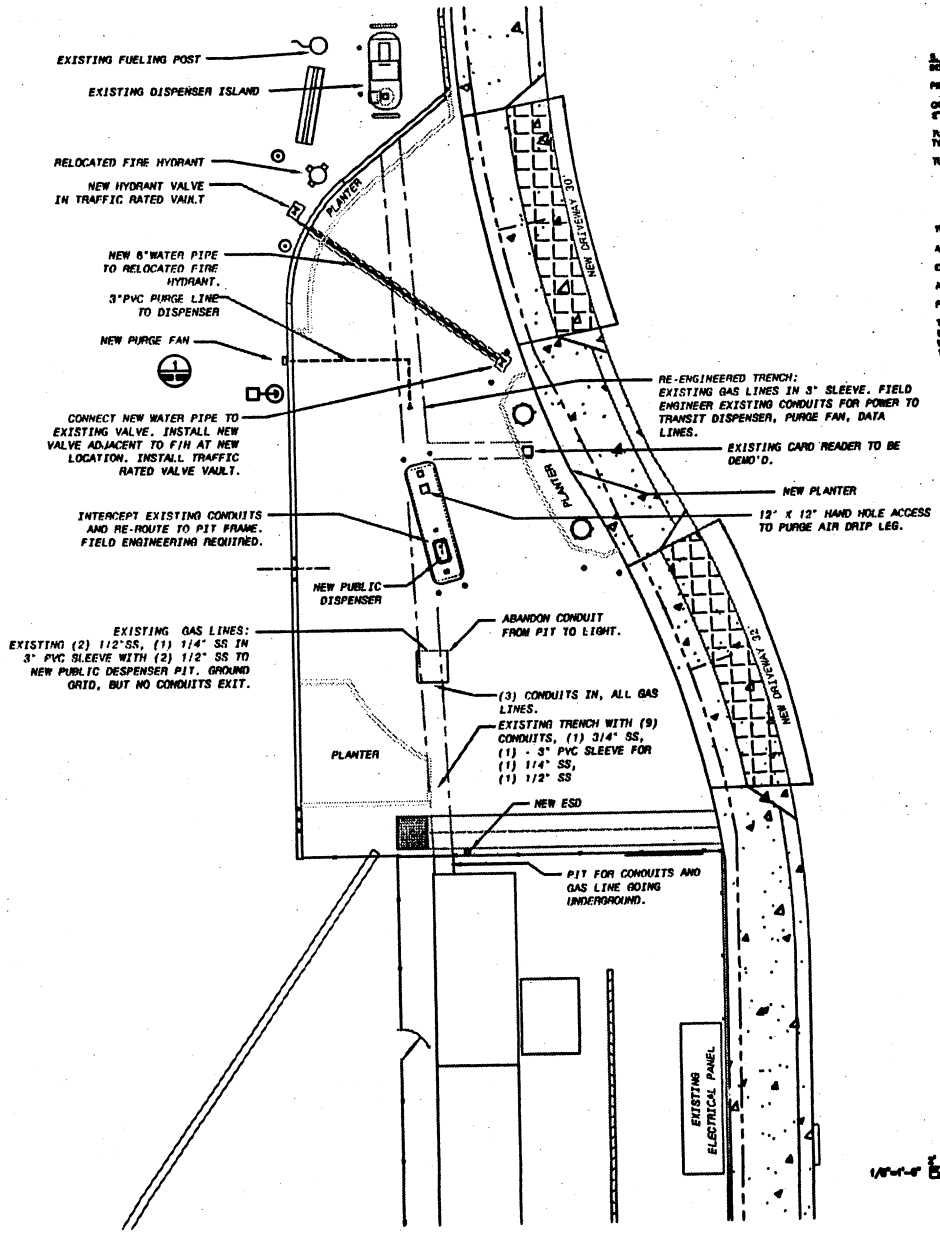
Clean Energy™

3020 OLD RANCH PARKWAY
SUITE 200
SEAL BEACH, CA 90740
TEL: (562) 493-2804
FAX: (562) 493-4532

CNG FUELING STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
MECHANICAL SITE PLAN

1" = 30'

M-1
1 of 1



SPECIFICATIONS

B. GAS PIPING/ TUBING AND EQUIPMENT

INSTALLATION SHALL COMPLY WITH THE LATEST APPROVED EDITIONS OF NFPA 52 FOR CNG OR NFPA 59A FOR LNG, ANSI/NGAC 6311.3 AND THE UPC (VARIOUS SO).

PIPING MATERIAL CONFIGURATIONS SHALL BE FURNISHED FOR ALL CONTRACTOR SUPPLIED PIPING FITTINGS.

GAS PIPING FROM THE METER SET TO THE DRYER, THE COMPRESSOR AND THE VENT STACKS SHALL BE STEEL, ASTM A-106, GRADE B, SEAMLESS. SCHEDULE 80 BELOW 2", AND SCHEDULE 40 FOR 2" AND ABOVE. FITTINGS SHALL BE 3000#, CARBON STEEL SOCKET WELD AND SHALL CONFORM TO ASTM A-105.

TUBING SHALL BE ASTM A-269 SEAMLESS 316/316 OR 304 SEAMLESS STEEL MATERIAL. CONNECTORS SHALL BE 6,000 PSI RATED SWAGELOK OR GYROLOK COMPRESSION TYPE FITTINGS. UNLESS OTHERWISE SPECIFIED TUBE WALL THICKNESS SHALL BE AS FOLLOWS

TUBE O.D.	MIN. WALL THICKNESS
1/4	0.035
3/8	0.049
1/2	0.065
3/4	0.095
1	0.120

TUBING INSTALLERS SHALL BE TRAINED AND CERTIFIED BY FITTING MANUFACTURER. EVERY FITTING SHALL BE SMOKED AND INSPECTED TO VERIFY PROPER MAKEUP.

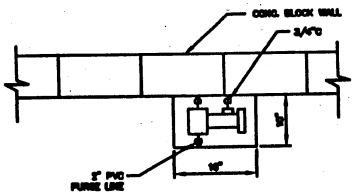
ALL WELDING SHALL CONFORM TO ANSI 6311.3. CONTRACTOR TO SUBMIT WELDING PROCEDURE SPECIFICATIONS (WPS) FOR SITE RECORDS.

EACH WELDER TO PROVIDE PROCEDURE QUALIFICATION RECORD SIGNED BY AUTHORIZED OFFICER OR WELDING INSPECTOR.

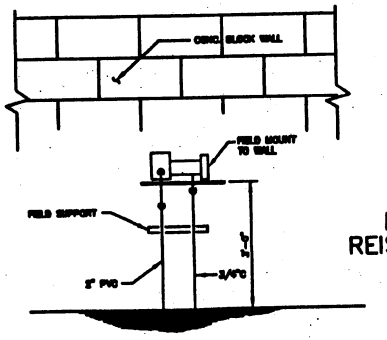
ALL PIPE TO BE FACTORY WRAPPED. FIELD WRAPPED JOINTS AND FITTINGS TO CONFORM WITH SPECIFICATIONS.

FOR PIPE RATED FOR GREATER THAN 100PSIG SERVICE, CIRCUMFERENTIAL BUTT AND MITER GROOVE WELDS TO BE 5% X-RAY INSPECTED.

THE ENTIRE CNG SYSTEM TO BE LEAK TESTED TO 125% OF WORKING PRESSURE PRIOR TO SYSTEM STARTUP. PRESSURE GAUGES TO HAVE CURRENT CALIBRATION AND BE LABELED. COMPLETED PIPING TO BE TESTED FOR 10 MINUTES WITH NO VISUAL DEGRADATION OF PRESSURE ON A 6"DIAL PRESSURE GAUGE RATED FOR 2 TIMES THE WORKING PRESSURE. COMPLETED TUBING TO BE TESTED FOR 30 MINUTES WITH NO VISUAL DEGRADATION OF PRESSURE ON A 6"DIAL PRESSURE GAUGE RATED FOR 10,000 PSIG. A THIRD PARTY CONTRACTOR TO WITNESS TESTS AND COMPLETE A PRESSURE TEST REPORT, TO BE AVAILABLE TO PENSKE FUEL CORP. AT STARTUP.



