AGENDA NO 8

PLANNING COMMISSION *STAFF REPORT*

DATE: January 8, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-38-06) FOR THE HANDLING, STORAGE AND USE OF HAZARDOUS MATERIALS AT A FACILITY LOCATED AT 4049 AVENIDA DE LA PLATA. – GENENTECH NICO FACILITY – APPLICANT: GENENTECH, INC.**

RECOMMENDATION

Staff recommends that the Planning Commission approve Conditional Use Permit (C-38-06) and adopt Planning Commission Resolution No. 2007-P05 as attached.

BACKGROUND AND PROJECT DESCRIPTION

Background: The applicant (Genentech Inc.) requests consideration and approval of a conditional use permit which would permit the handling, storage and use of hazardous materials at a facility located at 4049 Avenida de la Plata, known as the NICO facility. The hazardous materials which are the subject of this application are listed in the Hazardous Materials Summary sheets dated July 19, 2006 (Attachment 3).

Genentech Inc. is a biotechnology company which utilizes human genetic information to produce therapeutic products to treat unmet medical needs. Genentech Inc. purchased the NICO facility from Biogen Idec in February 2006. The NICO facility was originally designed and constructed for clinical manufacturing of cell-culture derived monoclonal antibody products. Genentech will utilize the facility for basically the same purposes and comparable cell culture and product recovery technology. Products manufactured in this plant are expected to be administered to patients suffering from life threatening illnesses in critical trial settings. In order to create these products, Genentech Inc. will need to handle, store and use hazardous materials at the NICO facility.

The site is located within the Rancho Del Oro Industrial Master Plan Area and is zoned Rancho Del Oro Planned Unit Development (PD-1). The existing building is situated within a 2.54-acre site that was part of an eight-lot subdivision, originally approved in

1982. In 1999, a development plan was approved which permitted construction of the subject industrial building.

Project Description: The NICO building is currently vacant. Genentech Inc. proposes to use the building as a facility for the cloning and production of cancer fighting cells and antibodies which in turn will be used in the manufacturing of medical supplements for patients. Hazardous materials will generally be used to facilitate operation of plant utilities necessary for the proper heating and cooling of the interior environment, wastewater neutralization and cleaning of process equipment. Dilute acids and bases will be used to clean process equipment between each production run. In addition, the wastewater treatment plant will use acids and bases to perform neutralization of wastewater discharges in order to comply with the City's wastewater ordinance.

All hazardous materials will be handled in accordance with the California Health and Safety Code and other applicable regulations, including those of the San Diego County Health Department, California Department of Toxic Substance Control and Cal-OSHA. Hazardous materials used at the NICO facility will be received and stored on-site in the manufacturers' containers. Volumes of these materials will range in size from small containers of less than a quart to 55-gallon drums. The chemicals will be housed in appropriate chemical cabinets until they are used within the warehouse and in the building. Wastewater storage tanks will be located in the southwest corner of the property and will be screened and secured from exterior elements. A catch basin area that will be able to house at least 110 percent of the liquids contained within the wastewater storage tank, in case of emergency, is also proposed as part of the project.

Conditional Use Permit: Pursuant to Section 3026 of the Oceanside Zoning Ordinance hazardous material storage, handling and use is subject to review and approval of a Conditional Use Permit.

ANALYSIS

KEY PLANNING ISSUES

1. Is the proposal consistent with applicable land use policies of the General Plan and applicable zoning criteria?

2. Does the project comply with development criteria/regulations established in Section 3026 of the Zoning Ordinance?

DISCUSSION

Staff's review of the project proposal has focused on its land use compatibility within the surrounding area and project compliance with applicable development regulations.
The General Plan designation for the NICO site is Light Industrial. The facility is located within an industrial park. No residential uses or other sensitive receptors are located in

the immediate area. The handling use and storage of hazardous materials is permitted within the subject zoning district and land use designation subject to review and approval of a conditional use permit. Safety measures, including but not limited to storing, handling and using of hazardous materials are proposed to ensure that the presence and use of hazardous materials on-site will not be detrimental to the public health, safety and welfare of residents or to the properties/improvements in the vicinity.

The proposed design, location and use will not adversely impact uses within the immediate area. The proposed hazardous storage tanks have been designed to meet all state, county and local codes including the Zoning Ordinance development criteria for hazardous materials. The hazardous material storage tanks include emergency spill areas in compliance with the San Diego Regional Water Quality Control Board 2001-01. The project has been conditioned to provide a Hazardous Materials Release Response Plan in accordance with Chapter 6.95 of the California Health and Safety Code. Therefore staff finds that the project, as designed and conditioned, is consistent with applicable land use regulations and zoning criteria and the Rancho Del Oro Industrial master plan uses.

ENVIRONMENTAL DETERMINATION

The project is exempt from review under the California Environmental Quality Act (CEQA).

SUMMARY

The proposed use, handling and storage of hazardous materials, as conditioned, will be in compliance with development regulations, the Zoning Ordinance and applicable land use policies of the General Plan. The use will be consistent and compatible with industrial uses within the surrounding industrial park. Therefore, staff recommends that the Planning Commission approve the subject conditional use permit. The Planning Commission's action should be:

-- Move to approve Conditional Use Permit (C-38-06) and adopt Planning Commission Resolution No. 2007-P05 as attached.

PREPARED BY:

Scott Nightingale by AV
Scott Nightingale
Planner II

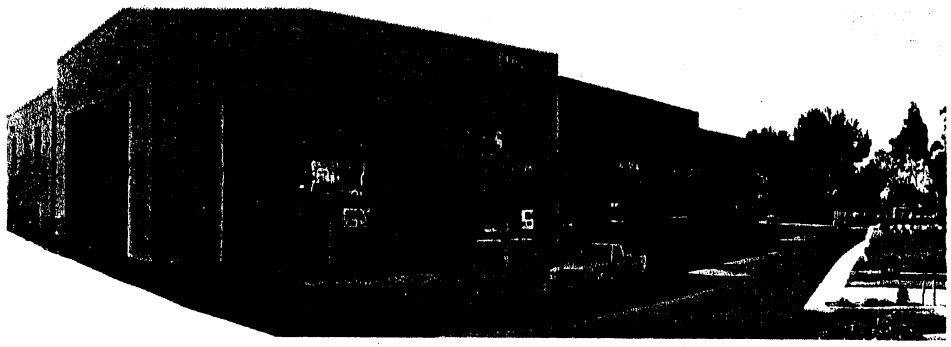
SUBMITTED BY:

Jerry Hittleman
City Planner

REVIEWED BY: AV
Amy Volzke, Principal Planner
JH/SN/fil

Attachments:

1. Site Plans & Floor Plans
2. Planning Commission Resolution No. 2007-P05
3. Hazardous Materials Summary sheets dated July 19, 2006



Genentech
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NICO FACILITY
HAZMAT CONDITIONAL USE PERMIT

