



DATE: November 17, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP14-00018) FOR THE ESTABLISHMENT AND OPERATION OF A COMMERCIAL TRUCK DRIVING SCHOOL AT 1833 OCEANSIDE BOULEVARD – ALLIANCE SCHOOL OF TRUCKING – APPLICANT: EMMIT MARSHAL**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class One (1), Categorical Exemption “Existing Facilities”; and
- (2) Adopt Planning Commission Resolution No. 2014-P31 approving Conditional Use Permit CUP14-00018 with findings and conditions of approval attached herein.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background:** On August 7, 2014 an application for a Conditional Use Permit (CUP) to allow the establishment of a commercial truck driving school at 1833 Oceanside Boulevard was received by staff. The personal improvement type land use would consist of a 2,964-square-foot office suite located within a larger 33,800-square-foot industrial building. The suite would be configured in a manner to provide for classroom instruction in the form of book/study guide reading, targeted computer training, and whiteboard instructions for up to a maximum of 10 students. As part of the overall curriculum for the Alliance School of Trucking (AST); a .68-acre, fenced-in yard area of a larger 6.4-acre parcel will be used for hands-on truck maneuvering training with one of the two commercial trucks associated with AST. The proposed commercial truck driving training facility would employ one administrator and two trainers/instructors, and would accommodate no more than 10 students at any one time.

**Site Review:** The project site is located at 1833 Oceanside Boulevard, and is currently developed with a combination single and two-story 34,800-square-foot industrial building and paved parking lot/yard area that are being used as a heavy equipment rental facility. The existing industrial building has been divided up in order to accommodate a range of businesses that include two Personal Improvement Services; “Spartan MMA” and “Oceanside Jiu Jitsu”, and “Spec Pro” a computer consulting company. The primary business on the site is an existing equipment rental facility “El Camino Rentals” which utilizes 12,000 square feet of the industrial building and only a small portion of the overall yard area developed on-site, thus leaving the remainder of the site vacant and underutilized.

The proposed truck driving school maneuvering training area would be located on the rear portion of the 6.41-acre site, immediately to the south of the existing industrial building on-site. The site is fully developed and the yard area to be utilized for instruction is currently surrounded with an eight-foot tall chain-link perimeter fence with decorative dark brown vinyl slats incorporated to screen the yard area from the public view as seen from the north. The property has a land use designation of Light Industrial (LI) on the Land Use Map, is zoned Limited Industrial (IL) on the official zoning map, and is situated within the Fire Mountain Neighborhood Planning Area.

Surrounding land uses include dedicated open space and Loma Alta creek along the south with single-family residential further south and upslope; and light industrial uses to the north, east, and west, with Professional Office beyond to the east.

**Project Description:** The project application is comprised of the following required entitlement:

Conditional Use Permit CUP14-00018 represents a request for the following:

- (a) The establishment and operation of a commercial truck driving school within a 2,964-square-foot office suite and on a developed but unused .68-acre portion of an existing 6.41-acre site that currently operates as a heavy equipment rental facility and storage yard. The personal improvement type land use would employ three persons and would operate with two commercial semi-trucks for instructional purposes. Hours-of-operation would be from 7:00 a.m. to 5:00 p.m., Monday through Friday. Operational characteristics of other Alliance School of Trucking Facilities similar in nature show that at the busiest time, approximately four hours of instruction would take place in the maneuvering yard area on any given day school is in session.

The project is subject to the following Ordinances, City policies, and the State of California Government Code:

1. General Plan
2. Zoning Ordinance
3. CEQA

## ANALYSIS

### KEY PLANNING ISSUES

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

The General Plan Land Use Map designation for the subject property is Light Industrial (LI). 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 uses.

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

The proposed truck driving school would be operated predominately within a 2,964-square-foot office suite space with some maneuvering instruction occurring within a fully enclosed and screened in yard area located in an existing industrial built environment that is extensively setback from the public right-of way. The proposed location tucked behind a self storage facility building and screened utilizing chain link fencing with dark colored vinyl slats would further negate visual impacts to the surrounding area.

**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 site is located within an industrial district established with similar type land uses and the proposed two commercial semi-trucks to be used for instruction would be maintained to ensure compliance with air quality pollution standards. The proposed operation during normal working hours will also ensure that potential noise sources do not conflict with persons living or working in the immediate area. A noise study (attached) was prepared by Ldn Consulting, Inc., and concludes that the property line noise standards would not be exceeded by establishment of the subject truck driving school operations. An Operations Management Plan for the subject commercial truck driving school has been submitted as part of the project's review and approval. Strict adherence to the plan, such as disabling the back up beepers, not using the horn while in the truck maneuvering area, and not allowing vehicles to be warmed up prior to 9:00 a.m. or left in an idling mode for greater than 15 minutes at any one time would ensure that the personal improvement service is sensitive to surrounding land uses. Furthermore, no vehicle/equipment repairs will occur on the property as part of the overall truck driving school operations.

## 2. Zoning Ordinance Compliance

### Article 13, Section 1320 and 1330

Section 1320 of the Oceanside Zoning Ordinance permits the establishment and operation of personal improvement related land uses and outdoor facilities in the underlying Limited Industrial (IL) 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.

The overall project site has been developed with 112 parking spaces and the property owner has allocated the subject truck driving school a total of 12 parking spaces within the existing developed and landscaped parking area. In accordance with Article 31 of the Oceanside Zoning Ordinance, parking for personal improvement services of this type require one space per 250 square feet of gross floor area. A site parking analysis for all businesses currently operating on the site has been conducted and provides the following breakdown:

<b>PARKING STANDARD/ USE</b>	<b>EXISTING USE</b>	<b>PARKING REQUIRED</b>
1 Space/ 250 sq. ft.	Spartan MMA	23 Spaces
1 Space/ 250 sq. ft.	Oceanside Jiu Jitsu	20 Spaces
1 Space/ 750 sq. ft.	El Camino Rentals	16 Spaces
1 Space/ 300 sq. ft.	Spec Pro	19 Spaces
1 Space/ 250 sq. ft.	<b>Alliance School of Trucking</b>	12 Spaces
1 Space/300 sq. ft.	Herzog	10 Spaces
<b>TOTAL:</b>		<b>90 Spaces</b>

## 3. Land Use Compatibility with surrounding developments

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	El Camino Equipment Rental
North of Subject Property	Light Industrial (LI)	Limited Industrial (IL)	Oceanside Blvd/Sprinter Line/Commercial Retail Beyond
East of Subject Property:	Professional Commercial (PC)	Commercial Professional (CP)	Loma Alta Creek/Office Beyond
South of Subject Property:	Single Family Detached Residential (SFD-R)	Single Family (RS)	Loma Alta Creek/Residential Upslope and Beyond
West of Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	A-1 Self Storage Facility

## **DISCUSSION**

### **Issue: Project Compatibility with the Surrounding Developed Areas:**

The addition of a commercial truck driving school within an office space and creation of an outdoor maneuvering area to accommodate two commercial semi-trucks for instructional purposes on a portion of a fully developed industrial site would be compatible with the goals and objectives of the General Plan for land use compatibility. The subject site is located to the rear of a larger light industrial area and immediately adjacent properties are established with industrial type developments and land uses that would not result in any conflicts from a land use perspective. The lower intensity uses in the immediate area coupled with adequate roadway systems and controlled access points, in the form of perimeter fencing would further ensure that conflicts between the general public and the truck driving school would be minimized. Although the site has recently established two other personal improvement type land uses within the same industrial building, the course curriculum and limited number of persons that receive instruction at any one time would further provide for a use that is compatible with other uses in the immediate vicinity. The nearest residential property is located to the south and upslope from the site. In order to ensure that no conflicts with the operation of two commercial semi-trucks for maneuvering instruction within the yard area and residential properties to the south occurs, the applicant has established an "Operations Management Plan" which will be conditioned to be maintained and utilized throughout the course of instruction on-site. Staff has also conditioned the project in a manner that allows the City to monitor operations and modify hours-of-operation at the site should excessive complaints related to the operations be received and verified to exist.