PURGE BLOWER PLAN 1/— N.T.S.



PURGE BLOWER ELEVATION 1/— N.T.S.

REVISED AND REISSUED FOR CUP
DEC. 04, 2006

REV	DATE	REVISIONS
D	09/29/06	REVISED AND REISSUED FOR CUP
E	10/31/06	REVISED AND ISSUED FOR BUILDING DEPARTMENT PERMIT
F	12/04/06	REVISED AND REISSUED FOR CUP

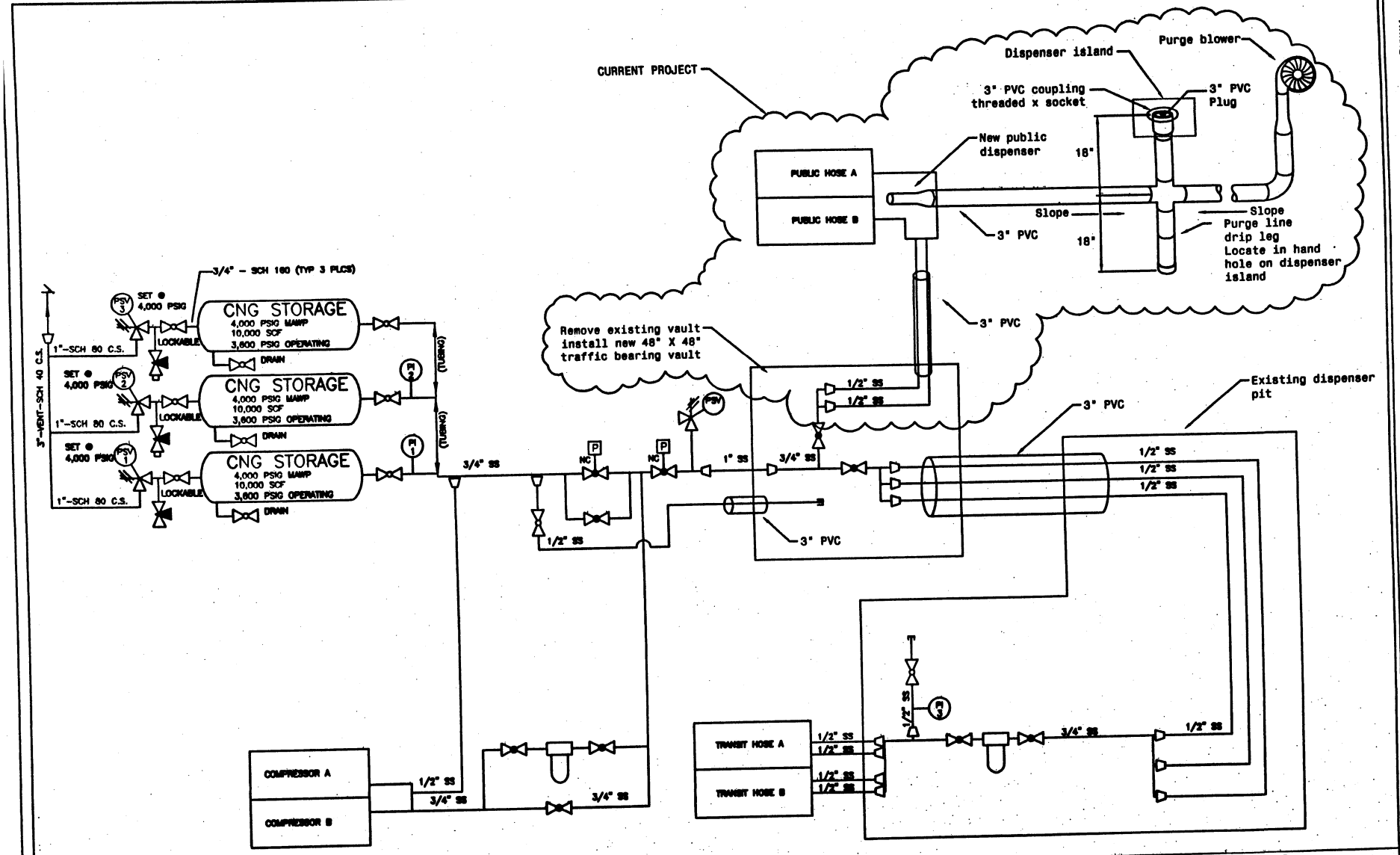
SUN ENERGY SYSTEMS, INC.

Clean Energy℠
3020 OLD RANCH PARKWAY
SUITE 200
SEAL BEACH, CA 90740
TEL: (562) 493-2804
FAX: (562) 493-4532

CNG FUELING STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
SITE DETAILS & NOTES

1/8" = 1'-0"

M-2
1 of 1



REVISED AND
REISSUED FOR CUP
DEC. 04, 2006

REV	DATE	REVISIONS
D	08/29/06	REVISED AND REISSUED FOR CUP
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SUN

Clean Energy℠

3020 OLD RANCH PARKWAY
SUITE 200
SEAL BEACH, CA 90740
TEL: (562) 493-2804
FAX: (562) 493-4532

CNG FUELING STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
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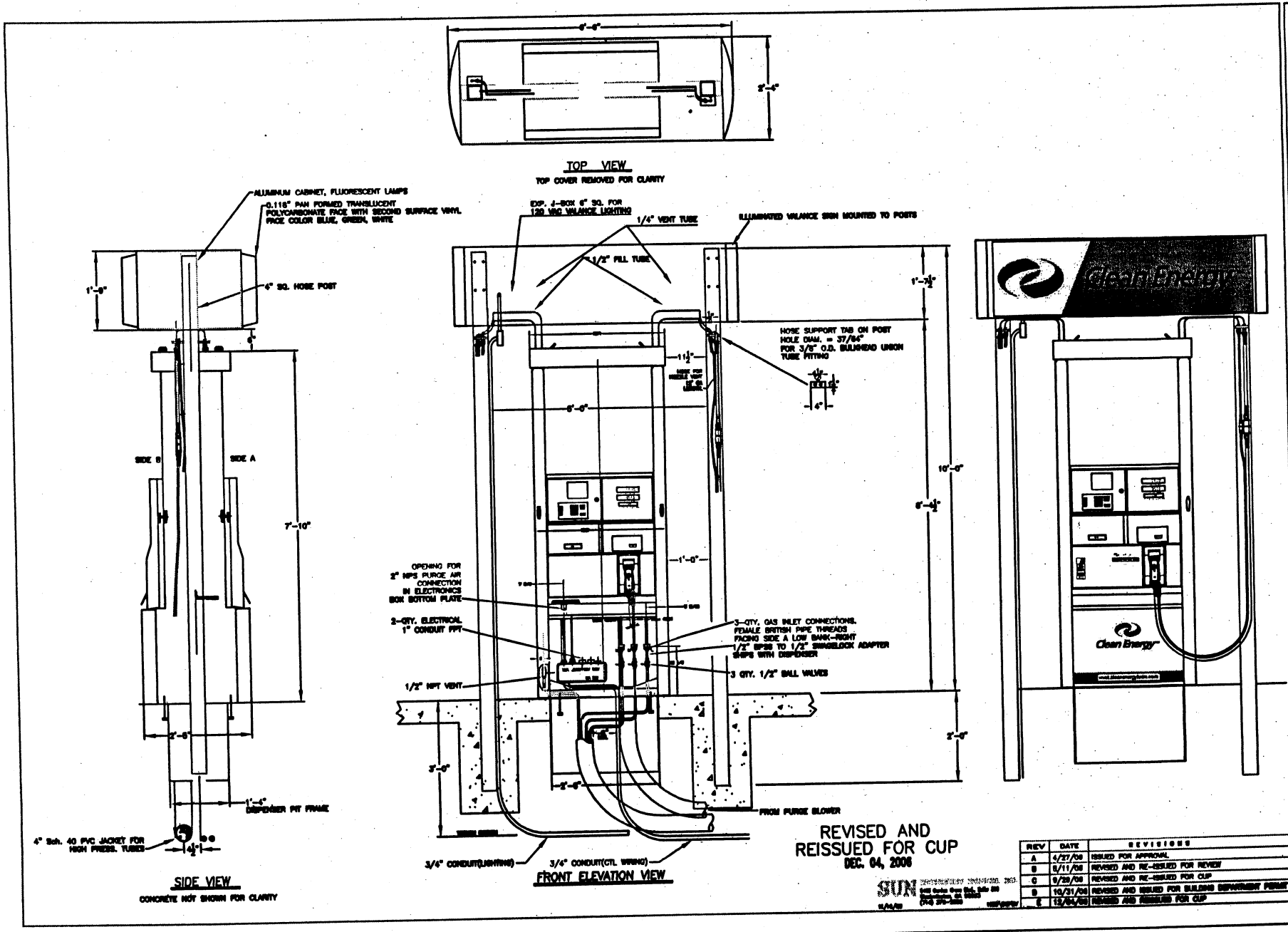
NTS