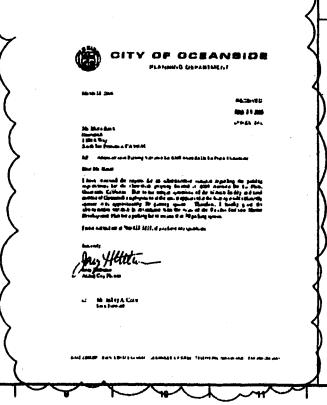
ARCHITECT : McGRAW/BALDWIN ARCHITECTS
GENERAL CONTRACTOR: DPR CONSTRUCTION INC.
STRUCTURAL ENGINEERING : HOPE ENGINEERING
MECHANICAL ENGINEERING : CRB CONSULTING ENGINEERS
ELECTRICAL ENGINEERING : CRB CONSULTING ENGINEERS
PROCESS ENGINEERING : CRB CONSULTING ENGINEERS

PACKAGE NO.	PACKAGE NAME	ISSUE DATE
1	HAZMAT CONDITIONAL USE PERMIT	04/07/06
2	HAZMAT CONDITIONAL USE PERMIT RESUBMITTAL	10/10/06

RECEIVED
OCT 12 2006
Planning Department

GENERAL NOTE

1. DRAWINGS SHOWN ARE EXISTING CONDITIONS. SEE PLAN PERMIT NO. 163276 SUBMITTAL FOR INTERIOR TENANT IMPROVEMENTS.
2. SEE PERIMETER SITE / FENCE TI WITH PERMIT NUMBER 164662 SUBMITTAL FOR EXTERIOR TENANT SITE IMPROVEMENTS INCLUDING ACCESSIBLE PARKING ADDITION
3. SEE ADMINISTRATIVE PARKING VARIANCE 163268 (GRANT FOR PARKING LOT OF NO LESS THAN 70 PARKING SPACES)
4. THE PROPOSED HAZARDOUS MATERIALS STORAGE OF THIS FACILITY WILL COMPLY WITH THE OCEANSIDE ZONING ORDINANCE REGULATIONS SECTIONS 3020 AND 3030.


CITY OF OCEANSIDE
PLANNING DEPARTMENT

PROJECT DATA

OWNER:
GENENTECH, INC.
ONE ANTHONY WAY,
OCEANSIDE, CA 92054
(760) 331-3400
(949) 468-6928 FAX

PROJECT ADDRESS:
GENENTECH NICO BLDG 030
4000 AVENIDA DE LA PLATA,
OCEANSIDE, CA 92056

ARCHITECT:
FERGUSON PAPE BALDWIN ARCHITECTS
701 B ST SUITE 2020
SAN DIEGO, CA 92101
(619) 231-0551
(619) 231-4359 FAX

GENERAL CONTRACTOR:
DPR CONSTRUCTION INC.
5980 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92037
(858) 597-7000
(858) 597-7001 FAX

STRUCTURAL ENGINEER:
HOPE ENGINEERING
1201 FRANKLIN STREET, SUITE 300
SAN DIEGO, CA 92101
(619) 235-4972
(619) 235-4975 (FAX)

MECHANICAL / ELECTRICAL / PROCESS ENGINEER
CRB CONSULTING ENGINEERS, INC.
2701 LOKER AVENUE, STE 140
CARLSBAD, CA 92008
(760) 438-3114
(760) 438-3111 FAX

DRAWING INDEX

FOR REFERENCE ONLY
(NO CHANGE)

400-A0-001	TITLE SHEET, PROJECT DATA, EXISTING BUILDING DATA

CIVIL
(EXISTING CIVIL RECORD DRAWINGS - FEB. 2002)

400-C1-001	PAVING & DRAINAGE GENERAL NOTES, DWG LIST & ABBREVIATIONS
400-C2-001	CIVIL SITE UTILITIES
400-C3-001	CIVIL PAVING AND DRAINAGE PLAN
400-C4-001	CIVIL PAVING AND DRAINAGE DETAILS & SECTIONS

LANDSCAPE
(EXISTING LANDSCAPE RECORD DRAWINGS - JUL. 1998)

L-1	LANDSCAPE TITLE SHEET, GENERAL NOTES
L-3	IRRIGATION PLAN
L-3	PLANTING PLAN
L-4	DETAILS
L-5	IRRIGATION SPECIFICATIONS
L-6	PLANTING SPECIFICATIONS

ARCHITECTURAL
ALL DRAWINGS SHOWN ARE EXISTING CONDITIONS

400-A1-001	EXISTING SITE PLAN
400-A3-001	EXISTING FIRST FLOOR PLAN
400-A3-002	EXISTING SECOND FLOOR PLAN
400-A3-003	EXISTING EXTERIOR HAZMAT STORAGE AND EXTERIOR GENERATOR & COOLING TOWER ENCLOSURE PLANS
400-A4-001	EXISTING NORTH & SOUTH ELEVATIONS
400-A4-002	EXISTING EAST & WEST ELEVATIONS
400-A4-003	EXISTING HAZMAT STORAGE & COOLING TOWER/ GENERATOR ELEVATIONS
400-A12-001	EXISTING EXTERIOR BUILDING PHOTOS

SCOPE OF WORK

APPLICATION FOR HAZARDOUS MATERIALS CONDITIONAL USE PERMIT

APPLICATION FOR USE ALLOWANCE OF HAZARDOUS MATERIALS OVER THE ZONING EXEMPT AMOUNT.

BUILDING DATA

ASSESSOR'S PARCEL NUMBER:
165-020-27

BUILDING CONSTRUCTION TYPE:
TYPE V-N, FULLY SPRINKLERED, INDUSTRIAL WITH MEZZANINE

ZONE & GENERAL PLAN:
PD-I
RESEARCH AND LIGHT INDUSTRIAL

LEGAL DESCRIPTION:
LOT P, RANCHO DEL ORO TECHNOLOGY PARK, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 13314, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO

APPLICABLE CODES:
ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS, AS ADOPTED BY THE GOVERNING AUTHORITIES:
TITLE 24, PART 2, CCR, 2001 California Building Code (1997 UBC WITH CA AMENDMENTS)
TITLE 24, PART 2, CCR, 2001 California Structural Code (2000 IBC WITH CA AMENDMENTS)
TITLE 24, PART 4, CCR, 2001 California Mechanical Code (2000 UMC WITH CA AMENDMENTS)
TITLE 24, PART 5, CCR, 2001 California Plumbing Code (2000 UPC WITH CA AMENDMENTS)
TITLE 24, PART 9, CCR, 2001 California Fire Code (2000 UFC WITH CA AMENDMENTS)
TITLE 19, CCR, PUBLIC SAFETY DIV 1, STATE FIRE MARSHAL REGULATIONS
NFPA 101, LIFE SAFETY CODE, 2000 EDITION
NFPA 13 STANDARD FOR INSTALLATION OF FIRE SPRINKLER SYSTEM
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) NO. 69,72, AND 80 (WITH CALIFORNIA AMENDMENTS).

