



DATE: October 23, 2006

TO: Chairman and Members of the Planning Commission

FROM: Planning Department

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-8-05) AND CONDITIONAL USE PERMIT (C-17-05) FOR THE DEVELOPMENT OF A CONCRETE MIX PLANT AND MATERIALS HANDLING OPERATION AND INSTALLATION OF A 12,000-GALLON ABOVE GROUND FUEL TANK AT 2847 INDUSTRY STREET – ROBERTSON'S OCEANSIDE CONCRETE MIX PLANT– APPLICANT: ROBERTSON'S**

RECOMMENDATION

Staff recommends that the Planning Commission approve Development Plan (D-8-05) and Conditional Use Permit (C-17-05) and adopt Planning Commission Resolution No. 2006-P61 as attached.

PROJECT DESCRIPTION AND BACKGROUND

Site Review and Background: The subject site is approximately 2.95 acres in size and is situated on the north side of Loma Alta Creek, along Industry Street, just east of Foussat Road. The property slopes from northeast to southwest toward Loma Alta Creek. The site is currently vacant but has been previously used for wood truss manufacturing and includes several paved areas. A portion of the site is covered with vegetation consistent with that found in the Loma Alta Creek area. Industrial land uses surround the property to the north, west and east.

The zoning designation for the site is Industrial General (IG). The proposed concrete mix plant is classified as an Industrial General use - a permitted use within the subject zoning district. The General Plan Land Use for the site is General Industrial (GI). The subject designation permits a full range of industrial manufacturing and processing uses.

Project Description: The proposed facility is a concrete mix plant that will produce ready-mix concrete. The plant consists of a 30-foot high material storage and recovery system structure/area, a 40-foot high concrete batch plant building with two 65-foot high cement

silos, and a 1,005-square foot, 14-foot high batch/sales office. A detention basin, fifteen 10-foot by 35-foot parking spaces and associated site and landscaping improvements are also included as part of the proposed development plan.

The process starts with raw materials (sand, rock and cement) which will be delivered and stored on-site in storage bins until ready to be mixed. From the storage bin areas conveyor belts will transfer materials to the concrete plant. Once mixed the concrete is immediately loaded into ready mix trucks and delivered to customers.

The proposed typical hours-of-operation are 5:00 a.m. to 6:00 p.m. Monday through Saturday. The production volume is anticipated to be approximately 120 concrete truck deliveries per day. The plant will be operated by two employees, a batch man and his assistant. Off-site employees will consist of approximately 15 drivers.

A 12,000-gallon above ground fuel tank is proposed adjacent to the storage bins. A conditional use permit for the subject fuel tank has been submitted for consideration pursuant to Zoning Ordinance Section 3026, Hazardous Materials Storage.

The project is subject to the following Ordinances and City policies:

1. Zoning Ordinance
2. General Plan Land Use Element
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. Is the proposed project consistent with the underlying land use designation and zoning development criteria?

DISCUSSION

In reviewing the operational characteristics of the batch plant, staff believes that the project's location is appropriate. As mentioned, the underlying land use and zoning for the site is General Industrial. The General Industrial designation is intended for a full range of industrial manufacturing and processing uses. The proposed batch plant is a permitted use within this land use category.

The tallest structure element of the proposed concrete plant (concrete silos) will be 65 feet, which is well within the maximum allowable height of 80 feet. The site will be heavily landscaped (36.6 percent) and will exceed the applicable minimum landscaping requirement of 12 percent. The project will meet or exceeds all other applicable development standards including setbacks and parking requirements.

Areas of potential concern such as visual quality, noise and biological impacts have been addressed through appropriate site design. Site planning of the proposed concrete batch mix plant has excluded areas of biological sensitivity along Loma Alta Creek. The concrete mix facility will be enclosed by concrete tilt-up walls and designed in a manner that projects a high quality industrial project thus minimizing noise and aesthetic impacts to adjoining uses. Landscaping and perimeter walls will provide screening and buffering between public right-of-way and the proposed use. Significant tree/landscaping material plantings coupled with the strategic placement of facilities and perimeter wall enclosures will address visual concerns from the public right-of-way.

ENVIRONMENTAL DETERMINATION

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

SUMMARY

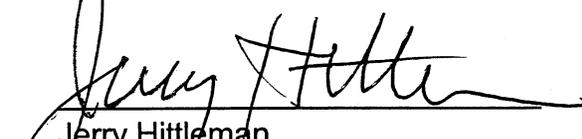
In summary, staff finds that the Development Plan is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets or exceeds all applicable development standards. The project site is situated within the IG zone, which is intended to accommodate a full range of industrial manufacturing and processing uses. As such, staff recommends that the Planning Commission approve the project. The Commission's action should be:

- Move to approve Development Plan (D-8-05) and adopt Planning Commission Resolution No. 2006-P61 as attached.

PREPARED BY:


Amy Volzke
Principal Planner

SUBMITTED BY:


Jerry Hittleman
Acting City Planner

JH/AV/fil

Attachments:

1. Planning Commission Resolution No. 2006-P61
2. Site Plan/Floor Plans Landscaping Plans and Elevations

1 PLANNING COMMISSION
2 RESOLUTION NO. 2006-P61

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 DEVELOPMENT PLAN AND CONDITONAL USE PERMIT ON
CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

6 APPLICATION NO: D-8-05, C-17-05
7 APPLICANT: Robertson's
8 LOCATION: 2847 Industry Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Development Plan and Conditional Use Permit under
13 the provisions of Articles 13, 30, 41 and 43 of the Zoning Ordinance of the City of Oceanside to
14 permit the following:

15 concrete mix batch plant and a 12,000-gallon above ground fuel tank;
16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day
18 of October, 2006 conduct a duly advertised public hearing as prescribed by law to consider said
19 application.

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project has been found to be categorically exempt per Article 19 from
22 environmental review;

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

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

27 ///
28 ///
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1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	\$2,843-\$15,964 per acre
4			
5	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
6			
7	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential
8			
9	Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
10			
11	Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table)
12			
13			
14	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is \$19,967 for a 2" meter.
15			
16			
17	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$24,444 for a 2" meter.
18			
19			
20	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$21,599 for a 2" meter.
21			

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

26 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated
27 and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code

28

1 and the City expressly reserves the right to amend the fees and fee calculations consistent with
2 applicable law;

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

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

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

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

13 FINDINGS:

14 For the Development Plan:

- 15 1. The site plan and physical design of the project is consistent with the Zoning Ordinance
16 in that the project has been designed to meet or exceed the Zoning Ordinance standards.
- 17 2. The Development Plan conforms to the General Plan of the City.
- 18 3. Public Facilities and infrastructure necessary to serve the project are currently in place, or
19 will be constructed as part of the project.
- 20 4. The project is consistent and compatible with the surrounding industrial neighborhoods.

21 For the Conditional Use Permit:

- 22 1. That the proposed location of the 12,000-gallon above ground fuel tank is in accord with
23 the objectives of the Zoning Ordinance and the purposes of the district in which the site
24 is located.
- 25 2. That the proposed location of the 12,000-gallon above ground fuel tank and the proposed
26 conditions under which it would be operated or maintained will be consistent with the
27 General Plan; will not be detrimental to the public health, safety, welfare of persons
28 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.

1 3. That the proposed conditional use for the 12,000-gallon above ground fuel tank will
2 comply with the provisions of the Zoning Ordinance, including any specific condition
3 required for the proposed conditional use in the district in which it would be located.

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
5 approve Development Plan (D-8-05) and Conditional Use Permit (C-17-05) subject to the
6 following conditions:

7 **Building:**

- 8 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
9 Building Division plan check.
- 10 2. The granting of approval under this action shall in no way relieve the applicant/project from
11 compliance with all State and local building codes.
- 12 3. Site development, parking, access into buildings and building interiors shall comply with
13 the State's Disabled Accessibility Regulations.
- 14 4. The building plans for this project are required by State law to be prepared by a licensed
15 architect or engineer and must be in compliance with this requirement prior to submittal
16 for building plan review
- 17 5. All electrical, communication, CATV, etc. service lines, within the exterior lines of the
18 property shall be underground (City Code Sec. 6.30).
- 19 6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and
20 shall be shielded appropriately. Where color rendition is important high-pressure sodium,
21 metal halide or other such lights may be utilized and shall be shown on final building and
22 electrical plans.
- 23 7. Compliance with Federal Clean Water Act shall be demonstrated on the plans.
- 24 8. The building plans for this project are required by State law to be prepared by a licensed
25 architect or engineer and must be in compliance with this requirement prior to submittal
26 for building plan review.
- 27 9. A separate/unique address may be required to facilitate utility releases. Verification that the
28 address has been properly assigned by the City's Planning Division shall accompany the
Building Permit application.
10. A Demolition Permit shall be required for the demolition of any existing structures. Plans
for the Demolition Permit shall clearly show that all utilities (electric, gas, water and sewer)

1 are properly terminated/capped in accordance with the requirements of the utility service
2 provider. All/any underground septic or water storage tanks must be removed or filled in
3 accordance with the Uniform Plumbing Code and/or the City's Grading Ordinance.

