



DATE: January 14, 2013 (Continued from the December 3, 2012 Planning Commission meeting)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D11-00007) AND CONDITIONAL USE PERMIT (CUP11-00013) TO ALLOW A REVISION TO AN EXISTING DEVELOPMENT PLAN (D-9-95), AND CONDITIONAL USE PERMIT (C-24-95) FOR THE INSTALLATION OF A COMPRESSED NATURAL GAS (CNG) FUELING FACILITY. THE 3.7-ACRE SITE IS LOCATED AT 2141 OCEANSIDE BOULEVARD, AND IS SITUATED WITHIN THE LOMA ALTA NEIGHBORHOOD – WASTE MANAGEMENT CNG FUELING FACILITY – APPLICANT: WASTE MANAGEMENT OF NORTH COUNTY**

## **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Adopt a Mitigated Negative Declaration, with associated findings and a mitigation monitoring and reporting program for the Waste Management of North County CNG Fueling Facility, in light of the whole record that the project will not have a significant effect on the environment by adopting Planning Commission Resolution No. 2013-P01.
- (2) Approve Development Plan (D11-00007) and Conditional Use Permit (CUP11-00013) by adopting Planning Commission Resolution No. 2013-P02 with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Background:** On October 23, 1995 the Planning Commission adopted PC Resolution No. 95-P51 conditionally approving Development Plan (D-9-95) and Conditional Use Permit (C-24-95). The subject approval allowed for improvements and permitting of all three sites as denoted in the attached "Project Description and Justification". The three

subject sites are referred to as follows: Site No. 1 "Administration and Maintenance Facility" located at 2141 Oceanside Blvd., Site No. 2 "Waste Management System Pod and Storage Yard/Temporary Public Recycle Buy Back Area" located at 2403-B Industry St., and Site No. 3 "Recycling Yard and Public Buy-Back Center" located at 2880 Industry St.

In October of 1994, the Planning Commission approved Conditional Use Permit (C-5-94) allowing the relocation of Waste Management's recycling facility from 1440 S. Pacific Street to its current location at 2880 Industry Street. The approval was for a one year period.

**Site Review:** The subject 3.7-acre site is referred to as Site 1 and is currently operated as the Waste Management of North County Administration and Maintenance Facility. The project site is located on the south side of Oceanside Blvd., north of Loma Alta Creek with the Sprinter Line Railroad Tracks just beyond to the south. Primary access to the site has been established directly off the terminus of Industry Street. The site is fully developed as an Administration and Fleet Maintenance Facility, and the subject proposal is to make minor site modifications necessary to install a Compressed Natural Gas Fueling Facility and convert their trash hauling fleet from diesel fueled vehicles to CNG fueled vehicles. No other modifications to the previously approved Development Plan or Conditional Use Permit are proposed as part of this application.

The subject site is zoned IG (General Industrial) and has a General Plan Land Use Designation of GI (General Industrial). Major Utilities that involve refuse collection, transfer, recycling or disposal facilities are permitted within the (General Industrial) zone district subject to approval of a Conditional Use Permit. The proposal to install a CNG fueling facility and make minor site improvements in order to accommodate said CNG piping and fueling equipment can be accommodated on the existing site, subject to approval of a revision to the Development Plan (D-9-95) and Conditional Use Permit (C-24-95).

Surrounding land uses adjacent to the site include fully developed Industrial and some commercial type buildings and land uses to the north, east, and west, with Loma Alta Creek and the Sprinter Line to the south. Residential uses exist beyond the industrial and commercial corridor along Oceanside Blvd. to the north; as well as, to the south east.

**Project Description:** The application consists of a Development Plan (D11-00007) and Conditional Use Permit (CUP11-00013) as follows:

Development Plan (D11-00007) represents a request for the following:

- (a) Addition of minor site improvements in the form of a new electrical transformer and gas compression equipment protected and screened via a 8'-0" black vinyl chain-link fence with black vinyl slats; as well as, re-striping, enhanced landscaping along the perimeter of Industry Street and the eastern portion of the

site, gas distribution piping below grade, and CNG time fill dispensers mounted on concrete K-rails or light post style bases. Minor interior modifications to the existing maintenance building are required to be implemented because of the use of CNG (i.e. Electrical Components, Building Ventilation, etc.)

Conditional Use Permit (CUP11-00013) represents a request for the following:

- (a) The installation of CNG improvements necessary for converting the existing diesel trash hauling fleet to a CNG fleet. The Conditional Use Permit is necessary because the Waste Management operations are defined by the Oceanside Zoning Ordinance as a Major Utility Land Use and any modification to the operational characteristics requires that a revision to the original CUP be conducted. No other operational components beyond fuel system conversions are proposed as part of this application for the Waste Management Facility at 2141 Oceanside Blvd.

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

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

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan conformance**

The General Plan Land Use Map designation on the subject property is GI (General Industrial). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

##### **A. Land Use Element I**

**Goal 1.12** Land Use Compatibility

**Objective:** To minimize conflicts with adjacent or related land uses.

**Policy B:** The use of land shall not create a negative visual impact to surrounding land uses.

**Policy C:** The use of land shall not subject people to potential sources of objectionable noise, light, odors, and other emissions nor to exposure of toxic, radioactive, or other dangerous materials.

The proposed project for the installation of a Compressed Natural Gas (CNG) fueling facility in order to allow Waste Management of North County's trash hauling fleet to be converted from diesel fueled vehicles to cleaner CNG fueled vehicles within an existing General Industrial (IG) park is consistent with the intent of General Plan Land Use designation to allow heavy industrial type land uses in this area. The subject land use is classified as a Major Utility, which includes refuse collection, transfer, recycling or disposal facilities. Due to the fact that the existing facilities site improvements are being modified, revisions to the previously approved Development Plan (D-9-95) and Conditional Use Permit (C-24-95) are required.

In order to allow for the conversion from diesel to CNG, Waste Management will be required to bring natural gas to the site. SDG&E maintains a Gas Main below grade within Oceanside Blvd. and minor trenching to tie into said gas main will require new gas line be extended south in Industry Street to the project site. Extension of a gas line below grade will not introduce any new hazard to the general public beyond what exist in the area to date. Furthermore, all Federal, State, and County regulations relative to CNG will be applicable for the facility to function as a CNG Fueling Facility. The site is a secured site and perimeter fencing, along with enhanced landscaping along the east and northerly portions of the property will further eliminate any conflicts with persons working or transiting in the area. Additional safety precautions to be implemented include the addition of metal bollards and an 8'-0" high black vinyl coated chain link fence with black vinyl slats around the perimeter of the new CNG equipment area.

The proposed project site is surrounded by industrial and commercial type land uses and is not immediately adjacent to any residential uses or other sensitive receptor type land uses. In order to further ensure that the fueling facility change out from Diesel to CNG does not conflict with adjacent land uses, the overall project design is proposing to install new state of the art CNG compressors situated within a self-contained, weatherproof compressor enclosure. The subject enclosure will also incorporate inlet and discharge silencers; as well as, the fan discharge to the top to further attenuate sound.

Staff has determined that the proposal to install a CNG fuel facility in order to convert the existing trash hauling fleet from diesel to CNG will further enhance the ongoing operations through the introduction of a cleaner more environmentally friendly fuel system. Ultimately, the transition to CNG will result in the lowering of vehicle emissions through out the City of Oceanside and the North San Diego County region.

## **B. Land Use Element II**

**Objective 2.1 Industrial Development:** To promote industries which are consistent with community enhancement and provide stable tax bases and a balance of employment opportunities.

**Policy A:** Industrially designated lands shall be devoted to industrial uses for the preservation of the City's economic future, employment opportunities, and general welfare.

**Policy C:** Ancillary commercial, office, and recreational uses may be permitted when clearly oriented to support the industrial development and serve its population.

The proposed Major Utility land use and proposed CNG fueling facility is consistent with the uses originally envisioned and that established consistent with the City's General Plan to centralize General Industrial land uses along Industry Street. The subject fueling facility will operate consistent with the project originally approved hours-of-operation and will maintain the current job base associated with the Waste Management Operations. It is anticipated that the proposed change over to CNG will benefit the City of Oceanside through lower fuel costs and ultimately cost savings to the residents of Oceanside.

## **2. Zoning Ordinance Compliance**

### **Article 13, Section 1320 and 1330**

Section 1320 of the Oceanside Zoning Ordinance permits the establishment and operation of a Major Utility, which includes refuse collection, transfer, recycling or disposal facilities in the underlying General Industrial (IG) zoning district, subject to approval of a conditional use permit. As conditioned, the project site will be in substantial compliance with the development standards set forth in Section 1330 of the zoning ordinance, including but not limited to parking, screening, and landscaping provisions. No variances are required as part of the proposed project. Perimeter fencing is allowed as per the OZO Article 30 Section 3040 "Fences and Walls" up to a maximum height of 8'-0". In order to minimize visual impacts of the chain link fencing, the project will implement a black vinyl coated chain link fence with black vinyl slats woven within the fence material. To further screen the perimeter fencing and soften the appearance of the existing facility, the applicant is proposing to remove the existing Oleanders and replace with Fuchsia Flowering Gooseberry along the easterly property fence. Immediately adjacent to Industry Street, the applicant is proposing a plant palette of Pineapple Guava, Day Lilly, and Red Kangaroo Paw (Common Name).

Subject to implementation of an Operations Management Plan (contained within the projects Description and Justification) for the site and in accordance with the approved hours of operation established through Conditional Use Permit (C-24-95), the proposed fuel facility conversion from Diesel to CNG will not have any adverse direct impacts to adjacent businesses or persons working or transiting in the area for other goods and services. Furthermore, conversion of the existing trash hauling fleet from diesel to CNG and the use of more efficient modern type engines will further reduce noise and air quality impacts typically associated with larger diesel engines. In conclusion, not only will the proposed project provide a more sustainable and environmentally sensitive fueled fleet, but will further enhance the quality of life of all residents through better air quality and reduced noise levels as trash hauling services are rendered throughout the community.

### 3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Industrial General (IG)	General Industrial (IG)	Waste Management Maintenance Facility (Major Utility)
North of Subject Property	Industrial General (IG)	General Industrial (IG)	Social Service Offices
East of Subject Property:	Industrial General (IG)	General Industrial (IG)	Machinery Shop
South of Subject Property:	Industrial General (IG)	General Industrial (IG)	Loma Alta Creek/ Sprinter Line With Residential Upslope and Beyond
West of Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	Self Storage Facility

### DISCUSSION

*Issue: Project Compatibility with the Existing Developed Areas:*

The conversion from diesel fuel to CNG fuel that involves only minor site modifications necessary to bring CNG on-site and develop fill stations is compatible with the goals and objectives of the General Plan for land use compatibility and the original vision for General Industrial land uses along Industry St. and Oceanside Blvd. The subject site is located within the City's designated heavy industrial area and surrounding properties are established with similar industrial and commercial type developments and land uses. The fuel facility conversion from diesel to CNG is minor in nature and coupled with enhanced perimeter fencing and landscaping, conflicts between the general public and the maintenance/ fueling site operations would be significantly reduced.

The proposed project would be an important part of the City's ability to provide trash hauling and recycling services for the residents of Oceanside at a reasonable cost. The subject conversion to CNG would not add jobs, but would maintain the current level of job opportunities for residents of the City of Oceanside.

*Recommendation:* Staff finds that the overall design of the project is compatible with the existing developed area and subject to implementation of an Operations Management Plan for day to day operations would be consistent with the original intent of the General Industrial land use vision of the City's General Plan. Approximately 3 persons contacted staff voicing concerns or opposition to the project. Staff supports the project as submitted by the applicant, subject to conditions of approval contained within the draft resolution and as originally conditioned through Planning Commission Resolution No. 95-P51.

## **ENVIRONMENTAL DETERMINATION**

A Mitigated Negative Declaration (MND) has been prepared stating that if the mitigation measures identified in the Mitigation Monitoring and Reporting Program are implemented, there will not be a significant adverse impact upon the environment. Under the provisions of the California Environmental Quality Act, the Planning Commission will consider the Mitigated Negative Declaration during its hearing on the project.

The original draft MND was circulated for public review from March 29, 2012 to April 30, 2012. Two comment letters were received during the Mitigated Negative Declaration public review period (1) from The Friend of Loma Alta Creek and (2) from The Department of Toxic Substance Control. All comments received on the document have been included in the Final MND with appropriate responses to those comments being provided as well.

Staff is recommending that the Planning Commission move to adopt the Final MND, subject to implementation of Mitigation Measures identified within the Initial Study.

## **PUBLIC NOTIFICATION**

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives. The 1,500-foot radius notification was maintained and not lowered to a 300' radius because the application was originally submitted and noticed based upon previously established notification requirements.

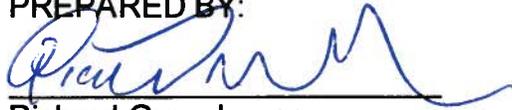
## **SUMMARY**

The proposed Development Plan (D11-00007) and Conditional Use Permit (CUP11-0028), as designed and conditioned, are consistent with the requirements of the Zoning Ordinance, and the land use policies of the General Plan. The project has been designed and conditioned to meet or exceed all applicable development standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- (1) Adopt a Mitigated Negative Declaration, with associated findings and a mitigation monitoring and reporting program for the Waste Management of North County CNG Fueling Facility, in light of the whole record that the project will not have a significant effect on the environment by adopting Planning Commission Resolution No. 2013-P01.