**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 will be consistent with the original intent of the Light Industrial zoned parcel to establish this type of land use. Staff supports the project as submitted by the applicant, subject to conditions of approval contained within the draft resolution.

## **ENVIRONMENTAL DETERMINATION**

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). Based on that review, staff finds that the proposed project constitutes operations within existing facilities that will not involve expansion beyond what exists on-site at this time, and the project is categorically exempt, Class 1, "Existing Facilities" (Section 15301).

## PUBLIC NOTIFICATION

Legal notice was published in the newspaper and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties. As of the date of the preparation of this report, three e-mails in opposition have been received by staff and are included as part of the public record.

## SUMMARY

The proposed Conditional Use Permit (CUP14-00018) as conditioned is consistent with the requirements of the Zoning Ordinance, and the land use policies of the General Plan. The proposed establishment of the truck driving school does not propose any new development and on-site parking has been analyzed and found to be adequate with the development standards for parking. 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:

- Confirm issuance of a Class One (1), Categorical Exemption "Existing Facilities"; and
- Adopt Planning Commission Resolution No. 2014-P31 approving Conditional Use Permits CUP14-00018 with findings and conditions of approval attached herein.

PREPARED BY:

  
Richard Greenbauer  
Senior Planner

SUBMITTED BY:

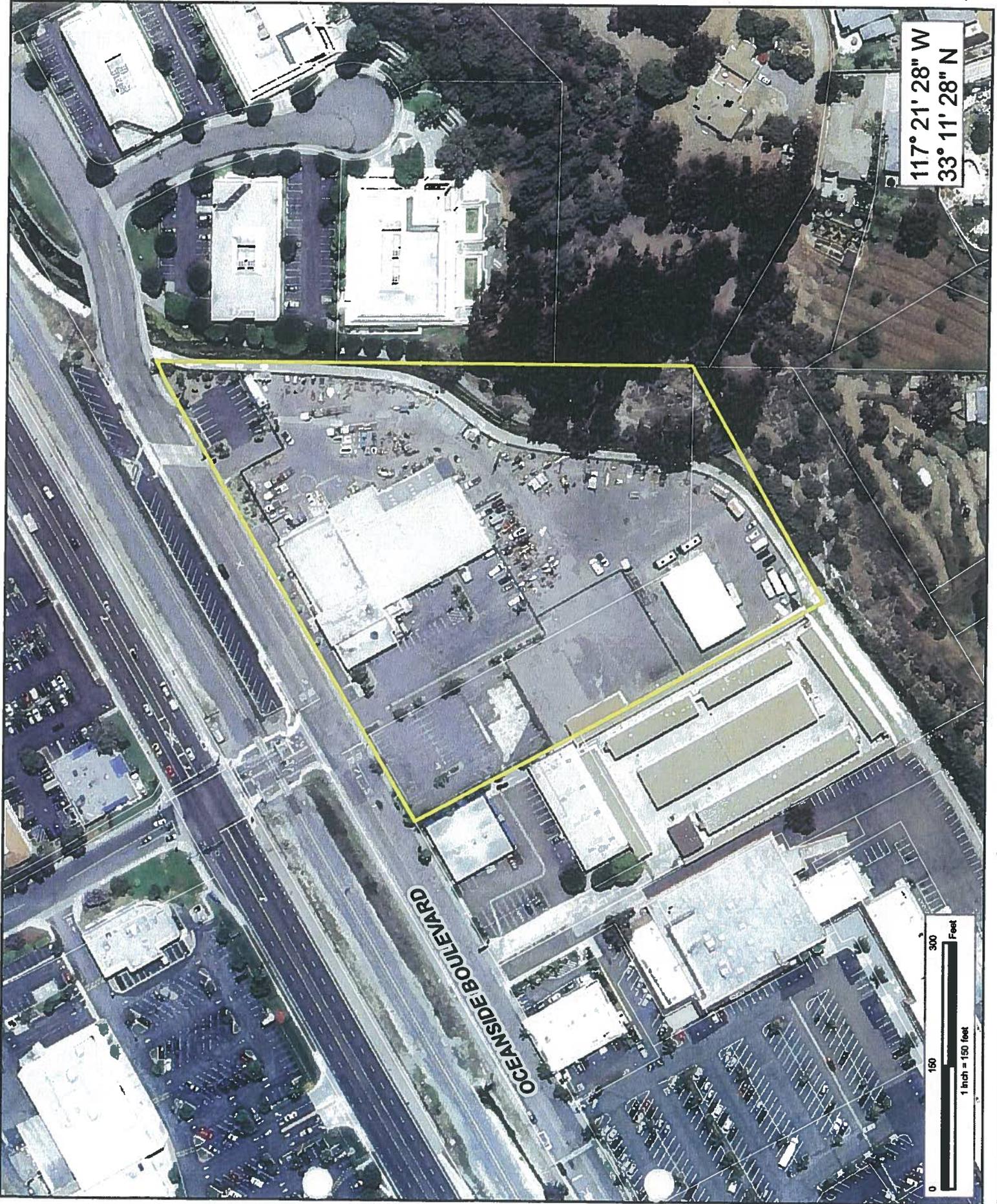
  
Marisa Lundstedt  
City Planner

ML/RG/fil

Attachments:

1. Plans
2. Planning Commission Resolution No. 2014-P31
3. Operations Management Plan
4. Ldn Consulting Inc., Noise Analysis
5. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)





117° 21' 28" W  
33° 11' 28" N



1 PLANNING COMMISSION  
2 RESOLUTION NO. 2014-P31

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

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6 APPLICATION NO: CUP14-00018  
7 APPLICANT: Alliance School of Trucking, Emmit Marshal  
8 LOCATION: 1833 Oceanside Blvd.

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

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

14 a Commercial Truck Driving School consisting of a 2, 964-square-foot office suite space for  
15 instructional purposes and a commercial semi-truck instructional maneuvering area within a  
16 .68-acre portion of a larger 6.41-acre parcel;  
on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 17<sup>th</sup> day  
18 of November 2014, conduct a duly advertised public hearing as prescribed by law to consider said  
19 application;

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
21 Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section 15301,  
22 Class 1, Existing Facilities;

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

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

27 //////////////

28 //////////////

//////////

1 FINDINGS:

2 For the Conditional Use Permit to allow a commercial truck driving school:

- 3 1. The proposed personal improvement service designated land use referred to as a  
4 commercial truck driving school is in accord with the objectives of the Zoning  
5 Ordinance and the purposes of the underlying Limited Industrial (IL) district. Section  
6 1320 of the Oceanside Zoning Ordinance permits the establishment and operation of  
7 personal improvement type services such as “Commercial Truck Driving Schools” in the  
8 subject zoning district, subject to approval of a conditional use permit. The subject  
9 facility will be established on an interior portion of a fully developed site consistent with  
10 the zoning ordinance regulations.
- 11 2. The location for the use and conditions under which it will be operated are consistent with  
12 the General Plan, will not be detrimental to public health, safety or welfare of persons  
13 residing or working in or adjacent to the neighborhood; and will not be detrimental to  
14 properties or improvements in the vicinity or to the general welfare of the City. The  
15 commercial truck driving school classroom would be located within an existing 2,964 sq.  
16 ft. office suite of a larger 34,800-square-foot industrial building with the associated outdoor  
17 semi-truck maneuvering area being located within a .68-acre fenced off and screened  
18 portion of a larger fully developed 6.4-acre site. Access to the site will be directly off of  
19 Oceanside Boulevard, away from the commercial retail center to the west; therefore,  
20 allowing for additional separation from persons residing or working in the immediate area.
- 21 3. The proposed conditional use is subject to compliance with Zoning Ordinance provisions,  
22 specific conditions of project approval and additional regulations/licensing as deemed  
23 necessary by other regulatory or permit authorities. All necessary licenses/permits will be  
24 obtained prior to initiating operation of the commercial truck driving school facility.

