

Stephanie Rojas

From: Thomas Schmiderer
Sent: Wednesday, February 4, 2026 10:29 AM
To: City Clerk
Subject: Fwd: For Item 11- 2/4/26 agenda Minimart, charging station and battery storage
Attachments: Battery Storage letter 02042026.doc

Thomas Schmiderer, MMC, MPA
Assistant City Clerk
(760) 435-3004
(760) 576-8860 – Cell
TSchmiderer@oceansideca.org

Sent from my iPhone

Begin forwarded message:

From: N Scott <deannie.scott@gmail.com>
Date: February 4, 2026 at 10:03:36 AM PST
To: City Council <Council@oceansideca.org>
Cc: Zeb Navarro <ZNavarro@oceansideca.org>, Thomas Schmiderer <tschmiderer@oceansideca.org>, N Scott <deannie.scott@gmail.com>
Subject: For Item 11- 2/4/26 agenda Minimart, charging station and battery storage

EXTERNAL MESSAGE: Use caution when opening attachments, clicking links, or responding.
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Kindly enter into the record for this item.
Also acknowledge receipt.
Thanks!
NS
Strive for Kindness



550 Hoover St.
Oceanside CA 92054
deannie.scott@gmail.com
760-803-6813

February 4, 2026

City of Oceanside
300 N Coast Highway
Oceanside CA 92054

Council: council@oceansideca.org
City Clerk: znavarro@oceansideca.org

Re:

To Whom it May Concern:

Item11, Council Meeting 02-04-2026 Minimart, Car Charging and Battery Storage (BESS)

We are asking for this item to be pulled based on multiple factors:

1. There are no materials posted on ETrakit so a reasonable person couldn't review the extent of this project.
2. Please review the attached locational map for the project below.
3. There is no notification list or radius map that indicates the people living at Sandy Shores RV & Mobile Home Park have been notified of this project. This is a procedural failure. **Sighting large Tesla MegaPacks near residential should be a prohibited use.** (See two letters below from Orange County and LA County Firefighters vehement opposing such a location. This also raises the specter of Environmental Justice issues. This is obviously a low-income residential development. Were they purposefully excluded from notice?
4. There is no notification or radius map indicating the adjacent residential properties were notified of this project. This includes hotels, timeshares and condos. In the event of a runaway fire, they would have to be evacuated. Where is the evacuation plan?
5. Was anyone in Capistrano neighborhood notified? In the event of a run-away fire, they would have to either shelter in place or be evacuated. People 5 miles away from Moss Landing had mandatory shelter in place orders and orders to close all windows, doors and HVAC equipment intrusions.
6. There has been no Initial Study done even though it is 100% predictable that the project land is contaminated due to prior long term use a tow yard would include materials that need to be hauled away or remediated prior to building. Why wasn't the Study done? And it's offensive to presume ANY of that soil could be put on our beaches. Remember the Barwell debacle when contaminated soil was put on residential pads? That required a fair amount of remediation.
7. This is obviously not a project that should have been given a CEQA exemption. Several issues that *require* environmental studies include noise, (yes the BESS units create constant noise), lights and spill over 24 hours a day, a determination where the contaminated dirt will be taken, what the reasonably foreseeable risks are for a battery fire of any kind including with the BESS units. A full stormwater evaluation should have been done to determine if any contaminants can be contained on site due to the location above the watershed for the Harbor, San Luis Rey River (a 303d site)

and the beaches. Battery Storage units should probably not be site on permeable gravel due to the potential for polluted runoff. Absolute containment should be required.

8. Also in the event of a fire a biological study should have been done due to the proximity the San Luis Rey River that hosts numerous birds.
9. There are many more areas that should be studied included maintain Base Access. Were they notified of this project? That could be a matter of national security if their people need to be evacuated and that Gate is closed.
10. Was Caltrans notified? You surely remember the closure of I-5 recently due to Vance's visit. It was a transportation disaster for hours and hours. In the event of a fire, the same thing would happen to keep people from traveling through toxic smoke from a fire.
One has to wonder why this project is getting such an easy pass when in another part of town studies are being required for a very small scale organic farm on Kelly. Can you explain that? The risk for foreseeable harm there is negligible.

This is NOT your grandma's Tesla battery storage system. These are 30 feet x 9 feet and weigh in at 38,000. Until Oceanside develops some locational and safety rules for placement this should be put on hold. In the event of a fire they allegedly require 12-1500 gallons of water per minute. Is that type of infrastructure available? And again where does the contaminated runoff go? Down the storm drains?