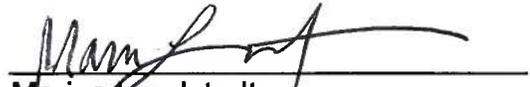
- (2) Approve Development Plan (D11-00007) and Conditional Use Permit (CUP11-00013) by adopting Planning Commission Resolution No. 2013-P02 with findings and conditions of approval attached herein.

PREPARED BY:



Richard Greenbauer  
Senior Planner

SUBMITTED BY:



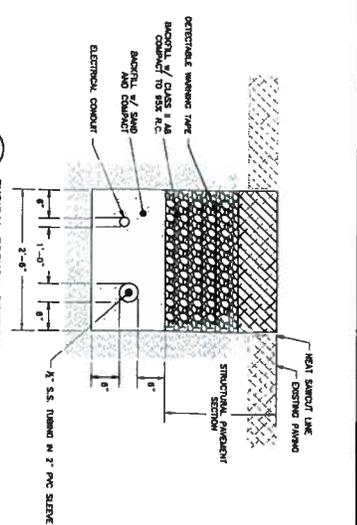
Marisa Lundstedt  
City Planner

JH/RG/fil

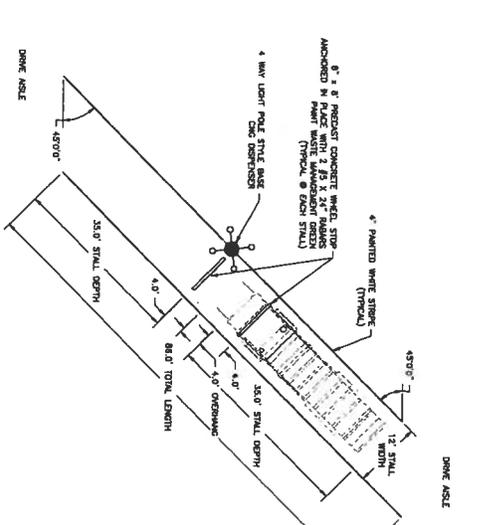
Attachments:

1. Site Plan and Elevations
2. Planning Commission Resolution No. 2013-P01
3. Planning Commission Resolution No. 2013-P02
4. Planning Commission Resolution No. 95-P51
5. CNG Compressor Specification Sheets

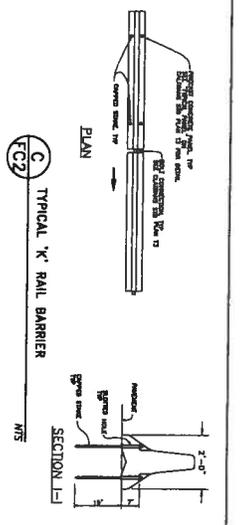




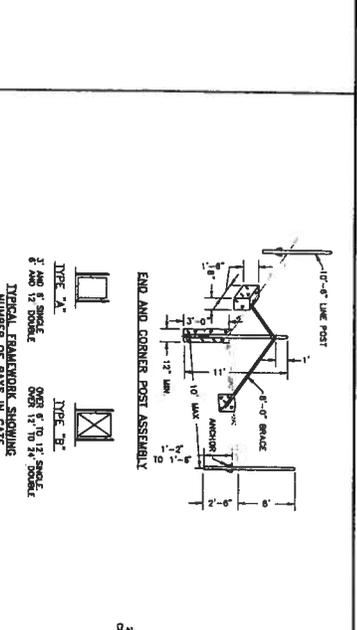
**A** TYPICAL TRENCH SECTION  
N/S



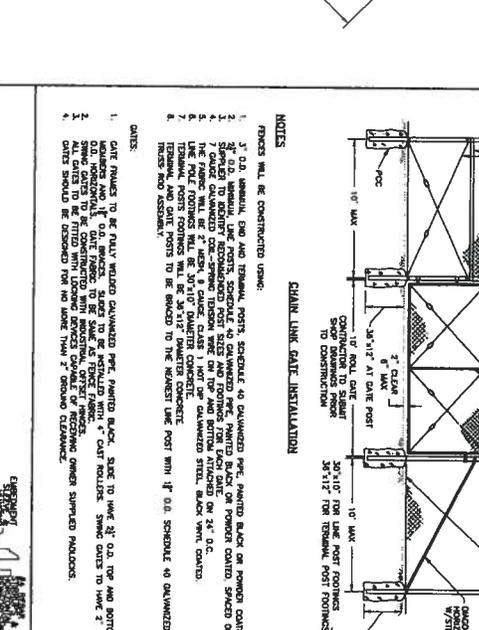
**B** TYPICAL 45° PARKING STALL  
1"=10'



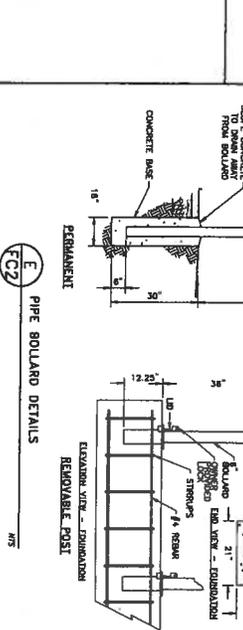
**C** TYPICAL 'K' RAIL BARRIER  
N/S



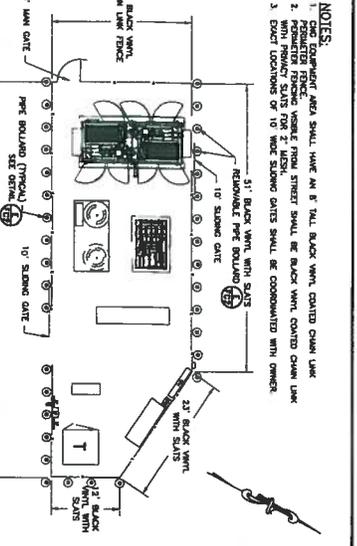
**E** PIPE BOLLARD DETAILS  
N/S



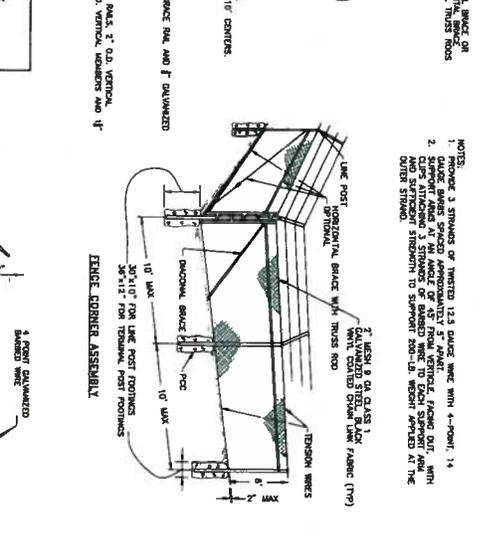
**F** CNG EQUIPMENT PERIMETER FENCE  
N/S



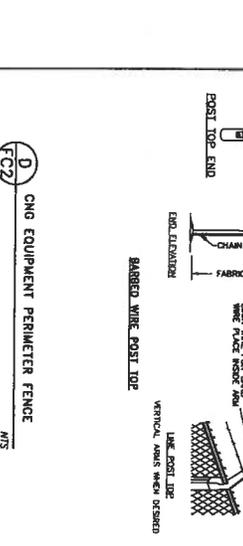
**D** CNG EQUIPMENT PERIMETER FENCE  
N/S



**F** CNG EQUIPMENT PERIMETER FENCE  
N/S



**F** CNG EQUIPMENT PERIMETER FENCE  
N/S



**F** CNG EQUIPMENT PERIMETER FENCE  
N/S

**NOTES:**

1. CNG EQUIPMENT AREA SHALL HAVE AN 8" TALL BLACK VINYL COATED CHAIN LINK
2. PERIMETER FENCING VISIBLE FROM STREET SHALL BE BLACK VINYL COATED CHAIN LINK WITH PINKISH SLATS FOR 2' MIN.
3. POST LOCATIONS OF 10" HIGHER SLABING DATES SHALL BE COORDINATED WITH OWNER.

**NOTES:**

1. CHAIN LINK SHALL BE 3 STRIPES OF TWISTED 1.5" GAUGE WIRE WITH 4" SPACING.
2. CHAIN LINK SHALL BE 1/2" FROM THE TOP OF THE CONCRETE FOUNDATION AND 1/2" FROM THE BOTTOM OF THE CONCRETE FOUNDATION.
3. CHAIN LINK SHALL BE 1/2" FROM THE TOP OF THE CONCRETE FOUNDATION AND 1/2" FROM THE BOTTOM OF THE CONCRETE FOUNDATION.
4. CHAIN LINK SHALL BE 1/2" FROM THE TOP OF THE CONCRETE FOUNDATION AND 1/2" FROM THE BOTTOM OF THE CONCRETE FOUNDATION.

**DETAILS**

**OCEANSIDE CNG WASTE MANAGEMENT NORTH COUNTY**

2141 OCEANSIDE BLVD.  
OCEANSIDE, CA 92054

DATE: 07-21-2011

PROJECT: OCEANSIDE CNG WASTE MANAGEMENT NORTH COUNTY

SCALE: AS SHOWN

FC-2

**CLIENT:**

**WMM**

**CSA**

**ET**

**CONTRACT NO.:**

**NO. 6157**

**DATE OF CONTRACT:**

**07/21/11**

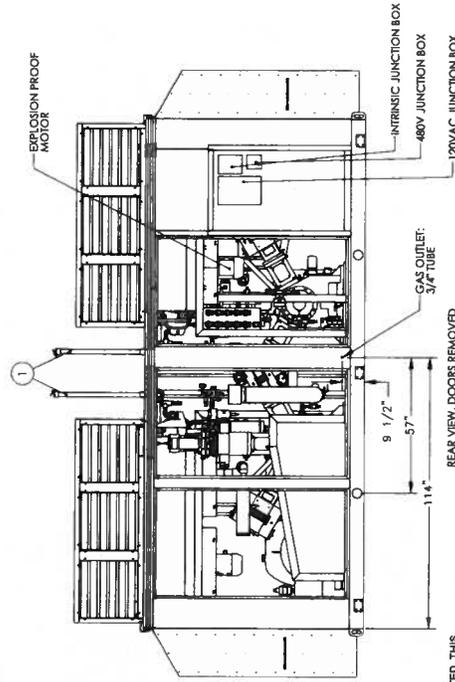
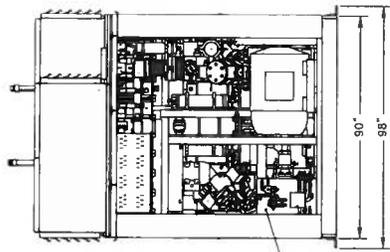
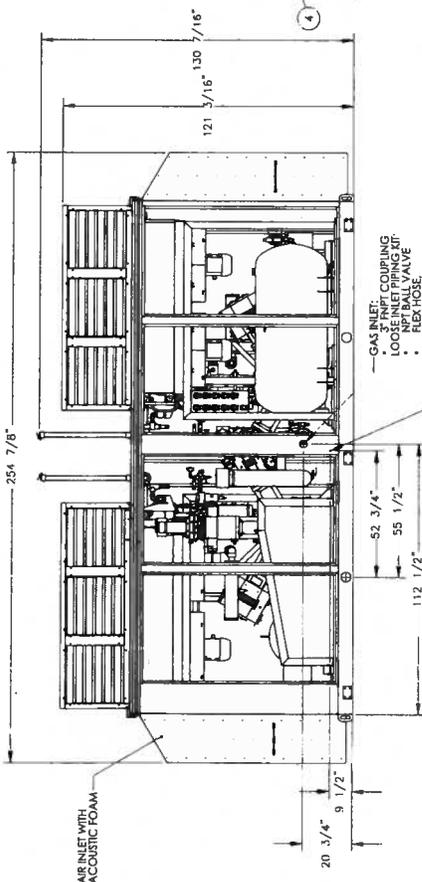
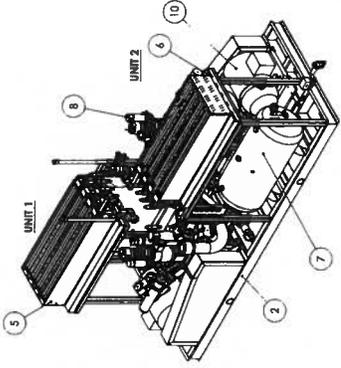
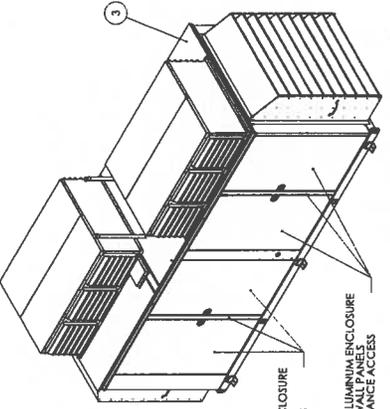
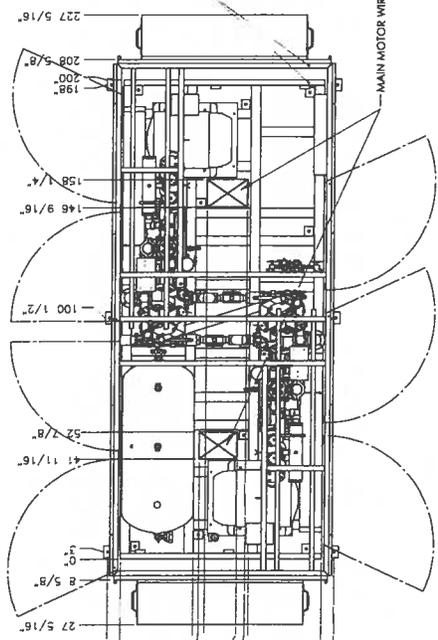