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

7 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
8 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
9 that is not inherently noise-producing. Examples of work not permitted on Saturday
10 are concrete and grout pours, roof nailing and activities of similar noise-producing
11 nature. No work shall be permitted on Sundays and Federal Holidays (New Year's
12 Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except
13 as allowed for emergency work under the provisions of the Oceanside City Code
Chapter 38 (Noise Ordinance).

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

19 **Engineering:**

20 12. 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.

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

24 14. Prior to issuance of a building permit all improvement requirements shall be covered by a
25 development agreement and secured with sufficient improvement securities or bonds
26 guaranteeing performance and payment for labor and materials, setting of monuments,
27 and warranty against defective materials and workmanship.

28 15. Where proposed off-site improvements, including but not limited to slopes, public utility
facilities, and drainage facilities, are to be constructed, the applicant shall, at his own

1 expense, obtain all necessary easements or other interests in real property and shall dedicate
2 the same to the City as required. The applicant shall provide documentary proof satisfactory
3 to the City that such easements or other interest in real property have been obtained prior to
4 issuance of any grading, building or improvement permit for the development/ project).
5 Additionally, the City, may at its sole discretion, require that the applicant obtain at his sole
6 expense a title policy insuring the necessary title for the easement or other interest in real
7 property to have vested with the City of Oceanside or the applicant, as applicable. The
8 developer shall vacate or obtain written permission from easement holders for proposed
9 improvements in a twelve-foot SDG&E pole easement and in a waterline easement on the
10 westerly side of the property prior to issuance of any grading, building or improvement
11 permit.

12 16. Prior to the issuance of a grading permit, the developer shall notify and host a
13 neighborhood meeting with all of the area residents located within 300 feet of the project
14 site, and residents of property along any residential streets to be used as a "haul route", to
15 inform them of the grading and construction schedule, haul routes, and to answer
16 questions.

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

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

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

1 noise which causes discomfort or annoyance to reasonable persons of normal
2 sensitivity.

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

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

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

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

26 20. Industry Street along the project's frontage shall be improved with curb, gutter and
27 sidewalk.

28 21. Industry Street along the project's frontage shall provide a minimum of 10 feet parkway
between the face of curb and the right-of-way line. Sidewalk improvements shall comply
with ADA requirements.

- 1 22. Sight distance requirements at the project driveway or street shall conform to the corner
2 sight distance criteria as provided by the California Department of Transportation Highway
3 Design Manual.
- 4 23. Streetlights shall be maintained and installed on all public streets per City Standards. The
5 system shall provide uniform lighting, and be secured prior to occupancy. The developer
6 shall pay all applicable fees, energy charges, and/or assessments associated with City-owned
7 (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the annexation
8 to, any appropriate street lighting district.
- 9 24. Prior to approval of the grading plans, the developer shall contract with a geotechnical
10 engineering firm to perform a field investigation of the existing pavement on Industry
11 Street adjacent to the project boundary. The limits of the study shall be half-street plus
12 twelve feet along the project's frontage. The field investigation shall include a minimum
13 of one pavement boring per every fifty linear feet of street frontage. Should the existing
14 AC thickness be determined to be less than three inches or without underlying Class II
15 base material, the developer shall remove and reconstruct the pavement section as
16 determined by the pavement analysis submittal process detailed in Item No. 2 below.
- 17 25. Upon review of the pavement investigation, the City Engineer and/or Public Works
18 Director shall determine whether the developer shall: 1) Repair all failed pavement
19 sections, header cut and grind per the direction of the Transportation/Development
20 Inspector, and construct a two-inch thick rubberized AC overlay; or 2) Perform R-value
21 testing and submit a study that determines if the existing pavement meets current City
22 standards/traffic indices. Should the study conclude that the pavement does not meet
23 current requirements, rehabilitation/mitigation recommendations shall be provided in a
24 pavement analysis report, and the developer shall reconstruct the pavement per these
25 recommendations, subject to approval by the City Engineer and/or Public Works
26 Director.
- 27 26. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon
28 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.

- 1 27. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
2 construction of the project, shall be repaired or replaced as directed by the City Engineer
3 and/or Public Works Director.
- 4 28. All existing overhead utility lines within the property and/or within any full width street or
5 right-of-way abutting a new project, and all new extension services for the development of
6 the project, including but not limited to, electrical, cable and telephone, shall be placed
7 underground per Section 901.G. of the Subdivision Ordinance (R91-166) and as required by
8 the City Engineer and/or Public Works Director and current City policy.
- 9 29. Grading and drainage facilities shall be designed and installed to adequately accommodate
10 the local stormwater runoff and shall be in accordance with the City's Engineers Manual and
11 as directed by the City Engineer and/or Public Works Director.
- 12 30. The applicant shall obtain any necessary permits and clearances from all public agencies
13 having jurisdiction over the project due to its type, size, or location, including but not
14 limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S.
15 Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
16 (including NPDES), San Diego County Health Department, prior to the issuance of grading
17 permits.
- 18 31. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic
19 investigation shall be conducted of the soils, slopes, and formations in the project. All
20 necessary measures shall be taken and implemented to assure slope stability, erosion
21 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
22 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
23 the City Engineer and/or Public Works Director.
- 24 32. This project shall provide year-round erosion control including measures for the site
25 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
26 control plan, designed for all proposed stages of construction, shall be reviewed, secured by
27 the applicant with cash securities and approved by the City Engineer and/or Public Works
28 Director.
33. A 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,

1 footprints of all structures, walls, drainage devices and utility services. Parking lot striping
2 and any on-site traffic calming devices shall be shown on all Precise Grading and Private
3 Improvement Plans.

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

9 35. The drainage design on the project is conceptual only. The final design shall be based upon
10 a hydrologic/hydraulic study to be approved by the City Engineer and/or Public Works
11 Director during final engineering. All drainage picked up in an underground system shall
12 remain underground until it is discharged into an approved channel, or as otherwise
13 approved by the City Engineer and/or Public Works Director. All public storm drains shall
14 be shown on City standard plan and profile sheets. All storm drain easements shall be
15 dedicated where required. The applicant shall be responsible for obtaining any off-site
16 easements for storm drainage facilities. This project is located in a FEMA mapped flood
17 plain and the developer shall comply with applicable FEMA regulations. The developer
18 shall record a covenant against the property indemnifying and holding the City harmless
19 from any claims regarding drainage and flooding prior to issuance of any grading, building
20 or improvement permit.

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

24 37. The development shall comply with all applicable regulations established by the United
25 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
26 Discharge Elimination System (NPDES) permit requirements for urban runoff and
27 stormwater discharge and any regulations adopted by the City pursuant to the NPDES
28 regulations or requirements. Further, the applicant may be required to file a Notice of
Intent with the State Water Resources Control Board to obtain coverage under the
NPDES. General Permit for Storm Water Discharges Associated with Construction
Activity and may be required to implement a Storm Water Pollution Prevention Plan

1 (SWPPP) concurrent with the commencement of grading activities. SWPPPs include
2 both construction and post construction pollution prevention and pollution control
3 measures and identify funding mechanisms for post construction control measures. The
4 developer shall comply with all the provisions of the Clean Water Program during and
5 after all phases of the development process, including but not limited to: mass grading,
6 rough grading, construction of street and landscaping improvements, and construction of
7 dwelling units. The applicant shall design the Project's storm drains and other drainage
8 facilities to include Best Management Practices to minimize non-point source pollution,
9 satisfactory to the City Engineer and/or Public Works Director.

10 38. Upon acceptance of any fee waiver or reduction by the developer, the entire project will
11 be subject to prevailing wage requirements as specified by Labor Code section
12 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing
13 wage requirements prior to the granting of any fee reductions or waivers.

14 39. The developer shall prepare and submit an Operations & Maintenance (O&M) Plan to the
15 Transportation/Development Engineering Department with the first submittal of
16 engineering plans. The O&M Plan shall be prepared by the applicant's Civil Engineer. It
17 shall be directly based on the project's Storm Water Mitigation Plan (SWMP) previously
18 approved by the project's approving authority Planning Commission. The O&M Plan
19 shall be approved by the City Engineer and/or Public Works Director prior to approval of
20 any plans by the Public Works Department. At a minimum the O&M Plan shall include
21 the designated responsible parties to manage the storm water BMP(s), employee's
22 training program and duties, operating schedule, maintenance frequency, routine service
23 schedule, specific maintenance activities, copies of resource agency permits, cost estimate
24 for implementation of the O&M Plan and any other necessary elements.

