

## PLANNING COMMISSION

Agenda Item No.: G.1  
Date: May 24, 2011

**CASE NUMBER:** PHG 11-0016

**APPLICANT:** Knight Security

**LOCATION:** The approximately 0.4-acre parcel is located on the northern side of Auto Park Way, between Aero Way and Alpine Way, addressed as 2418 Auto Park Way (APN 228-381-31).

**TYPE OF PROJECT:** Conditional Use Permit

**PROJECT DESCRIPTION:** A Conditional Use Permit to install an approximately 13.5 kilowatt (kW) standby emergency generator (natural gas fueled) in an outdoor area within the Light Industrial (M-1) zone.

**STAFF RECOMMENDATION:** Approval

**GENERAL PLAN DESIGNATION/TIER:** Light Industrial, Vineyard Neighborhood - Tier 1

**ZONING:** M-1(Light Industrial)

**BACKGROUND/SUMMARY OF ISSUES:**

Knight Security has submitted a request to install a small 13.5 kilowatt backup generator to provide power to their computers and other relevant security systems in case of a power outage or other emergency. Knight Security is a private company that operates a twenty-four hour central station for the dispatching of police and fire personnel to burglar and fire alarms throughout San Diego County. The Escondido Zoning Code requires a Conditional Use Permit for generators with a production capability of 5 kilowatts or greater. The proposed generator would contain an all-weather sound attenuation housing and located within an area designed for outdoor storage within the rear corner of the site. This area is screened by six-foot-high walls and covered by a solid roof.

Staff has not identified any issues with this request.