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
26 approve Conditional Use Permit (CUP14-00018) subject to the following conditions:

27 Building:

- 28 1. The granting of approval under this action shall in no way relieve the applicant/project  
from compliance with all Current State and local building codes.

**2013 Triennial Edition of CCR, Title 24**

1 The 2013 triennial edition of the California Code of Regulations, Title 24 (California  
2 Building Standards Code) applies to all occupancies that applied for a building permit on or  
3 after January 1, 2014, and remains in effect until the effective date of the 2016 triennial  
4 edition which will be January 1, 2017. The California Building Standards Commission  
5 website at <http://www.bsc.ca.gov/codes.aspx> has links to where the codes can be viewed  
6 online as well as information on where the codes can be purchased; Parts 6, 11, and 12 can  
7 be directly downloaded for free.

8 There are 12 parts to Title 24 and the applicable parts for most Building Division permit  
9 applications are listed below.

- 10 • Part 2: The 2013 California Building Code (CBC) is based on the 2012 IBC, but  
11 includes numerous State of California amendments.
- 12 • Part 2.5: The 2013 California Residential Code (CRC) is based on the 2012 IRC,  
13 but includes numerous State of California amendments and does not include the  
14 electrical, energy, mechanical, or, plumbing portions of the IRC, and instead parts 3  
15 through 6 of Title 24 as listed below apply.
- 16 • Part 3: The 2013 California Electrical Code (CEC) is based on the 2011 NEC with  
17 State of California amendments.
- 18 • Part 4: The 2013 California Mechanical Code (CMC) is based on the 2012 UMC  
19 with State of California amendments.
- 20 • Part 5: The 2013 California Plumbing Code (CPC) is based on the 2012 UPC with  
21 State of California amendments.
- 22 • Part 6: The 2013 California Energy Code is currently based on the 2013 Building  
23 Energy Efficiency Standards, and please visit the California Energy Commission  
24 website at <http://www.energy.ca.gov/title24/2013standards/> where additional  
25 information can be found and Compliance manuals can be downloaded for free.  
26 Effective Date July 1, 2014.
- 27 • Part 9: The 2013 California Fire Code (CFC) is based on the 2012 IFC with State of  
28 California amendments.
- Part 11: The 2013 California Green Building Standards Code (CALGreen Code)  
This Part is known as the California Green Building Standards Code, and it is  
intended that it shall also be known as the CALGreen Code.

1 Amendments to the City of Oceanside Administrative Code for Building Regulations  
2 Ordinance No. 13-ORO752-1 Effective Date 01/01/2014 a copy of which can be  
3 downloaded from the Building Division website at  
4 <http://www.ci.oceanside.ca.us/gov/dev/bldg/codes.asp>

- 5 2. The building plans for this project shall be prepared by a design professional, licensed  
6 architect or engineer and shall be in compliance with this requirement prior to submittal for  
7 building plan review.
- 8 3. Site development, parking, access into buildings and building interiors shall comply WITH  
9 ALL CURRENT State of California Accessibility Code.
- 10 4. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.  
11 Separate/unique addresses may be required to facilitate utility releases. Verification that  
12 the addresses have been properly assigned by the City's Planning Division shall  
13 accompany the Building Permit application.
- 14 5. Energy Calculations/documentation shall be required at time of plans submittal to the  
15 Building Division for plan check.
- 16 6. The developer shall monitor, supervise and control all building construction and supportive  
17 activities so as to prevent these activities from causing a public nuisance, including, but not  
18 limited to, strict adherence to the following:
  - 19 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
20 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work  
21 that is not inherently noise-producing. Examples of work not permitted on  
22 Saturday are concrete and grout pours, roof nailing and activities of similar noise-  
23 producing nature. No work shall be permitted on Sundays and Federal Holidays  
24 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,  
25 Christmas Day) except as allowed for emergency work under the provisions of the  
26 Oceanside City Code Chapter 38 (Noise Ordinance).
  - 27 b) The construction site shall be kept reasonably free of construction debris as  
28 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
approved solid waste containers shall be considered compliance with this  
requirement. Small amounts of construction debris may be stored on-site in a neat,  
safe manner for short periods of time pending disposal

1 **Planning:**

- 2 7. This Conditional Use Permit (CUP14-00018) shall expire on November 17, 2016, unless  
3 implemented as required by the Zoning Ordinance.
- 4 8. This Conditional Use Permit approves only a commercial truck driving school consisting of  
5 a 2, 964-square-foot office suite space for instructional purposes and a commercial semi-  
6 truck instructional maneuvering area within a .68-acre portion of a larger 6.41-acre parcel  
7 located at 1833 Oceanside Boulevard, as specifically shown on the approved plans dated  
8 August 4, 2014. Unless amended by a condition of project approval herein, no deviation  
9 from these approved plans and exhibits shall occur without Planning Division approval.  
10 Substantial deviations shall require a revision to the Conditional Use Permit or a new  
11 Conditional Use Permit.
- 12 9. The Conditional Use Permit shall be limited to an operational term of 6 years from the  
13 date of this approval, with an expiration date of November 17, 2020. However, the  
14 Conditional Use Permit may be revised or renewed in accordance with the provisions of  
15 the Zoning Ordinance. The application for Conditional Use Permit revision shall also be  
16 evaluated against the existing land use policies and any site area and neighborhood  
17 changes at the time of submission.
- 18 10. The commercial truck driving school maneuvering yard area shall be for instructional  
19 purposes only and shall be restricted to operating of 2 commercial semi-trucks for training  
20 purposes only. No on-site maintenance of said vehicles are authorized as part of this  
21 projects approval.
- 22 11. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold  
23 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
24 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
25 annul an approval of the City, concerning Conditional Use Permit (CUP14-00018). The  
26 City will promptly notify the applicant of any such claim, action or proceeding against  
27 the City and will cooperate fully in the defense. If the City fails to promptly notify the  
28 applicant of any such claim action or proceeding or fails to cooperate fully in the  
defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold  
harmless the City.

- 1 12. A covenant or other recordable document approved by the City Attorney shall be prepared  
2 by the applicant and recorded prior to the issuance of a business license. The covenant  
3 shall provide that the property is subject to this resolution, and shall generally list the  
4 conditions of approval.
- 5 10. Prior to the issuance of building permits, compliance with the applicable provisions of the  
6 City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be  
7 reviewed and approved by the Planning Division. These requirements, including the  
8 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be  
9 recorded in the form of a covenant affecting the subject property.
- 10 11. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
11 written copy of the applications, staff report and resolutions for the project to the new  
12 owner and/or operator. This notification's provision shall run with the life of the project  
13 and shall be recorded as a covenant on the property.
- 14 12. Failure to meet any conditions of approval for this development shall constitute a violation  
15 of the Conditional Use Permit.
- 16 13. Unless expressly waived, all current zoning standards and City ordinances and policies in  
17 effect at the time entitlement approvals are granted are required to be met by this project.  
18 The approval of this project constitutes the applicant's agreement with all statements in the  
19 Description and Justification and other materials and information submitted with this  
20 application, unless specifically waived by an adopted condition of approval.
- 21 14. This Conditional Use Permit shall be called for review by the Planning Commission if  
22 complaints are filed and verified as valid by the Code Enforcement Office concerning the  
23 violation of any of the approved conditions or assumptions made by the application.
- 24 15. All signs shall meet the requirements of the Oceanside Zoning Ordinance. Sign plans  
25 shall be reviewed and approved by the Planning Division prior to an application for a  
26 sign permit.

