



DATE: August 27, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP12-00011) FOR THE HANDLING, STORAGE AND USE OF HAZARDOUS MATERIALS AT A FACILITY LOCATED AT 4039 AVENIDA DE LA PLATA. – GILEAD SCIENCES @ 4039 AVENIDA DE LA PLATA – APPLICANT: GILEAD SCIENCES INC.**

RECOMMENDATION

- (1) Confirm issuance of an Article 19, Section 15301, Class 1 (a), Existing Facilities, Categorical Exemption; and,
- (2) Staff recommends that the Planning Commission approve Conditional Use Permit (CUP12-00011) and adopt Planning Commission Resolution No. 2012-P43 as attached.

BACKGROUND AND PROJECT DESCRIPTION

Background: The applicant (Gilead Sciences Inc.) requests consideration and approval of a conditional use permit which would permit the handling, storage and use of hazardous materials within an existing building located at a facility located at 4039 Avenida de la Plata. The hazardous materials which are the subject of this application are listed in the Hazardous Materials report attached to this report. Gilead Sciences Inc. is a biopharmaceutical company which specializes in the research, discovery, and development of commercialized medications. Gilead has been established for at least 25 years and has offices across four continents. Gilead's therapeutic areas of focus include HIV/AIDS, hepatitis, serious respiratory, cardiovascular, and metabolic conditions, cancer and inflammation.

Gilead Sciences Inc. purchased the facility, as well as the neighboring property this year and is currently in the process of constructive many interior building improvements and exterior hardscape improvements to enhance the properties and make the facility operable for Gilead's business and manufacturing needs.

The 2.6-acre site contains an existing 35,856-square foot industrial building built in 1986. The existing building is currently vacant and was occupied by Treescapes, a business which specialized in the development of faux trees for cellular facilities and other uses. There are four separate stand-alone cellular mono-pine faux trees on-site that are used by AT&T Mobility, Cricket Communications, and Sprint Nextel.

The subject site is within a Rancho Del Oro Planned Unit Industrial District (PD-1) and is surrounded by light industrial uses in all directions, most of which consist of offices and lab testing uses, with the exception of the Titleist golf manufacturing and testing facility to the west. All properties around the site are zoned Rancho Del Oro Planned Industrial District (PD-1) and are within the Rancho Del Oro Industrial technology development.

Project Description: Conditional Use Permit: Pursuant to Section 3026 of the Oceanside Zoning Ordinance hazardous material storage, handling and use in quantities greater than 500 gallons are subject to review and approval of a Conditional Use Permit.

The hazardous materials will generally be used to facilitate the R&D (Research & Development) operations for biopharmaceutical care products. Hazardous materials used at the Gilead facility will be received and stored on-site in the manufacturers' containers. Volumes of these materials will range in sizes up to 55-gallon drums and stored for a 90-day storage period. There will be two above ground storage tanks, one 864-gallon diesel tank for the emergency generator for emergency purposes only and the second is an 800-gallon holding tank for waste water that will be pumped to Gilead's waste neutralization station at 4049 Avenida de la Plata. The purpose of the second tank is to neutralize waste water to meet regulatory limits before discharge.

All hazardous materials will be stored and handled in a safe manner and will be appropriately contained, separated and monitored. Future chemical inventory will be tracked and managed with ChemSW, a chemical inventory management software. It will give material management visibility over chemical quantities by control area. Employees will be appropriately trained to handle the hazardous materials and react to emergency situations, adequate labeling and warning signs will be posted, adequate emergency equipment will be maintained, and the disposal of hazardous materials will be performed by Clean Harbors Environmental Services in an appropriate manner.

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.

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 with the surrounding area and compliance with applicable development regulations.

The General Plan designation for the project site is Light Industrial. The facility is located within an industrial park with no residential uses or other sensitive receptors 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.

The proposed hazardous storage tanks have been designed to meet all state, county and local codes for handling hazardous materials. The hazardous material storage tanks include emergency spill areas in compliance with the San Diego Regional Water Quality Control Board. 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.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties. As of August 13, 2012 no communication regarding the request had been received.

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 (CUP12-00011) and adopt Planning Commission Resolution No. 2012-P43 as attached.