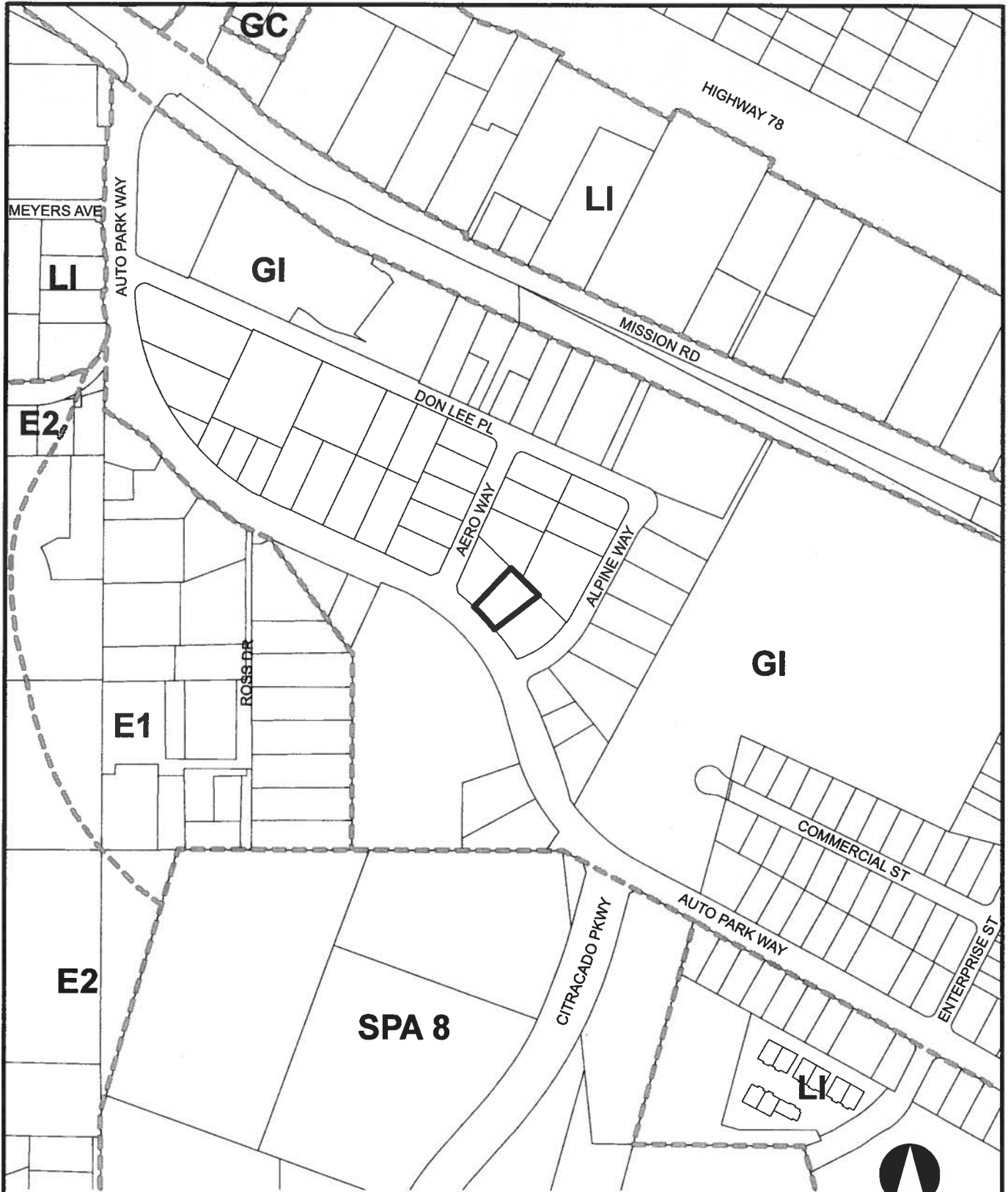
**REASON FOR STAFF RECOMMENDATION:**

1. The proposed 13.5 kW emergency backup generator would not create any adverse visual, noise or air-quality impacts since it would be located within an industrial area and the generator would be fitted with appropriate noise attenuation devices to ensure compliance with the city's noise ordinance for industrial zones. The generator also would be in conformance with air-quality requirements due to the small size and output of the unit, and limited days of operation.