M-3
1 of 1



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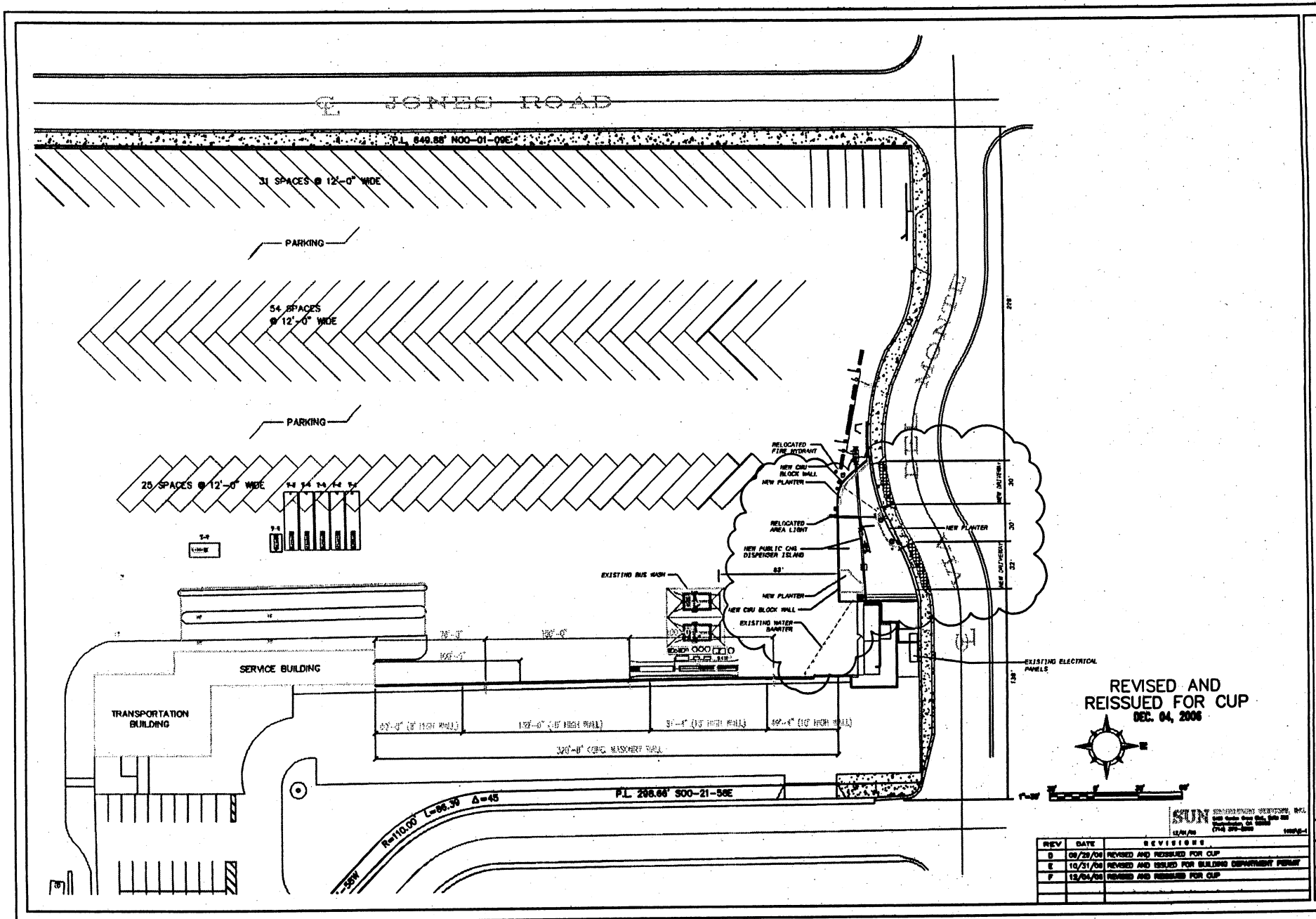
SUN