EXISTING BUILDING DATA (NO CHANGE)

GROSS LOT:
3.62 ACRES / 158,711 SF

BUILDING SQUARE FOOTAGE:

FIRST FLOOR	32,681 S.F.
SECOND FLOOR MEZZANINE	13,320 S.F.
EQUIPMENT MAINTENANCE	12,192 S.F.
TOTAL	57,897 S.F.
EXTERIOR UTILITY BLDG	3,284 S.F.
GROSS AREA:	61,175 S.F.

OCCUPANCY:

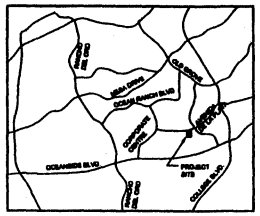
F1	FACTORY
S-1	WAREHOUSE
B	OFFICE AREA

EXISTING BUILDING USE:
BIO-PHARMACEUTICAL MANUFACTURING FACILITY

PROPOSED BUILDING USE:
BIO-PHARMACEUTICAL MANUFACTURING FACILITY

EXISTING PARKING CONDITION:
EXISTING ON SITE PARKING: 76 SPACES
BREAKDOWN OF EXISTING SPACES:
51 STANDARD 9' X 20' SPACES
20 COMPACT 9' X 16' SPACES
2 HANDICAP 9' X 20' SPACES (1 VAN)
76 EXISTING SPACES

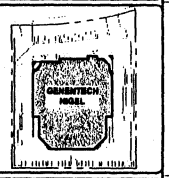
VICINITY MAP



Application for: HAZMAT CONDITIONAL USE PERMIT

REV.	DATE	REVISION DESCRIPTION	CK	APP
A	10-10-06	REVISION CONDITIONAL USE PERMIT SUBMITTAL		
1	4-07-06	HAZMAT CUP SUBMITTAL		

400-A0-001 | A | TITLE SHEET | ARCHITECTURAL | HAZMAT CUP SUBMITTAL | TITLE SHEET



APPROVED BY	GENENTECH SIGNATURES	DATE
MANUFACTURING		
MAINTENANCE		
PROCESS ENGIN.		
MEP ENGIN.		
IAQ ENGIN.		

DRAWN BY | CHECKED BY JTF
SCALE N.T.S.
CAD FILE NAME

FPBA FERGUSON PAPE BALDWIN ARCHITECTS
DRAWING NUMBER SP400-A1-001 FPBA JOB NUMBER 03005

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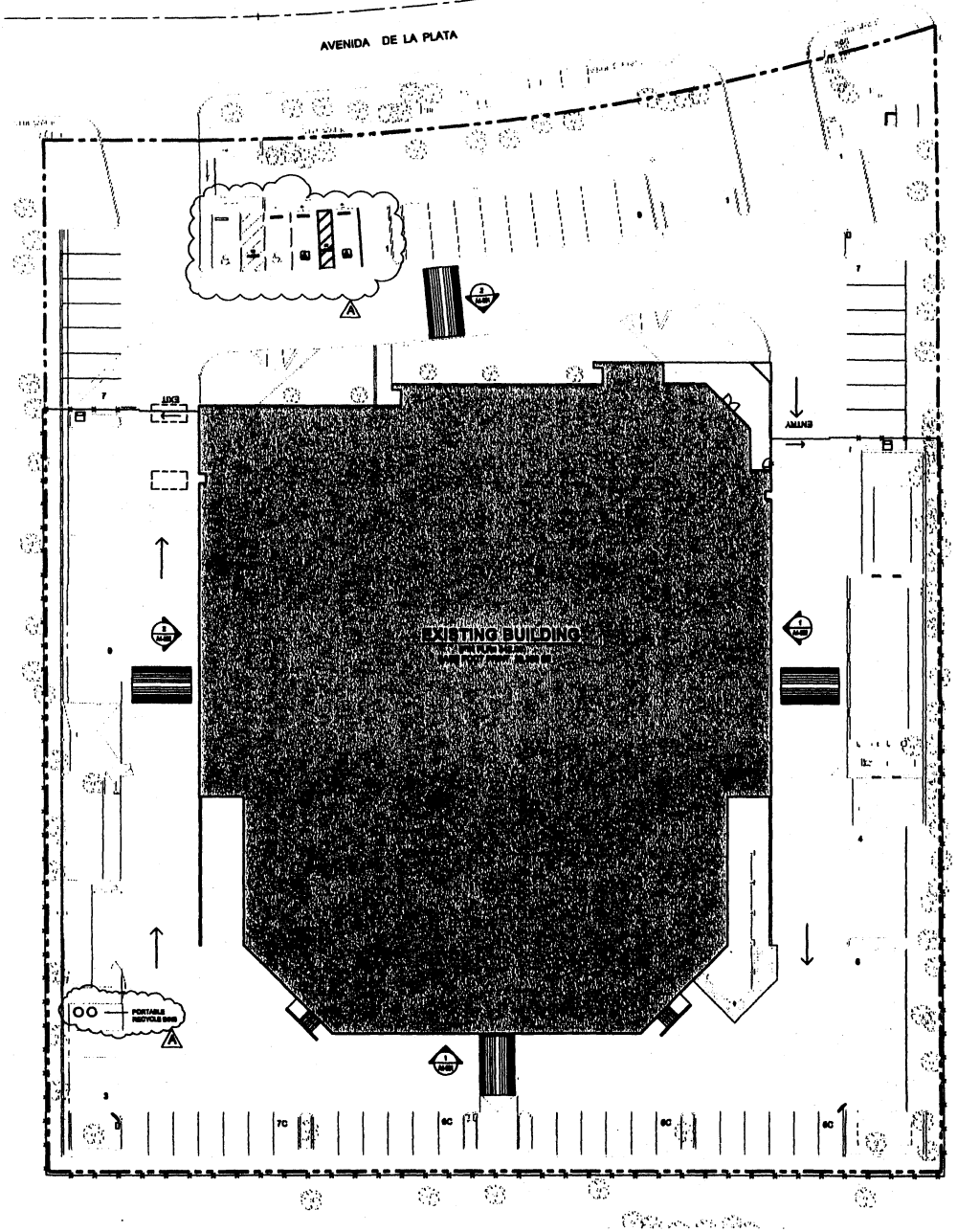
DRAWING TITLE
TITLE SHEET

400-A0-001 | A
DRAWING NUMBER | REV.



1/A EXISTING SITE PLAN
SCALE: 1"=0"
0 16 64 FT

PROJECT DATA: (EXISTING)

GROSS LOT:
2.62 ACRES / 109,771 SF

BUILDING SQUARE FOOTAGE:

FIRST FLOOR	32,816 S.F.
SECOND FLOOR MEZZANINE	12,250 S.F.
EQUIPMENT MAINTENANCE	12,250 S.F.
TOTAL	57,357 S.F.
EXTERIOR UTILITY BLDG	3,818 S.F.
GROSS AREA:	61,175 S.F.