Respectfully submitted,



Jay Paul  
Associate Planner

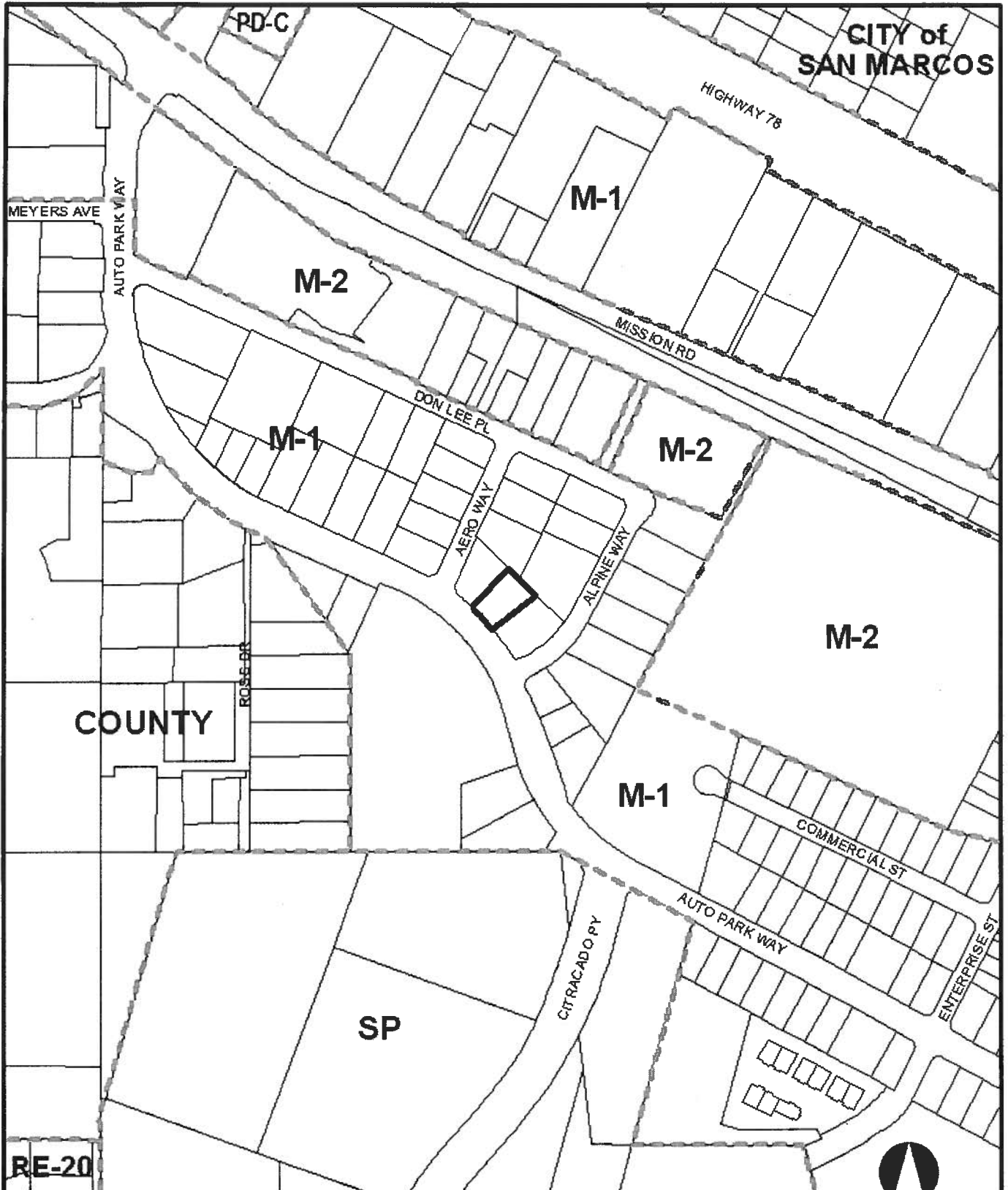


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**PROPOSED PROJECT  
PHG 11-0016**