Other cities are grappling with those safety, locational and environmental issues. Is Oceanside always going to behind the times? Are you going to protect our firefighters?

This could be a terrific site for much needed housing or luxury condos and any number of other Economic drivers that would not carry the inherent risk of a runaway fire and its consequences.

We urge you to send this project back to the drawing board for further consideration and studies under CEQA with adequate mitigation measures. This could include up to requiring a bond to reimburse the city or fire service in the event of a fire there.

Thank you for seriously considering our comments.

Sincerely, *Nadine Shlett* Attorney at Law, co-founder Friends of Loma Alta Creek



LOS ANGELES COUNTY FIRE FIGHTERS LOCAL 1014

3460 FLETCHER AVE. • EL MONTE, CA 91731 • (310) 639-1014 • FAX (310) 639-5314



January 2, 2026

Anthony Marrone, Fire Chief
Los Angeles County Fire Fighters Local 1014
1320 N. Eastern Avenue
Los Angeles, CA 90063

CEASE AND DESIST NOTICE: Consideration or Approval of Energy Storage System (ESS) Facilities Adjacent to Fire Station 43 or Residential Occupancies

Dear Chief Marrone:

This correspondence serves as a formal **CEASE AND DESIST NOTICE** on behalf of the Los Angeles County Firefighters, IAFF Local 1014.

IAFF Local 1014 hereby demands that the Los Angeles County Fire District, Fire Prevention Bureau, Fire Marshal's Office, and any subordinate authority immediately cease and desist from any consideration, review, approval, conditional approval, or facilitation of an Energy Storage System (ESS) facility proposed to be located adjacent to Los Angeles County Fire Station 43, or in proximity to residential occupancies within Los Angeles County.

NOTICE OF UNACCEPTABLE AND FORESEEABLE DANGER

The siting of an ESS facility next to an occupied fire station—where firefighters work and reside twenty-four (24) hours per day—constitutes an unacceptable, unsafe, and indefensible action that directly contradicts established fire protection engineering principles, firefighter safety standards, and the intent of applicable codes. ESS facilities are recognized as high-hazard industrial installations that present uniquely severe risks, including but not limited to:

- Thermal runaway and cascading battery failure
- Deflagration and explosive overpressure events
- Release of highly toxic gases, including hydrogen fluoride (HF)
- Delayed ignition and re-ignition without warning

Fire stations are mixed-use facilities containing residential occupancies under the California Building Code, California Fire Code, and Los Angeles County amendments. Firefighters live, eat, and sleep within these facilities. Placing an ESS facility adjacent to such an occupancy would never be permitted for traditional residential housing and is equally impermissible here.

KNOWN AND DOCUMENTED FIRE SERVICE INJURY HISTORY

Lithium-ion battery incidents, using the same technology deployed in ESS facilities, have already caused serious firefighter injuries and long-term health consequences.

In April 2025, four Sacramento Fire Department firefighters were hospitalized following exposure to toxic off-gassing during a Tesla electric vehicle battery thermal runaway event. No explosion occurred, yet all four suffered significant inhalation injuries from hydrogen fluoride and related byproducts, with reports indicating potential permanent disability and inability to return to duty.

This incident directly prompted the advancement of **SB 283 (Laird) and AB 841 (Patel)**, which formally recognizes the serious occupational hazards posed by lithium-ion battery fires and the need for enhanced firefighter protections against toxic exposure, cancer risk, respiratory disease, and neurological harm.

DAVE GILLOTTE, President KURT KOBLER, 1st Vice President TONY CARCIOPPOLO, 2nd Vice President MATTHEW DUHAMELL, Treasurer
EXECUTIVE BOARD MEMBERS: CHRIS CULLEN JASON GREEN AARON KATON CHRIS READE CHRISTIAN REYNOSO DEREK URWIN

REPRESENTING PROFESSIONAL FIREFIGHTERS IN 60 CITIES AND THE COUNTY OF LOS ANGELES
Affiliated with ... International Association of Fire Fighters, AFL-CIO • California Professional Firefighters, AFL-CIO
California Labor Federation, AFL-CIO • L.A. County Federation of Labor, AFL-CIO



**LETTER TO CHIEF MARRONE
PAGE TWO**

Large-scale ESS incidents—including the Moss Landing BESS fire (2025), Gateway Energy Storage fire (San Diego County), and the McMicken ESS explosion—further confirm that these facilities can catastrophically fail without warning and require strictly defensive firefighting tactics, exclusion zones, and evacuation to prevent injury or loss of life.