OCCUPANCY:

F1	FACTORY
S-1	WAREHOUSE
B	OFFICE AREA

EXISTING BUILDING USE:
BIO-PHARMACEUTICAL MANUFACTURING FACILITY

PROPOSED BUILDING USE:
BIO-PHARMACEUTICAL MANUFACTURING FACILITY

PARKING INFORMATION

EXISTING ON SITE PARKING: 76 SPACES

BREAKDOWN OF EXISTING SPACES:

51 STANDARD 9' X 20' SPACES
20 COMPACT 8' X 16' SPACES
2 HANDICAP 9' X 20' SPACES (1 VAN)
76 EXISTING SPACES

PROPOSED PARKING: (PER TI PERMIT NO 104862)

48 STANDARD 9' X 20' SPACES (E)
26 COMPACT 8' X 16' SPACES (E)
2 HANDICAP 9' X 20' SPACES (1 VAN) - (E)
2 NEW HANDICAP 9' X 20' SPACES

TOTAL : 77 PARKING SPACES

TOTAL ALLOWED PER ADMINISTRATIVE PARKING VARIANCE 3-94-09 NO LESS THAN 76 SPACES
(SEE COPY OF VARIANCE LETTER ON SHT A0-0T1)

SEE MCO BUILDING AND PERMITTER SITE (FENCE TI PERMIT NO 104862) FOR PROPOSED 2 NEW HANDICAP SPACES AND OTHER SITE TENANT IMPROVEMENTS.

EXISTING CONDITION (NO CHANGE)
Application for: HAZMAT CONDITIONAL USE PERMIT

REV.	DATE	REVISION DESCRIPTION
A	6-8-95	HAZMAT CONDITIONAL USE PERMIT SUBMITTAL

400-A1-001 | A | SITE PLAN | ARCHITECTURAL | HAZMAT CUP SUBMITTAL | EXISTING SITE PLAN

GENENTECH INSEL

LICENSED ARCHITECT JOHN C. TINGLEY STATE OF CALIFORNIA

APPROVED BY	GENENTECH SIGNATURES	DATE
MANUFACTURING		
MAINTENANCE		
PROCESS ENGR.		
MEP ENGR.		
MC ENGR.		

DRAWN BY | CHECKED BY JTP
SCALE 1/16" : 1'-0"
IF THIS SHEET MEASURES LESS THAN 24"x36", IT HAS BEEN REDUCED AND THE SCALE SHOWN IS ADJUSTED ACCORDINGLY
CAD FILE NAME

FERGUSON PAPE BALDWIN ARCHITECTS
DRAWING NUMBER: SP400-A1-001 | FPBA JOB NUMBER: 6000

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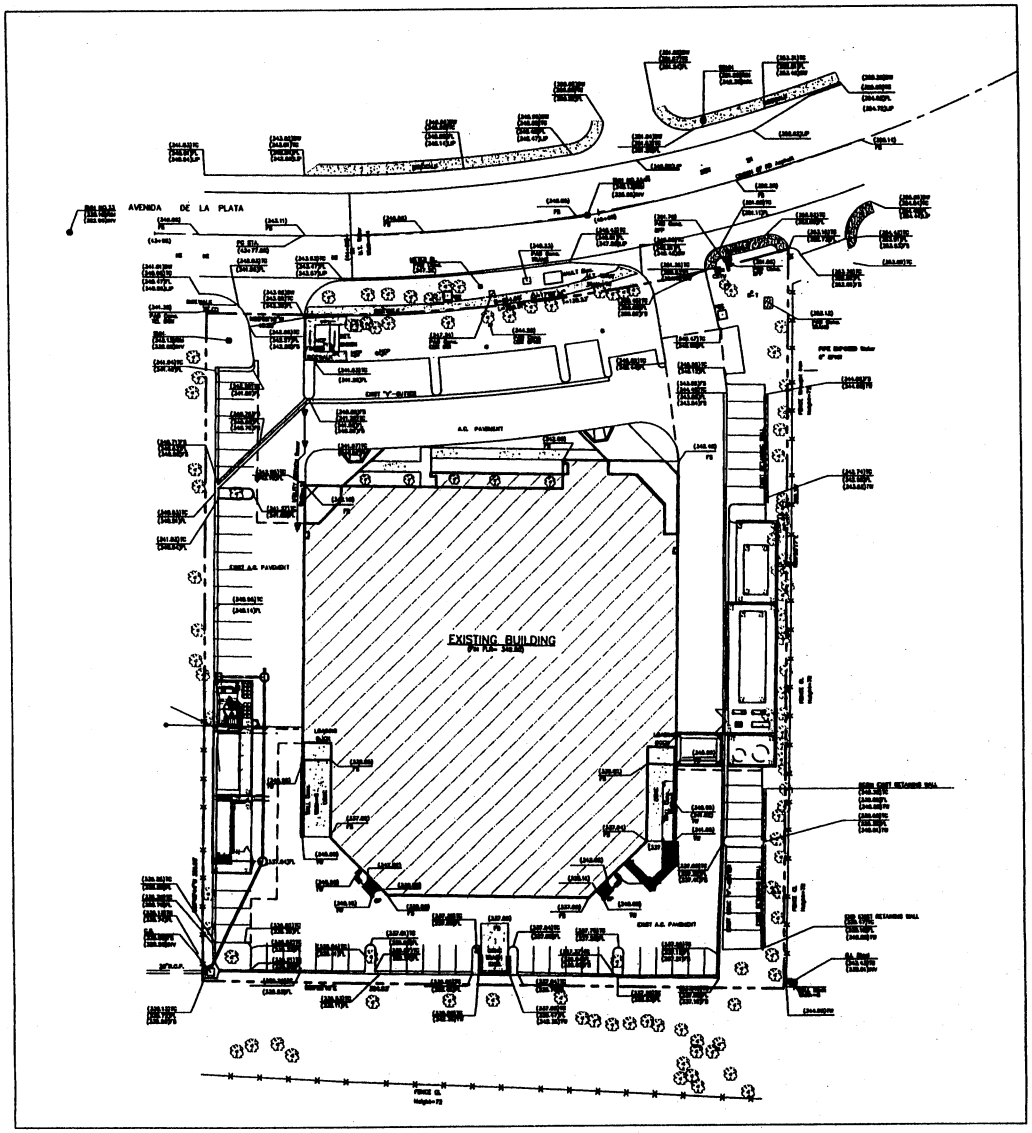
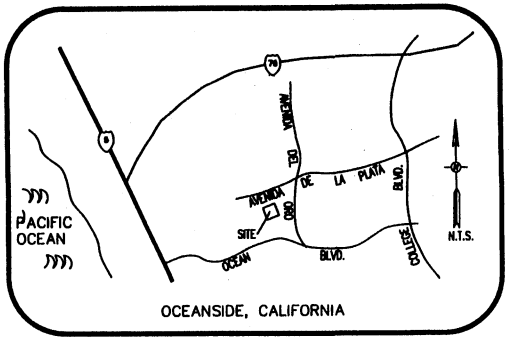
DRAWING TITLE
EXISTING SITE PLAN

400-A1-001 | A
DRAWING NUMBER | REV

TOPOGRAPHIC MAPPING
I.D.E.C. FIELD VERIFICATION
FLUOR DANIEL





LEGEND

BW	BACK OF WALK
EP	EDGE OF PAVEMENT
FL	FLOWLINE
FS	FINISHED SURFACE
LIP	LIP OF GUTTER
	MANHOLE
	RISER TELEPHONE
SMH	SEWER MANHOLE
	STREET LIGHT
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
U.T.	UTILITY TRENCH
	WATER METER
	WATER VALVE

SURVEYOR'S NOTE:

BOUNDARY INFORMATION AND CENTERLINE STATIONING ARE BASED ON RECORD MAPS AND GRADING PLAN NO. 1872, PREPARED BY EXCEL ENGINEERING AND ON FILE WITH THE CITY OF OCEANSIDE ENGINEERING DEPARTMENT.