GENERAL PLAN



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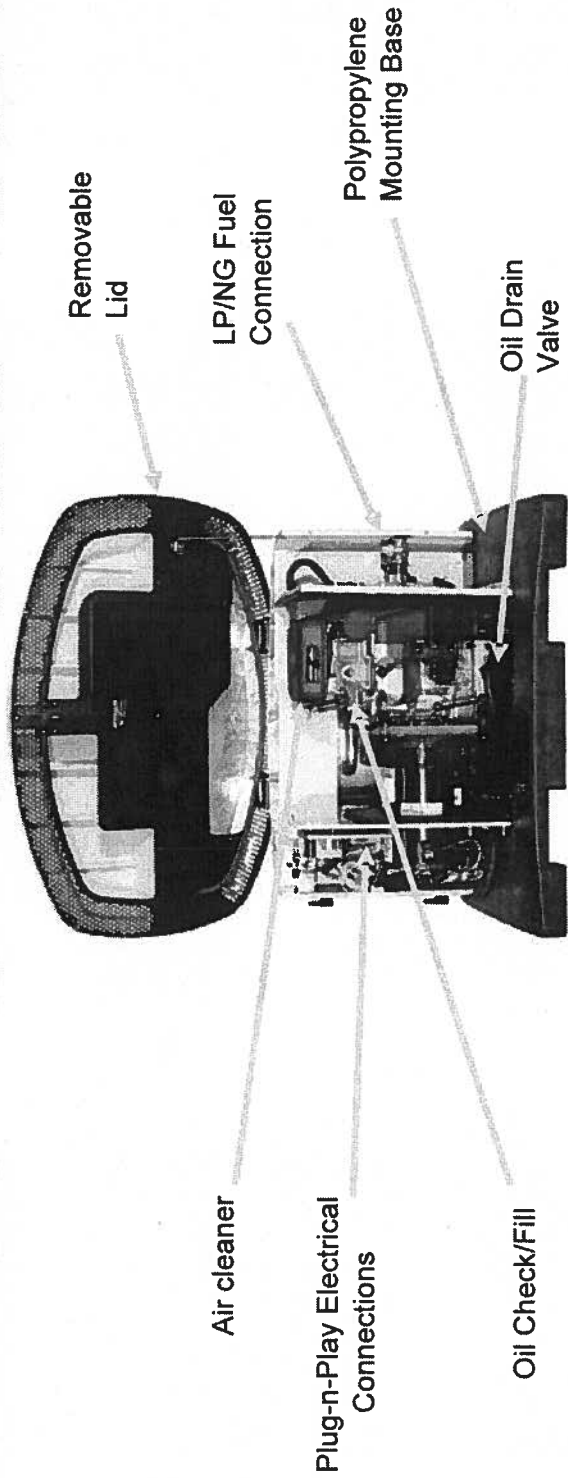
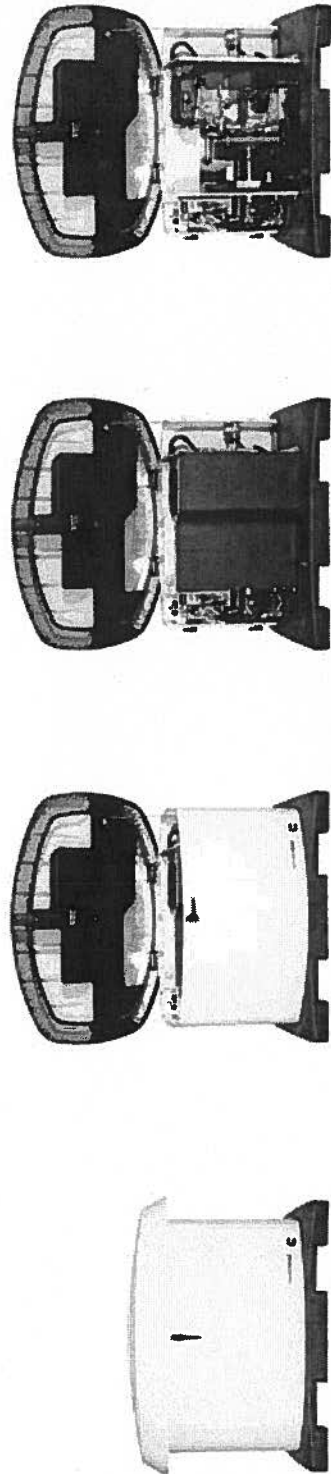
**PROPOSED PROJECT  
PHG 11-0016**



