

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO PLANNING COMMISSION****August 25, 2015**

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: Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Ed Hale, Commissioner; Gregory Johns, Commissioner; Don Romo, Commissioner; and James Spann, Commissioner.

Commissioners absent: (One position vacant)

Staff present: Bill Martin, Deputy Planning Director; Rozanne Cherry, Principal Planner; Owen Tunnell, Principal Engineer; Gary McCarthy, Senior Deputy City Attorney; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Vice-chairman McQuead, to approve the minutes of the August 11, 2015 meeting. Motion carried. Ayes: Spann, Johns, McQuead, and Weber. Noes: None. Abstained: Romo. (4-0-1) Commissioner Hale was absent from the vote.

WRITTEN COMMUNICATIONS – Received.

FUTURE NEIGHBORHOOD MEETINGS – None.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS:**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.

Rozanne Cherry, Principal Planner, referenced the staff report and noted staff issues were whether the proposed phased project would result in potentially significant noise, odor or visual impacts to adjacent properties. Staff recommended approval based on the following: 1) No significant visual impacts would occur as the proposed project was located in an urbanized industrial area of the city and would maintain the existing historic office and plant buildings on Mission Avenue frontage, and the new buildings to be constructed would be similar to the existing buildings on site and in the surrounding industrial area; 2) Potential noise impacts would be reduced since the project would maintain the current maximum throughput volume which would not result in a significant increase in traffic; the majority of equipment noise would be attenuated by being enclosed in a building; and any noise from the proposed exterior equipment would be reduced to acceptable levels by a CMU screen wall, the surrounding on-site buildings and the distance to the property lines; 3) Potential odors would be managed by enclosing the tipping and processing areas in buildings, continuing the odor-control systems within the buildings, moving materials and waste off-site within 48 hours or less, and adhering to the Odor Minimization Plan for the AD facilities and production of CNG fuel; 4) The proposed project would reorganize the site to achieve greater efficiencies, accommodate additional sorting and improve recovery of recyclable material in order to increase diversion of waste from landfills, as required by state regulations; and 5) The AD facility would support the state's efforts to reduce Green House Gas emissions by producing a compressed natural gas to be used in the generation of power or for fueling vehicles, and diverting food and green waste from landfills. Ms. Cherry noted the commission had been provided with a handout that included recommended modifications to several proposed conditions of approval.

Discussion ensued regarding a clarification of the visibility of the lean gas combustion flare as referenced on Page 30 of the staff report.

Rebecca Lafreniere, County of San Diego Solid Waste Local Enforcement Agency, noted that she and her team were available for questions about the solid waste facility permitting process or specifications.

Chairman Weber asked Ms. Lafreniere if biomass issues fell within her jurisdiction. Ms. Lafreniere replied in the affirmative. She also noted that this was the first anaerobic digester facility in the county.

Chairman Weber asked if there were any pending applications for increasing the throughput levels. Ms. Lafreniere replied in the negative.

Vice-chairman McQuead asked if hazardous materials could be treated at the subject facility. Ms. Lafreniere replied in the negative.

Commissioner Romo requested information regarding the timing for the four phases of the subject project.

Commissioner Romo asked if the exits for the self-haulers would be right-turn only onto Mission Avenue. Mr. Tunnell replied in the negative and noted that Mission Avenue was slated to have medians in most sections with the exception of the intersections. He also stated that it was expected that most self-hauling activities would occur on Saturdays when peak traffic was lower.

Commissioner Romo asked if a condition could be added to require right-turn only movements from the site onto Mission Avenue. Mr. Tunnell replied in the affirmative.

Commissioner Romo requested clarification of the activities occurring at the vehicle maintenance facility across the street from the subject facility, noting his concern for potential odors from the material on the conveyors. Mrs. Cherry noted this facility was for collection of construction and debris, noting there would be no food waste in this area.

Discussion ensued regarding a clarification of the building height restrictions for proposed metal buildings.

Commissioner Hale and staff discussed the proposed storm water treatment facilities for the site.

Commissioner Hale questioned whether there were any requirements to test the runoff downstream from the site. Mr. Tunnell replied in the negative, noting that the project's bio-retention basins were one of the best systems for removing pollutants.

Steve South, CEO of EDI, noted that they would be installing very sophisticated systems and upgrades to the storm water system. He stated that as part of the Storm Water Information Tracker (SWIFT) they would be testing the water twice every quarter.

Commissioner Hale asked if water testing would occur perennially. Mr. South replied in the affirmative.

Commissioner Romo asked how long the four phases would take to complete. Mr. South estimated approximately 5 years.

Chairman Weber asked Mr. South if they planned on increasing the throughput amount. Mr. South replied in the negative, noting that their main goal was to reduce the amount of waste going to the landfill as well as needing better onsite circulation. He also noted that their plan would eliminate the need for reweighing vehicles, improve aesthetics and storm water conditions, provide facility upgrades and preserve the historic nature of the Golfcraft facility.

Commissioner Spann supported the plans for preserving the Golfcraft structure as well as the circulation plan.

MOTION:

Moved by Commissioner Hale, seconded by Commissioner Spann, to approve staff's recommendation including the modified conditions distributed in the handout.

Commissioner Romo asked that the motion include a condition to require right-turn only movements onto Mission Avenue, feeling it would help alleviate stacking and confusion for self-haulers. Commissioner Hale was opposed to adding this condition, noting the City engineers had not identified this as an issue.

ACTION ON MOTION:

Motion carried. Ayes: Weber, McQuead, Spann, Johns, and Hale. Noes: Romo. (5-1)

CURRENT BUSINESS: None.

ORAL COMMUNATIONS: None.

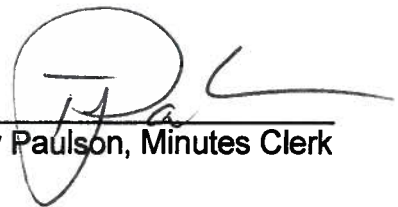
PLANNING COMMISSIONERS: No comments.

ADJOURNMENT:

Chairman Weber adjourned the meeting at 7:36 p.m. The next meeting was scheduled for September 8, 2015, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.



Bill Martin, Secretary to the Escondido
Planning Commission



Ty Paulson, Minutes Clerk