

AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: September 2, 2014
SUBJECT: EDCO Waste and Recycling
CASE: P14-0020 (CUP 14-009/ND 14-006)
APN 219-140-14-00

Recommendation

Approval of a Conditional Use Permit and adoption of a Mitigated Negative Declaration to allow the construction and operation of a retail self-service Compressed Natural Gas ("CNG") fuel station at 168 S. Las Posas Road.

Introduction

The EDCO Waste & Recycling ("EDCO") facility was originally approved in 1983 with a Conditional Use Permit to allow Mashburn Sanitation to operate at the site. There have been several modifications to the Conditional Use Permit since then, the most recent in 2004.

EDCO operations currently occupy approximately eleven acres on five contiguous parcels, with access on Las Posas Road and Grand Avenue (which is primarily used by the fleet trucks). EDCO operations include administrative and maintenance buildings, recycling facilities for households and construction demolition debris, fleet and employee parking, and outdoor storage of related equipment (dumpsters, bins, etc).

In early 2014, EDCO installed time-fill CNG fueling stations to convert the diesel powered EDCO fleet. This included the installation of three compressors, one natural gas dryer, one CNG storage vessel, CNG valve panel, air compressor system, master control panel, and time fill fueling stations for EDCO trash trucks. This was done to comply with California Air Resources Board mandate for converting diesel trash truck fleet to cleaner burning fuels like CNG. The conversion of the time-filled fleet fueling stations will be completed in phases and was processed through building permits since the conversion was serving the business operations of EDCO.

The next phase will include the installation of a public fuel station for CNG at the EDCO site by utilizing and expanding infrastructure currently at the site. EDCO is proposing to construct and operate a retail CNG fueling station on a portion of the EDCO operations site that has frontage



along North Las Posas. The proposed CNG fueling station will be located on approximately 15,600 square feet of an existing parcel, which is currently improved with asphalt and is used for storage of EDCO dumpsters and periodic employee parking. Existing screening is provided by a chain link fence with slats located along this project frontage.

The fueling station will be open twenty-four hours a day, seven days a week and customer payment will be made through an automated card reader. The project is proposing a new driveway located near the northern property line; this will accommodate one-way, right-in only access to the CNG dispensers. Circulation will be one way, and vehicles/trucks will exit the site through an existing driveway (which also serves as the primary access into the EDCO site) south of the entrance driveway. The project includes the installation of two new concrete pads with four islands, each with one CNG dispenser that is able to service two vehicles at once. The proposal does not include weather protection (i.e., an overhead canopy) for the dispensers, storage vessels, or CNG equipment. The applicant has indicated the project will be constructed in two phases (initial phase will construct two islands, each with one CNG dispenser). Other improvements will include lighting, security cameras, and bollards around each end of the islands to prevent vehicular crash movement into the dispensers. The project also includes the removal of an existing chain link fence with slats located along Las Posas Road; installation of new landscaping along Las Posas Road; two new 11,340 cubic feet CNG storage vessels (22,680 cubic feet total), to be located next to existing CNG storage vessels (spheres) and related equipment (north of the proposed dispenser islands). A new electrical vault and mechanical vault will also be constructed north of the fueling islands, west of the existing CNG storage spheres. The CNG fueling facility will convey natural gas from a public SDGE gas main line located in Las Posas Road to an existing on-site CNG equipment compound (located directly to the north of the proposed CNG retail fueling) where the gas is compressed and then distributed to the dispensing stations. The customer base is primarily expected to be fleet vehicles with a limited amount of general public use. There are no proposed liquefied flammable gases or flammable gases in solution.

In accordance with Section 20.420.030.A.1 (Automotive Services) and 20.230.040.B (Industrial Zones) of the San Marcos Municipal Code, a Conditional Use Permit is required for the proposed land use.

Discussion

The construction and operation of a public CNG fuel station will implement Transportation and Land Use policy measures in the City's adopted Climate Action Plan ("CAP"). The CAP includes an objective to "Expand the availability and use of alternative fuel vehicles and fueling infrastructure." The granting of the Conditional Use Permit will implement Measure T-6-3, which indicates the City



should "encourage the development of CNG or alternative fueling stations within the City of San Marcos to support the conversion of heavy-duty gasoline and diesel fuels to alternative fuels."