25 40. The developer shall enter into a City-Standard Stormwater Facilities Maintenance
26 Agreement with the City obliging the project proponent to maintain, repair and replace
27 the Storm Water Best Management Practices (BMPs) identified in the project's approved
28 Storm Water Mitigation Plan (SWMP), as detailed in the O&M Plan into perpetuity. The
Agreement shall be approved by the City Attorney prior to issuance of any precise
grading permit and shall be recorded at the County Recorder's Office prior to issuance of
any building permit. Security in the form of cash (or certificate of deposit payable to the

1 City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance
2 of a precise grading permit. The amount of the security shall be equal to 10 years of
3 maintenance costs, as identified by the O&M Plan. The applicant's Civil Engineer shall
4 prepare the O&M cost estimate. The O&M cost estimate shall be approved by the City
5 Engineer and/or Public Works Director prior to approval of any engineering plans for the
6 project.

7 41. At a minimum, maintenance agreements shall require the staff training, inspection and
8 maintenance of all BMPs on an annual basis. The project proponent shall complete and
9 maintain O&M forms to document all maintenance activities. Parties responsible for the
10 O&M plan shall retain records at the subject property for at least 5 years. These
11 documents shall be made available to the City for inspection upon request at any time.

12 42. The Agreement shall include a copy of executed on-site and off-site access easements
13 necessary for the operation and maintenance of BMPs that shall be binding on the land
14 throughout the life of the project to the benefit of the party responsible for the O&M of
15 BMPs, until such time that the stormwater BMP requiring access is replaced, satisfactory
16 to the City Engineer and/or Public Works Director. The agreement shall also include a
17 copy of the O&M Plan approved by the City Engineer and/or Public Works Director.

18 43. The BMPs described in the project's approved Storm Water Mitigation Plan (SWMP)
19 shall not be altered in any way, shape or form without formal approval by either an
20 Administrative Substantial Conformance issued by the Community Development
21 Department/Planning Division or the project's final approving authority Planning
22 Commission/City Council) at a public hearing. The determination of whatever action is
23 required for changes to a project's approved SWMP shall be made by the Community
24 Development Department/Planning Division.

25 44. The project shall increase the left turn pocket at least 50 feet at the existing median
26 island located on northbound El Camino Real at Industry Street. This
27 improvement shall be completed to the satisfaction of the City Engineer.

28 45. The project shall paint 10 feet of red curb at the primary project driveway on
Industry Street.

1 46. Sight distance requirements at all driveway and street intersections shall conform to
2 the intersection corner sight distance criteria as provided by the California
3 Department of Transportation Highway Design Manual.

4 **Fire:**

5 47. Submit a copy of as built plans on a CD for all projects on the job site before final
6 occupancy.

7 48. Sprinkler system for the building is required.

8 49. Roofs shall be a class "A" assembly. Roofs shall have a class "A" roof covering and roof
9 decking, the space at the eave ends shall be fire stopped to preclude entry of flames or
10 embers.

11 50. Gutters and downspouts shall be constructed of noncombustible material. Gutters shall
12 be designed to reduce the accumulation of leaf litter and debris that contributes to roof
13 edge ignition.

14 51. Where fencing attached to or immediately adjacent to structures face the vegetative fuels,
15 the first 5 feet (1 524 mm) of such fencing which connects to the structure, shall be
16 constructed of noncombustible, heavy timber or fire retardant pressure treated wood or
17 material.

18 52. Exterior glazing or other transparent, translucent or opaque glazing shall be tempered
19 glass, multilayered glass panels, or glass block each having a fire protection rating of not
20 less than 20 minutes. Glazing frames made of vinyl materials shall have welded corners,
21 metal reinforcement in the interlock area, and be certified to ANSI/AAMA/NWDA
22 101/I.S.2-97 structural requirements. Skylights shall be tempered glass or a class "A"
23 rated assembly.

24 53. Exterior windows, window walls and glazed doors, windows within exterior doors, and
25 skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire
26 protection rating of not less than 20 minutes.

27 54. Exterior doors shall be approved noncombustible construction, solid core wood not less
28 than 1 3/4 inches thick (45mm), or have a fire protection rating of not less than 20
minutes. Windows within doors and glazed doors shall be in accordance with Section
504.8. of the ICC code. Exception: Vehicle access doors.

- 1 55. Turbine attic vents shall be equipped to allow only one way direction rotation and shall
2 not free spin in both directions.
- 3 56. Detached accessory structures located less than 50 feet (15 240 mm) from a building
4 containing a habitable space shall be a minimum 1-hour fire resistance rated assembly.
5 When the detached structure is located and constructed so that the structure or any portion
6 thereof projects over a descending slope surface greater than 10 percent, the area below
7 the structure shall have all under floor areas enclosed to within 6 inches (152 mm) of the
8 ground, with exterior wall construction with a 1-hour fire resistance rating. Exception:
9 The enclosure may be omitted where the underside of all exposed floors and all exposed
10 structural columns, beams and supporting walls are protected as required for exterior 1-
11 hour fire resistance rated construction or heavy timber construction.
- 12 57. All structural mitigation notes and details shall be included on the architectural plans
13 when submitted to the Building Division for building permit.
- 14 58. Landscape Architects will be responsible to confirm that their planting plan meets the
15 Fire Department conditions. Trees and large shrubs must be 10 feet off of structures
16 measured at maturity of the tree from the drip line of the tree to the farthest projection of
17 the structure. Prohibited species – Phormium tenax must be removed. Trees and shrubs
18 must be shown at 100 percent maturity diagrammatically on the plans. Provide tree and
19 shrub dimensions on the landscape plans, use the Sunset western garden book for
20 reference. If plans do not meet the conditions on final field inspections you will be asked
21 to remove what is not in compliance before your final inspection will be signed off.
22 Ground covers will not be allowed in Zone 1 the first 40 feet from the farthest projection
23 of the structure.
- 24 59. Site Inspection – site inspection may reveal conditions which have changed since plan
25 review. When such discrepancies arise, field inspection shall take precedence.
- 26 60. Submit 3 sets of plans prepared by a licensed landscape architect or other design
27 professional with equivalent credentials, for review.
- 28 61. The following shall be included on the conceptual fuel modification plan:
a) Delineation of each zone (setback, irrigated, and thinning) with a general
description of each zone's dimensions and character; i.e. Zone 1, 0-40' from the
farthest projection of the structure on a horizontal plane. Must have existing

1 vegetation removed, and be irrigated, and planted with succulent and low growing
2 fire-resistant plant material. Zone 2 = 41' to 70' from the structure, Zone 3 = 71'
3 to 100' from the structure. (Refer to fuel modification packet)

- 4 b) Identify removal of undesirable plant species in accordance with the Oceanside
5 Fire Prone Plant Species List. (Refer to fuel modification packet)
- 6 c) Identify the design of the proposed development, showing all property lines,
7 contour lines, and the proposed location of all structures nearest to the fuel
8 modification area, if available.
- 9 d) Photographs of the area that show the type of vegetation that currently exist,
10 including height and density, and the topography of the site. Include aerial
11 photographs. Provide information on Existing planting on your landscape plans,
12 what species are there is it ground cover, shrubs etc.
- 13 e) Identify what exists 1000' beyond the development property lines in all directions;
14 i.e., construction, natural vegetation, roads, parks, etc. (Note: the OFD may
15 require additional information on a project-specific basis.)
- 16 f) Existing and new plants will be in accordance with the Oceanside Fire
17 Department's approved plant palette.

18 62. Precise fuel modification plans shall include all information required on conceptual fuel
19 modification plans and the following additional information:

- 20 a) Plant palette to be installed in accordance to acceptable guidelines.
- 21 b) Irrigation plans and specifications.
- 22 c) Building footprints or statements that clearly indicates the limits of proposed
23 development.
- 24 d) All applicable maintenance requirements and assignments of responsibility.
- 25 e) Tracked or project conditions, CC&R and/or deed restrictions relative to fuel
26 modifications. (Refer to fuel modification packet)

27 63. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
28 the site plan.

64. Add fire hydrants on site plan.

65. The fire hydrants shall be installed and tested prior to placing any combustible materials
on the job site.

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

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

5 **Planning:**

6 68. This Development Plan and Conditional Use Permit shall expire on October 23, 2008
7 unless implemented as required by the Zoning Ordinance.

8 69. This Development Plan approves only a concrete mix batch plant and a 12,000-gallon
9 above ground fuel storage tank on a 2.76-acre site as shown on the plans and exhibits
10 presented to the Planning Commission for review and approval. No deviation from these
11 approved plans and exhibits shall occur without Planning Division approval. Substantial
12 deviations shall require a revision to the Development Plan/Conditional Use Permit or a
13 new Development Plan/Conditional Use Permit.