PREPARED BY:


Scott Nightingale
Planner II

SUBMITTED BY:


John Helmer
Interim City Planner

AF/SN/fil

Attachments:

1. Site Plans & Floor Plans
2. Planning Commission Resolution No. 2012-P43
3. Hazardous Materials summary

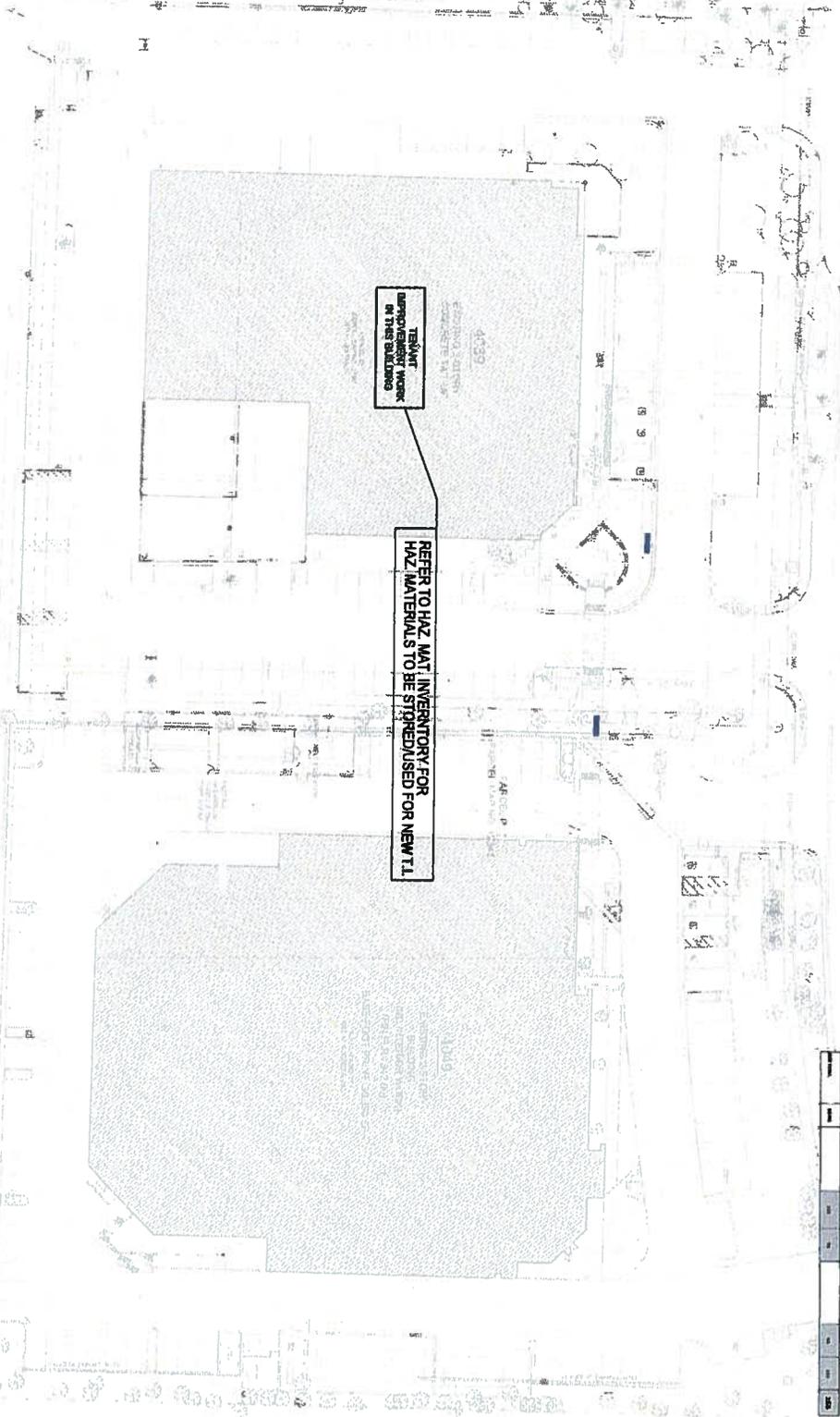
AVENIDA DE LA PLATA

4039 AVENIDA DE LA PLATA

SCALE: 1/8" = 1'-0"



OVERALL SITE PLAN



PERGUSON PAPER BALDWIN ARCHITECTS
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 Tel: 619.591.0791
 Fax: 619.591.0792
 www.perguson.com

NO.	DESCRIPTION	DATE	BY	CHKD.
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SITE PLAN LEGEND
 PERGUSON PAPER BALDWIN ARCHITECTS
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CONDITIONAL USE PERMIT (CUP) PACKAGE



GILEAD SCIENCES, INC.
CONDITIONAL USE PERMIT PACKAGE
 4039 AVENIDA DE LA PLATA
 OCEANSIDE, CA 92058



PERGUSON PAPER BALDWIN ARCHITECTS
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A1.0
 OVERALL SITE PLAN
 PERGUSON PAPER BALDWIN ARCHITECTS

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PLANNING COMMISSION
RESOLUTION NO. 2012-P43