27 **Fire:**

- 28 16. All security gates shall have a Knox-box override and as required have strobe activation  
capability.
17. In accordance with the Oceanside Fire Code Section 505, approved addresses for  
commercial, industrial, and residential occupancies shall be placed on the structure in

1 such a position as to be plainly visible and legible from the street or roadway fronting  
2 the property. Numbers shall be contrasting with their background and meet the current  
3 City of Oceanside size and design standard.

4 PASSED AND ADOPTED Resolution No. 2014-P31 on November 17, 2014 by the  
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10  
11 \_\_\_\_\_  
12 Robert Neal, Chairperson  
Oceanside Planning Commission

13 ATTEST:

14  
15 \_\_\_\_\_  
16 Marisa Lundstedt, Secretary

17 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
18 that this is a true and correct copy of Resolution No. 2014-P31.

19 Dated: November 17, 2014  
20

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

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

\_\_\_\_\_ Date

**Operational Management Plan**  
**Alliance School of Trucking, Inc.**  
**1833 Oceanside Boulevard**

RECEIVED  
SEP 11 2014

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

**Scope**

This Operational Management Plan for Alliance School of Trucking, Inc. located at 1833 Oceanside Boulevard is intended to describe the activities for the truck driving maneuvering area. This area, approximately 1.3 acres in size, located at the rear of the site, will be used to instruct students in commercial truck driving maneuvers.

**Operations**

The truck driving maneuvering area will be used to instruct students in some of the basic movements necessary to operate a commercial semi-truck. This area will contain two (2) commercial semi-trucks, where under the supervision of instructors, students will perform maneuvers for about 45 minutes. At their busiest times, Alliance School of Trucking Inc. anticipates that no more than 4 hours of instruction (with 15 minute breaks every hour) would take place in this truck driving maneuvering area per day. Alliance School of Trucking, Inc. hours will be 7 a.m. till 5 p.m., Monday through Friday, so at no time outside of these hours will there be activity in the truck driving maneuvering area.

The two (2) commercial semi-trucks are new 2009 and 2012 models. Backup beepers will be disabled, and there will be no use of the horn while in the truck driving maneuvering area. Under direct supervision, students will be performing the following movements:

***Straight Line***

Cones are arranged in a square meant to simulate a loading dock. Students are required to back the truck up in a straight line for approximately 50' and position the truck within a certain distance of the simulated loading dock.

### ***Alley Dock***

Cones are arranged in a square meant to simulate a loading dock. This is a 90° maneuver where students are required to arc the trailer in to the area of the simulated loading dock.

### ***Parallel***

Cones are arranged in a square meant to simulate a loading dock. Students are required to parallel park the truck against the loading dock.

### ***Offset***

Similar to parallel parking, after being offset to the left or the right, students are required to back into a lane without crossing any of the defined boundaries.

Additionally, there will be no servicing of the vehicles on-site. Any repairs and maintenance to the trucks will be performed off-site.

# *Ldn Consulting, Inc.*

446 Crestcourt Lane, Fallbrook CA 92028  
www.ldnconsulting.net

phone 760-473-1253  
fax 760-689-4943

September 9, 2014

RECEIVED

SEP 11 2014

Mr. Marshall  
Alliance School of Trucking, Inc.  
9410 Jordon Avenue  
Chatsworth, CA 91311

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

**SUBJECT: Property Line Noise Levels for the Alliance Truck Driving School in the City of Oceanside, CA**

Ldn Consulting, Inc. has analyzed the noise levels from the proposed Alliance Truck Driving School for all adjacent residential property lines. The purpose of this analysis is to identify the anticipated noise levels at the property lines adjacent to the project site and compare them with the most restrictive noise standards.

## PROJECT DESCRIPTION

The Project site is located at 1833 Oceanside Boulevard in the City of Oceanside. The property consists of 2,964 sq. ft. of office space located on the second floor facing Oceanside Boulevard as well as 1.3 acres of completely fenced in training space.

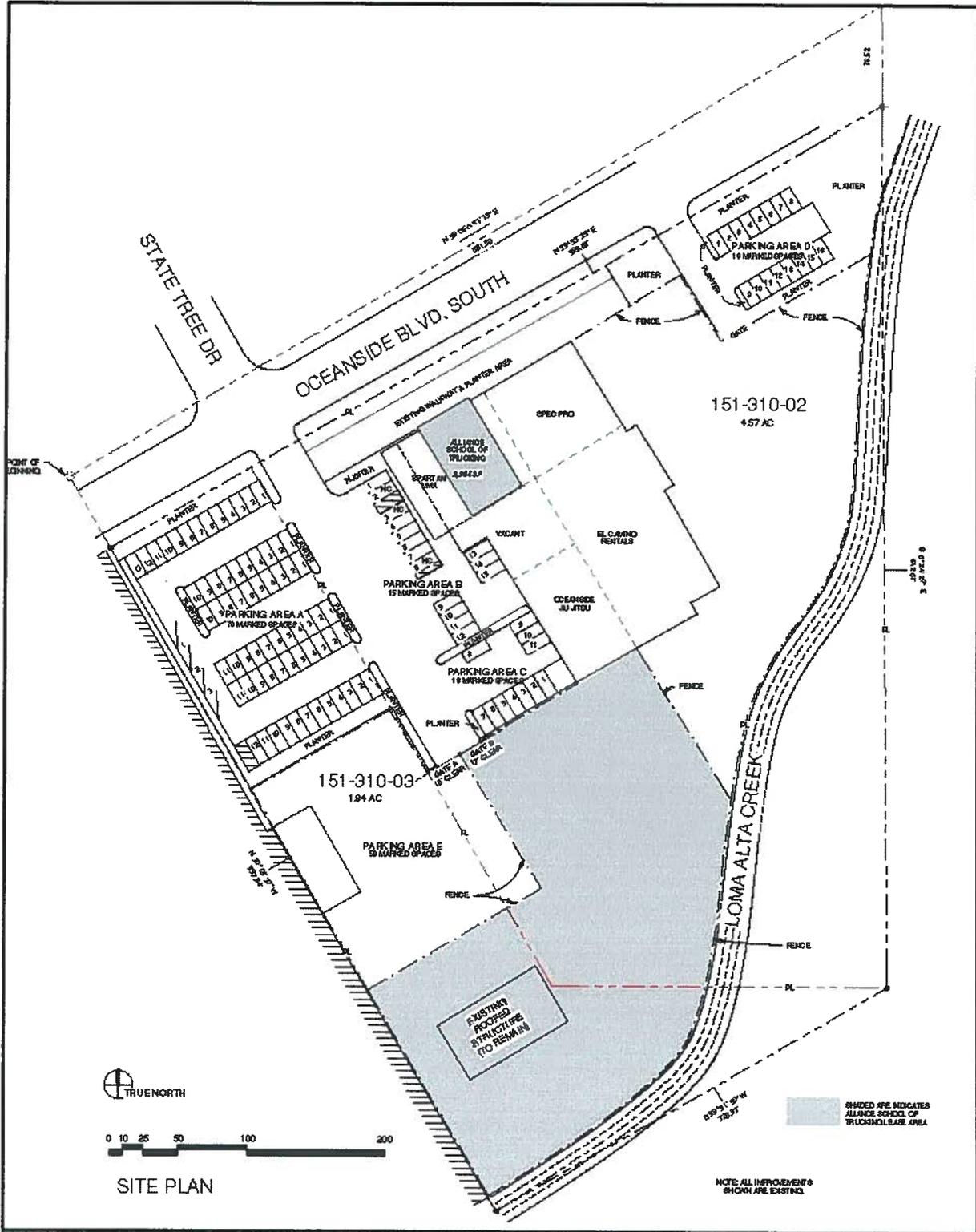
Office use will function solely for administrative and classroom instructions. Classroom sessions will consist of book/study guide reading, targeted computer training and whiteboard instructions. Alliance School of Trucking Inc. business model is based on one instructor one student format with the reserved exception to accommodate a larger group of no more than 10 students at one time. The Site layout is provided in Figure 1.