REVISION HISTORY			
REV.	DATE	BY	CHK
A	2012/06/14	JSJ	EKL
REFERENCE			
INITIAL RELEASE			



FRONT VIEW, DOORS REMOVED

REAR VIEW, DOORS REMOVED

- NOTES:
1. THE LOCATION OF THIS EQUIPMENT IS NOT NECESSARILY AS DEPICTED. THE LOCATION OF ANY OTHER EQUIPMENT IS NOT NECESSARILY AS DEPICTED. THE LOCATIONS GIVEN FOR THE ELECTRICAL AND GAS CONNECTIONS ARE COMPRESSOR ONLY.
  2. AS SPECIFIED IN THE INSTALLATION SECTION OF THE USER MANUAL ANCHOR BRACKETS ARE PROVIDED TO SECURE SKID TO ITS FOUNDATIONS. IMW ALSO RECOMMENDS THE USE OF "HILTI" ANCHORS, DETAILS OF WHICH WILL BE PROVIDED UPON REQUEST. IMW DOES NOT ACCEPT ANY LIABILITY FOR ALTERNATIVE FOUNDATIONS OR ANCHORS.
  3. REMOVE LIFTING PINS BEFORE BOLTING DOWN SKID AND ENCLOSURE AND INSTALL SUPPLIED ANCHOR BRACKETS.
  4. FEET FROM THE AIR INLETS OR OUTLETS SHOWN.
  5. ELECTRICAL CLASSIFICATION INSIDE THE ENCLOSURE IS CLASS I, DIV 2, GROUP D.
  6. ELECTRICAL CLASSIFICATION OUTSIDE THE ENCLOSURE UP TO 19 FEET IS CLASS I, DIV 2, GROUP D.

ITEM NO.	PART NUMBER	DESCRIPTION
1	20397-00	VEN ASSEMBLY - IMW50 & ALPHA3
2	200121	SKID REINFORCEMENT
3	200125	CONTROL PANEL, INTER LOCK, COOLING
4	210528	COOLER SUBASSEMBLY, 45°C, TWIN U.I.
5	210529	COOLER SUBASSEMBLY, 45°C, TWIN U.I.
6	210538	REC TANK SUBASSEMBLY, 2000 GAL, 200# SKG
7	210540	CBA SUBASSEMBLY
8	210540	CBA SUBASSEMBLY
9	210583	INLET PIPING KIT W/IN 3.0 3.0SF
10	2	MOTOR 445T & SLIDE BASE

TWIN IMW50-8000DA-150-4500-4AC	
1	240389
2	240389
3	240389
4	240389
5	240389
6	240389
7	240389
8	240389
9	240389
10	240389
11	240389
12	240389



**oil-free natural gas**

**TWIN IMW50-8000DA-150HP-4500-4AC**

**QTY 1**

SUCTION PRESSURE: 13 - 15 PSIG @40°/80°F INLET/-20/105°F AMBIENT  
(REGULATED)  
DISCHARGE PRESSURE: 4500 PSIG  
FLOW CAPACITY/COMPRESSOR: 245 SCFM/143 HP@ 13 PSIG INLET PRESSURE  
264 SCFM/150 HP@ 15 PSIG INLET PRESSURE  
POWER REQUIRED: 150 HP, TEFC ELECTRIC MOTOR (CL1 DIV 2)  
SPEED: 668 RPM  
NO. STAGES: FOUR (4)  
COOLING METHOD: AIR COOLED  
LUBRICATION METHOD: FORCE-FED CRANK/ROD BEARINGS & CROSSHEAD

**COMPRESSOR FEATURES:**

**TYPICAL**

- "W" STYLE RADIAL COMPRESSOR CONFIGURATION
  - BALANCED RECIPROCATING DESIGN FOR LOW VIBRATION AND LOW NOISE
  - 25 YEAR MINIMUM SERVICE LIFE ON COMPRESSOR FRAME WHEN MAINTAINED ACCORDING TO THE MANUFACTURE'S RECOMMENDED MAINTENANCE SCHEDULE
- NON-LUBRICATED CYLINDERS, PISTONS AND VALVES
  - SELF-LUBRICATING TEFLON® COMPOSITE, "PEEK" RINGS ON PISTON RINGS AND ROD PACKING
  - 6000 ~ 8000 HOUR TYPICAL SERVICE LIFE OF VALVES, RINGS, AND PACKING, WHEN MAINTAINED ACCORDING TO THE MANUFACTURE'S RECOMMENDED MAINTENANCE SCHEDULE
  - OIL CONTENT IN DISCHARGE GAS ≤ 5 PPM
- HIGH-EFFICIENCY HEAT EXCHANGER FOR INTER-STAGE AND DISCHARGE GAS COOLING
  - PRESSURE DESIGN CODE, PER ASME SEC VIII, DIV1
  - OUTLET GAS TEMPERATURE ≤ 20 °F ABOVE AMBIENT TEMP.
  - MOUNTED FOR VERTICAL DISCHARGE
- ELECTRIC MOTORS (CLASS 1 DIV2 GROUP D)
  - ELECTRICAL MOTOR PRIME MOVER
  - ELECTRIC MOTOR (DESIGNED FOR 480 V 60 HZ 3 PH)
  - SOFT START SYSTEM TO REDUCE STARTING VOLTAGE
- COMPRESSOR SKID DESIGNED FOR EASY SERVICE/MAINTENANCE ACCESS
- SKID FABRICATION TO MOUNT TWO COMPRESSORS & RELATED EQUIPMENT
- INSTRUMENT PANEL DISPLAY SYSTEM STATUS, TEMPERATURES AND PRESSURES
- ELECTRICAL CONTROL (PLC/MCC) PANEL WITH ALARM STATUS INDICATORS
- INLET FILTER (10.0 MICRON) AND DISCHARGE FILTER (0.3 MICRON) AT 99.95% EFFICIENCY
- CHECK VALVE AND MANUAL ISOLATION VALVE AT INLET & DISCHARGE
- AUTOMATIC UNLOADING OF COMPRESSOR INTO RECOVERY TANK AT END OF CYCLE
- NO COMPRESSOR GAS VENTED TO ATMOSPHERE DURING SHUTDOWN
- BLOCK HEATERS
- RE-CIRCULATION SYSTEM
- INTER-STAGE PULSATION DAMPENER/SCRUBBER VESSELS WITH CONDENSATE DRAINS
- ALL TUBE FITTINGS ARE DOUBLE-FERRULE COMPRESSION TYPE



**oil-free natural gas**

**TYPICAL DOUBLE COMPRESSOR ENCLOSURE**

**QTY 1**

- FREE-STANDING, SELF-CONTAINED, WEATHERPROOF COMPRESSOR ENCLOSURE
- DESIGNED TO HOUSE TWO IMW COMPRESSOR SYSTEMS AND ACCESSORIES
- INLET AND DISCHARGE SILENCERS TO REDUCE OUTSIDE NOISE LEVELS
- SOUND ATTENUATION AT 80 dBa AT 3 M, IN FREE FIELD CONDITIONS
- FAN DISCHARGE TO TOP TO REDUCE SOUND LEVELS
- ALUMINUM SWING OUT DOORS FOR SERVICE ACCESS TO EQUIPMENT
- HEAVY-DUTY SKID AND ENCLOSURE FRAME
- STRUCTURAL STEEL FLOOR FRAME CONSTRUCTION
- HEAVY-DUTY LIFTING POINTS (FOR CRANE)
- OVERHEAD LIGHTING SUITABLE FOR HAZARDOUS LOCATION
- GAS DETECTOR INTERLOCKED WITH EXHAUST FAN
- EXTERIOR-MOUNTED ESD PUSHBUTTON
- APPROXIMATE DIMENSIONS 9' WIDE 10' HIGH X 25' LONG
- FINISH: ALUMINUM DOORS AND STRUCTURAL FRAMES ARE PAINTED

**NOTE:** THE COMPRESSION EQUIPMENT IS HOUSED IN AN ENCLOSURE MOUNTED ON A REINFORCED STEEL SKID. IT ENCOMPASSES THE COMPRESSOR SKID, INCLUDING THE COMPRESSOR, MOTORS, CAPTIVE RECOVERY SYSTEM, INSTRUMENT PANELS, AND HEAT EXCHANGERS. LARGE DOORWAYS AND PANELS PROVIDE GENEROUS ACCESS TO EQUIPMENT. ENCLOSURE IS NOT NECESSARILY BUILT TO A "BUILDING" STANDARD BUT IT IS AN EQUIPMENT ENCLOSURE.

**PRIORITY/ESD/TIME FILL PANEL**

**QTY 1**

- DESIGNED FOR MAXIMUM FLOW RATE OF TWO COMPRESSORS
- 310 BAR (4500 PSIG) DESIGN PRESSURE
- THREE-BANK ELECTRONIC PRIORITY CONTROL
- PNEUMATIC ACTUATED BALL VALVES
- THREE-BANK ESD CONTROL (FAIL-SAFE ACTUATED ESD BALL VALVES)
- PRIORITY ORDER:
  - 1<sup>ST</sup> - FAST FILL DISPENSER
  - 2<sup>ND</sup> - TIME FILL POSTS
  - 3<sup>RD</sup> - FAST FILL POST
  - 4<sup>TH</sup> - VESSEL STORAGE ASSEMBLY
- PRESSURE GAUGE PER OUTLET LINE
- STAINLESS STEEL PRESSURE TRANSMITTERS ON ALL THREE BANKS & TIME FILL
- MANUAL ¾" ISOLATION BALL VALVE ON INLET LINE
- S/S DOUBLE-FERRULE COMPRESSION ¾" FITTINGS WITH ASME SA213 TP316SS TUBE
- ELECTRICAL CONTROL FROM COMPRESSOR PLC
- ALL COMPONENTS ARE MOUNTED ON NEMA PANEL FOR OUTDOOR LOCATION

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PLANNING COMMISSION  
RESOLUTION NO. 2013-P01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE INSTALLATION OF A COMPRESSED NATURAL GAS FUELING FACILITY ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

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APPLICATION NO: D11-00007 and CUP11-00013 a revision to D-9-95 and C-24-95  
APPLICANT: Waste Management of North County  
LOCATION: 2141 Oceanside Blvd.

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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 Development Plan and Conditional Use Permit revision under the provisions of Articles 13, 30, 40, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

installation of a compressed natural gas (CNG) fueling facility at the Waste Management of North County Administration and Fleet Maintenance Facility in order to allow for the conversion of the existing trash hauling fleet from diesel to CNG. Installation of the CNG fueling facility will require the addition of a new electrical transformer and gas compression equipment protected and screened via an 8'-0" black vinyl chain-link fence with black vinyl slats. The facility will also include gas distribution piping below grade with time fill dispensers mounted on concrete K-rails or light post style bases and located on a 3.7-acre site which is fully developed as a Trash Hauling Fleet Maintenance Facility. No modifications to the currently approved hours-of-operation are proposed as part of this application submittal;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 3<sup>rd</sup> day of December, 2012 took action to continue the public hearing to January 14, 2013 to consider said application.

1 WHEREAS, the Planning Commission, after giving the required notice, did on the 14<sup>th</sup>  
2 day of January, 2013 conduct a duly advertised public hearing as prescribed by law to consider the  
3 content of the Mitigated Negative declaration and the Mitigation Monitoring and Reporting  
4 program; and

5 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
6 Guidelines thereto, an Initial Study and Mitigated Negative Declaration have been prepared  
7 stating that if the mitigation measures identified within the Initial Study are implemented there  
8 will not be an adverse impact upon the environment;

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

11 FINDINGS:

- 12 1. The Mitigated Negative Declaration together with all comments received, and  
13 Mitigation and Monitoring and Reporting Program (MMRP) incorporated into the  
14 conditions of approval for the project, were presented to the Planning Commission, and  
15 the Planning Commission reviewed and considered the information contained in these  
16 documents prior to making a decision on the project.
- 17 2. The Mitigated Negative Declaration and Mitigation and Monitoring and Reporting  
18 Program (MMRP) have been determined to be accurate and adequate documents,  
19 which reflect the independent judgment and analysis of the Planning Commission. On  
20 the basis of the entire record before it, the Planning Commission finds that there is no  
21 substantial evidence that the project, with implementation of the mitigation measures  
22 proposed, will have a significant impact on the environment.

23 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
24 adopt the Mitigated Negative Declaration and the mitigation measures provided therein and  
25 incorporated as conditions of approval, as follows:

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1 **Environmental:**

- 2 1. Removal of non-native oleander bushes shall occur outside of the bird breeding season  
3 (February 1 through August 31). If it is not feasible to remove this ornamental  
4 vegetation outside of the breeding season, a preconstruction nesting bird survey shall be  
5 conducted by a qualified wildlife biologist no more than three days prior to removal  
6 activity. If active nests are detected, removal of the bushes shall be postponed until the  
7 young have fledged and the biologist determines that the nest(s) is/are no longer active.  
8 The survey results shall be submitted to the Oceanside Planning Division.
- 9 2. Prior to grading, the applicant will obtain approval of a site-specific Erosion Control  
10 Plan from the City Planning Division. This plan will include a list of best management  
11 practices that the contractor will use to ensure that temporarily exposed soils do not  
12 enter the on-site drainage system thereby ensuring existing water quality treatment  
13 systems and standards applicable to the site remain intact throughout construction.