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: CUP12-00011
APPLICANT: Gilead Sciences Inc.
LOCATION: 4039 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:

to 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 13th day
of August, 2012 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:

1 FINDINGS:

2 For the Conditional Use Permit:

- 3 1. The proposed biopharmaceutical company with hazardous material storage is located
4 within the Rancho Del Oro Industrial Master Plan area (PD-1) zone and is in accord with
5 the objectives of the Rancho Del Oro Master Plan, Zoning Ordinance and with the
6 purposes of the district in which the site is located.
- 7 2. The proposed hazardous material storage for a research based biopharmaceutical
8 company that discovers, develops, and commercializes innovative medicines in areas of
9 unmet medical needs and the hazardous material storage use will not be detrimental to
10 properties or improvements in the vicinity or to the general welfare of the City.
- 11 3. The proposed utilization of hazardous materials for the development of cells that are
12 kept alive to grow, populate and extract protein to allow for the development of
13 pharmaceutical drugs is conditioned and is required to comply with all provisions of the
14 Zoning Ordinance. The proposed use is subject to specific operational conditions that
15 will cause the use to operate in compatibility with the surrounding land uses.

16 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
17 approved Conditional Use Permit (CUP12-00011) subject to the following conditions:

18 Building:

- 19 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
20 Building Division plan check. (Currently the 2001 California Building Code, and 2004
21 California Electrical Code)
- 22 2. Construction shall comply with the 2010 edition of the California Codes. The granting of
23 approval under this action shall in no way relieve the applicant/project from compliance
24 with all State and local building codes.
- 25 3. The developer shall monitor, supervise and control all building construction and
26 supportive activities so as to prevent these activities from causing a public nuisance,
27 including, but not limited to, strict adherence to the following:
- 28 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

1 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
2 producing nature. No work shall be permitted on Sundays and Federal Holidays
3 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
4 Christmas Day) except as allowed for emergency work under the provisions of the
5 Oceanside City Code Chapter 38 (Noise Ordinance).

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

11 4. Exterior lighting must comply with Chapter 39 of the Oceanside Code of Ordinances and
12 Section 5.106.8 of the 2010 California Green Building Code. Provide a photometric plan
13 of the parking lot showing all lighting. All outdoor lighting shall meet Chapter 39 of the
14 City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color
15 rendition is important high-pressure sodium, metal halide or other such lights may be
16 utilized and shall be shown on final building and electrical plans.

17 5. The building plans for this project are required by State law to be prepared by a licensed
18 architect or engineer and must be in compliance with this requirement prior to submittal
19 for building plan review.

20 6. Site development, parking, access into buildings and building interiors shall comply with
21 Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).

22 **Fire:**

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

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

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

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

3 11. Submit a Hazardous Materials Inventory Statement for Fire Department review.

4 **Water Utilities:**

5 12. An Industrial Waste Discharge Permit must be submitted for this establishment.

6 **Planning:**

7 13. This Conditional Use Permit shall expire on August 13, 2014 unless implemented as
8 required by the Zoning Ordinance.

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

15 15. A covenant or other recordable document approved by the City Attorney shall be prepared
16 by the applicant and recorded prior to the issuance of building permits where no final map is
17 required. The covenant shall provide that the property is subject to this resolution, and shall
18 generally list the conditions of approval.

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

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

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

27 19. Unless expressly waived, all current zoning standards and City ordinances and policies in
28 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