Classes are structured on a pre-scheduled One Hour Per Student Per Day basis that may average between 3-5 days per week of instructions, Monday-Friday 7am open to 5pm close. The bulk of the training program is spent between classroom study and yard skill training. Drive time consists of both city and highway travel, this is to include and not be limited to stop lights, stop signs, railroad crossings, school zones, bridges, under/overpasses, freeway and highway systems. On average drive time is limited to one hour per student per day and the busiest yard activities is limited to 4 hours of any day. For purposes of this analysis, it was assumed that trucks could be operating throughout the day to be conservative.

Mr. Marshall  
 Alliance School of Trucking, Inc.  
 9410 Jordon Avenue  
 Chatsworth, CA 91311

**Ldn Consulting, Inc.**  
 446 Crestcourt Lane, Fallbrook CA 92028  
 phone 760-473-1253  
 Fax 760-689-4943

**Figure 1: Proposed Project Site Plan**



**APPLICABLE STANDARDS**

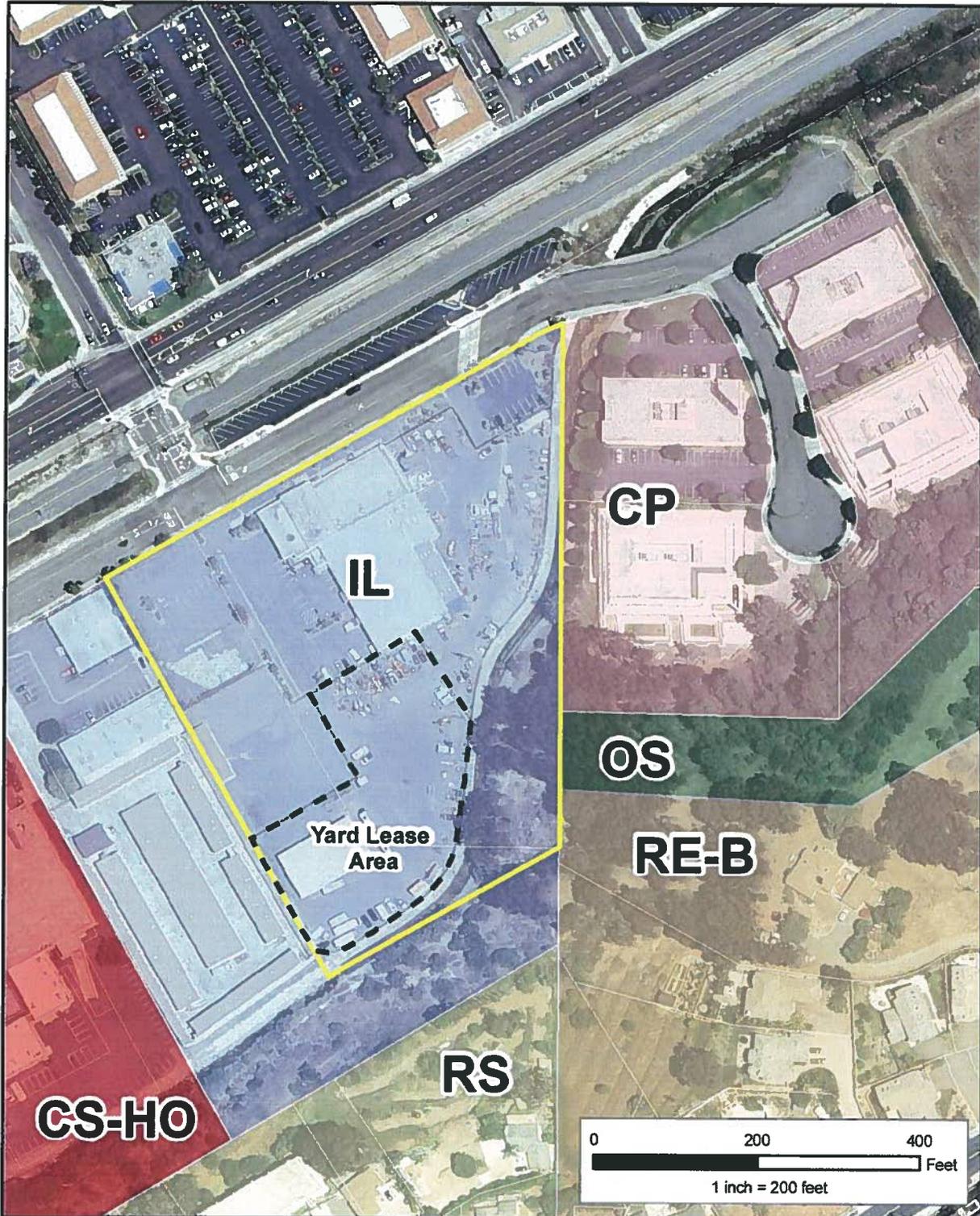
Fixed sources and operational noise standards are governed by the City of Oceanside Noise Ordinance Section 38.12. Except for exempted activities and sounds as provided in this chapter or exempted properties as referenced in Section 38.15, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property in the applicable base district zone on which the sound is produced exceeds the applicable limits set forth below in Table 1.

**Table 1: Sound Level Limits**

Base District Zone	7:00 a.m. to 9:59 p.m.	10:00 p.m. to 6:59 a.m.
(1) Residential Districts:		
RE (Residential Estate)	<b>50</b>	45
RS (Single-Family)	50	45
RM (Medium Density)	50	45
RH (High Density)	55	50
RT (Residential Tourist)	55	50
(2) C (Commercial)	65	60
(3) I (Industrial)	<b>70</b>	65
(4) D (Downtown)	65	55
(5) A (Agricultural)	50	45
(6) OS (Open Space)	<b>50</b>	45

When property lines form the joint boundary of two (2) base district zones, the sound level limit shall be the arithmetic mean of the limit applicable to each of the two (2) zones. It should be noted: the hours of operation of the training facility would occur during the daytime hours. The applicable property line standard would be 70 dBA Leq-h to the south at the adjacent light industrial and the arithmetic mean at the commercial, residential and open space zoned properties to the east and southeast. The Project site and adjacent zoning is shown in Figure 2.