The Industrial Zone land use table allows "Fleet fueling stations" with approval of a Conditional Use Permit and indicates "Automotive fueling stations" are not a permitted land use. However, the Planning Director (per the authority of the Zoning Ordinance) has determined although the proposed CNG fueling station will be open to the public, it will function similarly to a fleet fueling station and therefore the land use can be allowed through the approval of a Conditional Use Permit. The surrounding land uses include EDCO operations directly to the west and south, with a non-conforming single family residence with outdoor storage used for business purposes located to the north; and Grand Plaza shopping center located to the east across Las Posas Drive.

The applicant has indicated the primary customer base will be fleet vehicles/trucks and anticipates most of the fueling to occur during non-peak periods. Traffic generation for the proposed CNG fueling station is expected to be significantly less than a retail gasoline outlet. The quantity of market produced CNG vehicles is substantially fewer than gasoline or diesel powered vehicles. Most vehicles (light, medium, heavy duty) that are powered by natural gas are in service by businesses that have high-fuel use fleets. There are approximately 100 models of light-, medium-, and heavy-duty vehicles and engines available to consumers, with approximately 142,000 Natural Gas Vehicles in use in the United States. With this said, there are significantly fewer CNG vehicles than gasoline or diesel that would use the proposed CNG station. The San Diego Association of Governments' "Not So Brief Guide of Vehicular Traffic Generation" does not include an estimated daily trip (ADT) generation rate for CNG fuel stations. However, the rate for retail gasoline station (older design) is 900 ADT per station. The proposed design and function of the CNG fueling station is similar to an "older design" gasoline station in that there are no ancillary services that will be provided at the site (i.e., food mart, car wash, vacuum/air dispensers, etc). As such, it is anticipated the proposed project will generate less than 900 daily trips since it is a CNG fuel station. No significant traffic impacts are anticipated due to the proposed project.

As mentioned above, EDCO occupies five contiguous parcels with frontage along Las Posas Road. There is an existing median on Las Posas between Grand Avenue and La Mirada Drive, which prevents northbound vehicular movement out of the EDCO facility. There are two existing driveways along the EDCO frontage, although the southernmost driveway is gated (located south of the maintenance buildings). The second driveway is located about mid-frontage and provides primary access to EDCO operations (by the public and EDCO employees). EDCO has proposed a third driveway which would serve as the primary access into the CNG fueling station. Circulation for the fueling station will be one way, with vehicles/trucks entering the new driveway and exiting through the existing driveway. The applicant had originally requested the



new driveway be forty-five 45 feet wide, to accommodate the largest size truck allowed on California highways (WB-67). The applicant indicated to staff it is unknown if any trucks this size would use the facility. Section 20.230.070(E) of SMMC limits the number and size of driveways allowed per property, however the City Engineer can authorize modifications of these standards due to the site characteristics. Since EDCO occupies four parcels along this frontage, the City Engineer has determined the new driveway located at the northern frontage will be allowed as long as the driveway located at the southern end of the frontage is only used for emergency access (and will remain gated). The width of the new driveway will be reduced to thirty feet (30'), and will be conditioned to be designed with a twenty-foot throat distance which is consistent with the Industrial zone development standards. The applicant has agreed to the reduced width. This design will accommodate buses and emergency access vehicles. The project has been conditioned to allow the mid-frontage driveway (which will provide exiting for CNG vehicles) to be widened from twenty-nine feet (29') to thirty-five feet (35') in order to provide adequate space for larger trucks exiting the CNG facility onto Las Posas Road, as well as improving the access for EDCO trucks entering the site from Las Posas.

