

**CITY OF ESCONDIDO**

**MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION**

**June 26, 2012**

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Weber, in the City Council Chambers, 201 North Broadway, Escondido, California.

**Commissioners present:** Guy Winton, Commissioner; Darol Caster, Commissioner; Jeffery Weber, Chairman; James Spann, Commissioner; Gregory Johns, Commissioner; Merle Watson, Commissioner; and Bob McQuead, Vice-chairman.

**Commissioners absent: None.**

**Staff present:** Bill Martin, Principal Planner; Jay Paul, Associate Planner; Owen Tunnell, Associate Engineer; Alex Brizolis Deputy City Attorney; and Ty Paulson, Minutes Clerk.

**MINUTES:**

Moved by Vice-chairman McQuead, seconded by Commissioner Winton, to approve the minutes of the June 12, 2012, meeting. Motion carried unanimously. (7-0)

**WRITTEN COMMUNICATIONS** – None.

**FUTURE NEIGHBORHOOD MEETINGS** – None.

**ORAL COMMUNICATIONS** – None.

**PUBLIC HEARINGS:**

**1. CONDITIONAL USE PERMIT – PHG 12-0012:**

REQUEST: A Conditional Use Permit to utilize a paved parking area of an industrial-zone parcel to support the truck-to-truck transfer of regulated hazardous and bio-hazardous waste for Advanced Chemical Transport (ACT). ACT currently operates as a hazardous and bio-hazardous waste transfer facility

at their main facility in Escondido located at 2213 Meyers Avenue. ACT is an environmental service provider specializing in the transportation and management of laboratory and industrial non-hazardous, hazardous and bio-hazardous waste.

**PROPERTY SIZE AND LOCATION:** The 1.3-acre site is located on the western side of Opper Street, between Meyers Avenue and Micro Place, addressed as 665 and 667 Opper Street (APNs 228-420-19 and -20).

Jay Paul, Associate Planner, referenced the staff report and noted staff's main issue was whether the site was appropriate for a hazardous and medical waste transfer/distribution facility. Staff recommended approval based on the following: 1) The facility was located within a light industrial zone and is surrounded by a variety of industrial uses. The existing site would be suitable for this type of transfer type operation since appropriate safety and operational protocols would be in place to ensure public health and safety. The request does not have the potential for causing a significant effect on the environment since all materials are sealed in DOT approved containers and the materials are not directly handled, processed or treated at the facility. The probability of upset or spill of materials and release of noxious odors or vapors is minimal since all materials are sealed in their prepackaged containers throughout the entire process, and no waste material is directly handled by ACT.

Commissioner Watson asked if security would be provided 24-hours a day, noting his concern for a hazardous material spill or accident. Mr. Paul replied in the negative, noting the site had security fencing and other required security measures. He also noted that the Escondido Fire Department would probably be the first responders for an accident.

Commissioner Winton and staff discussed the operations for the loading dock.

Vice-chairman McQuead and Mr. Paul discussed Exhibit B, Page 10 of the staff report.

Commissioner Johns and staff discussed the operations for moving the barrels around the site.

**James Kapin, Applicant, Escondido,** noted he was available for questions.

**ACTION:**

Moved by Commissioner Winton, seconded by Commissioner Caster, to approve staff's recommendation. Motion carried unanimously. (7-0)

## **2. CONDITIONAL USE PERMIT – PHG 12-0007:**

REQUEST: A Conditional Use Permit for the installation of a 100 kW emergency standby diesel generator at an existing skilled nursing facility (Palomar Vista Healthcare Center). The proposed generator would replace a smaller emergency generator on the property and would be located adjacent to a detached storage building at the western end of the parking lot.

PROPERTY SIZE AND LOCATION: The 0.8-acre site is located on the western side of Fig Street, between E. Pennsylvania Avenue and E. Grand Avenue, addressed as 201 N. Fig Street.

Bill Martin, Principal Planner, referenced the staff report and noted staff's main issue was whether the proposal was consistent with Zoning Code standards for standby generators. Staff recommended approval based on the following: 1) The proposed 100 kW emergency backup generator would not create any adverse visual, noise or air-quality impacts since it would be located at the rear of the property and adjacent to existing structures and equipped with appropriate noise attenuation devices and walls to ensure compliance with the city's Noise Ordinance. The generator also would be in conformance with air-quality requirements due to the limited hours of operation.

Commissioner Watson questioned whether landscaping would be required. Mr. Martin replied in the negative.

Commissioner Caster questioned whether noise mitigation measures onsite were taken into consideration. Mr. Martin replied in the affirmative but noted there was an exception for the subject facility due to its age.

### **ACTION:**

Moved by Commissioner Caster, seconded by Commissioner Johns, to approve staff's recommendation. Motion carried unanimously. (7-0)

**CURRENT BUSINESS:** – None.

### **PLANNING COMMISSIONERS:**

Chairman Weber thanked staff for the tour of Latitude 33. Commissioner Spann and Commissioner Johns noted their enthusiasm with the project. Mr. Martin noted he would schedule another tour for the commissioners who missed the tour.

**ADJOURNMENT:**

Chairman Weber adjourned the meeting at 7:24 p.m. The next meeting was scheduled for July 24, 2012, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

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Bill Martin, Secretary to the  
Escondido Planning Commission

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Ty Paulson, Minutes Clerk