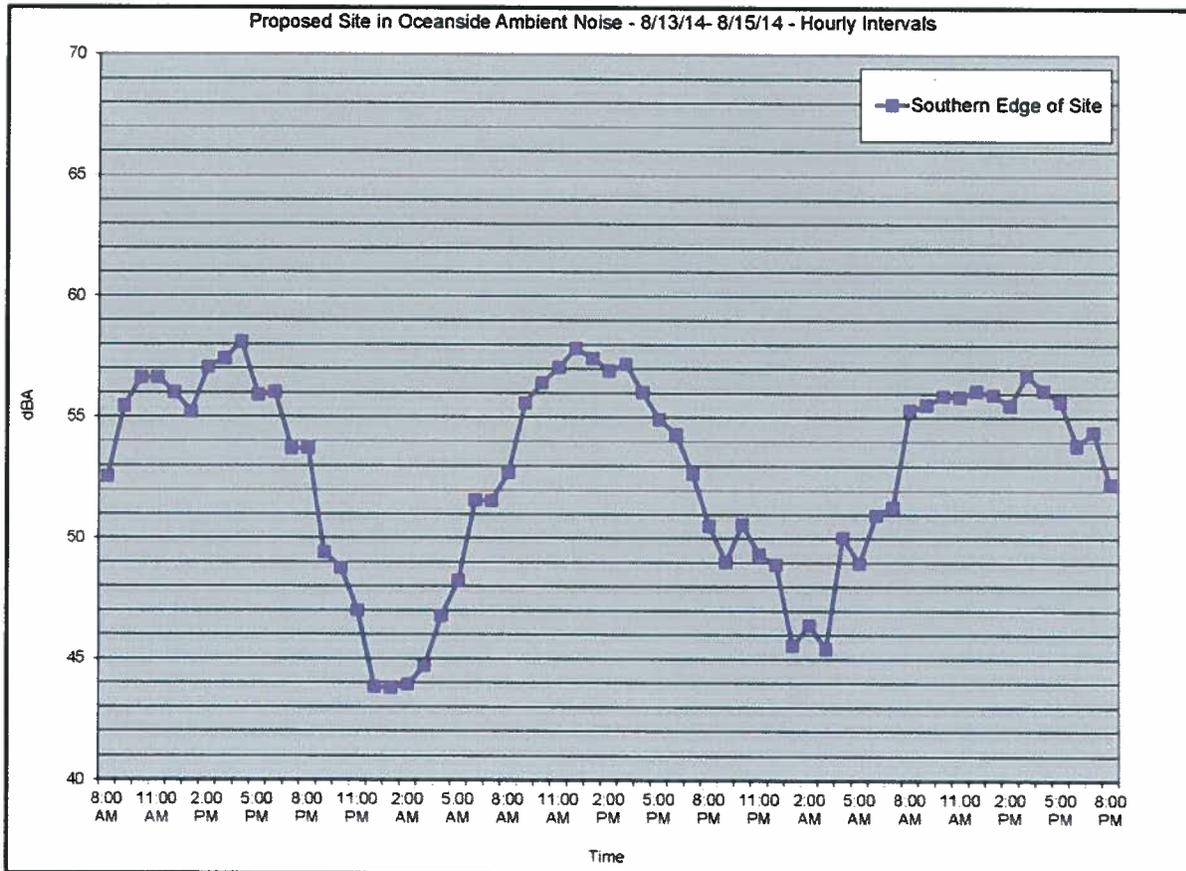
**Figure 2: Project Site and Adjacent Zoning**



**NOISE LEVEL MEASUREMENTS**

To determine the existing noise environment at the proposed site, long-term measurements were taken at the southern edge of the proposed site located at 1833 Oceanside Boulevard from August 13<sup>th</sup> thru August 15<sup>th</sup>, 2014 by Ldn Consulting. Noise measurements were taken using a Larson-Davis Model Spark 706 Type 2 meter. The meter was programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meters and microphones were mounted five feet above the ground and equipped with a windscreen during the measurements. The sound level meters were calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 150. The results of the noise level measurements are presented graphically in Figure 3. The ambient Leq noise levels measured in the area of the project during daytime hours, when the proposed trucking school would operate, were found to range between 55-58 dBA. The existing noise levels consisted primarily of background traffic along Oceanside Boulevard and existing industrial yard activities within the site.

**Figure 3: Ambient Noise Levels at 1833 Oceanside Boulevard (Proposed Site)**



Mr. Marshall  
 Alliance School of Trucking, Inc.  
 9410 Jordon Avenue  
 Chatsworth, CA 91311

**Ldn Consulting, Inc.**  
 446 Crestcourt Lane, Fallbrook CA 92028  
 phone 760-473-1253  
 Fax 760-689-4943

To determine the noise levels from the proposed trucking school activities, noise level measurements were taken at an existing Alliance school of Trucking in Chatsworth, CA with the same type of semi-trucks on August 15, 2014 by Ldn Consulting. The measurements conducted included truck movements within the yard, the parking of a truck into a dock bay along with the departure of a truck onto the public streets. The movements observed and measured at the Chatsworth site are the same as those that the trucks will perform at the Oceanside site. The trucks that will be used at the Oceanside site will be a newer model which are anticipated to be quieter than those observed at the Chatsworth site. The noise measurements were taken using a Larson-Davis Model LxT Type 1 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meters and microphones were mounted on a tripod, five feet above the ground and equipped with a windscreen during all measurements. The sound level meter was calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 150. The results of the noise measurements for the truck movements at a distance of 50 feet were found to have an overall noise level of 60.1 dBA.

**NOISE LEVEL PREDICTIONS**

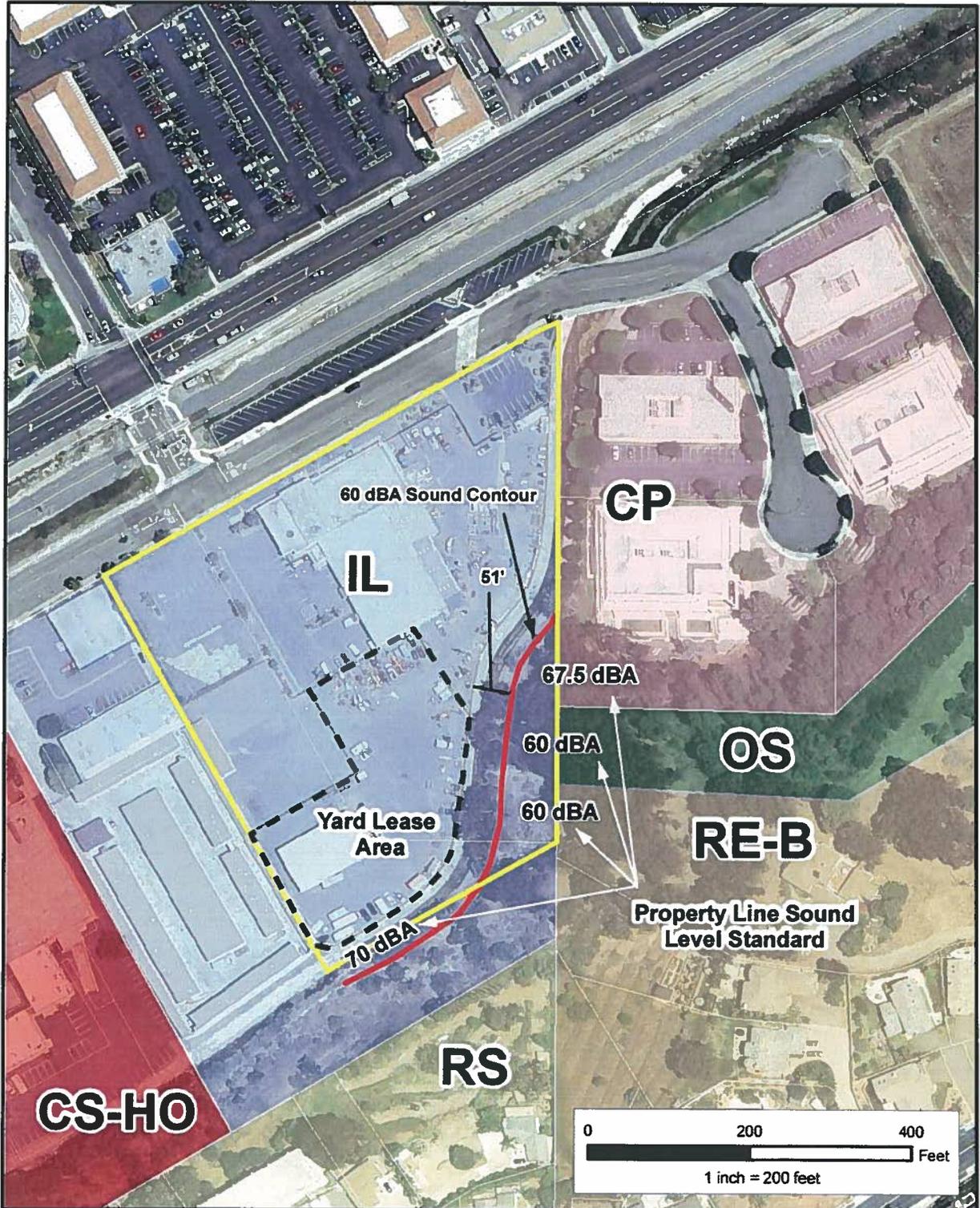
Sound from a localized source (a point-source) radiates uniformly outward as it travels away from the source. The sound level attenuates (drops-off) or increases at a rate of 6 dBA for each doubling of distance. Utilizing the measured noise level of 60.1 dBA, the results are shown in Table 2 for the propagated noise levels at the property lines. As can be seen in Table 2, the noise levels are below the daytime noise thresholds at all the property lines. The anticipated noise levels are also provided in Figure 4. The distances shown in Table 2 and Figure 4 are from the edge of the proposed project site and not from the actual truck movement locations. The truck movements will occur within the site and the distances to the property lines would be greater, resulting in a lower overall noise level than shown.