Clean Energy℠

3030 OLD RANCH PARKWAY
SUITE 280
SEAL BEACH, CA 90740
TEL: (562) 493-2804
FAX: (562) 493-4532

GILBARCO CNG DISPENSER
INSTALLATION STANDARD
WITH VALANCE, HOSE POSTS

date 8/1/06 drawn by JRM
scale 1"=1' (12)
sheet / file DSP2V 1 of 1


℄ JONES ROAD
P.L. 649.88' N00-01-09E
31 SPACES @ 12'-0" WIDE
PARKING
54 SPACES @ 12'-0" WIDE
PARKING
25 SPACES @ 12'-0" WIDE
RELOCATED FIRE HYDRANT
NEW CMU BLOCK WALL
NEW PLANTER
RELOCATED AREA LIGHT
NEW PUBLIC CNG DISPENSER ISLAND
EXISTING BUS WASH
NEW PLANTER
NEW CMU BLOCK WALL
EXISTING WATER BARRIER
NEW PLANTER
EXISTING ELECTRICAL PANELS
SERVICE BUILDING
TRANSPORTATION BUILDING
320'-8" CMU MASONRY WALL
P.L. 298.66' S00-21-56E
R=110.00' L=86.30 Δ=45
REVISED AND REISSUED FOR CUP
DEC. 04, 2006
SUN
Clean Energy
3020 OLD RANCH PARKWAY
SUITE 200
SEAL BEACH, CA 90740
TEL: (562) 493-2804
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CNG FUELING STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
ELECTRICAL SITE PLAN
1" = 30'
E-1
1 of 1
REV DATE REVISIONS
D 08/29/06 REVISED AND REISSUED FOR CUP
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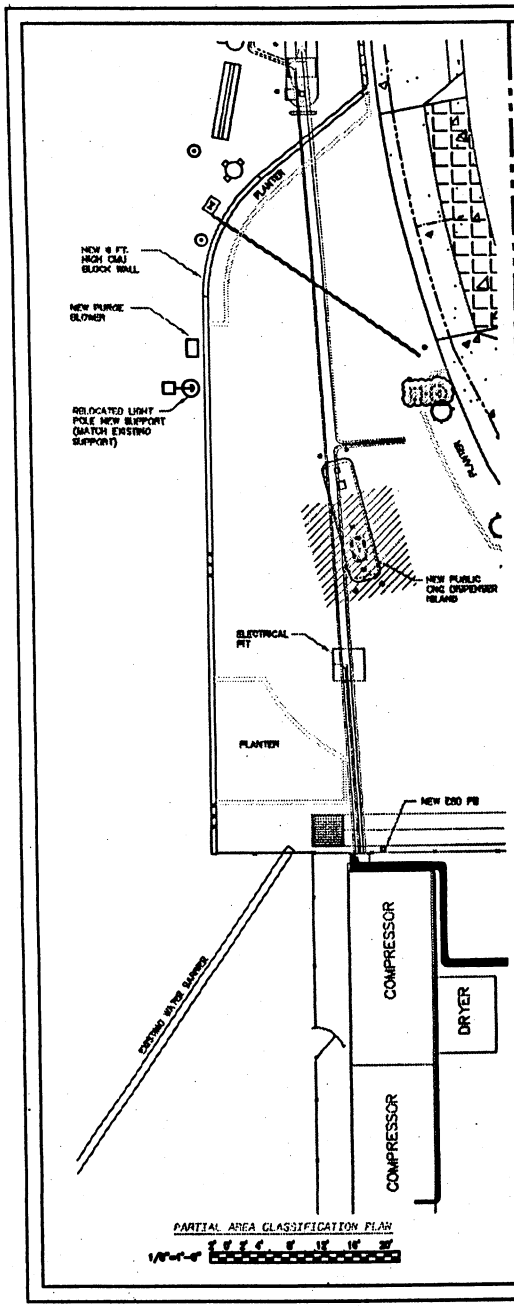
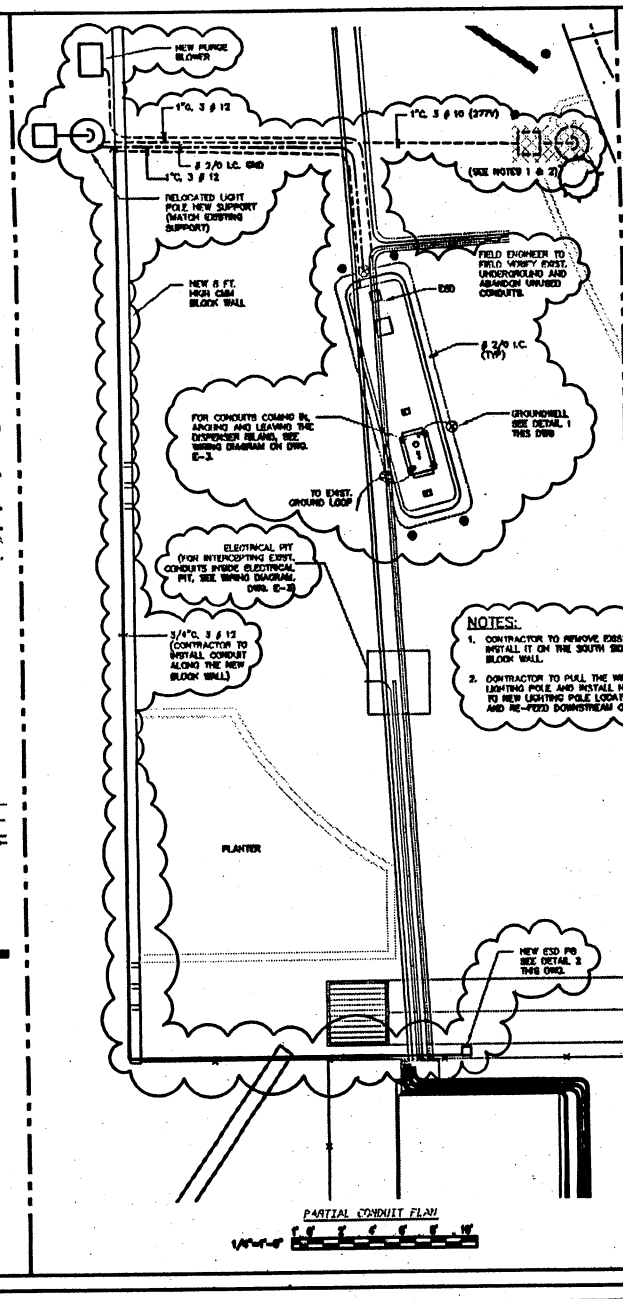
F 12/04/06 REVISED AND REISSUED FOR CUP



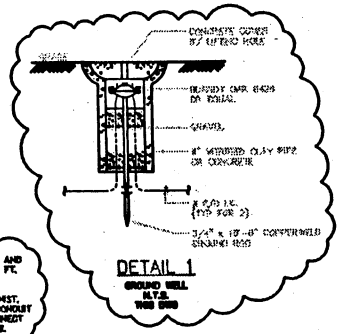


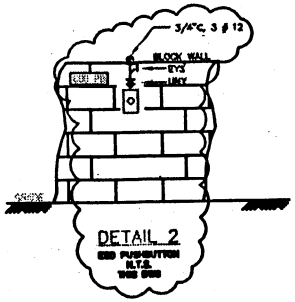
NOTES:

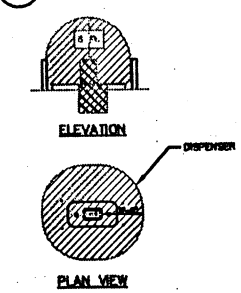
1. CONTRACTOR TO REMOVE EXIST. LIGHTING POLE AND INSTALL IT ON THE SOUTH SIDE OF THE NEW 8 FT. BLOCK WALL.
2. CONTRACTOR TO PULL THE WIRES OUT FROM EXIST. LIGHTING POLE AND INSTALL NEW WIRES AND CONDUIT TO NEW LIGHTING POLE LOCATION. ALSO RECONNECT AND RE-FEED DOWNSTREAM OF LIGHTING POLES.

ELECTRICAL REQUIREMENTS

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]





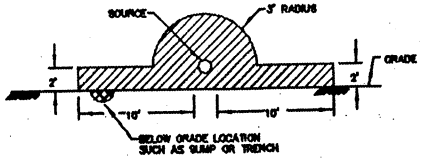


ELECTRICAL CLASSIFICATION AREAS
DISPENSER ISLAND
N.T.S.

HAZARDOUS AREA

CLASS I DIV 1 AREA

CLASS I DIV 2 AREA



DETAIL 3
TYP. FOR OUTDOOR PIPING WITH VALVES, FLANGES, PUMPS AND COMPRESSORS

LEGEND:

NEW WORK

RELOCATED

UNDERGROUND CONDUIT

ABOVEGROUND CONDUIT

REVISED AND REISSUED FOR CUP

DEC. 04, 2006

REV	DATE	REVISIONS
D	09/29/06	REVISED AND REISSUED FOR CUP
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SUN

Clean Energy
3020 OLD RANCH PARKWAY
SUITE 200
SEAL BEACH, CA 90740
TEL: (562) 493-2804
FAX: (562) 493-4532

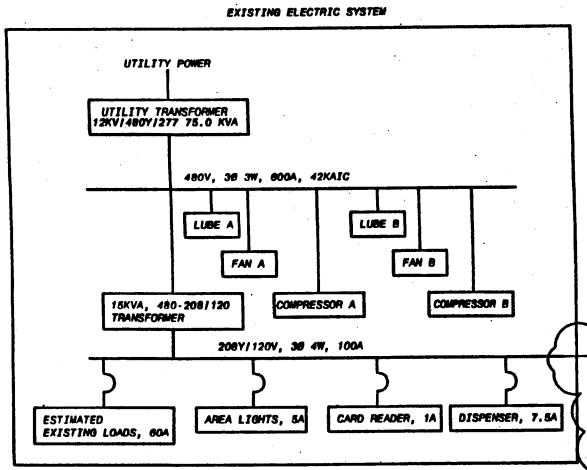
CNG FUELING STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
ELECTRICAL PLANS AND DETAILS

date 04-07-06 | drawn by SNB

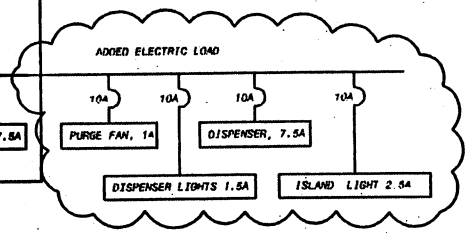
scale 1/8" = 1'-0"