These realities alone establish that ESS facilities do not belong near occupied fire stations or residential communities.

RESIDENTIAL COMMUNITY SAFETY

IAFF Local 1014's opposition is not limited to fire stations. ESS facilities pose an existential threat to public health and safety when located near residential homes, schools, or neighborhoods. Civilians—including children, seniors, and medically vulnerable populations—have no ability to mitigate or respond to ESS failures involving toxic gas release, explosion, or long-duration fire events.

Local 1014 does not oppose energy storage technology in principle. However, such facilities must be sited only in remote, non-residential areas of Los Angeles County, where failure does not endanger the public or emergency responders.

DEMAND TO CEASE AND DESIST

Accordingly, IAFF Local 1014 hereby demands that you:

1. Immediately cease and desist from any further consideration, review, or approval of an ESS facility adjacent to Fire Station 43.
2. Cease and desist from approving ESS facilities in proximity to residential occupancies within Los Angeles County.
3. Confirm that no permits, conditional approvals, variances, or discretionary actions will be granted for such siting.

NOTICE OF ESCALATION AND LIABILITY

Should Local 1014 become aware that Fire Prevention personnel or the Fire Marshal's Office has approved or intends to approve ESS facilities near fire stations or residential communities, this matter will be immediately escalated to the Los Angeles County Board of Supervisors. California Professional Firefighters (CPF), the state union representing over 30,000 firefighters, is fully aware of this issue and stands in full support of Local 1014.

Any future injury, long-term health impact, or loss of life resulting from an ESS incident approved despite this notice will rest solely with:

- The Los Angeles County Fire District
- The Fire Marshal and Fire Prevention Division
- The County of Los Angeles and all approving authorities

The dangers are known, foreseeable, and preventable.

You are hereby directed to provide a **formal written response within five (5) business days** confirming that this proposal has been rejected and removed from further departmental or County consideration. Failure to do so will be interpreted as a refusal to comply with this notice and will result in immediate escalation.

Vice President Tony Carcioppolo will be handling this issue for Local 1014, please contact him with any questions you may have and with your response.

Respectfully,



DAVID GILLOTTE
President
Los Angeles County Firefighters
IAFF Local 1014



**ORANGE COUNTY
PROFESSIONAL FIREFIGHTERS ASSOCIATION
IAFF LOCAL 3631**

1342 Bell Avenue, Suite 3A, Tustin, CA 92780
Office: (949) 486-3631 • Fax: (949) 486-3636 • Website: www.ocfirefighters.org



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- Jeff Dahlen
Director
- Kevin Gorham
Director
- Eric Thorson
Director
- Jonathan White
Director

November 6, 2024

California Energy Commission
1516 9th Street
Sacramento, CA 95814

Subject: Opposition to Proposed Battery Storage Facility in San Juan Capistrano

Members of the California Energy Commission,

On behalf of the Orange County Professional Firefighters Association, I am writing to express our strong opposition to the proposed battery storage facility in San Juan Capistrano. As first responders tasked with protecting the safety and well-being of our community, we are concerned about the significant risks posed by such facilities, particularly the threat of fires caused by unstable electric batteries.

In recent years, there have been numerous reports of battery storage facilities catching fire, creating highly dangerous and unpredictable situations for firefighters and nearby residents. These fires are difficult to extinguish, produce toxic fumes, and can rapidly escalate beyond containment. Our firefighters are placed in harm's way as they work to suppress these fires and protect surrounding homes and businesses.

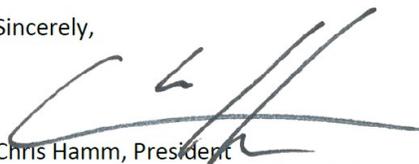
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Unfortunately, the threat is not hypothetical. We have seen firsthand the devastating impact of battery-related fires. One of our brave young firefighters was forced to retire early due to severe injuries sustained while responding to a single incident involving electric batteries.