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1 3. During the construction period, standard BMPs such as proper storage, use and disposal  
2 of construction material shall be applied to ensure that all hazardous materials (i.e.,  
3 construction equipment fuels, oils, etc.) are stored properly and that no hazards occur  
4 during this phase of the project. In addition, the project shall provide protection of all  
5 storm drain inlets downstream of the construction site to eliminate entry of hazardous  
6 substances off-site. Continual inspection and maintenance of all BMPs shall occur  
7 throughout the duration of the construction phase.

8 PASSED AND ADOPTED Resolution No. 2013-P01 on January 14, 2013 by  
9 the following vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 \_\_\_\_\_  
Tom Rosales, Chairperson  
Oceanside Planning Commission

15 ATTEST:

16 \_\_\_\_\_  
17 Marisa Lundstedt, Secretary

18  
19 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
20 that this is a true and correct copy of Resolution No. 2013-P01.

21 Dated: January 14, 2013

22 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees  
23 may be required as stated herein:  
24

25 \_\_\_\_\_  
Applicant/Representative

26 \_\_\_\_\_  
Date

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2013-P02

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

7 APPLICATION NO: D11-00007 and CUP11-00013 a revision to D-9-95 and C-24-95  
8 APPLICANT: Waste Management of North County  
9 LOCATION: 2141 Oceanside Blvd.

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms  
13 prescribed by the Commission requesting a Development Plan and Conditional Use Permit  
14 revision under the provisions of Articles 13, 30, 40, 41, and 43 of the Zoning Ordinance of the  
15 City of Oceanside to permit the following:

16 installation of a compressed natural gas (CNG) fueling facility at the Waste  
17 Management of North County Administration and Fleet Maintenance Facility in order  
18 to allow for the conversion of the existing trash hauling fleet from diesel to CNG.  
19 Installation of the CNG fueling facility will require the addition of a new electrical  
20 transformer and gas compression equipment protected and screened via an 8'-0" black  
21 vinyl chain-link fence with black vinyl slats. The facility will also include gas  
22 distribution piping below grade with time fill dispensers mounted on concrete K-rails or  
23 light post style bases and located on a 3.7-acre site which is fully developed as a Trash  
24 Hauling Fleet Maintenance Facility. No modifications to the currently approved hours-  
25 of-operation are proposed as part of this application submittal;

26 on certain real property described in the project description.

27 WHEREAS, the Planning Commission, after giving the required notice, did on the 3<sup>rd</sup>  
28 day of December, 2012 took action to continue the public hearing to January 14, 2013 to consider  
29 said application.

1 WHEREAS, the Planning Commission, after giving the required notice, did on the 14th  
2 day of January, 2013 conduct a duly advertised public hearing as prescribed by law to consider  
3 said application.

4 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
5 Guidelines thereto; a Mitigated Negative Declaration has been prepared stating that if the  
6 mitigation measures are met there will not be an adverse impact upon the environment;

7 WHEREAS, the documents or other material which constitutes the record of proceedings  
8 upon which the decision is based will be maintained by the City of Oceanside Planning Division,  
9 300 North Coast Highway, Oceanside, California 92054.

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

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

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
17 Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
19 Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$0.713 per square foot or \$713 per thousand square feet for non- residential uses
22 School Facilities	Ordinance No. 91-34	\$.42 per square foot non- residential for Oceanside
23 Mitigation Fee		
24 Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
26 Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
27 (For commercial and 28 industrial please note the 29 75 percent discount)		

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0092-1	Fee based on water meter size. Non-residential is \$36,775 for a 2" meter. + \$430
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$22,495 for a 2" meter. + \$863

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

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

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

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

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

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

3 FINDINGS:

4 For the Development Plan:

- 5 1.       The proposed location of the use is in accord with the objectives of this ordinance and the  
6 purposes of the district in which the site is located because the development plan proposal  
7 for the installation of a compressed natural gas (CNG) fueling facility that includes the  
8 addition of a new electrical transformer and gas compression equipment protected and  
9 screened via a 8'-0" chain-link fence with vinyl slats, along with gas distribution piping  
10 below grade and time fill dispensers mounted on concrete K-rails or light post style  
11 bases is consistent with the intent of the General Plan General Industrial (GI) Land Use  
12 Designation and General Industrial (IG) zoning designation in that all proposed  
13 improvements and on-site development will assist in providing a more environmentally  
14 sensitive alternative to diesel vehicles and ultimately will provide lower noise and cleaner  
15 air emissions while servicing the Citizens of the City of Oceanside.
- 16 2.       The installation of a compressed natural gas (CNG) fueling facility to replace the  
17 existing diesel fueling facility and the required compressor, gas lines, electrical  
18 transformers, and fill dispensers necessary to fuel the CNG vehicles is consistent with  
19 the Zoning Ordinance and the General Plan Land Use Element, because the proposed  
20 site modifications necessary to transition to CNG fuel for Waste Management and all  
21 the related equipment has been designed in a manner that consistent with the existing  
22 built environment and that will be compatible with adjacent industrial uses of similar  
23 nature and the types of land uses envisioned for this General Industrial (IG) zoned area.
- 24 3.       The project design and its physical aspects pertaining to perimeter landscaping, site  
25 planning, and equipment location placement meets or exceeds the applicable zoning  
26 criteria and development standards, and have incorporated site layout designs which are  
27 sensitive to the adjacent land uses to the north of south of the subject site.
- 28 4.       That the area covered by the Development Plan can be adequately, reasonably and  
29 conveniently served by existing and planned public services, utilities, and public facilities.  
The project will connect to an existing SDG&E gas main located in Oceanside Blvd. that  
will be extended down Industry Street to the site and will not require any additional

1 services or utilities beyond what exist as part of the overall development.

- 2 5. That the site plan and physical design of the project is consistent with the policies  
3 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the  
4 Development Guidelines for Hillside, and Section 3039 of the Oceanside Zoning  
5 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to  
6 this site. The proposed development would be compatible with the adjacent industrial  
7 land uses and would provide a more sustainable, environmentally sensitive fuel system  
8 that equates to better air quality and quieter trash hauling vehicles that are servicing the  
9 Citizens of the City of Oceanside.

10 For the Conditional Use Permit:

- 11 1. That the proposed location of the Waste Management of North County Administration  
12 and Fleet Maintenance Facility that proposes to convert their fleet from diesel to CNG is  
13 in accord with the objectives of the Oceanside Zoning Ordinance, and the purposes of the  
14 General Industrial (IG) zone district in which the site is located, because the Industrial  
15 area was originally envisioned to be developed with heavy industrial type land uses and  
16 the conversion from diesel to CNG fuel for the Waste Management Fleet would not  
17 increase the intensity of the existing use on site and would actually improve the existing  
18 conditions of the site by providing a more environmentally sensitive vehicle fleet.
- 19 2. That the proposed location of the Conditional Use and the proposed conditions under  
20 which it would be operated or maintained will be consistent with the General Plan and  
21 will not be detrimental to the public health, safety, or welfare of persons residing or  
22 working in or adjacent to the area of the proposed use; and will not be detrimental to  
23 properties or improvements in the vicinity or to the general welfare of the City because the  
24 proposed site design will provide additional perimeter landscaping and fencing around the  
25 new CNG area to buffer the newly established equipment from adjacent industrial land  
26 uses and that is consistent with the industrial uses originally envisioned when the General  
27 Plan was last updated in 2002 and designated the site as a General Industrial area of the  
28 City.
- 29 3. That the proposed Conditional Use will comply with the provisions of the Oceanside  
Zoning Ordinance, including any specific condition required for the proposed conditional  
use in the district in which it would be located.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
2 approve Development Plan (D11-00007) and Conditional Use Permit (CUP11-00013) subject  
3 to the following conditions:

- 4 1. This Development Plan and Conditional Use Permit approves only the following:  
5 installation of a compressed natural gas (CNG) fueling facility at the Waste Management  
6 of North County Administration and Fleet Maintenance Facility in order to allow for the  
7 conversion of the existing trash hauling fleet from diesel to CNG. Installation of the CNG  
8 fueling facility will require the addition of a new electrical transformer and gas  
9 compression equipment protected and screened via an 8'-0" black vinyl chain-link fence  
10 with black vinyl slats. The facility will also include gas distribution piping below grade  
11 with time fill dispensers mounted on concrete K-rails or light post style bases and minor  
12 retrofits to the existing maintenance shop in order to be able to perform maintenance and  
13 repair on CNG vehicles. Any substantial modification to the Development Plan or  
14 Conditional Use Permit in the design, layout, or intensification of the use shall require a  
15 revision to the Development Plan, a revision to the Conditional Use Permit, and/or a new  
16 Development Plan, and/or Conditional Use Permit.

17 **Building:**

- 18 1. Construction shall comply with the 2010 edition of the California Codes.  
19 2. Construction hours are limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.  
20 3. Exterior lighting must comply with Chapter 39 of the Oceanside Code of Ordinances  
21 and Section 5.106.8 of the 2010 California Green Building Code. Provide a  
22 photometric plan of the parking lot showing all lighting.  
23 4. All equipment must be listed and labeled by an OSHA- accredited nationally  
24 recognized testing lab. (NRTL)

25 **Fire:**

- 26 5. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
27 approval prior to the issuance of building permits.  
28 6. Fire Department final inspection and permit required prior to operation startup.  
29 7. Compressed natural gas (CNG) motor vehicle fueling dispensing facilities must comply  
with CFC 2208.

- 1 8. CNG compression, storage and dispensing equipment not located in vaults must be  
2 installed as follows:  
3 a) Not beneath power lines.  
4 b) Ten feet or more from the nearest building or lot line that could be built on,  
5 public street, sidewalk or source of ignition.  
6 c) Twenty five feet or more from the nearest rail of any railroad track.  
7 9. Repair garages for vehicles fueled by CNG must comply with CFC 2211.7.

8 **Planning:**

- 9 10. Development Plan (D11-00007) and Conditional Use Permit (C11-00013) shall expire on  
10 January 14, 2015, unless implemented in accordance with the City of Oceanside Zoning  
11 Ordinance or unless a time extension is granted by the Planning Commission.  
12 11. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold  
13 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
14 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
15 annul an approval of the City, concerning Development Plan (D11-00007) and  
16 Conditional Use Permit (C11-00013). The City will promptly notify the applicant of any  
17 such claim, action or proceeding against the City and will cooperate fully in the defense.  
18 If the City fails to promptly notify the applicant of any such claim action or proceeding  
19 or fails to cooperate fully in the defense, the applicant shall not, thereafter, be  
20 responsible to defend, indemnify or hold harmless the City.  
21 12. A letter of clearance from the affected school district in which the property is located  
22 shall be provided as required by City policy at the time building permits are issued.  
23 13. A covenant or other recordable document approved by the City Attorney shall be prepared  
24 by the applicant and recorded prior to issuance of building permits. The covenant shall  
25 provide that the property is subject to this resolution, and shall generally list the conditions  
26 of approval.  
27 14. Prior to the issuance of building permits, compliance with the applicable provisions of the  
28 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be  
29 reviewed and approved by the City Planner or their designee. These requirements,  
including the obligation to remove or cover with matching paint all graffiti within 24

1 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a  
2 covenant affecting the subject property.

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

7 16. All mitigation measures identified in the approved Mitigated Negative Declaration shall  
8 be complied with as stated in that document and associated Mitigation Monitoring and  
9 Reporting Program.

10 17. All other Conditions of the original Approval contained in Planning Commission  
11 Resolution No. 95-P51 remain in full force and effect. In a case where there is a  
12 conflict between the Resolutions, the new Resolution 2013-P02 shall rule.

13 18. Failure to meet any conditions of approval for this development shall constitute a  
14 violation of the Development Plan and Conditional Use Permit.

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

20 20. All new mechanical roof-top and ground equipment shall be screened from public view  
21 as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,  
22 mechanical equipment, screen and vents shall be painted with non-reflective paint to  
23 match the roof. Air conditioning shall be installed and operated within the building.  
24 This information shall be shown on the building plans.

25 21. Prior to issuance of any building permits for the project, a Final Waste Management of  
26 North County Operation Management Plan shall be submitted to the City Planner for  
27 review, and prior to issuance of any certificate of occupancy or final permit sign off, the  
28 City Planner shall approve the final version of the Waste Management of North County  
29 Operation Management Plan.