HORIZONTAL DATUM:

HORIZONTAL POSITIONS ARE BASED ON CONTINUOUSLY OPERATING GPS REFERENCE STATIONS (CORS) PMOB, SBCC AND SIO3 USING NGS 1995.5 EPOCH PUBLISHED VALUES IN THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED IN CALIFORNIA STATE PLANE COORDINATES, ZONE 5, U.S. SURVEY FEET.

VERTICAL DATUM:

VERTICAL POSITION IS BASED ON THE 1929 DATUM CITY FURNISHED BENCH MARK "COS BM D-58" PER CITY OF OCEANSIDE ENGINEERING DEPARTMENT BENCHMARK BOOK HAVING A 1983 ADJUSTED ELEVATION OF 342.916 FEET. SAID BENCHMARK BEING A BRASS DISK LOCATED 0.9+/- MILES FROM OCEANSIDE BLVD. ALONG FUTURE VIA RANCHO AND AVENIDA DE LA PLATA TO INTERSECTION OF FUTURE AVENIDA DEL ORO & AVENIDA DE LA PLATA, THEN NORTHERLY 800'+/- ALONG FUTURE AVENIDA DEL ORO TO FUTURE "J" STREET.

PURPOSE OF SURVEY:

TOPOGRAPHIC MAPPING OF EXISTING IDEC PHARMACEUTICALS SITE.

CONTRACTED BY:

MR. BRUCE EISENBISE
FLUOR DANIEL, INC.
ONE FLUOR DANIEL DRIVE
ALISO VIEJO, CA. 92698
(949) 349-3747

SURVEYOR'S STATEMENT:

I, DAVID E. WOOLLEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA, STATE THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION IN JANUARY, 2002 IT IS TRUE AND COMPLETE AS SHOWN.

DAVID E. WOOLLEY, P.L.S. 7304

PROFESSIONAL LAND SURVEYOR
DAVID E. WOOLLEY
P.L.S. 7304
EXP. 12-31-04
STATE OF CALIFORNIA

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

EXISTING RECORD DRAWING

JOHNSON-FRANK & ASSOC., INC.
LAND SURVEYING - MAPPING
5150 E. HUNTER AVENUE
ANAHEIM, CALIFORNIA 92807-2049
(714) 777-8877 FAX (714) 777-1641

DATE JAN 16, 2002 SHEET 1 OF 1

PLANNING COMMISSION
RESOLUTION NO. 2007-P05

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

APPLICATION NO: C-38-06
APPLICANT: Genentech, Inc.
LOCATION: 4049 Avenida De La Plata

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 under the provisions of Articles 13, 41 and 30 of the Zoning Ordinance of the City of Oceanside to permit the following:

store, handle and use hazardous materials;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 8th 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 has been found to be categorically exempt per Article 19 from environmental review;

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 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 biotechnology facility is located within the Rancho Del Oro Industrial Master Plan area (PD-1) zone and is in accord with the objectives of the Rancho Del Oro Master Plan, Zoning Ordinance and with the purposes of the district in which the site is located.
2. The proposed use will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.
3. The proposed utilization of hazardous materials for the production of antibody cells to produce cancer fighting remedies and the reclamation of waste water is conditioned and is required to comply with all provisions of the Zoning Ordinance. The proposed use is subject to specific operational conditions that will cause the use to operate in compatibility with the surrounding land uses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approved Conditional Use Permit (C-38-06) 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/project 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 California Building Code (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. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.

6. 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.

7. Verification of County Health Dept review/approval for the Hazardous waste system must be submitted to the Building Division prior to work beginning.

8. Tenant improvements or other construction to the existing building requires permits (including all required Inspections and approvals, and Issuance of Certificate of Occupancy) from the Building Division.

Fire:

9. All Fire Department requirements for storage and use of the Hazardous Materials shall be met. In addition, the TMAC must be stored and handled as per an approved TMAC Technical Report. A supplemental letter (February 14, 2006) written by the Fire Department Plans Examiner regarding the technical report must also be complied with.

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

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

12. Submit details of emergency training and security procedures and appropriate mitigating actions necessary in the event of fire, leaks or spills.

Water Utilities:

13. All terms and conditions of the Oceanside City Code, Chapter 29, Article VI, Sections 29.45-29.51, et seq., and also any applicable provisions of Federal or State law or regulations are relevant. Genentech NICO Facility is classified by Standard Industrial Classification (SIC) No. 2836 by the U.S. Department of Labor Occupational Safety and Health Administration. Genentech NICO Facility is controlled by Federal Discharge Limitations under 40CFR439.17.

14. The general (NPDES) National Pollutants Discharge Elimination Systems Industrial permit from the 9CRWQCB) California Regional Water Quality Control Board shall be required before occupancy.

15. The (DEH) Department of Environmental Health Hazardous materials permit shall be required at time of submitta.

Planning:

16. This Conditional Use Permit shall expire on January 8, 2009 unless implemented as required by the Zoning Ordinance.

17. This Conditional Use Permit approves only the storage, handling and use of hazardous materials as described in the project description and justification and as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from the project description and justification, approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

18. 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 where no final map is required. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

19. The subject property is required to remove all graffiti on the property within 24-hours of occurrence.

20. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the Conditional Use Permit to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

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

22. 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 Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

23. The hours-of-operation are not limited, but shall be reviewed and may be limited by the Planning Commission when valid issues or complaints pertaining to the hours-of-operation arise.

24. Prepare hazardous materials release response plan in accordance to Chapter 6.95 of the California Health and Safety Code.

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25. The owner shall obtain a new pre-treatment permit for their manufacturing process.

PASSED AND ADOPTED Resolution No. 2007-P05 on January 8, 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-P05.