LOCATION/ZONING



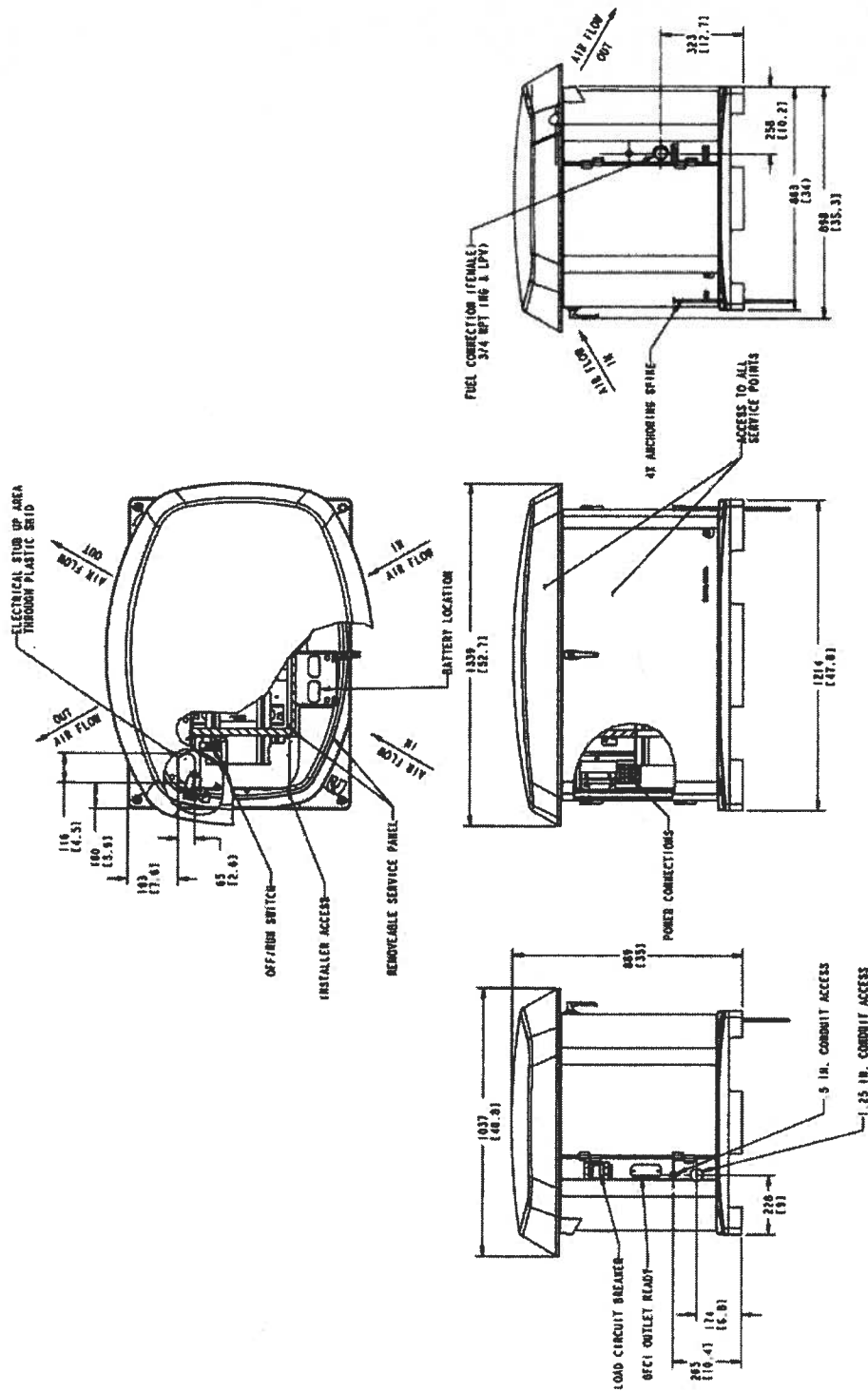
# Easy Service & Installation



**PROPOSED PROJECT  
PHG 11-0016**

DETAILS

# Basic dimensions



**PROPOSED PROJECT  
PHG 11-0016**

DETAILS

# ANALYSIS

## A. LAND USE COMPATIBILITY/SURROUNDING ZONING

- NORTH - M-1 zoning (Light Industrial) / Two industrial buildings are located north of the site at a lower elevation. The rear of the adjacent buildings orient towards the project site. A six-foot-high wall would provide a separation for the proposed generator from the existing property to the north.
- SOUTH - M-1 zoning (Light Industrial) / An industrial building and use is located south of the site across Auto Park Way.
- EAST - M-1 zoning (Light Industrial) / An industrial building and use is located west of the project site. The proposed generator would be located approximately 100'+ from the eastern property boundary.
- WEST - M-1 zoning (Light Industrial) / An industrial building and use is located west of the project site. A six-foot-high wall would provide a separation from the proposed generator from the existing property to the west.

## B. ENVIRONMENTAL STATUS

The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15303, "New Small Facilities or Structures," and a Notice of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment.

## C PROJECT ANALYSIS

### Consistency with the Zoning Code Standards for Standby Generators

The Escondido Zoning code requires a Conditional Use Permit for generators with a production capability of 5 kilowatts (kW) or greater. The subject request is for a small residential type emergency generator with an output of approximately 13.5 kilowatts as opposed to the typical small 20 to 30 kW commercial/industrial units. The applicant indicated the unit would be used to provide backup power for the computers and central monitoring station in case of a power failure. All electric generating systems are required to conform to the noise requirements of the underlying zone, incorporate measures to minimize pollutants generated by the facility, and all buildings or structures should be compatible with surrounding development.

Noise - The Noise Ordinance (Ord. 90-08) specifies a limitation of 70dB for daytime and nighttime noise levels in the light industrial zone measured at the property line. According to specifications provided by Cummins-Onan (attached), the 13.5 kW generator would be equipped with a weather protected sound enclosure with an exterior noise rating of 62 dBA at approximately 23 feet. The site is surrounded by industrial uses and there are no nearby noise sensitive uses. The unit is proposed to be located within the northwestern corner of the site that is surrounded by an existing six-foot-high solid enclosure area, which would provide visual screening and additional noise attenuation along the adjacent western and northern property boundaries. Due to the proposed noise attenuation measure incorporated into the design and site, and since the facility would be located within an industrial zone, the proposed generator would be within the noise limits established in the Noise Ordinance and would not result in any adverse noise impacts.

Air Quality - Standby generators generally operate less than 52 hours per year as required by the Air Pollution Control District (APCD). Emissions occur only during emergency situations, and for a very short time, to perform maintenance checks and operator training. Therefore, the proposed generator would not create any adverse emissions due to the limited amount of hours a standby generator typically would be used and also because the generator would be fueled by natural gas, which is a cleaner burning fuel source. The unit proposed also is U.S. EPA and California Air Resource Board (CARB) Emissions Certified.

# SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

## **A. PHYSICAL CHARACTERISTICS**

The project site is flat (less than 2% slope) and developed with a two-story industrial building and paved parking.

## **B. SUPPLEMENTAL DETAILS OF REQUEST**

1. Property Size: 0.4 acres (17,132 SF)
2. Generator: 13.5 kW standby generator (Onan Cummings RS20A/AC – Natural Gas)  
All Weather-Sound attenuated enclosure/housing (52" l x 43" w x 34.7' h)
3. Setbacks:
  - North: 3.25'
  - East: 100'+
  - South: 143'
  - West: 3'
4. Noise Output: 62 dBA at 23 feet for outdoor use. Six-foot-high wall around western and northern perimeter of the generator enclosure which would additional attenuation.  
Code Requirement: 70 dB daytime and nighttime.
5. Hours of Operation:
  - Standby/Emergency: Limited to 52 hours annually by APCD