**Table 2: Operational Noise Levels – Southern Property Lines**

Adjacent Zoning	Noise Level @ 50 Feet (dBA)	Distance to Property Line (Feet)	Noise Reduction due to distance (dBA)	Resultant Noise Level @ Property Line (dBA)	Property Line Threshold (dBA)*	Complies (Yes/No)
<b>Industrial</b>	<b>60.1</b>	<b>20</b>	<b>+8.0</b>	<b>68.1</b>	<b>70</b>	<b>Yes</b>
<b>Commercial</b>		<b>150</b>	<b>-9.5</b>	<b>50.6</b>	<b>67.5</b>	<b>Yes</b>
<b>Residential and Open Space</b>		<b>100</b>	<b>-6.0</b>	<b>54.1</b>	<b>60</b>	<b>Yes</b>

\* Threshold is based on the arithmetic mean of two varying use and activities will only occur during the daytime hours.

**Figure 4: Truck Movement Noise Levels at Proposed Site**



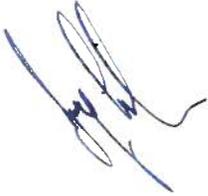
Mr. Marshall  
Alliance School of Trucking, Inc.  
9410 Jordon Avenue  
Chatsworth, CA 91311

**Ldn Consulting, Inc.**  
446 Crestcourt Lane, Fallbrook CA 92028  
phone 760-473-1253  
Fax 760-689-4943

Based upon the property line noise levels determined above the proposed noise sources do not exceed the property line standards at the adjacent property lines. Therefore, the proposed Project's related operational noise levels comply with the City's noise standards. No impacts are anticipated and no mitigation is required.

If you should have any questions regarding these findings, please contact me at (760) 473-1253 at your convenience.

Sincerely,  
**Ldn Consulting, Inc.**



Jeremy Loudon  
Principal of Ldn Consulting, Inc.



# Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED

BY

### Please Print Or Type All Information

#### PART I - APPLICANT INFORMATION

1. APPLICANT <b>Alliance School of Trucking, Inc.</b>	2. STATUS <b>Applicant</b>
3. ADDRESS <b>9410 Jordan Avenue, Chatsworth, Ca. 91311</b>	4. PHONE / FAX / E-mail <b>(818) 772-2252</b>
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <b>The Lightfoot Planning Group attn: Ann Gunter</b>	
6. ADDRESS <b>5900 Pasteur Ct. Suite 110 Carlsbad, CA 92008</b>	7. PHONE / FAX / E-mail <b>(760) 692-1924 phone ann@lightfootpg.com</b>

HEARING

GPA

MASTER/SP.PLAN

ZONE CH.

TENT. MAP

PAR. MAP

DEV. PL

C.U.P.

14-00018

VARIANCE

COASTAL

O.H.P.A.C.

#### PART II - PROPERTY DESCRIPTION

8. LOCATION <b>1833 Oceanside Blvd.</b>	9. SIZE <b>Overall Site: 6.41 ac, Lease Area: 1.3 ac</b>		
10. GENERAL PLAN <b>LI (Light Industrial)</b>	11. ZONING <b>IL (Limited Industrial)</b>	12. LAND USE <b>Existing multi-tenant building</b>	13. ASSESSOR'S PARCEL NUMBER <b>151-310-02, 03</b>
14. LATITUDE <b>117 21' 28" W</b>	15. LONGITUDE <b>33 11' 28" N</b>		

#### PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION <b>Request for a Conditional Use Permit to operate a commercial trucking school within an existing, fully improved site.</b>				
17. PROPOSED GENERAL PLAN <b>no change</b>	18. PROPOSED ZONING <b>no change</b>	19. PROPOSED LAND USE <b>no change</b>	20. NO. UNITS <b>n/a</b>	21. DENSITY <b>n/a</b>
22. BUILDING SIZE <b>Total: 33, 799 sq. ft, Lease Area: 2,964 sq. ft.</b>	23. PARKING SPACES <b>112 (existing)</b>	24. % LANDSCAPE <b>Existing</b>	25. % LOT COVERAGE or FAR <b>12% (existing)</b>	

#### 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 (Photos)	<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): <b>Emmit Marshall</b>	36. DATE <b>8/4/14</b>	37. OWNER (Print):	38. DATE
Sign:		Sign:	

- 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.

**Alliance School of Trucking, Inc.**

**Conditional Use Permit**

**Description & Justification**

**October 2014**

RECEIVED  
NOV 03 2014  
CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

**Introduction**

This is a request for a Conditional Use Permit to operate a truck driving instruction school at an existing site. Alliance School of Trucking, Inc. currently operates at a location in Chatsworth, and is requesting this Conditional Use Permit to open a second location in the City of Oceanside at 1833 Oceanside Boulevard. The veteran-owned business specializes in training individuals to become fully licensed operators in the commercial trucking business. This consists of classroom training, maneuvers within a fenced yard area, and finally training on city streets and freeways. The existing site is fully improved, with a multi-tenant building and a fenced yard area to accommodate the trucks where they will perform the various maneuvers. It is located at 1833 Oceanside Boulevard, just east of the I-5 Freeway; Oceanside Boulevard provides access to the site.

The subject property is two parcels, 6.41 acres in size with Assessor's Parcel Numbers of 151-310-02 and -03. The property has a General Plan land use designation of Light Industrial (LI) and a corresponding zone of Limited Industrial (IL). The Alliance School of Trucking use is defined as a "Personal Improvement Service" and requires approval of a Conditional Use Permit in the Limited Industrial zone. The site is located within the Industrial and Commercial corridor along Oceanside Boulevard, with the Loma Alta Creek channel along the southern and eastern boundaries of the developed site area. Single-Family and Multi-Family residential uses are located atop the large sloped hillside to the south.