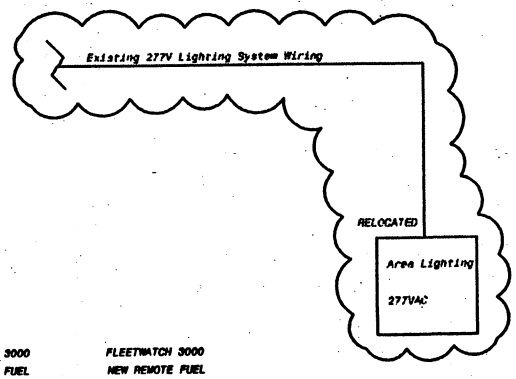
sheet / file E-2

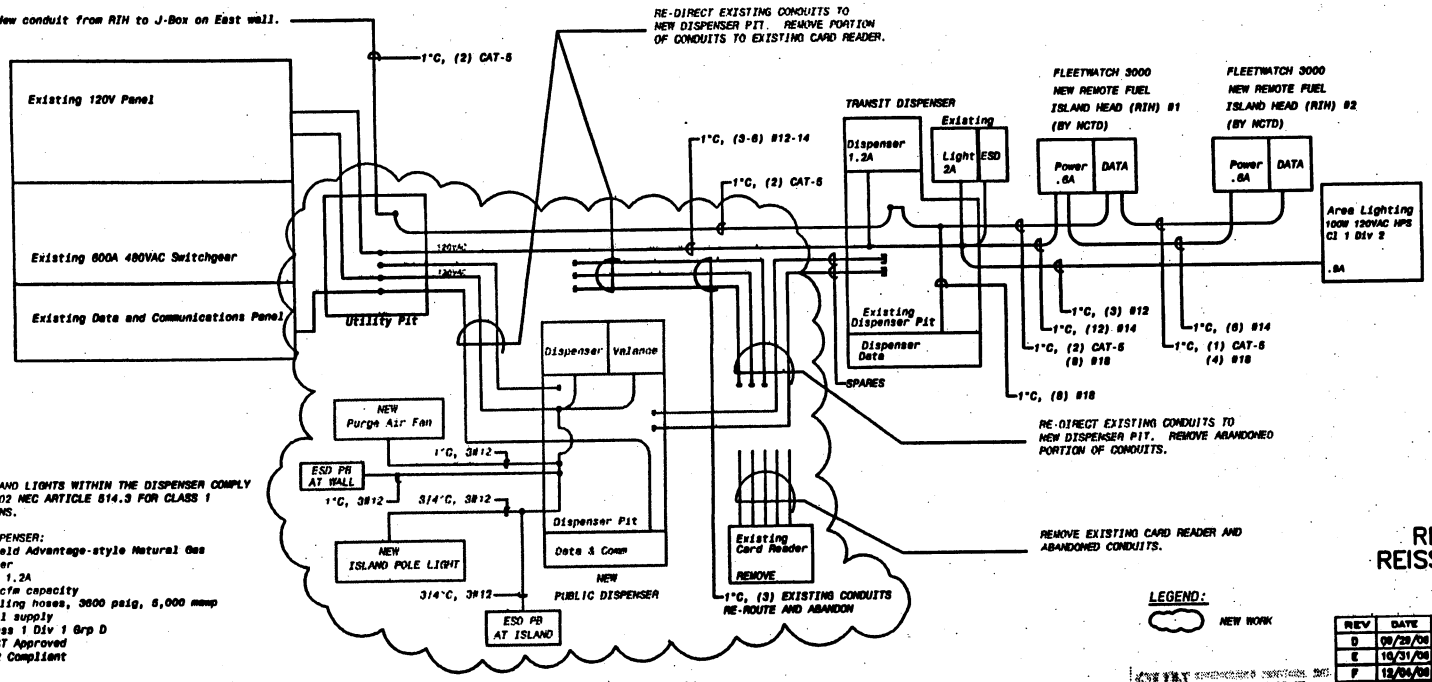
1 of 1



ONE LINE DIAGRAM







WIRING AND LIGHTS WITHIN THE DISPENSER COMPLY WITH 2002 NEC ARTICLE 514.3 FOR CLASS 1 LOCATIONS.

CNG DISPENSER:
GreenField Advantage-style Natural Gas Dispenser
120VAC, 1.2A
2,000 scfm capacity
Two fueling hoses, 3600 psig, 6,000 mawp
One fuel supply
NEC Class 1 Div 1 Grp D
USA NIST Approved
NFPA-52 Compliant

WIRING DIAGRAM

LEGEND:

NEW WORK

REVISED AND REISSUED FOR CUP
DEC. 04, 2006

REV	DATE	REVISIONS
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SUN ENGINEERING CONSULTANTS, INC.
9165 Archibald Ave, Suite 200
Rancho Cucamonga, CA 91730
(714) 376-1200

Clean Energy℠
3020 OLD RANCH PARKWAY
SUITE 200
SEAL BEACH, CA 90740
TEL: (562) 493-2804
FAX: (562) 493-4532

CNG FUELING STATION
NORTH COUNTY TRANSIT
305 VIA DEL NORTE
OCEANSIDE, CA 92051
ELECTRICAL ONE LINE & WIRING DIAGRAM

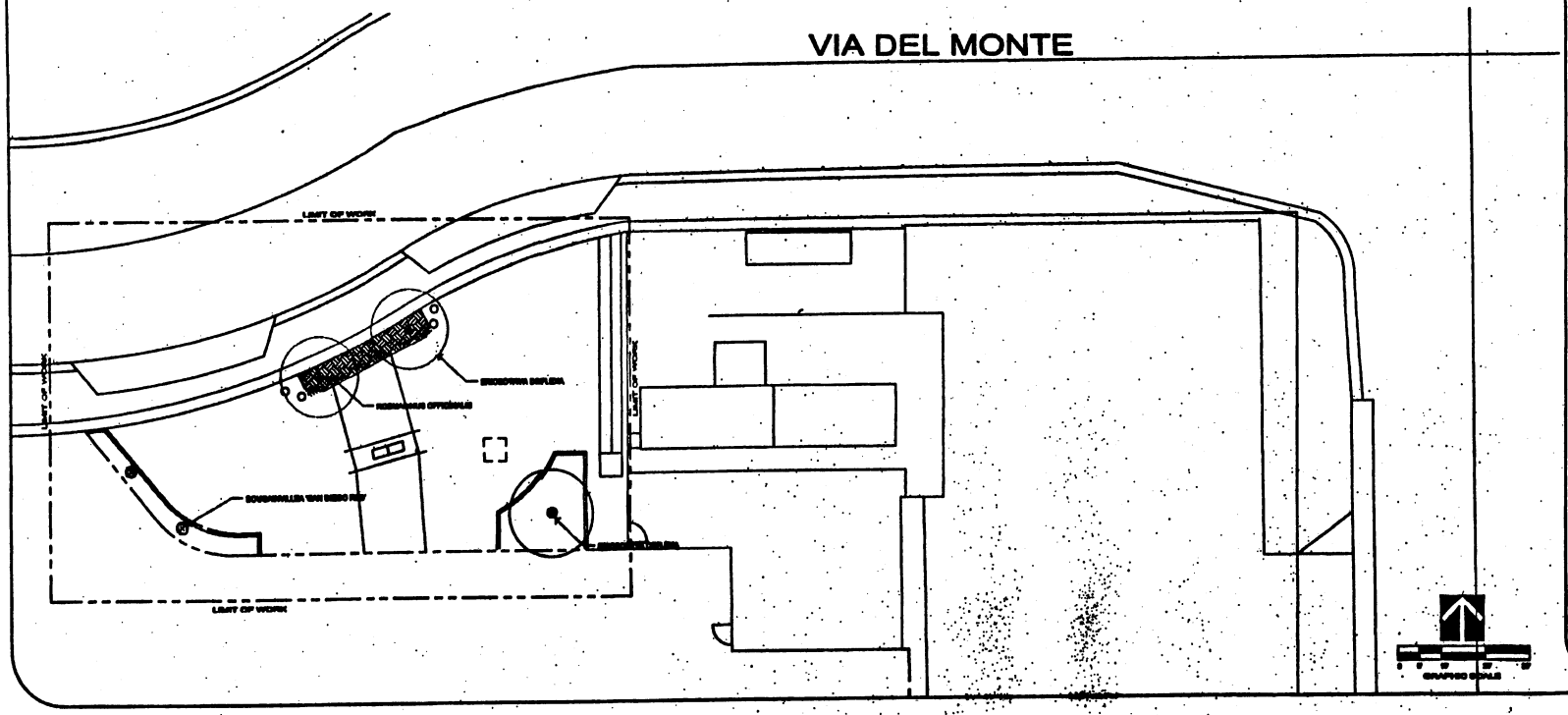
date 04-07-06 drawn by SB
scale NONE
sheet/of E-3 1 of 1