14 70. The City of Oceanside shall be considered as the point of sale for any and all material
15 prepared on and sold from the subject site.

16 71. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
17 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
18 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
19 annul an approval of the City, concerning Development Plan D-8-05 and Conditional Use
20 Permit C-17-05. The City will promptly notify the applicant of any such claim, action or
21 proceeding against the City and will cooperate fully in the defense. If the City fails to
22 promptly notify the applicant of any such claim action or proceeding or fails to cooperate
23 fully in the defense, the applicant shall not, thereafter, be responsible to defend,
24 indemnify or hold harmless the City.

25 72. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water
26 Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be
27 reviewed and approved by the City Engineer prior to the issuance of occupancy permits.
28 Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed
for final approval.

73. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in
any adjoining public parkways shall be permanently maintained by the owner, his assigns or

1 any successors-in-interest in the property. The maintenance program shall include normal
2 care and irrigation of the landscaping; repair and replacement of plant materials; irrigation
3 systems as necessary; and general cleanup of the landscaped and open areas, parking lots
4 and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City
5 taking all appropriate enforcement actions by all acceptable means including but not limited
6 to citations and/or actual work with costs charged to or recorded against the owner. This
7 condition shall be recorded with the covenant required by this resolution.

8 74. Storage areas shall be limited to materials, products or equipment used, produced, sold on-
9 site.

10 75. Merchandise, materials and equipment shall not be stored in required parking areas,
11 driveways, fire lanes, setback areas, or on sidewalks or walkways.

12 76. Storage areas shall be visually buffered from Loma Alta Creek and the AT&SF Railroad
13 right-of-way. Buffering shall be consistent with the screening of outdoor facilities
14 requirements set forth in section 3020(D).

15 77. Trash enclosures must be provided as required by Chapter 13 of the City Code and shall
16 also include additional space for storage and collection of recyclable materials per City
17 standards. Recycling is required by City Ordinance. The enclosures must be built in a flat,
18 accessible location as determined by the City Engineer. The enclosures shall meet City
19 standards including being constructed of concrete block, reinforced with rebar and filled
20 with cement. A concrete slab must be poured with a berm on the inside of the enclosure to
21 prevent the bins from striking the block walls. The slab must extend out of the enclosure
22 for the bins to roll out onto. Steel posts must be set in front of the enclosure with solid
23 metal gates. All driveways and service access areas must be designed to sustain the weight
24 of a 50,000-pound service vehicle. Trash enclosures and driveways and service access areas
25 shall be shown on both the improvement and landscape plans submitted to the City
26 Engineer. The specifications shall be reviewed and approved by the City Engineer. The
27 City's waste disposal contractor is required to access private property to service the trash
28 enclosures, a service agreement must be signed by the property owner and shall remain in
effect for the life of the project. All trash enclosures shall be designed to provide user
access without the use and opening of the service doors for the bins. Trash enclosures shall

1 have design features such as materials and trim similar to that of the rest of the project. This
2 design shall be shown on the landscape plans and shall be approved by the City Engineer.

3 78. A covenant or other recordable document approved by the City Attorney shall be prepared
4 by the developer and recorded prior to the issuance of building permit. The covenant shall
5 provide that the property is subject to this resolution, and shall generally list the conditions
6 of approval.

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

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

17 81. Failure to meet any conditions of approval for this development shall constitute a violation
18 of the Development Plan.

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

24 83. The developer's construction of all fencing and walls associated with the project shall be in
25 conformance with the approved Development Plan. Any substantial change in any aspect of
26 fencing or wall design from the approved Development Plan shall require a revision to the
27 Development Plan or a new Development Plan.

28 84. Elevations, materials, colors, roofing materials and floor plans shall be substantially the
same as those approved by the Planning Commission. These shall be shown on plans
submitted to the Building Division and Planning Division of the Community
Development Department.

1 85. Walls, fences and trash enclosures and associated structure details shall be shown in the
2 landscape plans.

3 86. The three parcels that comprise the project site (APN 149-271-49, 149-271-50 and 149-
4 271-51) shall be consolidated into one parcel prior to issuance of building permit.

5 **Water Utilities:**

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

9 88. No trees, structures or building overhang shall be located within any water or wastewater
10 utility easement.

11 89. The property owner will maintain private water and wastewater utilities located on private
12 property.

13 90. A separate irrigation meter and approved backflow prevention device is required.

14 91. The developer shall construct a public reclamation water system that will serve each lot
15 and/or parcels that are located in the proposed project in accordance with the City of
16 Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located
17 in the public right-of-way or in a public utility easement.

18 92. Water services and sewer laterals constructed in existing right-of-way locations are to be
19 constructed by approved and licensed contractors at developer's expense.

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

24 94. All lots with a finish pad elevation located below the elevation of the next upstream
25 manhole cover of the public sewer shall be protected from backflow of sewage by installing
26 and maintaining an approved type backwater valve, per the Uniform Plumbing Code
27 (U.P.C.).

28 95. An Inspection Manhole, per the Water Sewer, and Reclamation Water Design and
Construction Manual, shall be installed in each building sewer lateral and the location shall
be called out on the approved Improvement Plans.

- 1 96. A Grease, Oil and Sand Interceptor, per the Uniform Plumbing Code, shall be installed in
2 each building sewer in an appropriate location and shall be maintained by the property
3 owner. The location shall be called out on the approved Improvement Plans.
- 4 97. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to
5 be paid to the City and collected by the Water Utilities Department at the time of Building
6 Permit issuance.
- 7 98. All Water and Wastewater construction shall conform to the most recent edition of the
8 Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved by
9 the Water Utilities Director.
- 10 99. On-site water lines for fire protection shall be private and called out as such on the plans.
- 11 100. Zero discharge of pollutants generated from this facility into the City Municipal Separate
12 Storm Sewer Systems (MS4) including Loma Alta Creek is permitted. Typical
13 pollutants generated from a Ready-Mix Concrete facility are pH, Total Suspended Solids
14 (TSS), Total Organic Carbon, conductivity, and iron.
- 15 101. The proposed facility is classified under SIC 3273. Notice of Intent (NOI) application
16 must be submitted for coverage under the State's General Industrial Permit for
17 stormwater. Ready-Mix Concrete will be required to prepare a Storm Water Pollution
18 Prevention Plan (SWPPP) and monitor stormwater for pH, Total Suspended Solids,
19 Total Organic Carbon, conductivity, and iron.
- 20 102. All the proposed natural and/or structural Best Management Practices (BMPs) must be
21 designed based on the pollutant types and pollutant loads generated from the facility.
- 22 103. The proposed water service and sewer laterals must maintain a minimum distance of 10
23 feet.
- 24 104. Irrigation, domestic, and fire service laterals must be independent of one another.
- 25 105. The irrigation and domestic service laterals will be constructed with an appropriate sized
26 meter and an approved backflow preventer device. Please show on plans.

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106. Please clearly identify the proposed and existing utilities; as well as their sizes on all plans.

PASSED AND ADOPTED Resolution No. 2006-P61 on October 23, 2006 by the following vote, to wit:

- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

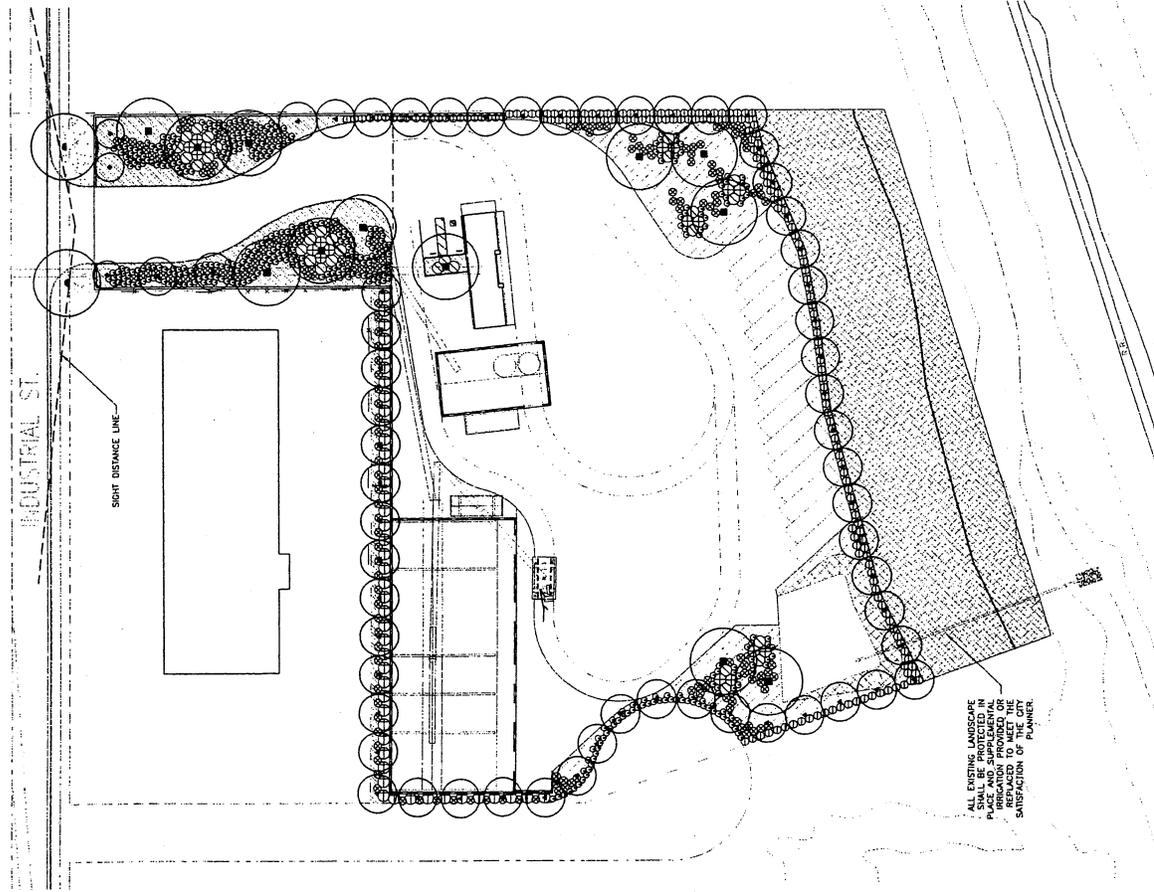
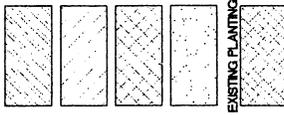
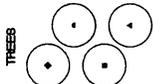
I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2006-P61.

Dated: October 23, 2006

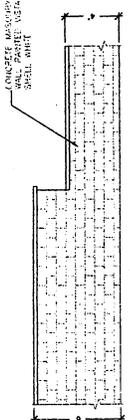
FRONTYARD SOFT. IS 14,470 OF THAT 8,592 IS LANDSCAPING

SUGGESTED PLANTING PALETTE:

BOTANIC NAME	COMMON NAME	WATER USE	SIZE
LAGERSTROEMIA INDICA 'MUSKOGEE'	GRAPE HYDRATE - MULTI TRUNK	LOW	24" BOX
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	MED	24" BOX
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	LOW	24" BOX
TRISTANIA CONFERTA	BRISBANE BOX	LOW	15 GAL.
ABELIA GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	MOD	5 GAL.
CISTUS 'SUNSET'	SUNSET ROCKROSE	LOW	5 GAL.
DIETES BICOLOR	FORTNIGHT LILY	MOD	1 GAL.
HEMEROCALLIS RED HYBRID	DAYLILY - RED ONLY	MOD	1 GAL.
MYOPORUM PARVIFOLIUM 'PINK'	MYOPORIUM	LOW	1 GAL.
OSMANTHUS FRAGRANS	SWEET OLIVE	LOW	5 GAL.
PHORMIUM TEXAS 'ATROPURPUREUM'	NEW ZEALAND FALX	LOW	5 GAL.
	SUNROSE	LOW	FLATS/1/2" O.C.
	HELIANTHEMUM NUMMULARIUM	LOW	FLATS/1/8" O.C.
	MYOPORIUM PARVIFOLIUM 'PINK'	LOW	
	SLOPE SAVER II RED FESCUE MIX		
	SODDED WATER SAVER FESCUE OR APPROVED EQUAL		



ALL EXISTING LANDSCAPE SHALL BE PROTECTED IN ACCORDANCE WITH THE CITY OF OCEANSIDE PERMITS. PERMITS FOR IRRI-GATION PROVIDED OR NOT PROVIDED IS THE SATISFACTION OF THE CITY PLANNER.



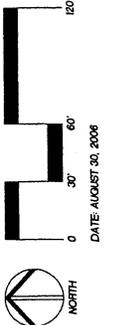
WALL INFORMATION:
ALL PERIMETER WALLS TO BE CONCRETE MASONRY UNIT, NO COLOURS ON PROJECT SITE. ENTRANCE GATES TO BE SOLID STEEL AND PAINTED TO MATCH CONCRETE MASONRY UNIT COLOR USED FOR SITE.

EXISTING PLANTING TO REMAIN. SUPPLEMENTAL IRRIGATION TO BE ADDED

1. ALL TREES WITHIN 5' OF HARDSCAPE TO RECEIVE ROOTBARRIER.
2. A 3" LAYER OF MEDIUM GRIND BARK MULCH SHALL BE INSTALLED IN ALL SHRUB AREAS.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE ADDED TO ALL PLANTING AND TURF AREAS, PER CITY OF OCEANSIDE STANDARDS.

PERIMETER WALL ELEVATION SCALE: 1/4" = 1'-0"

PRELIMINARY LANDSCAPE PLAN
ROBERTSON'S CONCRETE BATCH PLANT
CITY OF OCEANSIDE

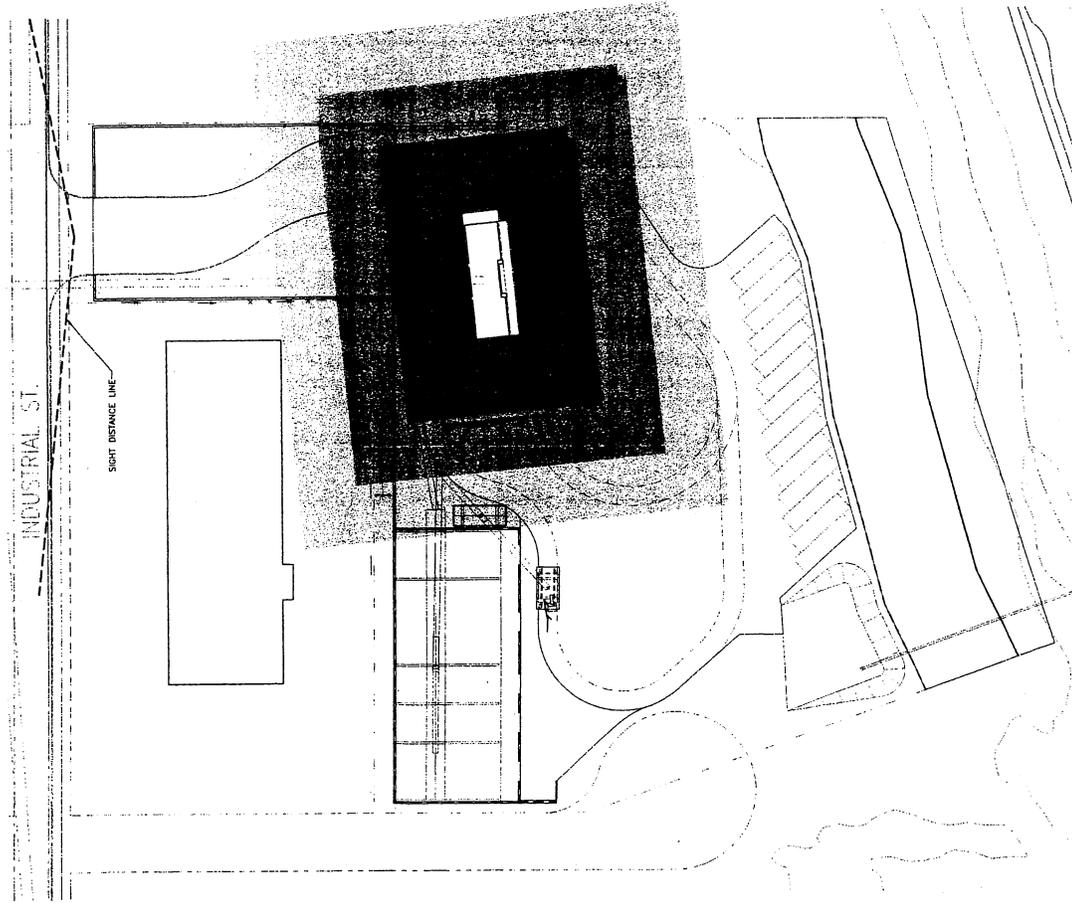


DATE: AUGUST 30, 2006



4848 Redwood Ave.
Petaluma, CA 94958
(415) 248-0708
Fax: (415) 241-0319
http://www.concretebatch.com





FUEL MODIFICATION PROGRAM EXHIBIT

ZONE 1 THE FIRST 40 FEET.