The potential for large-scale battery fires in a densely populated area like San Juan Capistrano is alarming. This community, known for its residential neighborhoods and historic significance, would be particularly vulnerable to the risks posed by such a facility. Any fire that breaks out in a battery storage site would not only jeopardize the safety of residents but also expose our firefighters to increased risks

We respectfully request that you prioritize the safety of both the public and our first responders in your decision-making process **and oppose the location of this facility in San Juan Capistrano.**

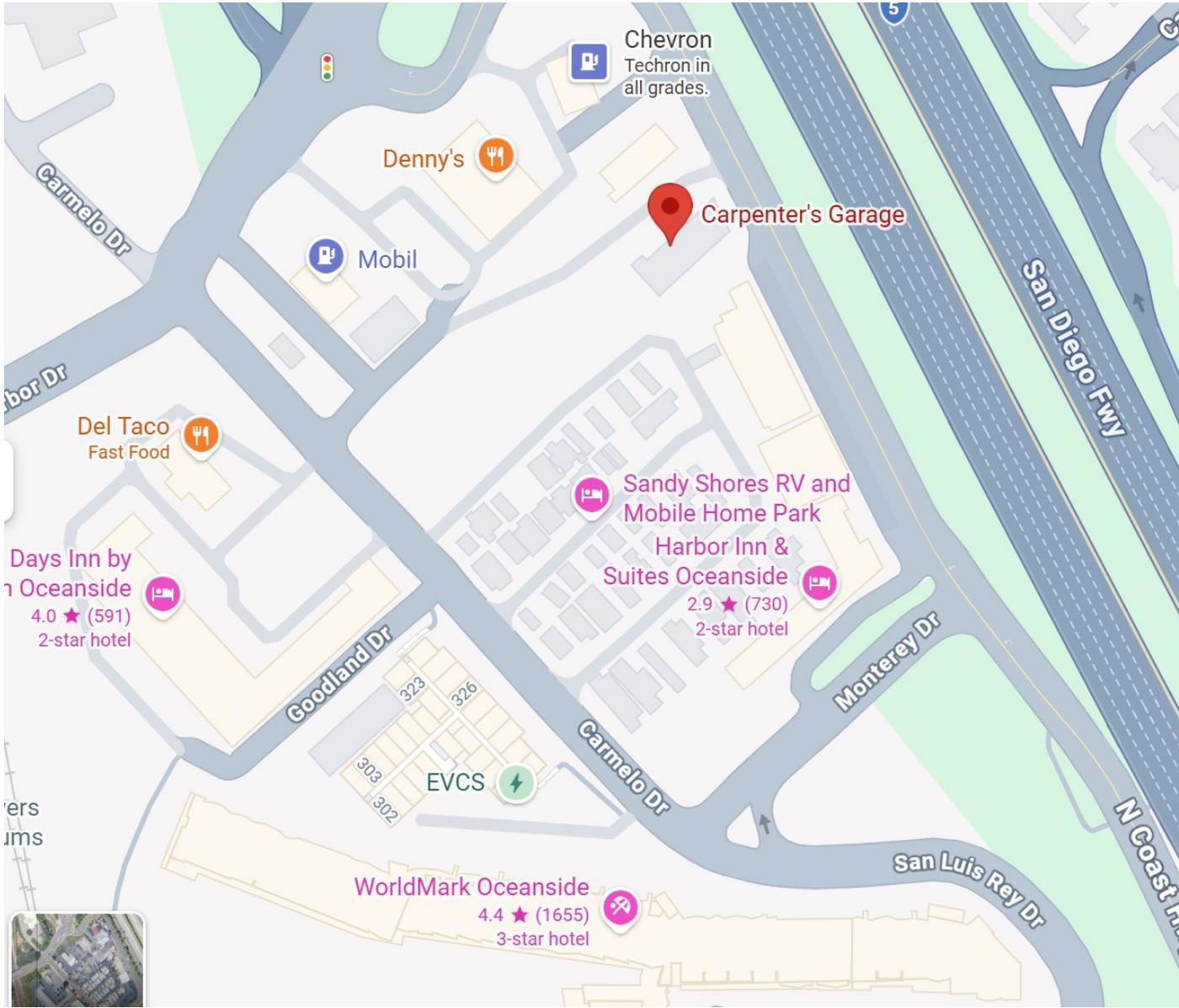
Sincerely,



Chris Hamm, President
Orange County Professional Firefighters Association

Representing Professional Firefighters protecting the cities of:

Aliso Viejo • Buena Park • Cypress • Dana Point • Garden Grove • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma • Los Alamitos
Mission Viejo • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park
Westminster • Yorba Linda • Unincorporated Orange County





Agenda Item Position Slip

Submitted On:

Feb 4, 2026, 01:24PM EST

City of Oceanside

Email	SOLARGUY@CAL.BERKELEY.EDU
Council Meeting Date	2/4/2026
Agenda #	11
Subject	EV Charger/Battery Storage site on N. Coast Hwy
Position	No Position
Name	First Name: Roger Last Name: Davenport
Oceanside Resident	Yes
Full Address	Street Address: 541 CROUCH ST City: OCEANSIDE State: CA Zip: 92054
Comments	<p>There are several questions about this project that should be clarified before it is accepted:</p> <ol style="list-style-type: none">1. They mention having Canary Island Date Palms in their landscaping. This is crazy – we have been watching these non-native trees die all around Oceanside, including one directly across the street from this site, and about a half a dozen 100-year-old trees just a block from our house. They should only use native trees.2. They give a spec sheet for the batteries, but it does not specify the battery chemistry. If the batteries are Lithium Ion and not Lithium Iron Phosphate (LFP) chemistry, they should be refused permission to place them in our community. Lithium Ion chemistry is responsible for the vast majority of battery fires, and LFP is much safer. In either case, the owner of the site should provide a bond or insurance policy for the potential damage from a fire or other failure event in the battery system. If they can't get insurance for it, that does not bode well for the safety of the system.3. The plot plan shows large carport covers, but does not mention solar on them. Photovoltaic power should be a requirement on top of all the carport structures. This would not only reduce the carbon footprint of the site, but would reduce the costs to the operators, since on-site generation is much cheaper than utility electricity.

Stephanie Rojas

From: Thomas Schmiderer
Sent: Wednesday, February 4, 2026 11:24 AM
To: City Clerk
Subject: FW: Item #11 2/4/26 Council Agenda - Please enter into the public record
Attachments: oc-firefighters-opposition-sjc.pdf; la-county-firefighters-opposition.pdf



Thomas Schmiderer
Assistant City Clerk
City of Oceanside

tschmiderer@oceansideca.org
+1 (760) 435-3004
300 N. Coast Highway
Oceanside, CA 92054
www.oceansideca.org

From: Shari Mackin <bzshari@gmail.com>
Sent: Wednesday, February 4, 2026 11:23 AM
To: Esther Sanchez <ESanchez@oceansideca.org>; City Council <council@oceansideca.org>; Zeb Navarro <ZNavarro@oceansideca.org>; David Parsons <dparsons@oceansideca.org>
Cc: dnygaard3 <dnygaard3@gmail.com>; Barbara Collins <becollins92@gmail.com>
Subject: Item #11 2/4/26 Council Agenda - Please enter into the public record

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2/4/26

Please enter this communication into the public record for 2/4/2025 Council Meeting Item #11:

Staff recommends that the Community Development Commission (CDC) adopt a resolution confirming issuance of a Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects) and approving a Development Plan, Conditional Use Permit, and Regular Coastal Permit to allow the demolition of the existing structure and construction of a full-service electric vehicle (EV) charging station with up to 51 EV chargers, two Tesla battery energy storage systems, and a 3,457-square-foot convenience market located at 1501 North Coast Highway

Honorable Mayor and Council,

I am writing to ask that the Item be pulled in order to create and put policy and regulations in place for criteria of placement of Mega Storage Systems, *especially* as it pertains to proximity of: housing/residential/mixed uses, schools, parks, recreation centers, and coastal and sensitive habitats. By doing so, it should give you guidelines to help you make those tough decisions on appropriate placement for large storage systems, as they are currently being dropped into stations without proper vetting. According to “Best EV Charging Stations in Oceanside”, we currently have 214 charging stations; on the contrary, I doubt we have that many gas stations in the entire city.

I cannot support the project as proposed due to the intended placement of Tesla Mega Storage Systems (TMSS) and their proximity to the mobile home park adjacent to the site. Please don't try to argue that there are two gas stations in close proximity, as gas stations are regulated and we have policy for placement. Additionally, they are not adjacent to (no connecting walls) the proposed sitting of the systems.

I am not the only one who has concerns about these types of uses popping up in the vicinity of or next to residential uses, in fact, the Los Angeles Firefighters Association has come out and denounced sitting large storage systems in residential areas/near residential uses as stated in a “CEASE AND DESIST NOTICE: Consideration or Approval of Energy Storage System (ESS) Facilities Adjacent to Fire Station 43 or Residential Occupancies”. Paragraph 3 clearly discusses the foreseeable danger followed with “Known and Documented Fire Service Injury History” with ESS facility battery fires and what I find notable, the comment in paragraph four:

“Fire stations are mixed-use facilities containing residential occupancies under the California Building Code, California Fire Code, and Los Angeles County amendments. Firefighters live, eat, and sleep within these facilities. Placing an ESS facility adjacent to such an occupancy would never be permitted for traditional residential housing and is equally impermissible here.”