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

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

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

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

9 PASSED AND ADOPTED Resolution No. 2012-P43 on August 13, 2012 by the
10 following vote, to wit:

11 AYES:

12 NAYS:

13 ABSTAIN:

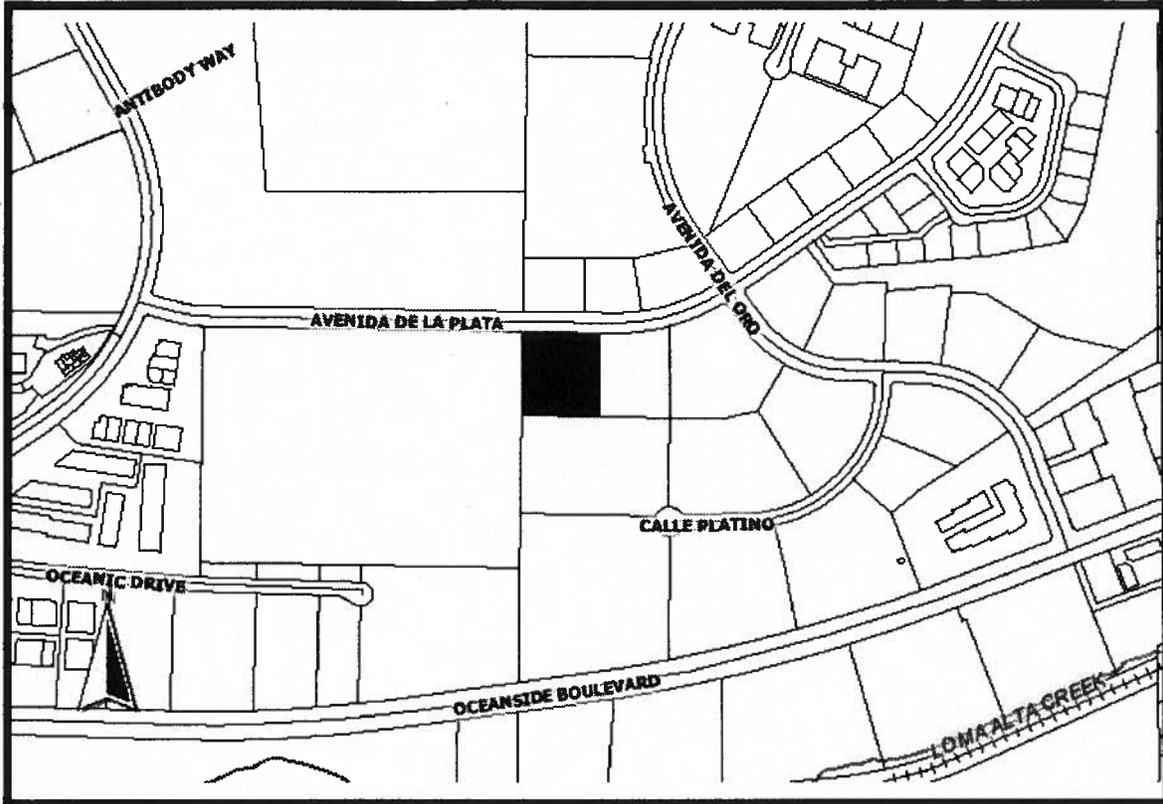
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15 _____
16 Tom Rosales, Chairperson
17 Oceanside Planning Commission

18 ATTEST:

19
20 _____
21 Richard Greenbauer, Secretary

22 I, RICHARD GREENBAUER, Secretary of the Oceanside Planning Commission, hereby certify
23 that this is a true and correct copy of Resolution No. 2012-P43.

24 Dated: August 13, 2012
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File Number: CUP12-00011

Applicant: Gilead Sciences, Inc.

Description:

CONDITIONAL USE PERMIT (CUP12-00011) a request to allow the handling, storage and use of hazardous materials within an existing building located at 4039 Avenida de la Plata. Situated within the Ivey Ranch Rancho Del Oro Neighborhood Planning Area, the subject site bears a zoning designation of (PD-1) Rancho Del Oro Planned Development and a General Plan Land Use Industrial (S-1-84). – **Gilead Sciences, Inc.**

Environmental Determination:

In accordance with the California Environmental Quality Act (CEQA), 1970, staff has reviewed the project and finds that the proposed project constitutes “Existing Facilities”, and the project is categorically exempt, Class 1 (b), “Existing Facilities” (Section 15301) from further environmental review.

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



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED

3/29/12

BY

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TM

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT GILEAD Sciences, Inc., Eric Hanson	2. STATUS
3. ADDRESS 4049 Avenida De La Plata Oceanside CA 92056	4. PHONE/FAX/E-mail
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Ferguson Pape Baldwin Architects, Axel Probst	
6. ADDRESS 4499 Ruffin Road, Suite #300 San Diego, CA 92123	7. PHONE/FAX/E-mail 619-231-0751 aprobst@fpbarch.com

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL. <i>Cu P12-00011</i>
C.U.P.
VARIANCE
COASTAL
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 4039 Avenida De La Plata Oceanside CA 92056	9. SIZE 2.57 Acres / 111,949 sq. ft.		
10. GENERAL PLAN Light Industrial	11. ZONING PD-1	12. LAND USE Industrial (Bio-Tech)	13. ASSESSOR'S PARCEL NUMBER 162-503-28
14. LATITUDE 33.20787	15. LONGITUDE -117.296322		

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
Application for use allowance of Hazardous Materials over the zoning exempt amount
(Hazardous Materials Conditional Use Permit)

17. PROPOSED GENERAL PLAN Same as existing	18. PROPOSED ZONING Same as existing	19. PROPOSED LAND USE Same as existing	20. NO. UNITS N.A.	21. DENSITY N.A.
22. BUILDING SIZE 45,128 sq. ft.	23. PARKING SPACES 95	24. % LANDSCAPE Existing	25. % LOT COVERAGE or FAR Existing	

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 28. TITLE REPORT
<input checked="" type="checkbox"/> 29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 31. PLOT PLANS
<input checked="" type="checkbox"/> 32. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 33. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/> 34. OTHER (See attachment for required reports)

PART V - SIGNATURES

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print): <i>AXEL PROBST</i>	36. DATE <i>3/29/12</i>	37. OWNER (Print): <i>James Kasselmann</i>	38. DATE <i>3/27/12</i>
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Sign: <i>Axel Probst</i>	Sign: <i>James Kasselmann</i>
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• I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.