As mentioned above, the portion of the site where the CNG facility will be located currently is screened with a chain link fence with slats. The chain link fence will be removed and the applicant is proposing to retain the existing trees and shrubs along the project frontage. The project has been conditioned to install additional landscaping within the project setback in compliance with City standards. This will allow visibility of the CNG fuel islands from Las Posas Road, which is considered necessary since the facility is open to the public. Screening of the remainder of the EDCO operations will be achieved through an existing block wall along the north side of the proposed drive aisle of the proposed CNG facility, which screens the existing CNG equipment. The block wall that encloses and screens the existing CNG equipment is located to the north of the proposed CNG dispenser islands. The height of the CNG equipment exceeds the height of the block wall, and the project has been conditioned to install a screen fence with slats on top of the block wall to provide full screening of the equipment (new and existing). The project will install chain link fencing with slats along the remainder of this frontage to screen the EDCO operations. The project has been conditioned to match the height of the block wall/chain link fence to ensure aesthetic consistency along this portion of the site and to screen the remaining portion of the parcel where EDCO operations occur (outdoor storage of bins, dumpsters, and the construction debris recycling center). Since the CNG facility will be open twenty-four hours a day, EDCO is also proposing chain link fencing with slats on the south side of the middle driveway to prevent access into the remainder of the EDCO facility when EDCO operations are closed. The final location and fence design will be approved by the Planning and Engineering Division as well as the Fire Department.



A Hazardous Materials Report was submitted that addresses the use, storage, and dispensing operation; the size of the storage tanks, distances to property lines, venting, leak detection, and other applicable compliance with local and state codes, including 2013 California Fire Code and NFPA 52. The project will also include primary and secondary (remote) emergency shut off valves. The project must implement the design requirements of the Hazardous Materials Report, which will be approved by the Fire Department.

A Mitigated Negative Declaration (ND 14-006) was prepared for this project. The public review period was August 8, 2014 – August 28, 2014. Staff received one inquiry from the public after the public notice was sent, however, the individual indicated no concerns about the project once the scope was explained. No other public comments have been received on the proposed project.

Attachments

- A - Vicinity Map
- B - Requested Entitlement
- C - Site & Project Characteristics
- Site Plans/Landscaping Plans
- Resolution PC 14-4430 (CUP 14-009)
- Mitigated Negative Declaration ND 14-006

Prepared by:


Karen Brindley, Principal Planner

Reviewed by:


Mike Edwards, Public Works Director/City Engineer

Approved/Submitted by:

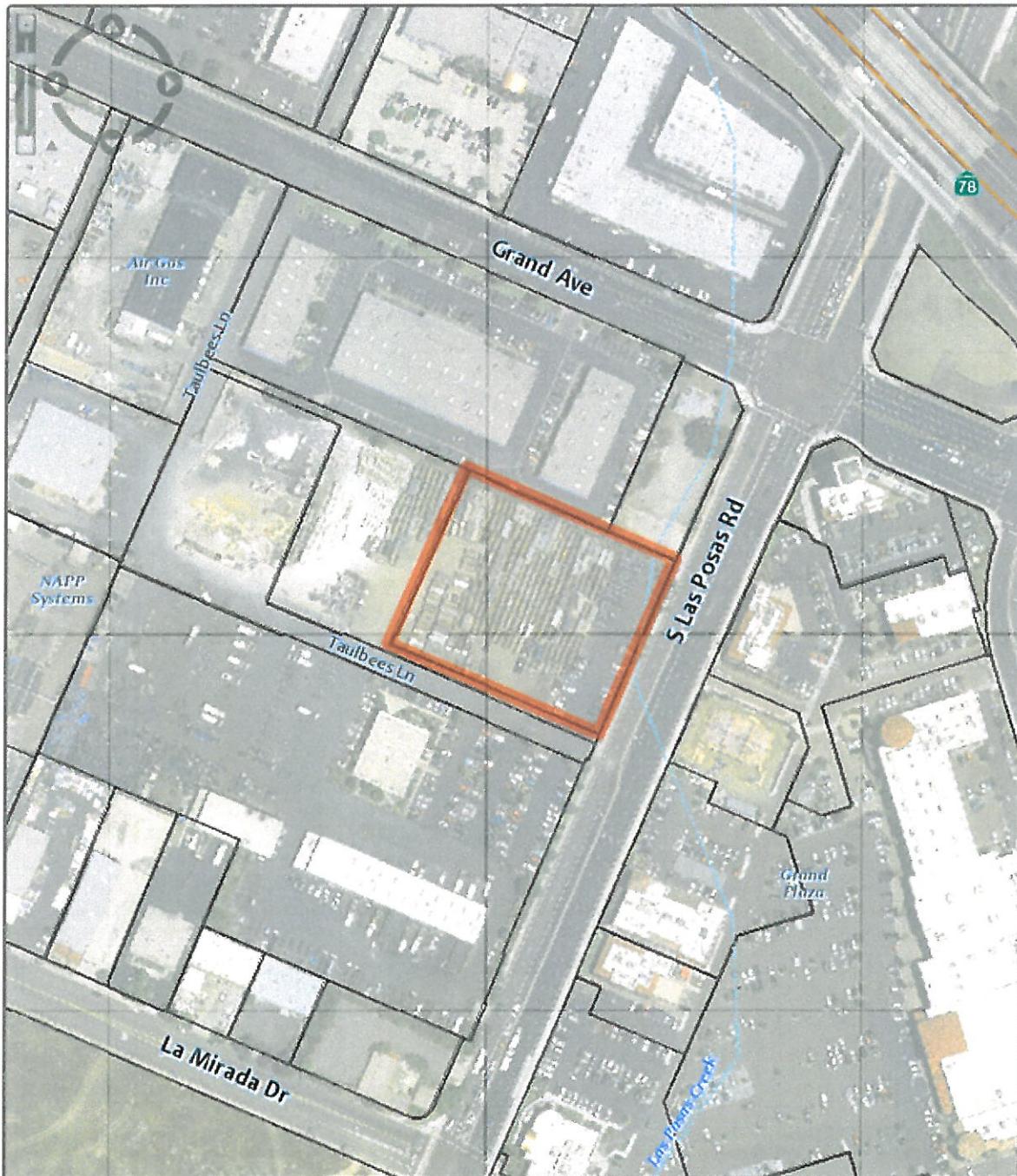

Jerry Backoff, Planning Division Director

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ATTACHMENT A

Vicinity Map-EDCO P14-0020



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 196 feet
8/7/2014

AGENDA ITEM NO. _____



ATTACHMENT B

Requested Entitlement

A Conditional Use Permit and adoption of a Mitigated Negative Declaration to allow the construction and operation of a twenty-four hour retail self-service Compressed Natural Gas (CNG) fuel station, to be located on a portion of the EDCO operations facility, at 168 S. Las Posas Road in the Industrial (I) Zone in the Business/Industrial District of the General Plan.



ATTACHMENT C

Site & Project Characteristics

Property	Existing Land use	Zoning	General Plan Designation
Subject	EDCO Waste/Recycling	Industrial (I)	Industrial
North	Non-conforming SFR Used for a business	Commercial (C)	Commercial
South	EDCO Waste/Recycling	Industrial (I)	Industrial (I)
East	Grand Plaza Shopping Cntr	Commercial (C)	Commercial
West	EDCO Waste/Recycling	Industrial (I)	Industrial

Flood Hazard Zone	<u> </u> yes	<u>x</u> no
Resource Conserv. Area	<u> </u> yes	<u>x</u> no
Sewer	<u>x</u> yes	<u> </u> no
Septic	<u> </u> yes	<u>x</u> no
Water	<u>x</u> yes	<u> </u> no
Gen. Plan Conformance	<u>x</u> yes	<u> </u> no
Land Use Compatibility	<u>x</u> yes	<u> </u> no

Development Standards of the Industrial (I) Zone:

<u>Setbacks</u>	<u>Required</u>	<u>Proposed CNG Island</u>
Street Frontage PL	10 feet	35 feet
Interior PL	0 feet	65 feet, phase 1 Island 180 feet Phase 1 Island/130 feet Phase 2 Island
Height Maximum	45 ft.	8'10" (Fuel Dispenser)

Development Standards of for Automotive Services (SMMC 20.420):

<u>Setbacks:</u>	<u>Pump Island</u>	<u>Proposed CNG Island</u>
Street PL	20 feet	35 feet
Interior PL	15 feet min.	65 feet, phase 1 Island 180 feet Phase 1 Island/130 feet Phase 2 Island

Note: The subject site address at the time of application was 224 S. Las Posas Road. The Building Division assigned 168 S. Las Posas Road to the portion of APN 219-140-140 that has existing CNG compressor equipment (used for the EDCO fleet operations). This is the same parcel the retail use will occupy.