**Current Land Use**

The property is developed, with an approximately 34,800 sq. ft. building with various businesses occupying the multi-tenant space. El Camino Rentals, which specializes in heavy equipment rentals occupies 12,000 sq. ft. of space along with existing outdoor yard areas.

Spartan MMA and Oceanside Jiu Jitsu, defined as “Personal Improvement Services” occupy 5,600 sq. ft. and 4,800 sq. ft of space respectively. Spec Pro, a computer consulting company, occupies 5,600 sq. ft. of space, Herzog, an office use, occupies 2,835 sq. ft. of space. Alliance School of Trucking, Inc., would occupy approximately 2,964 sq. ft. of space on the second floor for office and classroom instruction. They would also lease a portion of the fenced yard area (approximately .68 ac) where two (2) commercial trucks would be used to teach students to perform basic back-up, parking, and turning maneuvers. The portion of the fenced yard area being leased is indicated on the included Site Plan. The students would learn to maneuver the trucks in this fenced area only, until about the last week of instruction, where they would then exit to city streets and freeways to complete the training.

The site is fully improved, with mature landscaping and is generally in good repair. Pictures are provided showing the current conditions. El Camino Rentals currently occupies the majority of the rear of the site with heavy equipment, a portion of this would be cleared for the maneuvering area for the trucks.

**Parking**

Required parking for the current uses are as follows:

<b>Parking Standard/Use</b>	<b>Existing Use</b>	<b>Parking Required</b>
1 space/250 sq. ft	Spartan MMA	23 spaces
1 space/250 sq ft.	Oceanside Jiu Jitsu	20 spaces
1 space/750 sq. ft.	El Camino Rentals	16 spaces
1 space/300 sq. ft.	Spec Pro	19 spaces
1 space/300 sq. ft.	Herzog	10 spaces
<b>Total</b>		<b>88 spaces</b>

The Alliance School of Trucking, Inc. would occupy 2,964 sq. ft. of space, which would require **12** parking spaces (2,964 sq. ft. Personal Improvement Service/250 = 12 spaces), total parking requirements for the existing and proposed uses would be **100** spaces, and since **112** total parking spaces exist on site, parking needs for the proposed use would be satisfied.

## Operations

Alliance School of Trucking, Inc. will operate Monday – Friday from 7 a.m. to 5 p.m. The office area will be used for administrative and classroom instruction, and the fenced yard area for skill training. Staffing will include one administrator and two trainers/instructors. Two (2) commercial trucks will be kept in the fenced yard area for training where basic maneuvers will be performed under supervision of the instructors.

The Alliance School of Trucking, Inc. business model is based on a One Instructor/One Student format, with the exception to accommodate a larger group of no more than 10 students at one time. Classes are structured on a pre-scheduled One Hour per Student per Day basis that may average between 3-5 days per week of instructions. Not every student is going through the program at the same time, and a maximum total of 8 – 10 students per day would split time between the classroom, the fenced yard area, and city streets. The bulk of the training time will be spent in the classroom and in the fenced yard area. On average, drive time in the yard is limited to one hour per student per day, and the busiest yard activity is anticipated to be 4 hours in drive time per day. Following the initial onsite training, each student will exit the yard during the last week of instruction to complete their training on city streets and highways.

## 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 purpose of the IL (Limited Industrial) zone is to provide areas appropriate for a wide range of (1) moderate to low intensity industrial uses capable of being located adjacent to residential areas with minimal buffering and attenuation measures and (2) commercial services and light manufacturing, and to protect those areas, to the extent feasible, from disruption and competition for space from unrelated retail uses or general

industrial uses. Personal Improvement Service is listed as allowed with approval of a Conditional Use Permit. The approval of a Conditional Use Permit for a Personal Improvement Service would provide for a low intensity commercial service during typical business hours in accordance with the intent of the Limited Industrial Zone District.

- 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 approval of a Conditional Use Permit for a Personal Improvement Service at this location would meet the Zone District and General Plan goals of buffering from adjacent residential. The existing topography provides a natural buffer from the residential uses to the south. Additionally, the limited hours and class size that the business would operate under would ensure that the use would not be detrimental to the public health, safety or welfare.

- 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 conditional use of a Personal Improvement Service in the IL (Limited Industrial) district meets the provisions of the district. By providing a limited commercial service, with minimal traffic and regular business hours, the proposed conditional use will operate in accordance with the intent of the IL Zone.

## LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

THAT PORTION OF TRACT 101 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 1 IN SAID BLOCK 3 OF LAGUNA PARK ADDITION NO. 1, SAID POINT OF COMMENCEMENT BEING ALSO A POINT ON THE NORTHEASTERLY LINE OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MAY 15, 1952 AS FILE NO. 59905 IN BOOK 4468, PAGE 301 OF OFFICIAL RECORDS (XI-SD-2-OCN);

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 34°50'47" WEST, A DISTANCE OF 68.27 FEET;

THENCE NORTH 38°57'04" WEST, A DISTANCE OF 184.31 FEET;

THENCE NORTH 34°44'52" WEST A DISTANCE OF 687.17 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN 100.00 FOOT RIGHT-OF-WAY OF THE ESCONDIDO SPUR OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, SAID POINT BEING ON THE ARC OF A 5,679.65 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY,

THENCE ALONG SAID SOUTHEASTERLY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°47'49", A DISTANCE OF 574.64 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 59°53'35" EAST, A DISTANCE OF 368.53 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 59°53'35" EAST A DISTANCE OF 681.50 FEET, TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 5 WEST S.B.M.;

THENCE CONTINUING ALONG SAID NORTH AND SOUTH CENTERLINE SOUTH 00°11'45" EAST A DISTANCE OF 712.78 FEET;

THENCE LEAVING SAID NORTH AND SOUTH CENTERLINE, SOUTH 59°53'35" WEST A DISTANCE OF 326.07 FEET;

THENCE NORTH 30°06'25" WEST A DISTANCE OF 617.84 FEET TO THE POINT OF BEGINNING.

APN: 151-310-02-00 and 151-310-03-00



## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Mr. Emmit Marshal
2. **ADDRESS:** 9410 Jordan Ave., Chatsworth, CA.91311
3. **PHONE NUMBER:** (818) 772-2252
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** CUP14-00018 (Alliance School of Trucking)
7. **DESCRIPTION:** A Conditional Use Permit (CUP14-00018) to allow the establishment and operation of a commercial truck driving school classroom in a 2,964-square-foot office suite located within a larger 33,800-square-foot industrial building. As part of the overall curriculum for the Alliance School of Trucking (AST), a 1.6-acre fenced-in yard area of a larger 6.4-acre parcel will be used for hands-on truck maneuvering training utilizing one of the two commercial trucks associated with AST. The proposed commercial truck driving training facility would employ one administrator and two trainers/instructors, and would accommodate no more than 10 students at any one time. The property has a land use designation of Light Industrial (LI) on the Land Use Map, is zoned Limited Industrial (IL) on the official zoning map, and is situated within the Fire Mountain Neighborhood Planning Area.

**ADMINISTRATIVE DETERMINATION:** Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt as a Section 15301, Class 1, "Existing facilities that will not involve expansion beyond what exist on-site at this time";
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section, \_\_\_\_\_ (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: November 17, 2014

\_\_\_\_\_  
Richard Greenbauer, Senior Planner

cc:  Project file  Counter file  Library Posting:  County Clerk \$50.00 Admin. Fee