Dated: January 8, 2007

Hazardous Materials Summary
NICO, Manufacturing Building
4049 Avenida de la Plata Oceanside, CA 92056

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Planning Department

7/19/2006

Manufacturing

CFC-01 Hazard Class		Storage			Use - Closed			Use - Open			Storage Plus Use
		Quantity	Exempt	Reference	Quantity	Exempt	Reference	Quantity	Exempt	Reference	
CAR	S	40.000 lb	Not Regulated					0.250 lb	Not Regulated		40.250 lb
CL2	L	6.000 gal	240 gal	Table 7902.5-A, footnote 3				2.000 gal	60 gal	Table 7903.2-B, footnote 3	8.000 gal
[illegible]3B	L	5.000 gal	Not Limited	Table 7902.5-A, footnote 5				168.300 gal	Not Limited	Table 7903.2-B, footnote 7	173.300 gal
[illegible]R	L	114.000 gal	1000 gal	Table 8001.15-B, footnote 5				33.100 gal	200 gal	Table 8001.15-B, footnote 5	147.100 gal
COR	S							0.700 lb	2000 lb	Table 8001.15-B, footnote 5	0.700
FL1B	L	0.046 gal	120 gal	Table 7902.5-A, footnote 3				1.000 gal	30 gal	Table 7903.2-B, footnote 3	1.046 gal
FL1C	L	80.000 gal	180 gal	Table 7902.5-A, footnote 3				10.000 gal	40 gal	Table 7903.2-B, footnote 3	90.000 gal
IRR	L	218.346 gal	Not Limited	Table 8001.15-B				477.850 gal	500 gal	Table 8001.15-B	696.196 gal
IRR	S	65.000 lb	Not Limited	Table 8001.15-B				1218.930 lb	5000 lb	Table 8001.15-B	1,283.930 lb
NON	S							257.500 lb	Not Applicable	Not Applicable	257.500
NON	L	4281.000 gal	Not Applicable	Not Applicable				1031.250 gal	Not Applicable	Not Applicable	5,312.250 gal
NON	G							19000.000 cu ft	Not Applicable	Not Applicable	19,000.000
OGG	G	100.000 cu ft	3000 cu ft	Table 8001.15-A, footnote 6							100.000 cu ft
OHH	L	85.700 gal	Not Limited	Table 8001.15-B				200.100 gal	500 gal	Table 8001.15-B	285.800 gal
OHH	S	40.000 lb	Not Limited	Table 8001.15-B				0.680 lb	5000 lb	Table 8001.15-B	40.680 lb
OX1	L	55.000 gal	800 gal	Table 8001.15-A, footnote 6				5.000 gal	200 gal	Table 8001.15-A, footnote 6	60.000 gal
OX2	L	4.000 gal	50 gal	Table 8001.15-A, footnote 6				1.100 gal	10 gal	Table 8001.15-A, footnote 6	5.100 gal
SEN	L	5.000 gal	Not Limited	Table 8001.15-B				75.000 gal	500 gal	Table 8001.15-B	80.000 gal
SEN	S							0.100 lb	5000 lb	Table 8001.15-B	0.100
[illegible]X	L	0.600 gal	100 gal	Table 8001.15-B, footnote 5				5.100 gal	25 gal	Table 8001.15-B, footnote 5	5.700 gal
[illegible]X	S							0.350 lb	250 lb	Table 8001.15-B, footnote 5	0.350
WR1	L	5.000 gal	Not Limited	Table 8001.15-A, footnote 11				5.000 gal	Not Limited	Table 8001.15-A, footnote 11	10.000 gal

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Hazardous Materials Summary
NICO, Warehouse
4049 Avenida de la Plata Oceanside, CA 92056

7/19/2006

Warehouse

CFC-01 Hazard Class		Storage			Use - Closed			Use - Open			Storage Plus Use
		Quantity	Exempt	Reference	Quantity	Exempt	Reference	Quantity	Exempt	Reference	
CAR	S	40.250 lb	Not Regulated								40.250 lb
CL2	L	24.000 gal	240 gal	Table 7902.5-A, footnote 3				2.000 gal	60 gal	Table 7903.2-B, footnote 3	26.000 gal
[illegible]	L	165.125 gal	Not Limited	Table 7902.5-A, footnote 5							165.125 gal
COR	L	208.000 gal	1000 gal	Table 8001.15-B, footnote 5				1.000 gal	200 gal	Table 8001.15-B, footnote 5	209.000 gal
COR	S	1.600 lb	10000 lb	Table 8001.15-B, footnote 5							1.600 lb
FL1B	L	6.000 gal	120 gal	Table 7902.5-A, footnote 3				1.000 gal	30 gal	Table 7903.2-B, footnote 3	7.000 gal
FL1C	L	80.000 gal	180 gal	Table 7902.5-A, footnote 3							80.000 gal
IRR	L	0.200 gal	1000 gal	Table 307.8(2), footnote d				114.000 gal	500 gal	Table 8001.15-B	114.200 gal
IRR	L	0.200 gal	1000 gal	Table 307.8(2), footnote d				114.000 gal	500 gal	Table 8001.15-B	114.200 gal
IRR	S	5236.430 lb	Not Limited	Table 8001.15-B				1.000 lb	5000 lb	Table 8001.15-B	5,237.430 lb
NON	S	2190.500 lb	Not Applicable	Not Applicable							2,190.500 lb
NON	L	6063.000 gal	Not Applicable	Not Applicable							6,063.000 gal
NON	G							500.000 cu ft	Not Applicable	Not Applicable	500.000
OGG	G	100.000 cu ft	3000 cu ft	Table 8001.15-A, footnote 6							100.000 cu ft
OHH	L	296.700 gal	Not Limited	Table 8001.15-B				5.000 gal	500 gal	Table 8001.15-B	301.700 gal
OHH	S	40.680 lb	Not Limited	Table 8001.15-B							40.680 lb
OX1	L	55.000 gal	800 gal	Table 8001.15-A, footnote 6							55.000 gal
OX2	L	18.000 gal	50 gal	Table 8001.15-A, footnote 6							18.000 gal
SEN	L	75.000 gal	Not Limited	Table 8001.15-B							75.000 gal
[illegible]	S	0.100 lb	Not Limited	Table 8001.15-B							0.100 lb
TOX	L	36.600 gal	100 gal	Table 8001.15-B, footnote 5							36.600 gal
TOX	S	0.350 lb	1000 lb	Table 8001.15-B, footnote 5							0.350 lb
WR1	L	50.000 gal	Not Limited	Table 8001.15-A, footnote 11							50.000 gal

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Hazardous Materials Summary
NICO, Raw Materials Storage Building
4049 Avenida de la Plata Oceanside, CA 92056

7/18/2006

Raw Materials Storage Building

CFC-01 Hazard Class		Storage			Use - Closed			Use - Open			Storage Plus Use
		Quantity	Exempt	Reference	Quantity	Exempt	Reference	Quantity	Exempt	Reference	
CL3B	L	600.000 gal	Not Limited	Table 7902.5-A, footnote 5							600.000 gal
COR	L	30.000 gal	1000 gal	Table 8001.15-B, footnote 5				10.000 gal	200 gal	Table 8001.15-B, footnote 5	40.000 gal
[illegible]B	L	30.000 gal	120 gal	Table 7902.5-A, footnote 3							30.000 gal
IRR	L	630.000 gal	Not Limited	Table 8001.15-B							630.000 gal
NON	L	100.000 gal	Not Applicable	Not Applicable							100.000 gal
NON	G							10000.000 cu ft	Not Applicable	Not Applicable	10,000.000
OGG	G	100.000 cu ft	3000 cu ft	Table 8001.15-A, footnote 6							100.000 cu ft
OHH	L	300.000 gal	Not Limited	Table 8001.15-B							300.000 gal