1 **Engineering:**

- 2 22. Prior to construction of the new gas line, an erosion control plan shall be submitted by the  
3 owner/developer and approved by the City Engineer.
- 4 23. Design and construction of all improvements shall be in accordance with the City of  
5 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard  
6 engineering and specifications of the City of Oceanside and subject to approval by the  
7 City Engineer.
- 8 24. A Declaration of Covenants, Conditions and Restrictions (DCC&R) is required prior to  
9 the issuance of any building permit, and will be reviewed and approved by the City  
10 Attorney. The Declaration of Covenants, Conditions and Restrictions (DCC&R) shall be  
11 recorded attesting to these improvement conditions prior to issuance of any building  
12 permit.
- 13 25. It is the responsibility of the owner/developer to evaluate and determine that all soil  
14 imported and exported as part of this development is free of hazardous and/or  
15 contaminated material as defined by the City and the County of San Diego Department  
16 of Environmental Health (DEH). Exported or imported soils shall be properly screened,  
17 tested, and documented regarding hazardous contamination.
- 18 26. A traffic control plan shall be prepared according to the City traffic control guidelines  
19 and approved to the satisfaction of the City Engineer prior to the start of work within  
20 the public right-of-way on Industry Street and Oceanside Boulevard. Traffic control  
21 during construction of Industry Street and Oceanside Boulevard that have been open to  
22 public traffic shall be in accordance with construction signing, marking and other  
23 protection as required by the Caltrans Traffic Manual and City Traffic Control  
24 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless  
25 approved otherwise.
- 26 27. All new pavement sections for the driveway and parking areas shall be based upon  
27 approved soil tests and traffic indices. The pavement design is to be prepared by the  
28 owner/developer's soil engineer and must be in compliance with the City of Oceanside  
29 Engineers Design and Processing Manual and be approved by the City Engineer, prior to  
paving.

- 1 28. Any existing public pavement, concrete curb, gutter, driveways, pedestrian ramps and  
2 sidewalk adjacent to the project boundary, within Industry Street, that are damaged during  
3 construction of the project, shall be repaired or replaced as directed by the City Engineer.
- 4 29. No grading or disturbance shall be allowed within the existing 30' (feet) flood control  
5 right-of-way along the southern boundary of this project.
- 6 30. The owner/developer shall comply with the current City of Oceanside Floodplain  
7 Management Ordinance Regulations.
- 8 31. There shall be no floodway encroachments, including fill, new construction, substantial  
9 improvement, or other new development unless certification by a registered  
10 professional engineer is provided demonstrating that encroachments shall not result in  
11 any increase in the base flood elevation during the occurrence of the base flood  
12 discharge. Certification shall be reviewed and approved by City staff and/or FEMA  
13 staff before any encroachment is authorized.
- 14 32. Prior to issuance of any building permit, the owner/developer shall provide a  
15 commitment letter to the City of Oceanside agreeing to make reasonable efforts to move  
16 all trucks, vehicles, containers and other objects from the site during any severe flood  
17 event.
- 18 33. There shall be no flowage obstruction of any kind such as K-railing along the eastern,  
19 western, southern and northern project boundary unless approved by Federal  
20 Management Agency (FEMA). The final configuration and design of K-rail or  
21 concrete light pole bases shall be shown on final engineering plans subject to final  
22 review and approval by the City Planner.
- 23 34. Prior to issuance of any building permit, the owner/developer shall obtain any necessary  
24 permits and clearances from all public agencies having jurisdiction over the project due to  
25 its type, size, or location, including but not limited to the U. S. Army Corps of Engineers,  
26 California Department of Fish & Game, Federal -Emergency Management Agency  
27 (FEMA), U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality  
28 Control Board (including NPDES), and San Diego County Health Department (DEH).
- 29 35. Unmitigated discharge of pollutants in urban runoff, to receiving water, is not  
permissible. The project shall mitigate pollutant discharges from the CNG refueling  
site by implementing permanent Source Control (Good Housekeeping) Best

1 Management Practices (BMPs) and Treatment Control BMPs. Source Control BMPs  
2 shall be updated to be consistent with current City of Oceanside – Clean Water Program  
3 – Commercial Urban Runoff Requirements Manual, the City of Oceanside – Standard  
4 Urban Storm Water Mitigation Plan (SUSMP), and the California Stormwater Quality  
5 Association (CASQA) Industrial and Commercial Handbook requirements and  
6 practices. Source Control BMPs shall include, but not be limited to; personnel  
7 education and training, mitigation of non-stormwater discharges, spill prevention, spill  
8 control, and spill cleanup, waste handling and disposal management, storage area  
9 maintenance and management. Source Control BMPs shall be implemented throughout  
10 the life of the project. In addition, the CNG project shall mitigate pollutants in the  
11 urban runoff, such as, but not limited to, sediment, grease, oil and trash, by the  
12 continued operation, inspection, and maintenance of the onsite clarifier-type Treatment  
13 Control BMP. To ensure uninterrupted and consistent operation of the Treatment  
14 Control BMP, qualified Waste Management (WM) staff shall regularly inspect and  
15 directly oversee maintenance of the BMP, consistent with Treatment Control BMP  
16 inspection, maintenance, and operation requirements of the San Diego Regional Water  
17 Quality Control Board (RWQCB) Municipal Permit, the City of Oceanside SUSMP,  
18 and the CASQA Industrial and Commercial Handbook. The Treatment Control BMP  
19 shall operate throughout the life of the project. Pollutants captured from urban runoff  
20 shall be properly disposed of in accordance with local, state, and federal requirements.  
21 Qualified WM staff shall maintain a list of Source Control BMPs implement on-site  
22 and shall maintain records of Treatment Control BMP inspection, maintenance, and  
23 operation activities. Source and Treatment Control BMP records shall be made  
24 available, upon request, to City Storm Water, City Code Enforcement, or RWQCB  
25 staff. The CNG refueling site is subject to City and/or RWQCB stormwater inspection  
26 and maintenance verification, consistent with current and future state stormwater  
27 regulations.

- 28 36. In the event that the conceptual plan does not match the conditions of approval, the  
29 resolution of approval shall govern.

**Landscaping:**

1 37. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines  
2 and Specifications for Landscape Development (latest revision), Water Conservation  
3 Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and  
4 ordinances, including the maintenance of such landscaping, shall be reviewed and  
5 approved by the City Engineer prior to the issuance of building permits. Landscaping  
6 shall not be installed until bonds have been posted, fees paid, and plans signed for final  
7 approval. A landscape pre-construction meeting shall be conducted by the landscape  
8 architect of record, Public Works Inspector, developer or owner's representative and  
9 landscape contractor prior to commencement of the landscape and irrigation  
10 installation. The following landscaping requirements shall be required prior to plan  
11 approval and certificate of occupancy:

- 12 a) Final landscape plans shall accurately show placement of all plant material such  
13 as but not limited to trees, shrubs, and groundcovers.
- 14 b) Landscape Architect shall be aware of all utility, sewer, gas and storm drain  
15 lines and utility easements and place planting locations accordingly to meet City  
16 of Oceanside requirements.
- 17 c) All required landscape areas shall be maintained by owner (including public  
18 rights-of-way). The landscape areas shall be maintained per City of Oceanside  
19 requirements.
- 20 d) Proposed landscape species shall be native or naturalized to fit the site and meet  
21 climate changes indicative to their planting location. The selection of plant  
22 material shall also be based on cultural, aesthetic, and maintenance  
23 considerations. In addition proposed landscape species shall be low water users  
24 as well as meet all Fire Department requirements.
- 25 e) Landscape plans shall have proposed plant material, specifically large screening  
26 shrubs, to be native/naturalized, non-invasive, and known to be resistant to the  
27 disease strain of *Xylella fastidiosa* – leaf scorch.
- 28 f) All planting areas shall be prepared with appropriate soil amendments,  
29 fertilizers, and appropriate supplements based upon a soils report from an  
agricultural suitability soil sample taken from the site.

- 1 g) Ground covers or bark mulch shall fill in between the shrubs to shield the soil  
2 from the sun, evapotranspiration and run-off. All the flower and shrub beds  
3 shall be mulched to a 3" depth to help conserve water, lower the soil  
4 temperature and reduce weed growth.
- 5 h) The shrubs shall be allowed to grow in their natural forms. All landscape  
6 improvements shall follow the City of Oceanside Guidelines.
- 7 i) Root barriers shall be installed adjacent to all paving surfaces, where a paving  
8 surface is located within 6 feet of a trees trunk on-site (private) and within 10  
9 feet of a trees trunk in the right-of-way (public). Root barriers shall extend 5  
10 feet in each direction from the centerline of the trunk, for a total distance of 10  
11 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around  
12 the tree's root ball is unacceptable.
- 13 j) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall  
14 obtain Planning Division approval for these items in the conditions or  
15 application stage prior to 1<sup>st</sup> submittal of working drawings.
- 16 k) For the planting and placement of trees and their distances from hardscape and  
17 other utilities/structures the landscape plans shall follow the City of Oceanside's  
18 (current) Tree Planting Distances and Spacing Standards.
- 19 l) An automatic irrigation system shall be installed to provide coverage for all  
20 planting areas shown on the plan. Low volume equipment shall provide  
21 sufficient water for plant growth with a minimum water loss due to water run-  
22 off.
- 23 m) Irrigation systems shall use high quality, automatic control valves, controllers  
24 and other necessary irrigation equipment. All components shall be of non-  
25 corrosive material. All drip systems shall be adequately filtered and regulated  
26 per the manufacturer's recommended design parameters.
- 27 n) All irrigation improvements shall follow the City of Oceanside Guidelines and  
28 Water Conservation Ordinance.
- 29 o) The landscape plans shall match all plans affiliated with the project.

1 p) Landscape plans shall comply with Biological and/or Geotechnical reports, as  
2 required, shall match the grading and improvement plans, comply with SWMP  
3 Best Management Practices and meet the satisfaction of the City Engineer.

4 q) Existing landscaping on and adjacent to the site shall be protected in place and  
5 supplemented or replaced to meet the satisfaction of the City Engineer.

6 38. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-  
7 way and within any adjoining public parkways shall be permanently maintained by the  
8 owner, his assigns or any successors-in-interest in the property. The maintenance  
9 program shall include: a) normal care and irrigation of the landscaping b) repair and  
10 replacement of plant materials (including interior trees and street trees) c) irrigation  
11 systems as necessary d) general cleanup of the landscaped and open areas e) parking  
12 lots and walkways, walls, fences, etc. f) pruning standards for street trees shall comply  
13 with the International Society of Arboriculture (ISA) *Standard Practices for Tree Care*  
14 *Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and*  
15 *Tree Pruning Guidelines, Appendix F* (most current edition). Failure to maintain  
16 landscaping shall result in the City taking all appropriate enforcement actions including  
17 but not limited to citations. This maintenance program condition shall be recorded with  
18 a covenant as required by this resolution.

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1 39. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
2 approval, the resolution of approval shall govern.

3 PASSED AND ADOPTED Resolution No. 2013-P02 on January 14, 2013 by the  
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9 \_\_\_\_\_  
10 Tom Rosales, Chairperson  
11 Planning Commission

12 ATTEST:

13 \_\_\_\_\_  
14 Marisa Lundstedt, Secretary

15 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
16 that this is a true and correct copy of Resolution No. 2013-P02.

17 Dated: January 14, 2013

18 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees  
19 may be required as stated herein:  
20

21 \_\_\_\_\_  
22 Applicant/Representative

\_\_\_\_\_ Date

1 PLANNING COMMISSION  
2 RESOLUTION NO. 95-P51

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

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8 APPLICATION NO: D-9-95, C-24-95  
9 APPLICANT: Waste Management of North County  
10 LOCATION: 2141 Oceanside Boulevard (Site No. 1)  
11 2403 B Industry Street (Site No. 2)  
12 2880 Industry Street (Site No. 3)

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

15 WHEREAS, there was filed with this Commission a verified  
16 petition on the forms prescribed by the Commission requesting a  
17 Development Plan under the provisions of Article 43 of the  
18 Zoning Ordinance of the City of Oceanside to permit the  
19 following:

20 to permit improvements and operation modifications at three  
21 existing Waste Management of North County facilities;

22 on certain real property legally described as shown on EXHIBIT  
23 "A" attached hereto and incorporated herein by reference  
24 thereto.

25 WHEREAS, the Planning Commission, after giving the required  
26 notice, did on the 23th day of October, 1995, conduct a duly  
27 advertised public hearing as prescribed by law to consider said  
28 application.

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

For the Development Plan:

1. Redistribution and coordination of Waste Management of North County activities at the three sites is consistent with Industrial district purposes expressed in the Zoning Ordinance. Strengthening the city's economic base and providing the opportunity for jobs to city residents, ensuring the appearance of the project is consistent and in harmony with the character of the area in which it is located and requiring that site development meets specific performance standards to minimize potential environmental impacts are purposes of the industrial district with which the project is consistent.

2. The Development Plan conforms to policies of the General Plan. These include proposing a use that is primarily packaging, processing and distribution in nature, all listed as General Industrial uses, maintaining landscaping in all setback areas and along all fences, screening all outdoor storage aspects, visually separating the proposed uses from nearby non-industrial land uses by natural topographic features.
3. Utility infrastructure exists to serve the project. Additional improvements or fair-share funding which are necessary to off-set development impacts are attached as conditions of approval.

For the Conditional Use Permit:

1. The project sites are located along an Industrial Corridor (Oceanside Boulevard). The proposed uses are consistent with the objectives of the Zoning Ordinance and the purposes of the IG (Industrial General) Zone.
2. The project is consistent with the following General Plan policies: the use is primarily packaging, processing and distribution in nature, all listed as General Industrial uses; landscaping will be maintained in all setback areas and along all fences; all outdoor storage aspects will be screened as required by the Zoning Ordinance; this use is visually separated from nearby non-industrial land uses by natural topographic features. The project has been conditioned or is designed in such a manner as to not cause detriment to persons residing or working in or adjacent to the neighborhood of such use.
3. The project through the attached conditions of approval will comply with the requirements of the IG (Industrial General) zone.