**EXHIBIT "A"**  
**FINDINGS OF FACT**  
**PHG 11-0016**

Conditional Use Permit

1. Granting the proposed Conditional Use Permit would be based on sound principles of land use since the site is physically suitable to accommodate the proposed standby emergency generator and is located within an established industrial area. The proposed equipment would be situated within a secure area that would screen the equipment from adjacent views and provide additional noise attenuation. The proposed standby generator would be in conformance with the City's air-quality and noise standards, as detailed in the Planning Commission staff report.
2. The proposed Conditional Use Permit would not cause a deterioration of bordering land uses or create special problems in the area since the generator would be placed within a secure area and would not create any noise impacts to adjacent industrial uses. The proposed standby generator would be in conformance with the City's air-quality and noise standards, as detailed in the Planning Commission staff report.
3. The proposed Conditional Use Permit has been considered in relationship to its effect on the neighborhood plan for the area since and the proposed standby generator would not negatively impact the adjacent uses for the reasons stated above and detailed in the Planning Commission staff report. The proposed standby generator would be located within an industrial area and would allow the continuation of security services offered by Knight Security throughout the community in the event there is a power disruption.
4. The proposal is exempt from the requirements of the California Environmental Quality Act in conformance with CEQA Section 15303, "New Small Facilities or Structures," and a Statement of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL PHG 11-0016

#### General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Department, Director of Building, and the Fire Chief.
2. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
3. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Planning and Building.
4. As proposed, the design and materials of the proposed facilities shall be in accordance the staff report, exhibits and the project's Details of Request, to the satisfaction of the Planning Division.
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. Any permanent, temporary or stand-by emergency generators must be in conformance with the City's Ordinance and regulations regarding electric generating facilities.
7. All new utilities and utility runs shall be underground, unless otherwise allowed by the Engineering Division and the Building Division.
8. Testing of the emergency standby generator shall be restricted to daylight hours (typically between 7:00 a.m. to 6:00 p.m.).
9. An inspection by the Planning Division will be required prior to operation of the project. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.
10. This item may be referred back to the Planning Commission upon recommendation of the Director of Community Development for review and possible revocation or modification of the Conditional Use Permit upon receipt of nuisance complaints regarding the facility or non-compliance with the Conditions of Approval.
11. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.
12. The generator shall only be used for emergency backup power. All non-emergency use (i.e., testing, maintenance, etc.) shall comply with hourly limits established by APCD.



CITY OF ESCONDIDO  
 PLANNING DIVISION  
 201 NORTH BROADWAY  
 ESCONDIDO, CA 92025-2798  
 (760) 839-4671

**Notice of Exemption**

To: San Diego County Recorder's Office  
 Attn: Linda Kesian  
 P.O. Box 121750  
 San Diego, CA 92112-1750

From: City of Escondido  
 201 North Broadway  
 Escondido, CA 92025

**Project Title/Case No.:** PHG 11-0016 (Knight Security-Emergency Generator)

**Project Location - Specific:** The approximately 0.4-acre parcel is located on the northern side of Auto Park Way, between Aero Way and Alpine Way, addressed as 2418 Auto Park Way (APN 228-381-31).

**Project Location - City:** Escondido, **Project Location - County:** San Diego

**Description of Project:** A Conditional Use Permit to install an approximately 13.5 kilowatt (kW) standby emergency generator (natural gas fueled) in an outdoor area within the Light Industrial (M-1) zone.

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name Knight Security (Diane Popoff) Telephone (760) 745-3604

Address 2418 Auto Park Way, Escondido, CA 92029


Private entity  School district  Local public agency  State agency  Other special district

**Exempt Status:** Categorical Exemption. Section 15303, "New Small Facilities or Structures"

**Reasons why project is exempt:**

1. The request involves the installation of a small, approx. 13.5 kW emergency standby generator to support an existing industrial-office building/operation. The system would be fueled by natural gas. The subject site is located within an urban/industrial area where all public services and facilities are available, and no upgrades to the system would be required. There are no environmentally sensitive resources located on or adjacent to the property. The proposed generator would be located toward the rear corner of the property (northwestern corner) and is adjacent to other industrial buildings/uses. The proposed project would not result in any adverse noise impacts to adjacent uses due to the relatively small size of the unit; projected noise output of the unit; and existing solid walls that would screen/separate the unit from adjacent properties. There are no sensitive receptors adjacent to or within close proximity to the site.
2. All service and access to the proposed facility are available and would be in conformance with local standards.

**Lead Agency Contact Person:** Jay Paul, Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature:  May 9, 2011  
 Jay Paul, Associate Planner Date

Signed by Lead Agency Date received for filing at OPR: N/A  
 Signed by Applicant