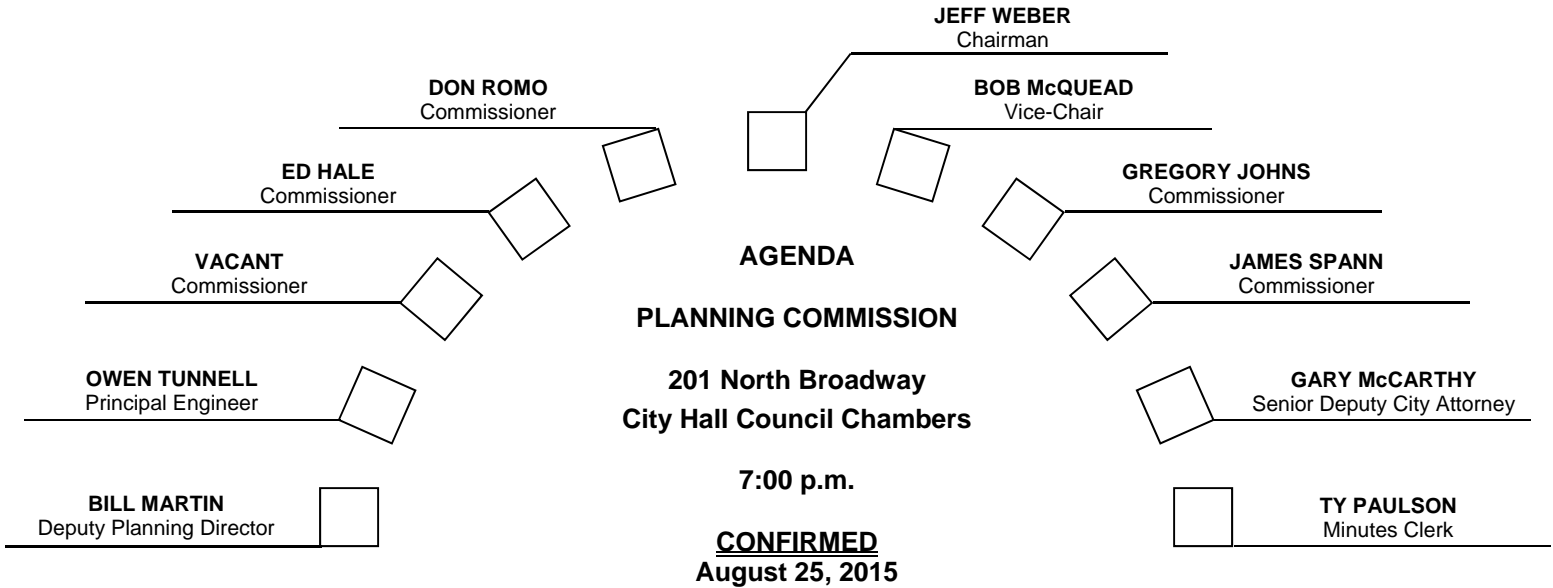


CITY OF ESCONDIDO

Planning Commission and Staff Seating



- A. CALL TO ORDER: 7:00 p.m.**
- B. FLAG SALUTE**
- C. ROLL CALL: PRESENT: Hale, Johns, McQuead, Romo, Spann and Weber**
- D. MINUTES: 08/11/15 APPROVED 4-0-1 (Romo abstained and Hale was absent for vote count)**

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Planning Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: any supplemental writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

**The Planning Division is the coordinating division for the Planning Commission.
For information, call (760) 839-4671.**

E. WRITTEN COMMUNICATIONS:

"Under State law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

1. Future Neighborhood Meetings

F. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS:

Please try to limit your testimony to 2-5 minutes.

1. CONDITIONAL USE PERMIT – PHG 15-0010:

REQUEST: The project is a modification of a Conditional Use Permit for a master planned expansion of the existing Escondido Disposal, Inc. (EDI) solid waste Transfer Station (TS) and Materials Recovery Facility (MRF) on W. Washington Avenue into the adjacent northerly parcel fronting on W. Mission Avenue to accommodate additional sorting and improve recovery of recyclable material in order to increase diversion of waste from landfills, as required by state regulations. The proposed project would provide for a total of 216,476 square feet (SF) of TS/MRF building area. The project does not propose any increase in permitted daily and annual throughput allowances. The project includes demolition and modifications to structures over 50 years old located on the W. Mission Avenue parcel that formerly housed the Golfcraft manufacturing plant. The master plan improvements include both renovation of existing buildings as well as demolition and reconstruction of buildings, off-site storm drain improvements and construction of an anaerobic digester that would produce biogas to generate electricity for the facilities and/or provide CNG fuel for collection vehicles. The existing Household Hazardous Waste (HHW) canopy would remain unchanged. The proposal also includes the adoption of the environmental determination prepared for the project.

The project would be constructed in 4 phases:

Phase 1 would include the demolition of approximately 40,520 SF of existing warehouse/manufacturing building area; the renovation and reconfiguration of other existing manufacturing space into an area for materials baling and bale storage; new construction of 74,436 SF to house a single stream MRF line, a commercial and recyclable tipping area, and a self-haul/construction and demolition (C&D) materials receiving area; construction of a new 4,615 SF maintenance canopy; changes to the internal on-site traffic circulation; and construction of the off-site storm drain improvements in W. Washington Avenue from the project site to Metcalf Street.

Phase 2 would renovate the existing transfer station tipping floor to 36,798 SF; the mixed MRF line area would be expanded to 43,150 SF and an employee break room and visitor center would be constructed inside the existing transfer station.

Phase 3 would renovate the former Golfcraft office building and reconfigure part of the manufacturing plant on Mission Avenue to provide 10,372 SF of office space. The existing EDI offices would then be relocated to the renovated offices.

Phase 4 would demolish the existing baling and bale storage area and EDI office building on Washington Avenue and construct a 30,037-square-foot anaerobic digester (AD) facility that would produce biogas from green and food wastes to generate electricity for the facilities and/or provide CNG fuel for collection vehicles.

PROPERTY SIZE AND LOCATION: Four parcels, totaling 11.1 acres, fronting on W. Washington Avenue and W. Mission Avenue, between Metcalf Street and Rock Springs Road, addressed as 1044 W. Washington Avenue (APNs 228-250-16, -17, -77) and 1021 W. Mission Avenue (APN 228-250-78). The proposed off-site storm drain improvements would be constructed within the W. Washington Avenue right-of-way from the project site to a connection at Metcalf Street.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration was issued for a 30-day public review period starting on June 24, 2015 and ending on July 23, 2015. Mitigation measures required under CEQA were developed to reduce the potential for adverse impacts with respect to biological, cultural, and paleontological resources, and hazardous materials.

APPLICANT: Escondido Disposal, Inc.

STAFF RECOMMENDATION: Approval

COMMISSION ACTION: **APPROVED 5-1-0 (Romo voted No)**

PROJECTED COUNCIL HEARING DATE: **None.**
Reso. No. 6051

H. CURRENT BUSINESS:

Note: Current Business items are those which under state law and local ordinances do not require either public notice or public hearings. Public comments will be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATIONS:

"Under State law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda."

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. PLANNING COMMISSIONERS

K. ADJOURNMENT at 7:36 p.m. to the next regularly scheduled Planning Commission meeting to be held at 7:00 p.m. on Tuesday, September 8, 2015 in the City Council Chambers 201 N. Broadway Escondido, CA 92025.