WHEREAS, the Planning Commission finds a Negative Declaration has been prepared stating that there will not be significant adverse impact upon the environment resulting from the proposed site modifications and additions.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby APPROVE Development Plan (D-9-95) and Conditional Use Permit (C-24-95) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.

- 1 2. The granting of approval under this action shall in no way  
2 relieve the applicant/project from compliance with all  
3 State and local building codes.
- 4 3. Site development, parking, access into buildings and  
5 building interiors shall comply with C.C.R., Title 24, Part  
6 2 (Disabled Access - Nonresidential buildings - D.S.A.).
- 7 4. All electrical, communication, CATV, etc. service lines,  
8 within the exterior lines of the property shall be  
9 underground (City Code Sec. 6.30).
- 10 5. Application for Building Permit will not be accepted for  
11 this project until plans indicate that they have been  
12 prepared by a licensed design professional (Architect or  
13 Engineer). The design professional's name, address, phone  
14 number, State license number and expiration date shall be  
15 printed in the title block of the plans.
- 16 6. All outdoor lighting shall conform to the Oceanside City  
17 Code, Chapter 39 - Light Pollution Ordinance.
- 18 7. City records show existing building as a B-2 occupancy;  
19 expanded truck maintenance/repair area rep[resents a change  
20 in use from B-2 to H-4. Architect or engineer shall  
21 prepare plans to bring existing building into compliance  
22 with the current code requirements for the new expanded  
23 use.

24 Environmental:

- 25 8. All studies and analyses required as conditions of approval  
26 or mitigation measures shall be completed before grading  
27 and/or building permits are applied for.

28 Engineering:

- 29 9. Property line returns, knuckles, and all other street  
30 right-of-way alignments and widths shall be dedicated and  
31 improved as required by the City Engineer.
- 32 10. Prior to approval of the plans, all improvement  
33 requirements shall be covered by an agreement, secured with  
34 sufficient improvement securities guaranteeing performance,  
35 payment for labor and materials, setting of monuments, and  
36 warranty against defective materials and workmanship.
- 37 11. Where proposed off-site improvements including but not  
38 limited to slopes, public utility facilities, and drainage  
39 facilities are to be constructed, the applicant shall, at  
40 his own expense, obtain all necessary easements or other  
41 interests in real property and shall dedicate the same to

1 the City as required. The applicant shall provide  
2 documentary proof satisfactory to the City that such  
3 easements or other interest in real property have been  
4 obtained prior to the approval of the plans. Additionally,  
5 the City, may at its sole discretion, require that the  
6 applicant obtain at his sole expense a title policy  
insuring the necessary title for the easement or other  
interest in real property to have vested with the City of  
Oceanside or the applicant, as applicable.

7 12. Improvements shall be required at the time of development;  
8 a covenant, reviewed and approved by the City Attorney,  
shall be recorded attesting to this condition.

9 13. All streets shall be improved, as directed by the City  
10 Engineer, with concrete curbs and gutters, street lights,  
11 5 foot wide sidewalks and pavement, providing a parkway  
width of at least 10 feet, except where turnouts are  
provided unless altered by the City Engineer.

12 14. All street dedications, alignments, widths, and exact  
geometrics shall be as approved by the City Engineer.

13 15. The developer shall provide public street dedication as  
14 required to serve the property.

15 16. The exact alignment, width and design of all median  
16 islands, turning lanes, travel lanes, driveways, striping,  
and all other traffic control devices and measures,  
including turnouts, bike lanes, and width transitions,  
shall be approved by the City Engineer.

17 17. Pavement sections for all streets, alleys, driveways and  
18 parking areas shall be based upon soil tests and traffic  
19 index. The pavement design to be prepared by the  
subdivider's soil engineer must be approved by the City  
20 Engineer.

21 18. All traffic signal contributions, highway thoroughfare  
22 fees, park fees, reimbursements, and other applicable  
charges, fees and deposits shall be paid prior to the  
23 issuing of any building permits in accordance with City  
policies. The subdivider or developer shall also be  
24 required to join into, contribute, or participate in any  
improvement, lighting, or other special district affecting  
25 or affected by this project. Approval of the project shall  
constitute the developer's approval of such payments, and  
26 his agreement to pay for any other similar assessments or  
charges in effect at the time any increment is submitted  
27 for final map or building permit approval, and to join,  
contribute, or participate in such districts.

- 1 19. Design and construction of all improvements shall be in  
2 accordance with standard plans, specifications of the City  
3 of Oceanside and subject to approval by the City Engineer.  
4 Parking lot striping shall be shown on precise  
5 grading/private improvement plans for parking lots.
- 6 20. The developer shall pay traffic signal fees as required by  
7 the City's Traffic Signal Fee Ordinance.
- 8 21. The developer shall pay thoroughfare fees as required by  
9 the City's Thoroughfare Fee Ordinance.
- 10 22. Sight distance requirements at all street intersections  
11 shall conform to the intersectional sight distance criteria  
12 as provided by the California Department of Transportation  
13 Highway Design Manual.
- 14 23. Landscaping plans for trees, bushes and shrubs, or plans  
15 for the construction of walls, fences or other structures  
16 at or near intersections must conform to sight distance  
17 requirements and must be submitted to and approved by the  
18 City Engineer prior to the issuance of building permits and  
19 prior to the implementation of any landscape improvements.
- 20 24. Sediment, silt and grease traps shall be included in  
21 drainage improvements. All site drainage into the creek  
22 must be collected into appropriate oil/water separators.  
23 A berm shall be constructed along the property line  
24 adjacent to Loma Alta Creek to direct drainage away from  
25 the creek into the separators. A recirculation system for  
26 drainage water may be constructed in lieu of the proposed  
27 separators. All site grading, drainage and improvements  
28 must meet NPDES requirements, the City's Flood Control and  
Grading Ordinances, and be approved by both the City  
Engineer and Planning Director prior to the approval of the  
grading permit.
- 25 25. Grading and drainage facilities shall be designed to  
adequately accommodate the local storm water runoff and  
shall be in accordance with standard plans and  
specifications of the City of Oceanside and subject to the  
approval of the City Engineer.
- 26 26. Development shall be in accordance with City Floodplain  
Management Regulations.
- 27 27. This project is subject to payment of Master Plan of  
Drainage acreage fees, to be paid prior to approval of the  
building permit. All storm drains and appurtenances shall  
be designed and installed to the satisfaction of the City  
Engineer. On and off-site drains shall be shown on City  
standard plans and profile sheets. Storm drain easements  
shall be dedicated where required.

- 1 28. Storm drain facilities shall be designed and located such  
2 that the inside travel lanes on Oceanside Boulevard shall  
3 be passable during conditions of a 100-year frequency  
4 storm.
- 5 29. Storm drain easements shall be dedicated when required.  
6 The subdivider or developer shall be responsible for  
7 obtaining any off-site easements for storm drainage  
8 facilities.
- 9 30. All drainage picked up in an underground system shall  
10 remain in underground system until outlet into an approved  
11 channel.
- 12 31. On-site grading design and construction shall be in  
13 accordance with the City's current Grading Ordinance.
- 14 32. The applicant shall obtain the appropriate permits and  
15 clearances from the U. S. Army Corps of Engineers and/or U.  
16 S. Fish and Wildlife Service and/or California Department  
17 of Fish and Game and all appropriate NPDES clearances and  
18 permits prior to the issuance of grading permits.
- 19 33. Prior to any grading of any part of the tract or project,  
20 a comprehensive soils and geologic investigation shall be  
21 conducted of the soils, slopes, and formations in the  
22 tracts or projects. All necessary measures shall be taken  
23 and implemented to assure slope stability, erosion control,  
24 and soil integrity. No grading shall occur until a  
25 detailed grading plan, to be prepared in accordance with  
26 the Grading Ordinance and Zoning Ordinance, is approved by  
27 the City Engineer.
- 28 34. The applicant shall provide adequate erosion control  
devices for the sites during the construction of all  
grading, hardscape and landscape improvements. This shall  
include landscaping and temporary irrigation systems on  
exposed slopes to be approved by the Engineering  
Department.
35. The entire project shall be served with a water system  
adequate enough for fire protection and domestic supply,  
with hydrants and other appurtenances as needed. The main  
lines shall be dedicated to the City, and appropriate  
easements shall be provided. The sewer system to serve the  
project shall be designed and constructed to City  
standards. All other utilities to serve the project,  
including electrical, telephone, and cable T.V., shall be  
constructed underground.

1 36. All existing continuous overhead utility lines and all new  
2 extension services for the development of the project,  
3 including electrical and telephone, shall be constructed  
underground.

4 37. The undergrounding of the existing overhead utilities may  
5 be deferred. The developer shall make an in-lieu payment  
6 based upon the linear foot of utilities to be deferred at  
7 the rate then in effect as established and published by the  
8 City Engineer. The limits shall be across the property  
9 frontage.

10 38. After approval of the first final map, a phasing plan for  
11 the construction of public and private improvements shall  
12 be reviewed and approved by the City Engineer.

13 39. The developer shall comply with all the provisions of the  
14 City's cable television ordinances including those relating  
15 to notification as required by the City Engineer.

16 40. Any broken concrete curb, gutter or sidewalk shall be  
17 repaired or replaced as required by the City Engineer.

18 41. The developer shall install 3 inch P.V.C. conduit and 1/4  
19 inch pull rope on the frontage of the project on all  
20 arterials and above, for signal interconnect cable. Pull  
21 boxes shall be spaced 200 feet apart.

22 42. Precise grading and private improvement plans shall be  
23 reviewed and approved for each site by the City Engineer  
24 prior to the start of any improvements. All public  
25 improvements shall be as directed by the City Engineer with  
26 the appropriate improvement plans reviewed and approved  
27 prior to the issuance of grading permit. It will be the  
28 applicant's responsibility to secure all necessary state  
and federal approvals (including NPDES) prior to the  
issuance of grading permits. Plan submittal must be  
accompanied by the submittal and approval of  
hydrological/hydraulic calculations that meet the  
requirements of the Engineer's Manual and all other  
applicable ordinances and regulations, whether state,  
federal or local. The direct or indirect discharge of any  
pollutants or non-storm water discharges into Loma Alta  
Creek shall be prohibited.

43. Drainage easements for Loma Alta Creek shall be dedicated  
to the City prior to the issuance of building permits.  
Easement dimensions shall be as required by the City  
Engineer.

1  
2 44. Prior to issuance of a grading permit, a Notice of Intent  
3 (NOI) shall be submitted to the State Water Resources  
4 Control Board (SWRCB) and a Storm Water Pollution  
5 Prevention Plan (SWPPP) shall be developed and implemented  
6 on-site in compliance with the California General  
7 Construction Activity Storm Water Permit, as required by  
8 NPDES regulations. The NPDES permit requires the applicant  
9 to eliminate or reduce non-point source storm water  
10 discharges through implementation of Best Management  
11 Practices (BMPs). The SWPPP shall at a minimum include the  
12 following:

13 (a) Material and waste management BMPs during site grading  
14 and construction.

15 (b) Permanent structural BMPs (i.e., physical improvement  
16 or devices) such as infiltration trenches, French  
17 drains, detention basins, filters and vegetative  
18 controls to reduce the amount of pollutants in site  
19 runoff prior to its release into Loam Alta Creek and  
20 the City's storm drain system.

21 (c) Permanent grease/oil traps and other filtration  
22 systems shall be installed and maintained at all  
23 appropriate storm drain inlets within the proposed  
24 parking areas.

25 (d) The following non-structural post-construction BMPs  
26 (i.e., routine procedures or practices) to reduce the  
27 amount of pollutants available for transport by the  
28 typical rainfall/runoff process:

(1) A material use control program for materials with  
a potential to contaminate storm water including  
guidelines such as proper storage and disposal  
practices for potential pollutants (e.g., motor  
oils and antifreeze); prohibiting storage of  
uncovered hazardous substances in outdoor areas;  
prohibiting the use of pesticides and herbicides  
listed by the Environmental Protection Agency;  
and spill prevention/response and  
shipping/receiving practices;

(2) A housekeeping policy that prohibits the use of  
water for cleaning sidewalks, outside structures  
and parking areas, except in designated and  
approved wash areas;

1 (3) A landscape management plan that includes  
2 herbicide/pesticide management practices designed  
3 to minimize storm water contaminants from  
4 landscaping applications and provisions to  
5 minimize irrigation runoff;

6 (4) A street sweeping and cleaning program.

7 (e) A monitoring program involving inspection of all BMPs  
8 and pollution prevention measures during grading and  
9 construction shall be required. As part of the  
10 monitoring program, inspection and maintenance  
11 procedures shall be developed and implemented for all  
12 post-construction storm water pollution control  
13 measures to ensure that they continue to function  
14 properly. As an example, drainage inlet filters in  
15 the parking areas shall be inspected and maintained at  
16 a frequency appropriate to the type of filter system  
17 used; storm drain stencils shall be replaced when they  
18 are no longer clearly legible; records of paved area  
19 sweeping shall be maintained; landscaping sprinkler  
20 systems shall be maintained to prevent excess runoff  
21 due to leaking or broken sprinkler heads; and drainage  
22 facilities shall be routinely inspected and repaired  
23 as needed.