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Hazardous Materials Summary
NICO, Waste Materials Storage Building
4049 Avenida de la Plata Oceanside, CA 92056

7/18/2006

Waste Materials Storage Building

CFC-01		Storage			Use - Closed			Use - Open			Storage Plus Use
Hazard Class		Quantity	Exempt	Reference	Quantity	Exempt	Reference	Quantity	Exempt	Reference	
CAR	S	40.000 lb	Not Regulated								40.000 lb
COR	L	50.000 gal	1000 gal	Table 8001.15-B, footnote 5							50.000 gal
[illegible]B	L	55.000 gal	120 gal	Table 7902.5-A, footnote 3							55.000 gal
IRR	S	40.000 lb	Not Limited	Table 8001.15-B							40.000 lb
IRR	L	55.000 gal	Not Limited	Table 8001.15-B							55.000 gal
NON	G	500.000 cu ft	Not Applicable	Not Applicable							500.000 cu ft
OGG	G	100.000 cu ft	3000 cu ft	Table 8001.15-A, footnote 6							100.000 cu ft
OHH	S	40.000 lb	Not Limited	Table 8001.15-B							40.000 lb
TOX	L	50.000 gal	100 gal	Table 8001.15-B, footnote 5							50.000 gal
WR1	L	50.000 gal	Not Limited	Table 8001.15-A, footnote 11							50.000 gal

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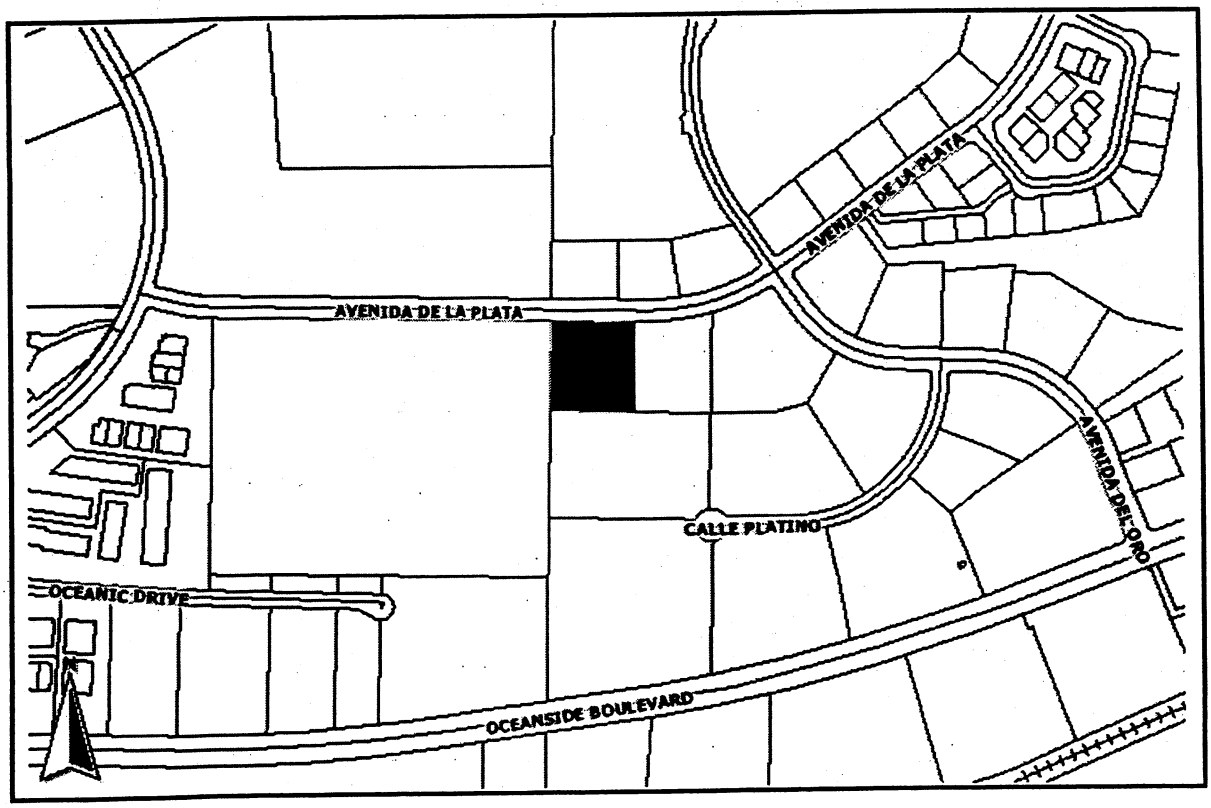

File Number: **C-38-06**

Applicant: **Genentech, Inc.**

Description:

CONDITIONAL USE PERMIT (C-38-06) for the handling, storage, and use of hazardous materials at a facility located at 4049 Avenida de la Plata. The project site is zoned PD-1 (Planned Development) and is situated within the Ivey Ranch/Rancho Del Oro Neighborhood. **GENENTECH NICO FACILITY**

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

Application For Planning Commission Hearing

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

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Please Print or Type All Information

STAFF USE ONLY		
ACCEPTED	8/15/06	BY SN.
HEARING		
	GPA	
	MASTER/SP.PLAN	
	ZONE CH.	
	TENT. MAP	
	PAR. MAP	
	DEV. PL.	
	C.U.P.	C-38-06
	VARIANCE	
	COASTAL	
	O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT GENENTECH, INC.	2. STATUS Owner
3. ADDRESS One Antibody Way, Oceanside, CA 92056	4. PHONE/FAX 760-231-2400
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Ferguson Pape Baldwin Architects , James T. Ferguson	
6. ADDRESS 701 B Street, Ste 200, San Diego, CA 92101	7. PHONE/FAX 619-231-0751

PART II – PROPERTY DESCRIPTION

8. LOCATION NICO Facility, 4049 Avenida de la Plata, Oceanside, CA 92056			9. SIZE 2.54 Acres /109,771 sf
10. GENERAL PLAN Light Industrial	11. ZONING PD-1	12. LAND USE Bio-Pharmaceutical Manufacturing Facility	13. ASSESSOR'S PARCEL NUMBER 162-503-27

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

Application for use allowance of Hazardous Materials over the zoning exempt amount.
(Hazardous Materials Conditional Use Permit) Rev-10/12/06

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
Same as Existing	Same as Existing	Same as Existing	N.A.	N.A.
20. BUILDING SIZE	**21. PARKING SPACES**	**22. % LANDSCAPE**	**23. % LOT COVERAGE**	
Approx. 70,000 SF	Approx. 70 spaces	Existing	Existing	

PART IV – ATTACHMENTS

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

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): James T. Ferguson	34. DATE 6-27-06		
Sign:		37. OWNER (Print) DAVID BROAD	38. DATE 08/11/06
I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign:	
35. APPLICANT (Print): James T. Ferguson	36. DATE	39. OWNER Print): DAVID BROAD	40. DATE 08/11/06
Sign:		Sign:	

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Project Description and Justification for Conditional Use Permit for Genentech's NICO Facility

Genentech requests a conditional use permit authorizing it to handle, store and use hazardous materials at a facility located at 4049 Avenida de la Plata in the City of Oceanside ("NICO facility") pursuant to Section 3026 of the Oceanside Municipal Code. The hazardous materials which are the subject of this application are listed on the Hazardous Materials Summary sheets (4 total) dated 7/19/06 submitted herewith.