ZONE 1: EXISTING VEGETATION TO BE REMOVED AND TO BE REPLACED WITH A SUPPLEMENTAL IRRIGATION SYSTEM AND DROUGHT-TOLERANT, FIRE-RESISTANT PLANT MATERIAL. THIS ZONE REQUIRES YEAR-ROUND MAINTENANCE.

ZONE 2 THE NEXT 30 FEET.



ZONE 2: EXISTING VEGETATION TO BE THINNED BACK CONCENTRATING ON THE MORE FLAMMABLE MATERIAL TO BE REPLACED WITH A SUPPLEMENTAL IRRIGATION SYSTEM AND DROUGHT-TOLERANT, FIRE-RESISTANT PLANT MATERIAL. THIS ZONE REQUIRES PERIODIC MAINTENANCE.

ZONE 3 YOUR FIRST LINE OF DEFENSE 90 TO 100 FEET BEYOND ZONE 2



ZONE 3: EXISTING VEGETATION TO BE THINNED BACK CONCENTRATING ON THE MORE FLAMMABLE MATERIAL TO BE REPLACED WITH A SUPPLEMENTAL IRRIGATION SYSTEM AND DROUGHT-TOLERANT, FIRE-RESISTANT PLANT MATERIAL. THIS ZONE REQUIRES PERIODIC MAINTENANCE.

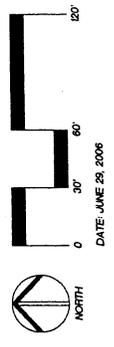
PLANT MATERIAL THAT IS TO BE REMOVED WITHIN UNDERLYING ZONING OF FUEL MODIFICATION EXHIBIT

- ACACIA
- CEDELOS
- CUPRESSUS
- EUCALYPTUS
- ELAEAGNUS
- PHINUS
- ROSMARINUS
- SALVIA
- SCHINUS

• NO RARE OR ENDANGERED PLANT SPECIES FOUND ON SITE



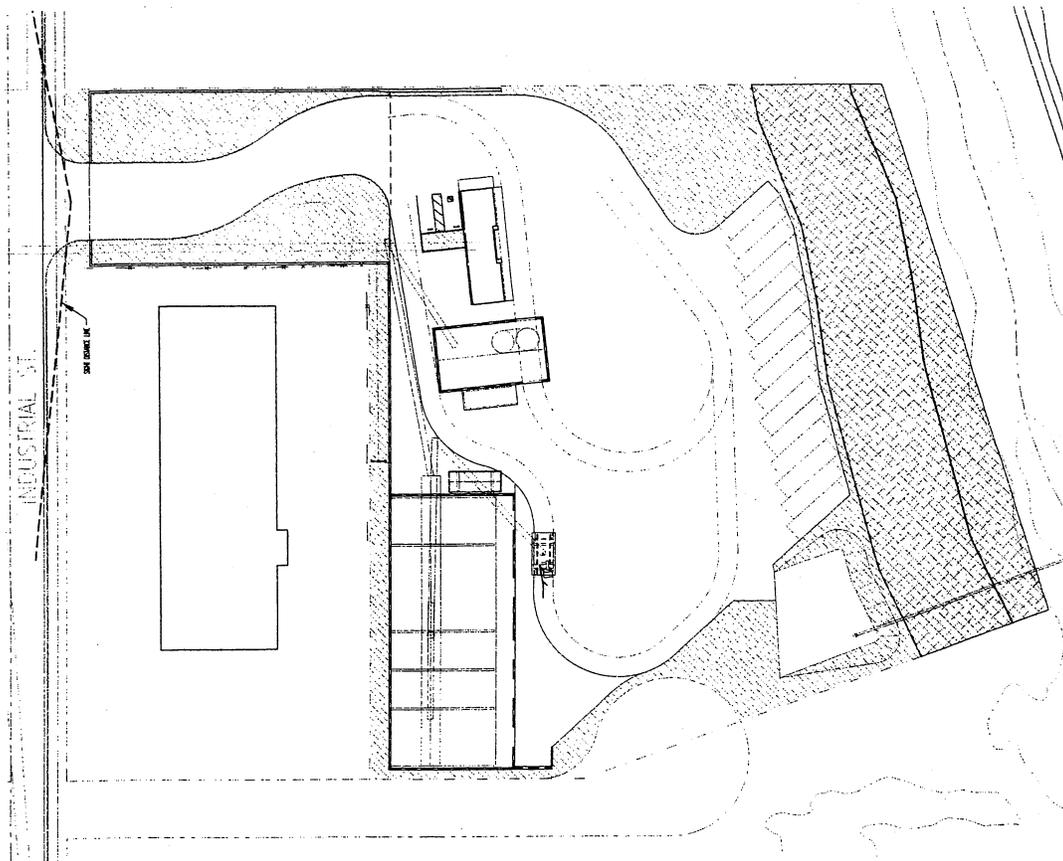
4432 Boston Ave.
 Riverside, CA 92506
 (951) 348-0700
 Fax (951) 348-4033
 http://www.concretebatch.com



FUEL MODIFICATION PROGRAM EXHIBIT

ROBERTSON'S CONCRETE BATCH PLANT

CITY OF OCEANSIDE



HYDROZONE SYMBOL LEGEND:

- SHRUB SPRAY SYSTEM - 23,296 SQ.FT. FOR ENTIRE PROJECT
- SHRUB ROTOR SYSTEM - 21,007 SQ.FT. FOR ENTIRE PROJECT
- TURF SPRAY SYSTEM - 860 SQ.FT. FOR ENTIRE PROJECT

Water Budget Calculations
Robertson's Concrete Batch Plant
City of Oceanside, California

ITEM	DESCRIPTION	AREA (SQ. FT.)	HYDROZONE	EVAPORATION (INCHES)	IRIGATION ALLOWANCE (INCHES)	NET IRRIGATION ALLOWANCE (INCHES)	IRIGATION ALLOWANCE (GALLONS)	NET IRRIGATION ALLOWANCE (GALLONS)
1	SHRUB SPRAY SYSTEM	23,296	SHRUB SPRAY	0.30	0.80	0.50	540,000	117,000
2	SHRUB ROTOR SYSTEM	21,007	SHRUB ROTOR	0.30	0.80	0.50	480,000	102,000
3	TURF SPRAY SYSTEM	860	TURF SPRAY	0.30	0.80	0.50	19,200	4,100
TOTAL NET IRRIGATION ALLOWANCE							1,039,200	223,100
TOTAL NET IRRIGATION ALLOWANCE (GALLONS)							1,039,200	223,100
TOTAL NET IRRIGATION ALLOWANCE (GALLONS PER YEAR)							377,712	80,284
TOTAL NET IRRIGATION ALLOWANCE (GALLONS PER YEAR)							377,712	80,284
TOTAL NET IRRIGATION ALLOWANCE (GALLONS PER YEAR)							377,712	80,284

City of Oceanside Water Conservation Concept Statement

Project Name: Robertson's Concrete Batch Plant
 Project Address: 26477 Industry St., Oceanside, CA
 Landscape Designer: Priestel Naser: Community Works Design Group - Tim Maloney
 Professional Title: Landscape Architect License Number: 21110

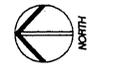
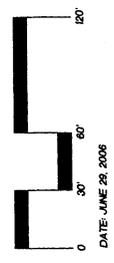
- The Maximum Applied Water Allowance has been calculated to be 1,263,031 gallons per year.
- The Estimated Annual Water Use for this project has been calculated to be 843,069 gallons per year.
- The following is a brief description of the water conservation concepts employed in the design of this project:

The project of Robertson's Oceanside Concrete Batch Plant uses several methods of implementation to support water saving measures. The following irrigation system features are included. We have used rotor heads in lieu of spray heads (in large areas) because they are more efficient. The system uses valves to minimize low head drainage. Systems are separated into differing hydrozones. The heads have pressure regulation devices to minimize overspray and fogging. The following planning design measures have been employed. Turf grass has been omitted from landscape design to promote water efficient planting. All the plant types being used are low to moderate water use. The planter areas are covered with a wood mulch to help minimize evapotranspiration. All groundcover and shrubs are to be planted at their full growth size spacing. The spacing distance minimizes maintenance and water needs overall areas. In summary, this site uses a combination of irrigation design and plant design factors to help control water usage.