24 All provisions of the NPDES permit must be maintained on-  
25 site at all times. A copy of the NOI and SWPPP shall be  
26 reviewed and approved by the City Engineer and Planning  
27 Director prior to issuance of a grading permit.

28 Fire:

- 29 45. Fire flow shall be determined at the time of building  
30 application.
- 31 46. Fire hydrants shall be located as indicated on a map filed  
32 in the Fire Prevention Bureau.
- 33 47. Any security gates shall have a Knox-box override.
- 34 48. Plans shall be submitted to the Fire Prevention Bureau for  
35 plan check review and approval prior to the issuance of  
36 building permits.
- 37 49. Show all existing fire hydrants within 400 feet of the  
38 project on the plot plan.
- 39 50. All required fire lanes shall be a minimum of 28 feet wide.

1  
2 Planning:

3 51. This Development Plan and Conditional Use Permit shall  
4 expire on October 23, 1997 unless implemented as required  
5 by the Zoning Ordinance.

6 52. A public facilities fee shall be paid as required by City  
7 policy at the time building permits are issued.

8 53. Landscape plans, meeting the criteria of the City's  
9 Landscape Guidelines and Water Conservation Ordinance No.  
10 91-15, including the maintenance of such landscaping, shall  
11 be reviewed and approved by the City Engineer and Planning  
12 Director prior to the issuance of building permits.  
13 Landscaping shall not be installed until bonds have been  
14 posted, fees paid, and plans signed for final approval.  
15 The following special landscaping requirements shall be  
16 met:

17 (a) Landscape buffering along the southern and northern  
18 boundaries of sites 1 and 2 shall be in the form of  
19 shrubs, trees and vines consistent with those as found  
20 in the Loma Alta Creek channel. Plant varieties shall  
21 be chosen based on rate of growth and consistency with  
22 principles identified in the City's Landscape  
23 Guidelines and Water Conservation Ordinance. Along  
24 the south property line of site 1, landscaping shall  
25 be continued to the western property boundary.

26 (b) Landscape buffering along the northern boundary of  
27 sites 1 and 2, and southern boundary of site 3, shall  
28 be in the form of shrubs, trees and vines consistent  
with those as found in the Alta Creek channel. Plant  
varieties shall be chosen based on rate of growth and  
consistency with principles identified in the City's  
Landscape Guidelines and Water Conservation Ordinance.

(c) Landscape buffering, in the form of vines, shall be  
provided in the following areas:

(1) Site #1 - Along the western site boundary from  
the setback line along Oceanside Boulevard (10  
feet from the front property line) to the  
southern site boundary.

(2) Site #2 - Along the eastern and western site  
boundaries from the setback line along Industry  
Street (10 feet from the front property line) to  
the southern site boundary.

1  
2 3. Site #3 - Along the eastern and western site  
3 boundaries from the setback line along Industry  
4 Street (10 feet from the front property line) to  
5 the northern site boundary.

6 Vines shall be chosen based on rate of growth and  
7 consistency with principles identified in the City's  
8 Landscape Guidelines and Water Conservation Ordinance.

9 (d) Landscape areas adjacent to the Loma Alta Creek  
10 channel shall utilize plant materials which are found  
11 to be appropriate as a riparian buffer to provide  
12 compliance with the Regional Growth Management  
13 Strategy. Plant type is subject to the review and  
14 approval of the Planning Director and City Engineer.

15 54. Prior to the transfer of ownership and/or operation of the  
16 site the owner shall provide a written copy of the  
17 applications, staff report and resolutions for the project  
18 to the new owner and or operator. This notification's  
19 provision shall run with the life of the project.

20 55. Failure to meet any conditions of approval for this  
21 development shall constitute a violation of the Conditional  
22 Use Permit and Development Plan.

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

57. This Conditional Use Permit shall be called for review by  
the Planning Commission if complaints are filed and  
verified as valid by the Code Enforcement Office concerning  
the violation of any of the approved conditions or  
assumptions made by the application.

58. The applicant shall be responsible for trash abatement on  
the site, and shall keep the site free of litter, trash and  
other nuisances. This project is subject to compliance  
with Section 3024, Performance Standards, of the Zoning  
Ordinance.

59. All proposed fencing shall be eight feet in height with  
wood slats for screening. Wood screening slats shall be  
placed in all existing fencing. Fencing shall be shown on  
the landscape plan and improvement or grading plans. All  
damaged wood slates are to be replaced within 24 hours of  
occurrence.

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2  
3 60. Elevations, siding materials, colors, roofing materials and  
4 floor plans shall be substantially the same as those  
5 approved by the Planning Commission. These shall be shown  
6 on plans submitted to the Building Department and Planning  
7 Department.

8 61. A covenant or other recordable document approved by the  
9 City Attorney shall be prepared by the applicant  
10 (developer, subdivider) and recorded prior to the approval  
11 of the final map (or prior to issuance of building permits  
12 where no final map is required). The covenant shall  
13 provide that the property is subject to this Resolution,  
14 and shall generally list the conditions of approval.

15 62. All landscaping, fences, walls, etc. on the site, in  
16 medians in the public right-of-way and in any adjoining  
17 public parkways shall be permanently maintained by the  
18 owner, his assigns or any successors in interest in the  
19 property. The maintenance program shall include normal  
20 care and irrigation of the landscaping; repair and  
21 replacement of plant materials; irrigation systems as  
22 necessary; and general cleanup of the landscaped and open  
23 areas, parking lots and walkways, walls, fences, etc.  
24 Failure to maintain landscaping and the site in general may  
25 result in the setting of a public hearing to revoke the  
26 approval. This condition shall be recorded with the  
27 covenant required by this Resolution.

28 63. This Development Plan and Conditional Use approves only the  
following: Waste Management of Oceanside improvements at  
three sites, including; truck wash operation, bin wash  
operation and canopy, recycling processing building and  
public buy back area. Any substantial modification in the  
design or layout shall require a revision to the  
Development Plan and Conditional Use Permit or a new  
Development Plan and Conditional Use Permit.

64. All mechanical roof-top and ground equipment shall be  
screened from public view as required by the Zoning  
Ordinance. That is, on all four sides and top. The roof  
jacks, mechanical equipment, screen and vents shall be  
painted with non-reflective paint to match the roof. This  
information shall be shown on the building plans.

65. The hours of operation for Site No. 1 shall be from 3:30  
a.m. until 12:00 a.m. Monday through Friday, and Saturday  
and Sunday from 5:00 a.m. until 4:00 p.m. The hours of  
operation for Site No. 2 shall be from 6:00 a.m. until 6:00  
p.m. Monday through Friday, and Saturday from 5:30 a.m.  
until 3:00 p.m. The hours of operation for Site No. 3  
shall be from 6:00 a.m. until 11:00 p.m. Monday through  
Friday, and Saturday from 6:00 a.m. until 11:00 p.m.

1 66. Prior to the issuance of building permits, compliance with  
2 the applicable provisions of the City's anti-graffiti  
3 ordinance (Ordinance No. 93-19, Section 20.25 of the City  
4 Code) shall be reviewed and approved by the Planning  
5 Department. These requirements, including the obligation  
6 to remove all graffiti within 24 hours, shall be recorded  
7 in the form of a covenant affecting the subject property.

8 67. All trucks, trash bins, pods, and roll-off bins shall be  
9 parked in designated parking areas as identified on the  
10 site plan. All trucks, bins, pods and roll-offs shall be  
11 uniformly and orderly parked at all times. A dust control  
12 program shall be developed for Site No. 2.

13 Water Utilities:

14 68. All public water and/or sewer facilities not located within  
15 the public right-of-way, shall be provided with adequate  
16 sized easements. Size of new easements to be determined by  
17 the Water Utilities Department.

18 69. The developer shall be responsible for developing all water  
19 and sewer facilities necessary to this property. Any  
20 relocation of water or sewer lines are the responsibility  
21 of the developer.

22 70. This project is subject to the development restrictions  
23 identified in the City's Water Conservation Ordinance No.  
24 91-15.

25 71. This project is subject to the requirements of the City's  
26 Water Conservation Ordinance No. 91-15, specifically, dual  
27 water lines shall be provided on-site in order to  
28 facilitate the present and future use of reclaimed water.

66. All lots with a finish pad elevation located below the  
elevation of the next upstream manhole cover of the public  
sewer shall be protected from backflow of sewage by  
installing an approved type backwater valve, per Section  
409 of the Uniform Plumbing Code.

73. The existing water meter service at Site No. 1 (2141  
Oceanside Boulevard) shall be protected by a R.P.P.  
backflow prevention assembly.

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1 74. Each and every new water meter service provided at Sites 1,  
2 2, or 3 shall be protected by a R.P.P. backflow prevention  
3 assembly.

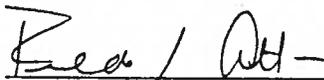
4 PASSED and ADOPTED on October 23, 1995, by the following  
5 vote, to wit:

6 AYES: Altamirano, Caballero, Frazier, Price, Schaffer, Messinger

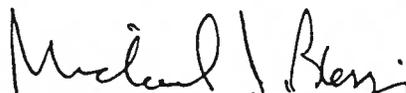
7 NAYES: None

8 ABSENT: None

9 ABSTAIN: Bockman

10   
Reinaldo J. Altamirano, Chairman

11 ATTEST:

12   
13 Michael J. Blessing, Secretary

14 I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning  
15 Commission, hereby certify that this is a true and correct copy  
16 of Resolution No. 95-P51.

17 Dated: Oct 23 '95

MICHAEL J. BLESSING, Secretary  
OCEANSIDE PLANNING COMMISSION

# WASTE MANAGEMENT OF NORTH COUNTY

## OCEANSIDE COMPRESSED NATURAL GAS FUELING FACILITY

### Description and Justification



Rev. October 2012

Project Contact: Sherri Newland, P.E.

Project Representative: Ann Gunter

**WASTE MANAGEMENT OF NORTH COUNTY  
OCEANSIDE COMPRESSED NATURAL GAS  
(CNG) FUELING FACILITY**

Development Plan Revision (D11-00007)  
and  
Conditional Use Permit Revision (C11-00013)

Description and Justification  
Rev. October 2012

**Introduction**

This application is for revision to the existing Development Plan and Conditional Use Permit for the Waste Management of North County Administration and Fleet Maintenance Facility located at 2141 Oceanside Boulevard, for installation of a compressed natural gas (CNG) fueling facility. The existing fleet is fueled using an on-site diesel fueling facility. Conversion to CNG is consistent with existing operations at the site.

The site is located on the south side of Oceanside Boulevard, with primary access into the operations yard from Industry Street. The subject property is a 3.7-acre leased property including assessor's parcels 149-370-10 (1.8 ac) and 149-370-07 (1.9 ac). The property has a General Plan land use designation of General Industrial (GI) and a corresponding zone of General Industrial (IG). A variety of industrial and commercial uses are located east, west and north of the site, with Loma Alta Creek on the southern site boundary. Residential uses are located at higher elevations beyond the industrial/commercial corridor that largely parallels Oceanside Boulevard.

The existing site is comprised of a combination of asphalt and concrete paving in the fleet maneuvering and storage areas. The yard operations area includes a truck wash and diesel fuel islands. There is also a shop/maintenance building and Waste Management Administrative offices on site. Landscaping on the site was approved and installed in conjunction with the original site plan. This is one of three separate Waste Management sites in the immediate area, which had operational changes and building modifications approved in 1995 as part of D-9-95, C-24-95 (Resolution No. 95-P51). Site 1 is the Administration and Maintenance Facility, Site 2 is the pod transfer and box storage yard, and Site 3 is the recycling yard and public buy-back center. This revision is to make minor site alterations at Site 1 to accommodate the CNG fueling operations needed to upgrade the Collection Fleet in accordance with the current contract. There will be no changes at the other site facilities.

**General CNG Description**

At a typical CNG fueling facility, natural gas is conveyed from a public utility gas main to an on-site equipment compound where the gas is compressed then distributed to trucks. The compressed gas is buffered in steel storage containers, typically cylindrical or spherical shapes, and routed via piping systems to fuel the entire CNG fleet. The types of fill systems typically provided are described below:

- **Internal Priority Fill** – CNG from the public gas utility main in the street is compressed into storage tanks, which can then be discharged quickly into a vehicle fuel tank in a fashion similar to a conventional gas station. This type of fill is also referred to as a fast fill system.
- **Time Fill** – fleet vehicles parked overnight are filled via a network of pipes and dispensers, which are connected to the CNG compression equipment. Time fill systems are typically sized to fill the entire fleet through individual dispensers for each vehicle as shown in the example photographs “CNG Time Fill for Fleet Staging.” A CNG time fill fuel system can fill a collection truck in 10-12 hours, and is also referred to as a slow fill system.

CNG is an environmentally clean and economical alternative to diesel fuel. The use of CNG vehicles significantly reduces the emissions associated with solid waste collection in the community. New collection vehicles equipped with CNG engines are cleaner than diesel engines, reducing smog-causing constituents, as well as greenhouse gases. In addition to being cleaner, the CNG trucks are also significantly quieter than standard diesel fleet vehicles.

Waste Management (WM) has made a commitment to commence the conversion of collection fleets nationwide from diesel fuel based operations to Compressed Natural Gas fuel based operations. Switching WM’s fleet to CNG will provide significant environmental benefit. Conversion requires acquisition of CNG vehicles and construction or modification of infrastructure to accommodate parking, fueling and maintenance of CNG vehicles.