• I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

Hazardous Material Summary

Gilead Sciences, Inc. is a research-based biopharmaceutical company that discovers, develops and commercializes innovative medicines in areas of unmet medical need. With each new discovery and experimental drug candidate, we seek to improve the care of patients suffering from life-threatening diseases around the world. Gilead's therapeutic areas of focus include HIV/AIDS, hepatitis, serious respiratory, cardiovascular, metabolic conditions, cancer and inflammation.

Gilead's office in Oceanside, California is responsible for the clinical manufacture and process development of biologics candidates in preclinical, Phase 1 and Phase 2 testing. The 4039 Avenida de la Plata facility will be the primary location for biologics process development. Cells are kept alive to grow, populate and then protein is extracted from the cells to make the drug substance for Phase 1 and Phase 2 testing.

Chemical classification and processes: Hazardous chemicals and waste are classified as corrosive (acidic or basic), flammable, and toxic. Hazardous chemicals are used in the process, but are diluted with water or other inert ingredients so they will not damage the living cells. Small volumes of hazardous chemicals may be used in analytical chemistry to perform assays. Small volumes <500mL of hazardous material are extracted from a 2L or 0.5 gallon container and then diluted with water to make "buffer solutions". Corrosive chemicals will be used to clean laboratory glassware.

Storage: Hazardous chemicals and hazardous waste may be stored in the warehouse or laboratories. Quantities in the area would vary depending on the development schedule. Storage time would be dependent on chemical expiration date and demand for the development group. Quantities of each chemical hazard class may exceed 55 gallons in the warehouse storage area. Smaller quantities of "in process" chemicals will be stored in the laboratories. This could range from 1- 55 gallons. Hazardous waste will be <55 gallons per satellite waste area per regulatory requirements. You can reference the HMBP draft map for chemical types and locations.

As a Best Management Practice (BMP), flammable chemicals are stored in flammable cabinets with secondary containment when not in use. Likewise, acid and basis are segregated into cabinets and stored with secondary containment when not in use. Expired chemicals are promptly disposed of.

LEGAL DESCRIPTION

PARCEL Q, OF PARCEL MAP NO. 12314, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED SEPTEMBER 15, 1982 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 162-503-28-00

N88°58'16"W	319.89'
N00°49'44"E	350.00'
N88°58'16"W	319.89'
N00°49'44"E	350.00'

PROPERTY ADDRESS

4039 Avenida de la Plata, Oceanside , CA 92056



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Gilead Sciences Inc. (Eric Hanson)
2. **ADDRESS:** 4049 Avenida Del Oro, Oceanside, CA. 92056
3. **PHONE NUMBER:** (619) 231-0751 Axel Probst
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Associate Planner
6. **PROJECT TITLE:** CUP12-00011 Gilead Sciences
7. **DESCRIPTION:** Consideration of a Conditional Use Permit to allow the storage of hazardous materials used to facilitate the R&D (Research & Development) operations for biopharmaceutical care products. Hazardous materials used at the Gilead facility will be received and stored on-site in the manufacturers' containers. Volumes of these materials will range in sizes up to 55-gallon drums and stored for a 90-day storage period. There will be two above ground storage tanks, one 864-gallon diesel tank for the emergency generator for emergency purposes only and the second is an 800-gallon holding tank for waste water that will be pumped to Gilead's waste neutralization station at 4049 Avenida de la Plata. The purpose of the second tank is to neutralize waste water to meet regulatory limits before discharge.

All hazardous materials will be stored and handled in a safe manner and will be appropriately contained, separated and monitored.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Environmental Coordinator finds that the proposed project constitutes a minor alteration to an existing public structure and facilities that involves negligible or no expansion beyond what exists. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- Per Article 19, the project is categorically exempt, in accordance with Section 15301, Existing Facilities, Class 1 (b), minor alteration to an existing public structure or facility.
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section ____, [name of section] (Section xxxxx); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

 Date: 8/27/2012
Scott Nightingale, Associate Planner