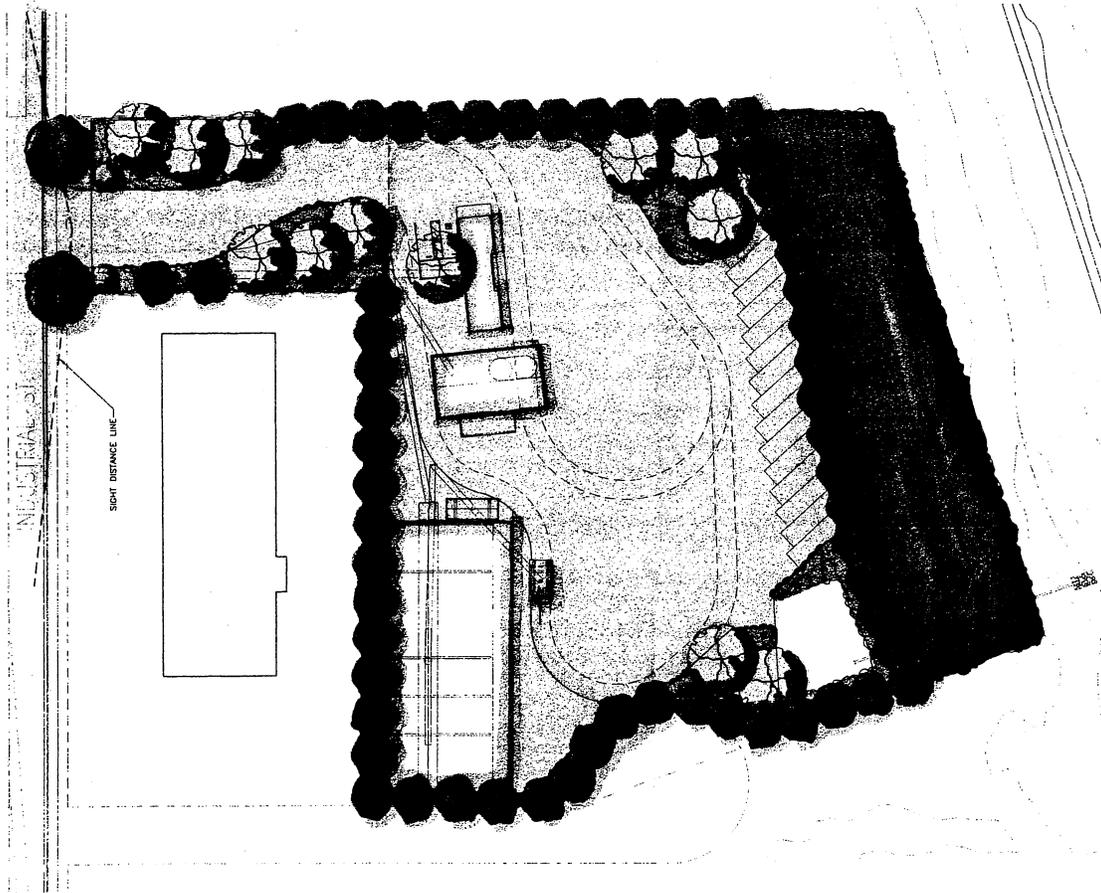
Date: JUNE 29, 2006 Prepared By: *JML*



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 Riverside, CA 92506
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 Fax (951) 346-0729
 http://www.robertson-lap.com



WATER CONSERVATION PLAN
ROBERTSON'S CONCRETE BATCH PLANT
CITY OF OCEANSIDE



FRONTYARD SQ.FT. IS 14,470 OF THAT 8,592 IS LANDSCAPING

SUGGESTED PLANTING PALETTE:

BOTANIC NAME	COMMON NAME	WATER USE
LAGERSTROEMIA INDICA 'MUSKOGEE'	CAPE MYRTLE - MULT. TRUNK	LOW
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	MED
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	LOW
TRISTANIA CONFERTA	BRISBANE BOX	LOW
ABELIA GRANDIFLORA 'EDWARD COUCHER'	GLOSSY ABELIA	MED
CISTUS 'SUNSET'	SUNSET ROCKROSE	LOW
DIETES BICOLOR	FORTNIGHT LILY	MED
HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW
HEMEROCALLIS RED HYBRID	DAYLILY - RED ONLY	MED
MYOPORIUM PARVIFOLIUM 'PINK'	MYOPORIUM	LOW
OSMANTHUS FRAGRANS	SWEET OLIVE	LOW
PHORMIUM TENAX 'ATROPURPUREUM'	NEW ZEALAND FALX	LOW
SLOPE SOWER II RED FESCUE MIX		
SODDED WATER SOWER FESCUE OR APPROVED EQUAL		



SHRUBS / VINES / GROUND COVER / TURF



EXISTING PLANTING TO REMAIN, SUPPLEMENTAL IRRIGATION TO BE ADDED



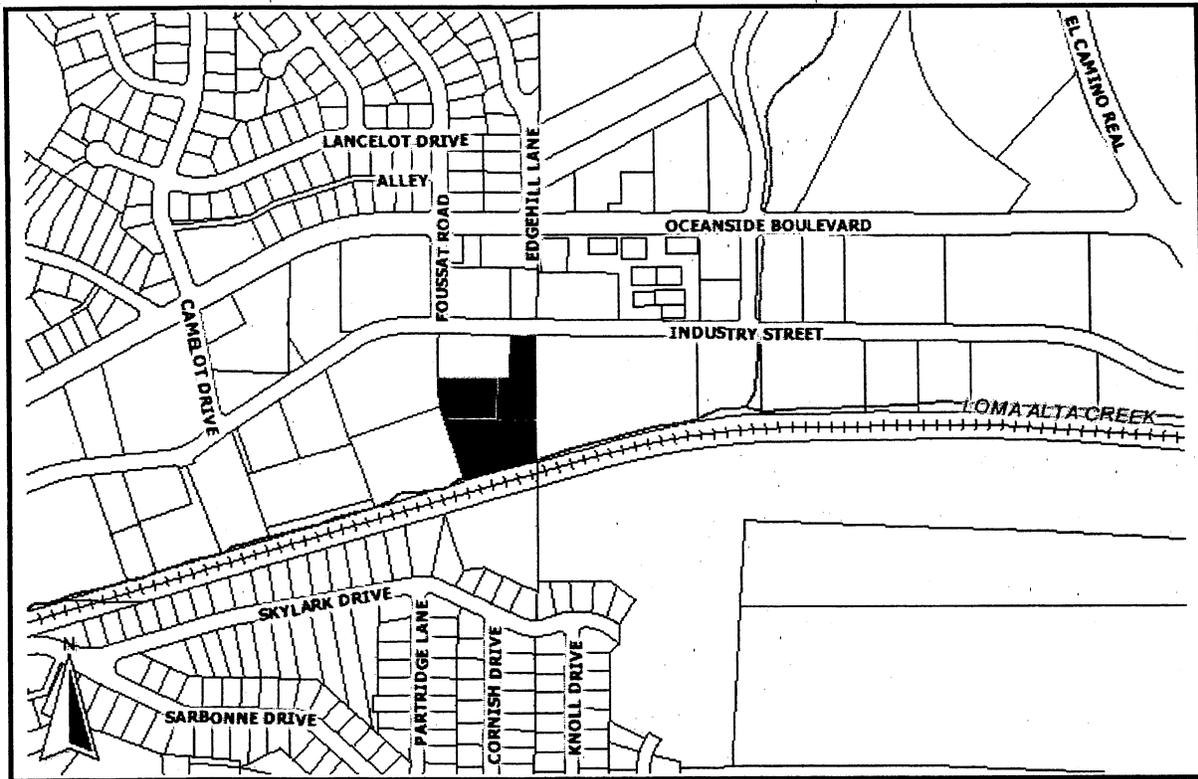
4458 Boulevard A
 Oceanside, CA 92057
 (619) 361-1111
 Fax (619) 361-1112
 http://www.robertson.com



DATE: AUGUST 29, 2006

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 Planning Department

PRELIMINARY COLOR LANDSCAPE PLAN
ROBERTSON'S CONCRETE BATCH PLANT
 CITY OF OCEANSIDE



File Number: D-8-05, C-17-05

Applicant: Robertson's

Description:

DEVELOPMENT PLAN (D-8-05) and CONDITIONAL USE PERMIT (C-17-05) for the development of a concrete mix plant and materials handling operation and installation of a 12,000 gallon above ground fuel tank at 2847 Industry Street. The project site is zoned IG (General Industrial) and is situated within the Loma Alta Neighborhood.
ROBERTSON'S OCEANSIDE