Genentech is a biotechnology company which utilizes human genetic information to produce therapeutic products to treat unmet medical needs. Genentech purchased the NICO facility from Biogen Idec in February, 2006. The NICO facility was originally designed and constructed for clinical manufacturing of cell culture-derived monoclonal antibody products. Genentech will utilize the facility for basically the same purposes and utilize comparable cell culture and product recovery technology. Products manufactured in this plant are expected to be administered to patients suffering from life threatening illnesses in clinical trial settings. In order to create these products, Genentech will need to handle, use and store hazardous materials at the NICO facility.

Hazardous materials will generally be used to facilitate operation of plant utilities necessary for proper heating and cooling of the interior environment, wastewater neutralization and cleaning process equipment. Dilute acids and bases will be used to clean process equipment between each production run. In addition, the wastewater treatment plant will use acids and bases to perform neutralization of aqueous wastewater discharges in order to comply with the City of Oceanside's wastewater ordinance. The specific types and quantities of acids and bases Genentech expects to maintain onsite is set forth in the Hazardous Materials Summary sheets (4 total) dated 7/19/06 submitted herewith.

All hazardous materials will be handled in accordance with the California Health and Safety Code and other applicable regulations, including those of the San Diego County Health Department, California Department of Toxic Substance Control and Cal-OSHA. Hazardous materials used at the NICO Facility will be received and stored onsite in the manufacturer's containers. Volumes of these materials range in size from small containers of less than a quart to 55-gallon drums. Both within the warehouse and in the building, the chemicals will be housed in appropriate chemical cabinets until they are used. All transport of hazardous materials onsite will occur within secondary containment carts when possible.

To further ensure safe handling of hazardous materials, Genentech employs environmental, health, and safety professionals specially trained to oversee the safe handling of hazardous materials. Genentech has implemented a strong safety program that includes training personnel on proper use, handling and disposal of hazardous materials and how to respond to a chemical spill. Genentech also maintains contracts with companies to provide assistance with spill response and waste disposal. Finally, appropriate life safety equipment including safety showers, fire alarms, fire extinguishers, and spill supplies are also maintained onsite to contain any unanticipated release of hazardous materials.

The findings required for issuance of the requested conditional use permit pursuant to Section 4105 of the Zoning Ordinance, can be made as follows:

(1) The proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which it is located.

The NICO facility is located within an industrial business park and is therefore well suited for handling hazardous materials. No residential uses or other sensitive receptors are in the immediate vicinity of the NICO facility. Genentech and its handling of hazardous materials is separately regulated by San Diego County Health Department, California Department of Toxic Substance Control, and Cal-OSHA. Further, Genentech employees receive extensive training on the proper use, handling, storage, transport and disposal of hazardous materials, and on how to respond to chemical spills. Genentech also maintains contracts with qualified companies to provide assistance with spill response and waste disposal. Finally, appropriate safety equipment, including safety showers, fire alarms, fire extinguishers, and spill supplies are maintained onsite to contain any unanticipated release of hazardous materials. These precautions will ensure that Genentech's proposed use of hazardous materials is safe in accord with the ordinance and also compatible with surrounding land uses.

(2) **The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or 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 General Plan designation for the NICO facility is light industrial. The proposed handling of hazardous materials is permitted in this zone with a conditional use permit. The safety measures described above, including, but not limited to storing, handling and using hazardous materials in accordance with Genentech procedures, the applicable conditions of approval and the regulations of the San Diego County Health Department, California Department of Toxic Substance Control, and Cal-OSHA will ensure that the hazardous materials are not detrimental to the public health, safety or welfare and will not be detrimental to the properties/improvements in the vicinity or to the general welfare of the City.

(3) The proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

The applicable ordinance, Oceanside Zoning Code section 3026, states that a conditional use permit must be obtained before handling threshold amounts of hazardous materials The ordinance further states that the intent of the conditional use permit is to ensure that hazardous materials are handled in compliance with applicable California Health and Safety code requirements, including reporting requirements. The conditional use permit is not intended to impose additional restrictions on the management of hazardous wastes. Genentech is already required to handle hazardous materials in accordance with the California Health and Safety code and other applicable statutory and regulatory requirements. As such, by issuance of a conditional use permit, Genentech will be handling hazardous materials in accordance with Section 3026. The enforcement provisions of the City's zoning ordinance will also require Genentech to comply with any conditions of approval imposed upon this conditional use permit, including any

specific condition required to handle hazardous materials within the NICO facility's light industrial district..

In closing, Genentech seeks a conditional use permit to handle hazardous materials as allowed by the Oceanside Zoning Ordinance. The use of these materials will permit Genentech to develop products that will benefit patients with significant unmet medical needs. There is also significant benefit to the local Oceanside community. In every site where Genenetch operates throughout the United States and in Europe, the company has a well deserved reputation for being a great civic neighbor. Genentech believes in building and maintaining strong ties to organizations representing diversity in order to strengthen its company and the communities in which it operates. The requested conditional use permit for hazardous materials will enable Genetech to continue providing such benefits to the City of Oceanside and beyond.

LEGAL DESCRIPTION

PARCEL P, RANCHO DEL ORO TECHNOLOGY PARK, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP NO. 12314, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 15, 1982.

N00°50`17"E	388.39`
S88°58`16"E	304.63`
S00°49`44"W	350.00`
N88°58`16"W	49.89`

R=864.00` , L = 258.51`, Δ = 17°08`34", T = 130.23`

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PROPERTY ADDRESS

4049 Avenida de la Plata, Oceanside , CA 92056

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-38-06)

PROJECT LOCATION - SPECIFIC:
One Antibody Way
APN 162-503-27

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
To obtain a Conditional Use Permit for the storage of hazardous material for the discharge and filtering of waste water for the production of caner fighting cells.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
GENENTECH, INC.
One Antibody Way
Oceanside CA 92056
(760) 231-2400

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 proposed waste water reclamation facility is an exterior alteration to the existing manufacturing facility.

Contact Person: Scott Nightingale, Planner II

January 8, 2007
SIGNATURE DATE
For: Jerry Hittleman, City Planner