PLANTING NOTES

1. ALL DIMENSIONS & CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE.
2. ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO WORK.
3. CONTRACTOR SHALL NOTIFY THE OWNER OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
4. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
5. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
6. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST HAS BEEN APPROVED. (SEE SPECIFICATIONS)
7. PLACE TREES BETWEEN IRRIGATION HEADS WHENEVER POSSIBLE.
8. SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB & GROUNDCOVER AREAS AT A DEPTH OF 3" UNLESS OTHERWISE INDICATED ON PLANS. (SEE SPECIFICATIONS)
9. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONTRACTOR AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK ON PLANS, UNLESS OTHERWISE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CLEAN UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
11. THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATIONS AND QUANTITIES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. THE PLANTING LEGEND IS ACCURATE ONLY FOR PLANT SIZE. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL ADJUST THE QUANTITIES OF THE SMALLEST PLANT SIZE SPECIFIED IN THE LEGEND TO CONFORM WITH THE QUANTITIES REQUIRED BY THE PLAN.
12. ALL TREES PLANTED WITHIN FIVE FEET OF CONCRETE AND/OR ASPHALT PAVING SHALL HAVE A ROOT BARRIER INSTALLED WITH TOP TREE. INSTALL PER MFG. SPECIFICATIONS. ROOT BARRIER BY DEEPROOT OR EQUAL.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	REFER. REFERENCE
TREES						
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	PER PLAN	STANDARD, STAKED	3 - SHEET L.4
SHRUBS						
	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	15 GALLON	PER PLAN	ATTACH TO WALL	3 - SHEET L.4
	FICUS REPANDA	GUADALUPE FIG	15 GALLON	PER PLAN	ATTACH TO WALL	3 - SHEET L.4
GROUNDCOVER						
	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST'	ROSEMARY	1-GALLON	24" O.C.	MASS PLANTING	A - SHEET L.4



General Notes

CNG FUELING STATION
NORTH COUNTY TRANSIT
443 VIA DEL MONTE
OCEANSIDE, C.A. 92501

CASA VERDE
LANDSCAPE

planting plan

No.	Revision/Issue	Date

L.3

PLANNING COMMISSION
RESOLUTION NO. 2007-P02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AND DENYING A VARIANCE ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: C-9-06, V-20-06
APPLICANT: Clean Energy
LOCATION: 305 Via Del Norte

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Conditional Use Permit and Variance under the provisions of Articles 13 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

a CNG fueling dispenser facility;

on certain real property legally described as shown on Exhibit "A" attached hereto and incorporated herein by reference thereto.

WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd day of January, 2007 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project is not subject to CEQA per the General Rule, Section 15061 (B)(3);

WHEREAS, the documents or other material which constitutes the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$.713 per square foot or $713 per thousand square feet for non-residential uses

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from the date of its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

FINDINGS:

For the Conditional Use Permit:

1. The proposed use has been conditioned to be in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.
2. The proposed conditional use and the proposed conditions under which it will be operated and maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The facility will provide a cleaner alternative fuel for public use.
3. The proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it will be located.

For denying the request to permit a reduction in the required front yard landscaping (11% in lieu of 50%):

1. There are no special circumstances or conditions applicable to the development site, including size, shape, topography, location and surroundings that warrant granting of the Variance to allow a reduction of the required landscaping within the front yard setback (50% minimum). The strict application of the requirements of the Zoning Ordinance does not deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Development on Limited Industrial zoned properties is required to comply with this regulation.
2. Granting the application will be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare. The lack of landscaping will create an aesthetically substandard condition, inconsistent with the standards of the Zoning Ordinance and General Plan and will negatively impact surrounding land uses and the general public.
3. The granting of the Variance will not be consistent with the purpose of the Zoning Ordinance and will constitute a grant of special privilege inconsistent with limitations of

other properties in the vicinity. The project could be designed differently to accommodate the landscaping requirements for the Limited Industrial zone.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Conditional Use Permit (C-9-06) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check. (Currently the 2001 California Building Code and 2004 California Electrical Code)
2. The granting of approval under this action shall in no way relieve the applicant from compliance with all State and local building codes.
3. Site development, parking access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations. (2001 CBC Chapter 11B)
4. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
5. The building plans for this project shall be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
6. All outdoor lighting shall comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on building and electrical plans.
7. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

8. A separate/unique address shall be required to facilitate utility releases. Verification that the addresses have been properly assigned by the Planning Division must accompany the building permit application.

9. Compliance with the Federal Clean Water Act (BMPs) must be demonstrated on the plans.

Engineering:

10. The developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

b) All grading and other construction activities shall be restricted to Monday through Friday, from 7:00 a.m. to 6:00 p.m. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer and/or Public Works Director with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise ay still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive noise which causes discomfort or annoyance to reasonable persons or normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

d) A haul route shall be obtained at least 7 days prior to the start of hauling operations and must be approved by the City Engineer and/or Public Works Director. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

11. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer and/or Public Works Director.

12. Any broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer and/or Public Works Director.

13. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and improved as required by the City Engineer and/or Public Works Director.

14. The approval of the project shall not mean that closure, vacation, or abandonment of any public street, right-of-way, easement, or facility is granted or guaranteed to the developer. The developer is responsible for applying all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process(es) per codes, ordinances, and policies in effect at the time of the application.

15. A traffic control plan shall be prepared according to the City Traffic Control Guidelines and be submitted to and approved by the City Engineer and/or Public Works Director prior to the start of work within open City rights-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

16. Approval of this development project is conditioned upon payment of all applicable impact fees and connection frees in the manner provided in chapter 32B of the Oceanside City Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation of the map or the issuance of any building permits, in accordance with City Ordinances and policies. The developer shall also be required to join in to, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the project shall constitute the developer's approval of such payments, and his agreement to pay for any similar assessments or charges in effect when

any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

17. Sight distance requirements at the project driveway or street shall conform to the corner sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

18. Pavement sections for all streets, driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the developer's soil engineer and must be approved by the City Engineer and/or Public Works Director prior to paving.

19. Grading and drainage facilities shall be designed and installed to adequately accommodate the local stormwater runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer and/or Public Works Director.

20. The applicant shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to the its type, size, or location, including but not limited to the U.S. Army Corps of Engineers, California Department of Fish and Game, U.S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), and the San Diego County Health Department, prior to the issuance of grading permits.

21. Prior to any grading of any part of the project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer and/or Public Works Director.

22. An erosion control plan and precise grading and private improvement plan shall be prepared, reviewed, secured, and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage, footprints of all structures, walls, drainage devices and utility services.

23. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans shall be approved by the City Engineer and/or Public Works Director prior to the issuance of occupancy permits, and a pre-construction meeting held, prior to the start of any improvements.

24. All landscaped planting areas shall be required to include groundcover as approved on the landscape plans and by the City Engineer and/or Public Works Director.

25. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

26. Upon acceptance of any fee waiver or reduction by the developer, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

Fire Prevention:

27. Prior to approval of the final inspection, a CD of the project's as-built plans, prepared in a format compatible with the Fire Department's mapping program, shall be submitted to the Fire Department. Information on acceptable format types is available from the Fire Department.

28. Detailed plans of underground fire service mains shall be submitted to the Oceanside Fire Department for approval prior to installation.

29. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.

30. Fire extinguishers are required and shall be included on the plans submitted for plan check.

31. Buildings shall meet Oceanside Fire Department's current codes at the time of building permit application.

32. Add notes to the plan regarding facility to comply with Article 52, Section 5204 of the Uniform Fire Code 1997 Edition, Volume 1, and with the Uniform Fire Code Standard 52-1, and N.F.P.A. 52 Chapter 6, CNG Engine Fuel Systems.

Planning:

33. This Conditional Use Permit is granted for the following use only: installation and operation of a CNG fueling dispenser facility. Any change in the use or expansion of the activities beyond that, which is approved by the Planning Commission, will require a revision to the Conditional Use Permit or a new Conditional Use Permit.

