



CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 5, 2010

404-01, 404-
03,404-10, 401-01
R=10/12
P=10/12

TO: CITY COUNCIL / CITY MANAGER

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: CNG FUELING FACILITY / BASQUE YARD EXPANSION
PRJ09-00370 / ZON09-00066 – ZON09-00067 – LRP09-00013 –
LRP09-00014
1600 W. COMMONWEALTH AVENUE

Approved for Agenda:

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City Manager's Office

SUMMARY

A request to construct a compressed natural gas (CNG) refueling station and expand City Maintenance Services facilities.

RECOMMENDATION

Staff recommends the City Council take the following actions:

1. Adopt Resolution 10-86 adopting the Mitigated Negative Declaration, Mitigation Measures and Mitigation Monitoring Program and approving a General Plan Revision to change the land use designation "Medium Density Residential" to "Industrial" (Attachment 1).
2. Introduce Ordinance 3150 to amend the Zoning Classification "Limited Density Multiple-Family Residential (R-3)" to "Manufacturing, General (M-G)" (Attachment 2).
3. Adopt Resolution 10-87 approving the Conditional Use Permit and Major Site Plan (Attachment 3).

PROPOSED COSTS

This Capital Improvement Project is funded primarily through State and federal grants.

DISCUSSION

The applicant, the City of Fullerton, proposes the development of a CNG refueling station and approximately 11,000 sq. ft. of various support buildings to help maintain City property and store City equipment. The request includes a Conditional Use Permit, Major Site Plan, Zone Amendment, and General Plan Amendment.

Although the Zone and General Plan Amendments can stand alone from the Conditional Use Permit and Major Site Plan applications, the reverse is not true. The project could not be approved without the land use change. Therefore, the City Council is requested to make a decision on the whole of the project, including the four applications and the Mitigated Negative Declaration.

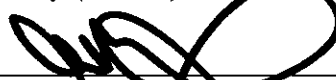
The Planning Commission reviewed and recommended approval of the project, including adoption of the Mitigated Negative Declaration at its meeting on June 9, 2010. The Planning Commission packet is attached for reference and provides a detailed description and evaluation of the request (Attachment 4).

Questions were raised by several Commissioners regarding railroad noise impacts to residences in the vicinity and the risks associated with a train derailment. As part of the Planning Commission motion, they requested that staff provide Council with their comments for consideration. The Minutes are attached for review (Attachment 5). Additionally, Bon Terra Consulting has prepared a letter to clarify the scope of the noise analysis that is conducted under the California Environmental Quality Act (Attachment 6). Information regarding the storage of the CNG is provided in the Mitigated Negative Declaration (pg 5-18) with the following corresponding standard condition (pg 5-21).

SC 7-2 All transport, transfer, and storage of hazardous materials (compressed natural gas) shall be performed in compliance with all applicable State and federal requirements, including the Hazardous Materials Regulations (49 CCR 173.34), the Compressed Natural Gas Regulations (13 CCR 934), the California Fire Code 2007 edition, and the National Fire Protection Agency (NFPA) codes and standards.



Heather R. S. Allen, AICP
Planning Manager



Al Zelinka, FAICP
Director of Community Development

Attachments

- Attachment 1 – City Council Resolution 10-86
- Attachment 2 – City Council Ordinance 3150
- Attachment 3 – City Council Resolution 10-87
- Attachment 4 – Planning Commission Staff Report dated June 2, 2010 (with attachments)
- Attachment 5 – Planning Commission Minutes dated June 9, 2010
- Attachment 6 – BonTerra Consulting Letter dated June 15, 2010