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				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				ACCEPTED	BY
Please Print or Type All Information				HEARING	
PART I - APPLICANT INFORMATION				GPA	
1. APPLICANT		2. STATUS		MASTER/SP.PLAN	
Robertson's		Leasee		ZONE CH.	
3. ADDRESS		4. PHONE/FAX (951)		TENT. MAP	
P.O. Box 3600 Corona, Ca 92878		493-6493		PAR. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				DEV. PL.	
Christine Goeyvaerts (951) 280-1421				X	
6. ADDRESS				C.U.P.	
P.O. Box 3600 Corona, CA 92878				X	
7. PHONE/FAX (951)				VARIANCE	
760-4241				COASTAL	
PART II - PROPERTY DESCRIPTION				O.H.P.A.C.	
8. LOCATION			9. SIZE		
2847 Industry Street REV- 8/2/05, 12/8/05, 2/7/06			2.76 acres		
10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER		
IG	General Ind.	Industrial 7/15/06	149-271-49, 50&51		
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION Industrial Manufacturing, including a ready-mix concrete batch and material system. A 12,000 gallon above ground fuel tank and a sales office are also included in the project.					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
No Change	No Change	No Change			
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE		
12,210	17	28.3	67.1		
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	
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):		34. DATE		37. OWNER (Print)	
Robertson's		4/20/05		INDYARD, LLC	
Sign: <i>Rick Robertson</i>				38. DATE	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: See attached authorization		
35. APPLICANT (Print):		36. DATE		39. OWNER Print):	
ROBERTSON'S		4/20/05			
Sign:				40. DATE	

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 APR 21 2005
 Planning Department

ACCEPTED
 4/21/05
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ATTACHMENT #24
OCEANSIDE
CONCRETE PLANT AND FUEL TANK
Description and Justification

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Planning Department

8/2/05

LAND USE The site will be used for industrial manufacturing, including a ready-mix concrete batch and material handling system. The General plan use designation and corresponding Zone is General Industrial and a Concrete Plant is a permitted use in this Zone. A 12,000-gallon above ground fuel tank will be included in the project and requires a conditional use permit. The fuel tank description and justification is attached. The site will have a sales office to serve the area surrounding the City of Oceanside.

The proposed site plan is in compliance zoning development regulations applicable to uses within the General Industrial Zone. All structures will be under the 80-foot height limit.

CONCRETE BATCH PLANT DESCRIPTION The dual alley concrete plant consists of both a central mixer plant ("wet") and a traditional transit-mix plant ("dry"). Concrete ingredients include Portland cement, fly ash, sand, rock, water and small quantities of concrete admixtures. The wet plant weighs the ingredients into an enclosed drum mixer, mixed thoroughly and then transferred to the ready mix truck. The dry plant weighs the ingredients directly in the ready mix truck for mixing on the way to the job site. The wet plant is used for the majority of the output. The dry plant is used for emergency back up and specialty mixes. The batching of the concrete is accomplished through a computerized batch panel tied by high-speed modem to central dispatch in Corona, California.

The process involved in producing concrete starts with raw materials (sand, rock and cement) being trucked to the site, unloaded via bottom-dump into the drive-over hopper. When directly over the hopper, the driver will let the gates in the bottom of the truck open and the raw material will fall through the hopper on to the conveyor belt. The conveyor belt transfers the raw materials into the storage bins. The storage bins (material system) is made of concrete and is covered to reduce noise and visibility. From the material system, the conveyor belt transfers the raw materials to the concrete plant. Once mixed, the concrete is immediately loaded into ready-mix trucks and delivered to the customer.

The plant consists of four (4) cement silos, cement and water weigh hoppers enclosed in two weigh "alleys", an aggregate bin over an aggregate weigh hopper and a batch/sales office. Elevations of the batch plant are shown on the plot plan.

Emissions from this operation are passed through filter vents and negative-pressure bag houses.

Materials are as follows:

Aggregate (approx 78% by weight) Sand and gravel is transported to the site by bottom-dump trucks from quarries located outside the general vicinity. The trucks dump the load of material into an underground hopper. The material is stacked by a conveyor belt into storage bins. The material is recovered from the bins by underground tunnels and conveyors to the surge bin on the batch plant. The aggregate is weighed by scale and moved to either the central mixer or dry batch by conveyor.

Portland Cement (approx 12% by weight) is transported to the site from sites located outside the general vicinity. The special cement trucks use air pressure to "blow" the cement into three (3)

overhead silos and one (1) ground storage silo. These silos are completely enclosed. The air used for transfer is vented through a series of filter vents, which remove emissions. The cement is gravity-fed to enclosed weigh hoppers, which are vented to a baghouse.

Fly Ash (approx 2% by weight) is transported and handled in a similar manner as Portland Cement. Portland cement and fly ash are the "glue" that holds the concrete together.

Concrete Admixtures (less than 1% by weight) are special admixtures, which enhance the characteristics of the concrete such as water reducers (increase overall strength), accelerators (increase early strength) or color pigments for architectural concrete. They are stored in self-contained plastic tanks.

Water (approx 8% by weight) is the catalyst, which causes the Portland cement to harden. Both fresh and recycled water from plant operations are used. The water is either transported by hard connection to the local water supply or pumped from a series of holding basins, which contain water collected during operations or storm events. About one third of the water used in the plant is recycled.

OPERATING HOURS

Typical hours are between 5:00 AM to 6:00 PM, Monday through Saturday, however, on occasion, deliveries may be required outside of these hours.

Employees

The employees at the concrete plant that will work on-site include a batch man and his assistant. Off site employees will consist of approximately 15 drivers. Anticipated visitors are nominal and occur once or twice a week for brief periods of time.

Production

The production volume on a typical day will be approximately 120 concrete truck deliveries.

Raw Materials (Portland cement and aggregate) are usually delivered in off peak hours. This can significantly reduce the impact during peak traffic hours.

NOISE

Source	Mitigation
Material Transfer	Cushioned transfer points; transfer points located below ground in tunnels.
Concrete Mixing	Cushioned transfer points and central mixer, low elevation pneumatic controls; enclosed transfer points.
Concrete Loading	Central mixer eliminates truck "revving".
General Area Noise (Truck/Operation)	Significant setbacks from property line. Reduced truck "revving" with use of central mixer.

EMISSIONS Best Available Control Technology is used to reduce emissions during the loading operations to a level well below threshold levels with use of controlled transfer points, filter vents and negative-pressure baghouses and vacuum/shroud systems. Areas used for truck traffic are paved and of sufficient length to eliminate "track-out". All plant equipment requires a Permit to construct

from the San Diego Air Pollution Control District. The plants will not be permitted unless they meet all new SDAPCD requirements.

ENERGY CONSERVATION The plant office is fully insulated with conventional means and utilizes triple-pane glass. The concrete plant incorporates a highly efficient central mixer which reduces energy consumption as well as reduces fuel usage by delivery trucks.

STORM WATER The site will be fully permitted with a NPDES permit during construction and operation. The required Storm Water Pollution Prevention Plan will include structural Best Management Practices (BMPs) such as water recycling and sedimentation basins. The applicant belongs to the Building Materials Industry Group Monitoring.

SOLID WASTE Total on-site recycling of concrete will be incorporated.

AESTHETICS Blended landscaping will be incorporated per city specifications. Walls and strategically located screening vegetation will be used to shield the operations from casual observation. The proposed concrete tilt up walls will be painted shell white and designed to simulate a commercial building. All of the concrete facility including equipment, batch and sales office will also be painted "shell white". All signs and logos will meet Oceanside ordinances.

FUEL TANK The site will have an above ground fuel tank with dispenser. The 12,000-gallon tank will be double walled and meet all governmental standards.

SOCIO/ECONOMIC Seventeen (17) new jobs in the \$40,000-\$75,000 range are anticipated.

ATTACHMENT #25
LEGAL DESCRIPTION

RECEIVED
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Parcels 2, 3 and 4 of Parcel Map No. 14242, in the City of Oceanside, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, April 9, 1986 as file No.86-138667 of Official Records.

Assessor's Parcel No: 49-271-49, 50 & 51



CITY OF OCEANSIDE
COMMUNITY DEVELOPMENT DEPARTMENT/ PLANNING DIVISION

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:
**ROBERTSON'S OCEANSIDE
DEVELOPMENT PLAN (D-8-05), CONDITIONAL USE PERMIT (C-17-05)**

PROJECT LOCATION - SPECIFIC:
2847 Industry Street

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
Development of a concrete mix plant and materials handling operation and installation of a 12,000 gallon above ground fuel tank at 2847 Industry Street. The project site is zoned IG (General Industrial) and is situated within the Loma Alta Neighborhood.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Robertson's
PO Box 3600
Corona, CA 92878
951-493-6493

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)

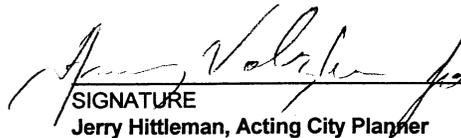
 STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

 CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION(S) _____

REASONS WHY PROJECT IS EXEMPT:

The project is consistent with applicable general plan designation, policies as well as applicable zoning designation and regulations. Approval of the project would not result in any significant effects relating to traffic, noise, or water quality. The site can be adequately served by all required utilities and public services.

Contact Person: Amy Volzke, Principal Planner


SIGNATURE
October 12, 2006
DATE
Jerry Hittleman, Acting City Planner