34. This Conditional Use Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the City Planner or the Code Enforcement Officer concerning the violation of any of the approved conditions or the project assumptions demonstrated under the application approval.

35. This Conditional Use Permit shall expire on January 22, 2009 unless implemented as required by the Zoning Ordinance.

36. Prior to the transfer of ownership and/or operation of the use, the owner shall provide a written copy of the application, staff report, and resolution for the project to the new owner and or operator. The notification requirement shall run with the life of the project.

37. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit.

38. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the project Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

39. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

40. The final design and construction of the facility shall be in accordance with the plans representing the approved project and the conditions of approval. These requirements shall be shown and demonstrated on the plans submitted for building permits and shall be reviewed and approved by the City Planner prior to the issuance of building permits.

41. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

42. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and/or Public Works Director and City Planner prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. The following special landscaping requirements shall be met:

a) The developer shall be responsible for irrigating and landscaping the proposed landscaped areas associated with the block wall and planter.

b) The location and species shall be approved by the Fire Marshall and City Inspector.

c) Landscape plans shall comply with Section 3019 of the City of Oceanside Zoning Ordinance and the City of Oceanside Guidelines and Specifications for Landscape Development.

43. Landscaping shall comply with Section 1330 (G) of the City of Oceanside Zoning Ordinance. A minimum of 50 percent of the 10-foot front yard setback area shall be planting area.

44. No metallic and/or reflective paints or surfaces shall be permitted.

45. All signage shall be in accordance with the plans representing the approved project. The signage shall be shown on the plans submitted for building permits and shall be reviewed and approved by the City Planner prior to the issuance of building permits.

Water Utilities:

46. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the Water, Sewer, and Reclaimed Water Design and Construction Manual. Easements shall be constructed for all weather access.

47. No trees, structures, building overhang or other encroachments shall be permitted within the existing wastewater utility easement.

48. The property owner shall maintain private water and wastewater utilities located on private property.

49. Water services and sewer laterals constructed in existing right-of-way locations shall be constructed by approved and licensed contractors at developer's expense.

50. The developer shall be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

51. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved by the Water Utilities Director.

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52. The property owner shall submit a letter to the Water Utilities Director stating his/her intent to allow the applicant to tie into the existing irrigation prior to landscape plan approval.

PASSED AND ADOPTED Resolution No. 2007-P02 on January 22, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P02.

Dated: January 22, 2007

Vista Unified School District
1234 Arcadia Ave., Vista CA 92084-3404 (760) 726-2170
www.vusd.k12.ca.us

no better place to learn.

Serving the communities of Vista, Oceanside, San Marcos, Carlsbad and San Diego County

Board Members
Jim Gibson
Stephen Guffanti
Carol Weise Herrera
David Hubbard
Steve Lilly

Superintendent
Dr. Dave Cowles

November 28, 2006

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Planning Department

Planning Commission
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

Re: Oceanside Public Access Compressed Natural Gas (CNG) Fueling Station

Dear Commissioners:

The Vista Unified School District (VUSD) is pleased to support Clean Energy's plans to construct a public access CNG fueling station at the North County Transit District's (NCTD) Oceanside Transit Facility.

VUSD operates its own private CNG station, which is the primary fueling infrastructure for its fleet of 9 natural gas school buses. However, the proposed public access CNG station will serve as a crucial backup fueling option when VUSD's station is not available. Furthermore, the expansion of CNG vehicle fueling infrastructure is an important element to improving air quality, promoting alternative fuels and increasing our nation's energy independence.

The District appreciates your consideration of this project. If you have any questions or comments, please feel free to contact me at (760) 726-2170 ext. 2897 or 2898.

Respectfully,

Reyes Valadez
Vehicle Maintenance Supervisor

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Planning Department

November 28, 2006

Planning Commission
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

Re: Oceanside Public Access Compressed Natural Gas (CNG) Fueling Station

Dear Commissioners:

The Oceanside Unified School District (OUSD) is pleased to support Clean Energy's plans to construct a public access CNG fueling station at the North County Transit District's (NCTD) Oceanside Transit Facility.

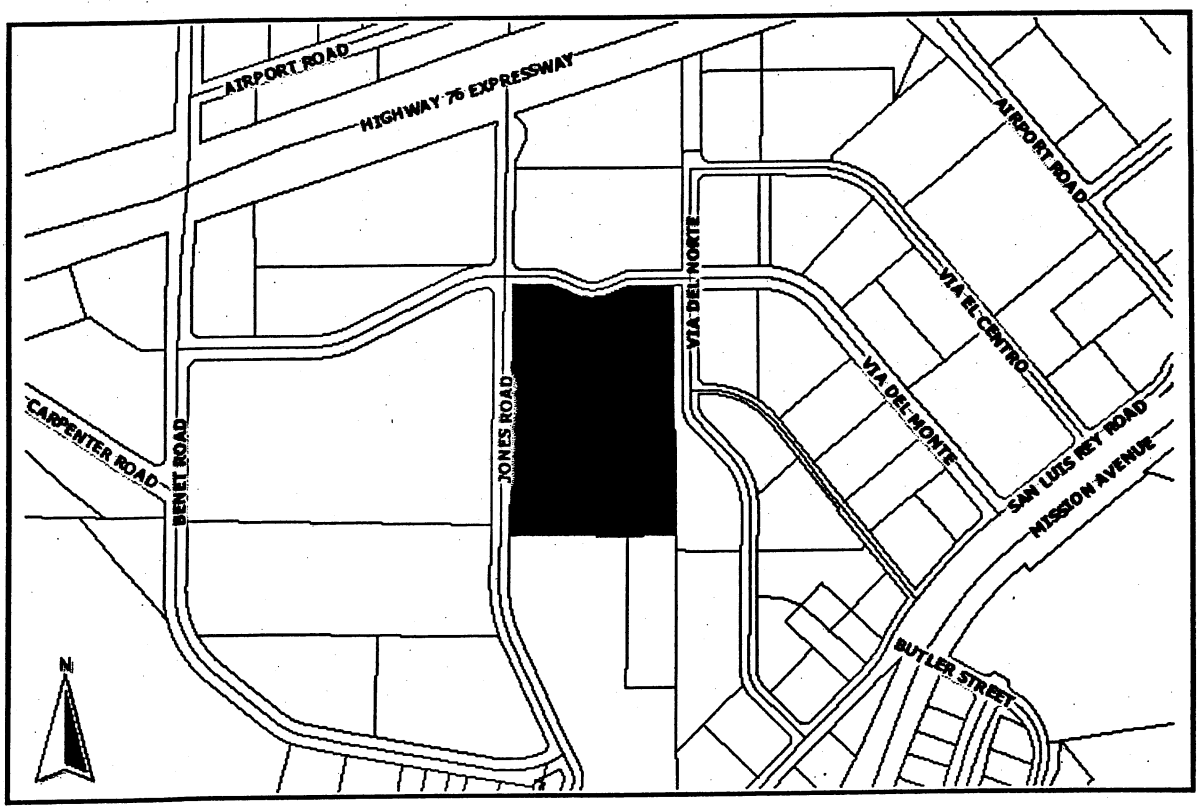
OUSD operates its own private CNG station, which is the primary fueling infrastructure for its fleet of 29 natural gas school buses. However, the proposed public access CNG station will serve as a crucial backup fueling option when OUSD's station is not available. Furthermore, the expansion of CNG vehicle fueling infrastructure is an important element to improving air quality, promoting alternative fuels and increasing our nation's energy independence.

The District appreciates your consideration of this project. If you have any questions or comments, please feel free to contact me at (760) 757-2560, extension 585.