This brings me back to the point of pulling the item and creating clear policy and regulations for the sitting of Tesla Mega systems again, as it is now, Electrify America has been busy increasing the battery storage at the Walmart Super Center in Fire Mountain. It is shared online that it, “...*has undergone, or is planned for, upgrades that may add NACS (Tesla-style) plugs in the future, but it is currently listed as an Electrify America station.* Electrify America is also (adding Tesla Supercharger) at the charging station at San Diego St and Mission (El Super lot). They start small and then quietly grow. Is this what the vision of Oceanside will be? The City with the most EV chargers with the largest battery storage with no policy keeping them out of neighborhoods or next to mobile home parks?”

I'm not going to argue the unacceptable and foreseeable danger, I believe the Los Angeles Firefighters are spot on with their concerns for not only them, but those they serve.

The Staff Report gives the rationale that:

“The proposed project would contribute to the City's existing Climate Action Plan (CAP) goals and policies to help reduce local greenhouse gas emissions by promoting EV infrastructure installation. Such strategies include:

- Reducing barriers to EV market penetration by providing increased local charging infrastructure
- Establishing public-private partnerships to increase charging infrastructure at existing office and industrial facilities.”

The final statement, “Establishing public-private partnerships to increase charging infrastructure at existing office and industrial facilities” is absolutely false. When looking at the site, there are no offices and industrial facilities in close proximity to this site, merely a small strip mall, timeshares, lower cost food service. The project is within the Coastal Zone which prioritizes Visitor Serving Uses. Having said that, that would include a charging station; however, placing the two proposed Tesla Mega charging storage on that lot next to 42 affordable housing units is just not wise. How could you possibly replace affordable housing for residents of the park? The fire insurance payout would be minimum and most certainly not enough to purchase another coach along with relocation costs.

There is a lot to consider, especially what has not been presented in the Staff Report which deeply concerns me: health and well-being of those who live in mobile homes adjacent to the property, the proposed size of the battery storage system and the precedent an approval will set.

I know it would be difficult for all of you to sleep if anything happened to residents of that park.

To wrap it up, I ask that you pull the item, work on policy and regulation of the current 122 stations and those who are adding more battery storage, and see if the mad rush to have the biggest battery storage stations aligns with the City’s Vision for Oceanside. They told us, when they built SONGS that we would be safe, that it would provide sustainable, base-load electricity to meet the quickly growing population and power demands in Southern California. We know the truth...it’s not safe at all; we are living close to a plant storing millions of pounds of radioactive waste on a popular beach.

My final question to the council. Would you approve the project if it was going in next door to your home? Firefighters didn’t want it next to where they live. They know better.

Sincerely,

Shari Mackin

Cc: files

Attach (2)



ORANGE COUNTY PROFESSIONAL FIREFIGHTERS ASSOCIATION IAFF LOCAL 3631



1342 Bell Avenue, Suite 3A, Tustin, CA 92780

Office: (949) 486-3631 • Fax: (949) 486-3636 • Website: www.ocfirefighters.org

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President

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November 6, 2024

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1516 9th Street
Sacramento, CA 95814

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LOS ANGELES COUNTY FIRE FIGHTERS LOCAL 1014

3460 FLETCHER AVE. • EL MONTE, CA 91731 • (310) 639-1014 • FAX (310) 639-5314



January 2, 2026

Anthony Marrone, Fire Chief
Los Angeles County Fire Fighters Local 1014
1320 N. Eastern Avenue
Los Angeles, CA 90063

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DAVE GILLOTTE, President KURT KOBLER, 1st Vice President TONY CARCIOPPOLO, 2nd Vice President MATTHEW DUHAMELL, Treasurer
EXECUTIVE BOARD MEMBERS: CHRIS CULLEN JASON GREEN AARON KATON CHRIS READE CHRISTIAN REYNOSO DEREK URWIN

REPRESENTING PROFESSIONAL FIREFIGHTERS IN 60 CITIES AND THE COUNTY OF LOS ANGELES
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California Labor Federation, AFL-CIO • L.A. County Federation of Labor, AFL-CIO



**LETTER TO CHIEF MARRONE
PAGE TWO**

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Respectfully,



DAVID GILLOTTE
President
Los Angeles County Firefighters
IAFF Local 1014