#### CNG Fueling and Site Upgrades

In order to upgrade the existing Oceanside fleet to CNG fuel, it is necessary to add new infrastructure to the site. Natural gas and electrical service will be provided from existing SDG&E lines. The natural gas utility is located in Oceanside Boulevard and will extend down Industry Street. The electrical utility is located near the facility on Industry Street. A new electrical transformer and gas compression equipment will be installed on site. A new structural concrete pad for the CNG equipment will be constructed. The equipment area will be surrounded by bollards for safety/security and 7-ft tall chain link fencing. The CNG equipment area will be located within the existing fleet operations area and visually screened from the public right-of-way. Slats will be utilized for screening around the CNG equipment area. Gas distribution piping will run from the compressors, below grade through truck driving lane locations. From there, gas piping and time fill dispensers will be mounted on concrete safety barriers (K-rail or concrete light pole bases) for safety, maintenance, and protection of gas piping. Each truck will be connected to a dispenser hose and fueled overnight (time fill fueling).

The existing truck parking area will be restriped to accommodate a new onsite traffic pattern and the additional space required to accommodate the CNG distribution piping and dispensers. The project will provide time fill fueling for 58 CNG fleet parking stalls at full build-out.

#### Schedule for CNG conversion

The use of CNG trucks will be phased in at this site, which will replace the existing diesel trucks one for one. It is anticipated initially there will be 15-20 new CNG trucks at the site, with 5-20 per year until the full fleet is replaced.

### Proposed Shop Upgrades

Minor retrofits to the existing maintenance shop will be required in order for indoor CNG vehicle maintenance and repair. In the event of a gas detection, emergency ventilation will be provided by new roof-mounted fans in order to exhaust gases which are lighter than air. Intake air will be provided by configuring the overhead doors to open and an emergency back-up generator will be available to operate this emergency system in the event of a power failure.

In repair garages for CNG vehicles, the area within 18-inches of the ceiling is designated as a classified location because CNG is a lighter than air gas. Electrical conduit and wiring in the ceiling of the existing maintenance building will be relocated (lowered) outside of the 18-inch classified zone.

### Operations

#### *Hours*

Fueling CNG vehicles will use a time fill/slow fill process. Time fill systems allow trucks to fuel overnight. The fueling window will range from 10-12 hours for all trucks. There will also be one internal fast fill/quick fill post provided at the site. This allows for better fleet management (example: a vehicle which is being maintained in the evening hours can be returned to service in the morning even if there is not sufficient time for the standard slow fill).

Typically, the fleet vehicles depart the yard between 5:30 am and 7 am, and return to the yard between 2 pm and 7 pm. The existing CUP allows for maintenance work to occur until midnight. These schedules would remain unchanged with the conversion to CNG.

#### *Employees/Employee Access*

The CNG conversion will not add additional employees. Personal vehicles are parked in the existing lots north and west of the existing Maintenance Building. Employees access the fleet operations area through the Maintenance Building. Sidewalk access is available from Oceanside Boulevard onto the site, and is not required on Industry Street.

#### *Traffic*

The CNG phase-in will be one diesel truck for one CNG truck swap. The CNG fueling will not be adding additional traffic to the site. Operationally, truck departure and return are staggered based on route length and route locations.

### Access, Circulation and Parking

Fleet access to the site is from Industry Street, just south of Oceanside Boulevard, and the existing driveway entry/exits will remain. Onsite circulation and the new parking layout will be defined by restriping, and K-rail or concrete light pole bases supporting the CNG dispensing locations. The size of the CNG trucks is equivalent to the existing diesel trucks, so the new striping will accommodate both types of trucks during the conversion. Internal site circulation has been evaluated using the appropriate vehicle template to design adequate circulation within the site.

### Site Landscape

In conjunction with the site improvements, the existing landscape areas adjacent to Industry Street will be enhanced with shrubs and ground plantings beneath the existing mature eucalyptus trees. The existing ailing oleander bushes outside the fence line and along the eastern site boundary will be removed and replaced with native shrubs.

### Ground Disturbing Activities

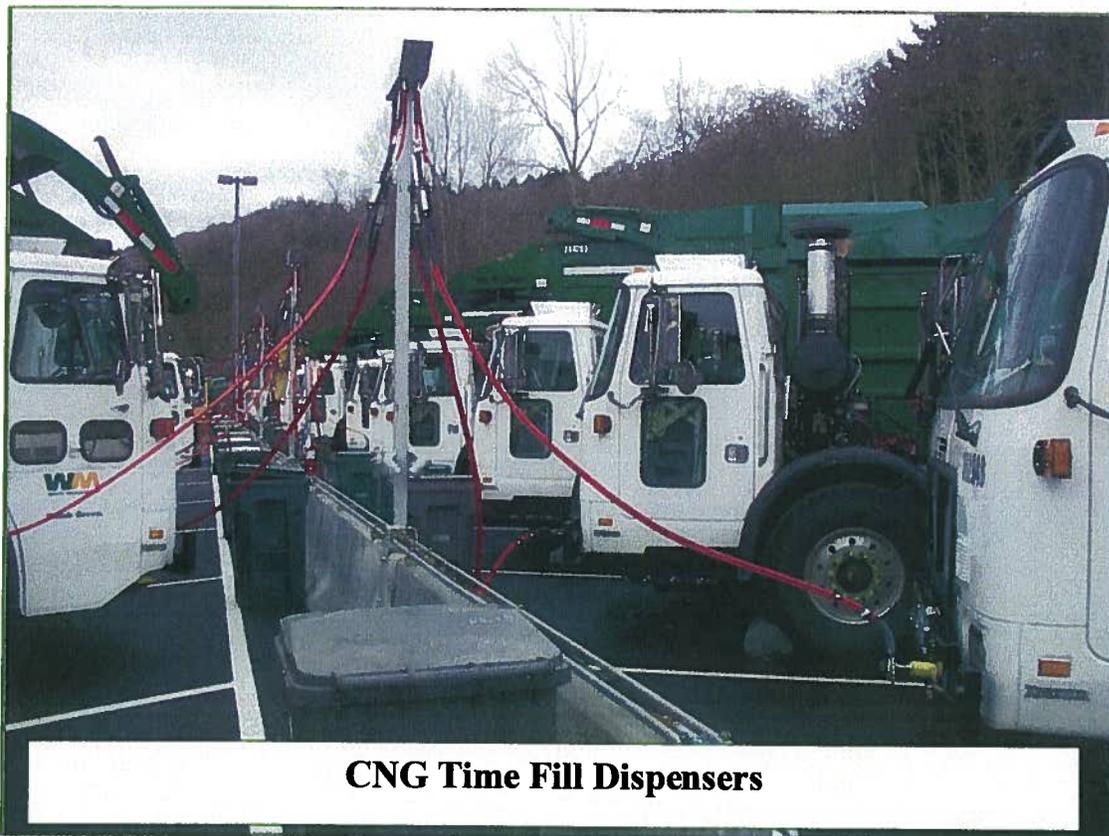
CNG equipment will be installed on a structural concrete pad on surface grade. Site grading will not occur. There will be limited pavement restoration necessary at utility trench locations. Ground disturbance will be less than 2500 sq ft.

### Conclusion

The proposed project will provide the infrastructure necessary to support the conversion of the Waste Management fleet from diesel fuel to CNG, and will be consistent with the existing zoning, and land use regulations. Waste Management is adapting the site to incorporate new fueling technologies. The new CNG equipment and facilities can be integrated at the existing site and provide continued service to the community as the fleet conversion is implemented.

**CNG EXAMPLE PHOTOGRAPHS**





**CNG Time Fill Dispensers**

## REQUIRED FINDINGS - DEVELOPMENT PLAN

The City of Oceanside Zoning Ordinance stipulates that five specific findings must be made before a Development Plan can be approved. This proposal meets them as follows:

- 1. That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance.**

The layout and design of the CNG fueling facility improvements is consistent and in compliance with the Zoning Ordinance. The project has been designed to complement the existing uses on the site. This project is also consistent with the purposes of the General Industrial District in providing the continuation of an appropriate use on industrial land.

- 2. That the Development Plan as proposed conforms to the General Plan of the City.**

The proposed project is for improvements to an existing industrial use and meets the goals and objectives of the General Industrial land use category and the applicable elements of the General Plan.

- 3. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.**

A general industrial use on this site is in compliance with the City's designated zoning and land use for this property. Adequate utilities and services currently serve the existing industrial use on the site and are available to serve the proposed use. The natural gas service needed for the CNG fueling is available in Oceanside Boulevard and will be extended down Industry Street into the site.

- 4. That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.**

The project has been designed to use existing improvements at the site, such as existing driveway entries so that traffic patterns do not change, and install the CNG facilities with minimal changes to the existing site in order to minimize its impact on the surroundings. The site is zoned for general industrial uses and is currently developed as such.

- 5. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this ordinance.**

The subject site does not contain undevelopable land or qualifying slopes, and is not subject to provisions of the Land Use Element or the Development Guidelines for Hillsides in Section 3039 of the Zoning Ordinance.

## REQUIRED FINDINGS - CONDITIONAL USE PERMIT

The City of Oceanside Zoning Ordinance stipulates that three specific findings must be made before a Conditional Use Permit can be approved. This proposal meets them as follows:

1. **That the proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.**

The proposed CNG equipment and piping are necessary for converting from the existing diesel fleet in accordance with the recent waste hauling contract with the City. The location of the facility within the existing fleet maintenance compound is consistent and in compliance with the Zoning Ordinance and the Industrial General Zone.

2. **That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.**

The installation of the CNG improvements in conjunction with the permitted industrial use will be compatible with and not have a negative impact on the surrounding industrial uses. The CNG compressors and equipment are required to meet stringent design and safety standards per the National Fire Protection Association, International Fire Code, and International Mechanical Codes. Compression and storage equipment and time fill dispensers are protected from vehicle impact by pipe bollards, K-rail, and/or wheel stops. Physical damage and vandalism are minimized by use of security cameras, fencing, breakaway coupling on fuel hoses, and manual and automatic shut off valves. The project is consistent with the General Plan in that it will not be detrimental to the public health, safety, or welfare of persons residing or working in the surrounding areas.

3. **That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district which it would be located.**

The proposed CNG fueling facility is ancillary to the existing site use, providing an alternative fuel for the waste hauling fleet and there are no specific conditions required by the Zoning Ordinance provisions in the General Industrial district for this proposed site modification.



### Application for Discretionary Permit

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

STAFF ONLY

ACCEPTED

7/6/11

BY

SN  
+  
DW

Please Print Or Type All Information

HEARING

#### PART I - APPLICANT INFORMATION

1. APPLICANT Waste Management of North County	2. STATUS Applicant	GPA	
		MASTER/SP.PLAN	
		ZONE CH.	
3. ADDRESS 2141 Oceanside Blvd., Oceanside CA Project Contact: Sherri Newland, ET Environmental	4. PHONE / FAX / E-mail 208-928-7361 snewland@etenv.com	TENT. MAP	
		PAR. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) The Lightfoot Planning Group attn: Ann Gunter		DEV. PL	D11-00007
		C.U.P.	CUP11-00013
6. ADDRESS 5900 PASTEUR CT 5750 Fleet Street, Suite 250 STE. 110 Carlsbad, CA 92008	7. PHONE / Fax / E-mail (760) 692-1924 phone ann@lightfootpg.com	VARIANCE	
		COASTAL	

#### PART II - PROPERTY DESCRIPTION

8. LOCATION 2141 Oceanside Boulevard. Fleet Maintenance Facility south of Oceanside Boulevard at Industry Street.	9. SIZE 3.7 acres		
10. GENERAL PLAN General Industrial (GI)	11. ZONING General Industrial (IG)	12. LAND USE Industrial	13. ASSESSOR'S PARCEL NUMBER 149-370-07 149-370-10
14. LATITUDE 33.1974	15. LONGITUDE -117.3491		

#### PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION  
Revision to existing Development Plan (D-9-95) and Conditional Use Permit (C-24-95) for installation of a compressed natural gas (CNG) fueling facility at the Waste Management of North County Administration and Fleet Maintenance Facility to allow conversion of existing fleet from diesel to CNG.

17. PROPOSED GENERAL PLAN No Change	18. PROPOSED ZONING No Change	19. PROPOSED LAND USE No Change	20. NO. UNITS N/A	21. DENSITY N/A
22. BUILDING SIZE No new buildings	23. PARKING SPACES Re-striping of truck fleet parking (58 spaces)	24. % LANDSCAPE No change from existing	25. % LOT COVERAGE or FAR No change from 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): Kenneth Ryan	36. DATE 6/3/11	37. OWNER (Print): SEE ATTACHED AUTHORITY	38. DATE
Sign: <i>Ken Ryan</i>		Sign: <i>SIGNATURE FOR OWNER</i>	

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTAND 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 COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

**WASTE MANAGEMENT OF NORTH COUNTY  
OCEANSIDE COMPRESSED NATURAL GAS  
(CNG) FUELING FACILITY**  
Revision to Development Plan D-9-95 (D11-00007)  
Revision to Conditional Use Permit C-24-95 (CUP11-00013)

**LEGAL DESCRIPTION**

(APN'S 149-370-07 & 10)

PARCELS 2 AND 5 OF PARCEL MAP NO. 5383, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 1976 AS INSTRUMENT NO. 76-416153, OF OFFICIAL RECORDS.