Respectfully,

Dennis Smarsty

Dennis Smarsty
Transportation Director



File Number: **C-9-06, V-20-06**

Applicant: **Clean Energy**

Description:

CONDITIONAL USE PERMIT (C-9-06) and VARIANCE (V-20-06) for the addition of a CNG fueling dispenser facility on the property of a NCTD maintenance yard located at 305 Via Del Norte. The Variance is to allow for a reduction of the required front yard setback landscaping requirement (50% minimum). The project site is zoned IL (Limited Industrial) and is situated within the Airport Neighborhood. **CLEAN ENERGY**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Department
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

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Planning Department

Application For Planning Commission Hearing

Planning Department (760) 435-3520
Oceanside Civic Center
300 North Coast Highway
Oceanside, California 92054-2885

Please Print or Type All Information

STAFF USE ONLY	
ACCEPTED	BY MRB
HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	C-9-06
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: Clean Energy	2. STATUS: Owner
3. ADDRESS: 3020 Old Ranch Pkwy, Ste.200, Seal Beach,CA 90740	4. PHONE/FAX: 562-493-2804
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Jim Sorensen - Project Manager	
6. ADDRESS: 3020 Old Ranch Pkwy, Ste.200, Seal Beach,CA	7. PHONE/FAX: 562-493-2804

PART II – PROPERTY DESCRIPTION

8. LOCATION: 305 Via Del Norte, Oceanside, CA 92051			9. SIZE: 3000 Square Feet
10. GENERAL PLAN: LI	11. ZONING: IL	12. LAND USE:	13. ASSESSOR'S PARCEL NUMBER: 145-030-2600

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
Adding an additional CNG fueling dispenser on the property of North County Transit's Maintenance yard, which will be integrated into an existing CNG fueling system.
REV-10/9/06, 12/5/06

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
			0	N/A

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE
N/A	0	0	100

PART IV – ATTACHMENTS

ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS	
✓	24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		30. FLOOR PLANS AND ELEVATIONS
✓	26. 300-FT. RADIUS MAP	✓	27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE
✓	28. ENVIRONMENTAL ASSESSMENT		29. PLOT PLANS	✓	32. OTHER Photos/ Color

PART V – SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

33. APPLICANT OR REPRESENTATIVE (Print): Jim Sorensen - Project Manager	34. DATE: 3-1-06	37. OWNER (Print): Denis Ding- Engineering Director	38. DATE: 3-1-06
Sign: Jim Sorensen		Sign: [signature]	
I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			
35. APPLICANT (Print): Rafael Flores- Project Coordinator	36. DATE: 3-1-06	39. OWNER Print):	40. DATE:
Sign: [signature]		Sign:	

Middle / WF

Planning Commission Hearing

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Part IV Attachments: Questions 24 thru 29

Description and Justification

The Project is a public access CNG fueling dispenser that is to be added to an existing CNG transit fueling system for North County Transit District, located at 305 Via Del Norte, Oceanside, CA.

The existing site is a concrete lot for the NCTD transit buses and is bare except for a fueling post that is to be removed. The site is on the north side of the lot, along Via Del Monte. A section of CMU wall and a chain link fence border the lot on the Via Del Monte side.

The project consists of the following:

1. Remove the existing fueling post and demo the existing utility pit to the extent required such that a traffic rated vault can be installed to grade level.

2. Relocate an existing area light to a new location on the south side of a new CMU wall that will be installed. The electric feed for this light is unknown at this time.

3. Relocate an existing NCTD fire hydrant to a new location on the southwest side of the new wall, in the area of the transit fueling posts. Install a new water valve adjacent to this location.

4. Replace the existing water valve box with traffic rated model. The new water valve and relocated fire hydrant will be downstream from the existing water valve.

5. Demo the existing fuel management pedestal pad to grade. The conduits in this pedestal enter in a trench that is perpendicular to a trench that contains the conduits from the CNG equipment compound to the transit fueling dispenser pit. The branch portion of these conduits will be abandoned and the two East/West segments coupled together to form a continuous run.

6. Install a new dispenser fueling island pad per drawing. Island is to have a metal island-form extending six inches above grade. The dispenser pit frame is to be installed, as well as the two fueling posts, and light pole. Unused existing conduits in existing east/west trench are to be re-directed into the dispenser pit for power, data, and telephone wiring.

7. Install a new 2" PVC sleeve for the gas lines which extends from the old transit fueling post location to the new dispenser pit. Install ½" SS gas lines in the PVC sleeve per drawing and connect to existing gas line in vault.

8. Demo east end of existing CMU wall per drawing. Install bollard at wall end per drawing.

9. Install new CMU wall per drawing.

10. Install chain link fence with gate per drawing between new wall and existing chain link fence around existing CNG equipment compound.

11. Install new driveway per drawing immediately east of existing CMU wall.

12. Install new driveway per drawing immediately west of chain link fence along CNG equipment compound.

13. Water from the lot south of the CMU wall drains north toward Via Del Monte. A drain sump exists at the southwest corner of the CNG equipment compound, with an overflow gutter that extends to a similar transverse gutter which drains to a storm drain on the street curb. The new CMU wall will have drain ports to facilitate the flow of water to the sump.

14. Repair demo and trenching to match existing.

As of now, there are no public access natural gas fueling stations between the City of San Diego and Irvine in Orange County. In order to grow the market for natural gas in San Diego County, it is imperative to provide fueling stations for the general public. Users of the public access station will include Transit Cab, San Deguito School District Transit Co-Op, NCTD Paratransit and private vehicles. Furthermore, many companies within the North County region have expressed interest in natural gas as long as their access to fueling stations is increased.

The benefits to the City of Oceanside are the same that prompted the NCTD to adopt CNG as its primary fuel. Unlike many other alternative fuels, natural gas is a readily available, domestically produced fuel source that is significantly cleaner than gasoline and diesel.

Derek Turbide, Clean Energy's San Diego Account Manager, will be the primary interface on this project. Mr. Flores will manage the subcontractors and maintain the project schedule. He will work closely with the chosen equipment supplier to ensure that all equipment meets applicable codes and specifications.

Conditional Use Permit: Section 4105 of the Zoning Ordinances

A. Clean Energy agrees to follow all the guidelines as closely as possible in order to comply with the City of Oceanside Zoning Ordinance, section 4105.

B. In addition to landscaping and hardscaping improvements, the proposed conditional use will consist of adding a compressed natural gas (CNG) fueling dispenser to the North County Transit District's existing CNG fueling infrastructure, which has been located adjacent to the location of the conditional use for nearly a decade. The conditional use will provide a clean alternative fuel for the Oceanside Unified School District, the Vista Unified School District, and the United States Marine Corps, taxis, shuttles and personal natural gas vehicles. Clean Energy has also begun to work with local municipalities and additional fleet operators to procure clean natural gas vehicles that will fuel at the proposed station. Clean Energy takes great pride in the operations and maintenance of its natural gas fueling stations and has three local full-time technicians that are on-call 24 hours a day. Clean Energy technicians visit the company's stations daily to ensure that they are clean and in good working order.

C. Clean Energy agrees to the conditions of the project required for the proposed conditional use in the district in which it would be located.

If you have any questions, please direct them to:

Rafael Flores
Project Manager
562-546-0315
Cell 562-708-6441

Jim Sorensen
Project Manager
562-546-0329
Cell 562-533-8133

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LEGAL DESCRIPTION
FOR
NORTH COUTNY TRANSIT
PUBLIC ACCESS

The portion of the Southwest quarter of the Southeast quarter of Section 13 and the Northwest quarter of the Northeast quarter of Section 24, Township 11, South, Range 5 West, San Bernardino Meridian, located in the City of Oceanside, County of San Diego, State of California.

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
CLEAN ENERGY (C-9-06, V-20-06)

PROJECT LOCATION - SPECIFIC:
305 Via Del Monte
APN 145-030-26

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
To obtain a Conditional Use Permit to add a compressed natural gas (CNG) fueling dispenser on the property of North County Transit District's maintenance yard, which will be integrated into an existing CNG fueling system. The Variance is to allow for a reduction of the required front yard setback landscaping requirement (50% minimum).

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Clean Energy
3020 Old Ranch Parkway, Suite 200
Seal Beach, CA 90740
(562) 493-2804

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)
(Public Resources Code Section 21000 et. al.):

_X_NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

___STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

___CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 153xx

REASONS WHY PROJECT IS EXEMPT:

The project proposes a use permit for a compressed natural gas fueling dispenser, which will tie into an existing fueling system; it proposes no significant impact on the environment.

Contact Person: Sally Schifman, Planner II

Sally Schifman January 22, 2007
SIGNATURE DATE
For: Jerry Hittleman, City Planner