

## RESOLUTION PC 2016-04

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE TENTATIVE MAP FOR MINOR SUBDIVISION 2015-1201 AT 42-44 CHURCH STREET (APN 002-029-039)**

**WHEREAS**, the Planning Commission conducted public hearings on December 1<sup>st</sup>, 2015, January 5<sup>th</sup>, 2016 and February 2<sup>nd</sup>, 2016 for Minor Subdivision 2015-1201, and

**WHEREAS**, the Planning Commission received oral comments, written correspondence, electronic communication and public testimony at the public hearings, and

**WHEREAS**, the Planning Commission acknowledges that notices were sent to property owners within 300 feet of the project boundaries as listed on the latest equalized assessment roll, and

**WHEREAS**, the Planning Commission reviewed the staff report, the Initial Study and environmental checklist for the project together with findings for CEQA, and

**WHEREAS**, based upon the information received at the public hearings, and in light of the whole record before the Planning Commission, the conditions of approval and mitigation measures agreed to by the applicant, the following findings support a Categorical Exemption and approval of the Minor Subdivision MS 2015-1201.

1. The project is consistent with the General Plan and Zoning District of the City of San Juan Bautista.
2. The project is consistent with the standards and requirements of Amended Chapter 10-2 of the San Juan Bautista Municipal Code.
3. The project is compatible with the surrounding area and character of the environment.
4. The project design and layout does not interfere with the use and enjoyment of the existing neighborhood and future development.
5. The project will not adversely affect the surrounding neighborhood and will not be detrimental to the health and welfare of residents living and working in the area.
6. The project will be designed to the design standards of the zoning district, San Juan Bautista Design Guidelines and uses of the surrounding area.
7. The project will mitigate the impacts to a less than significant level with the applicant agreeing to the conditions of approval, mitigation measures and monitoring programs.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of San Juan Bautista hereby approves the Tentative Map with conditions of approval described in Exhibit "A", Mitigation Measures described in Exhibit "B" and Mitigation Monitoring Programs described in Exhibit "C", attached hereto and made a part thereof.

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**MS 2015-1201 CHURCH ST.**

1. The applicant shall record a parcel map with the County Recorder's Office and provide the City with a copy of the recorded map.
2. The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista.
3. The applicant shall enter into a minor subdivision agreement with the City of San Juan Bautista for improvements of Church Street and on-site grade.
4. The applicant shall submit and obtain a grading permit for all grading of the two lots of the approved parcel map.
5. The applicant shall obtain an encroachment permit for all work within the public right of way on Church Street.
6. The applicant shall install new water/fire service to all lots according to City of San Juan Bautista Standard B3-3.
7. The applicant shall submit a final parcel map to the City for plan check.
8. The applicant shall install standard residential driveways to each parcel.
9. The applicant shall install a 5 feet wide monolithic concrete sidewalk along the frontage of each parcel.
10. The applicant shall remove the existing tree along the west property line of Parcel 1 of the parcel map and replace it with a tree in the front yard of each parcel.
11. The applicant shall prepare a SWPPP for each parcel to handle the storm water runoff and construct a berm and French drain along the south property line to prevent runoff water from discharging storm water to the property directly south on the parcel map. The applicant shall develop a storm runoff water discharge system that will prevent storm runoff water from discharging onto adjacent properties.
12. The applicant shall install a sanitary sewer lift pump on each parcel to discharge the sanitary sewer effluent to the Church Street sewer line. As an alternative, the applicant shall contact the property owner south of the project and obtain use of an existing sewer lateral to Monterey Street and enter into a joint maintenance agreement to maintain said sewer lateral.
13. The applicant shall submit a landscaping plan for each parcel. The plan shall minimize the lawn or turf area in the front yard, have a drought resistant plan and drip irrigation system for all plants and shrubs.

14. The applicant shall provide a fire sprinkler system in each residential building on the parcel map.
15. The applicant shall provide underground electrical, telephone communication and cable TV services to each parcel on the parcel map.
16. The applicant shall restrict loud noises, vibratory equipment, truck backup devices, and gas powered compaction tools to hours between 8:30 A.M. to 5:00 P.M. Monday through Saturday. No construction shall be allowed on Sunday or holidays unless it is within a confined building where all noises are contained inside the building.
17. The applicant shall place the following note on all construction plans and drawings.

“If prehistoric or historic archaeological resources or human remains are unexpectedly discovered during construction, all work shall cease within 50 meters (160 feet more or less) of the find until it can be evaluated by a qualified professional archaeologist.”
18. The applicant shall place a note on all construction drawing that any grading activities on the project site shall cease during high wind periods.
19. The applicant shall pay all planning, building permits, plan checking, inspection, utility connections, impact, capacity impact and development review fees associated with the project.
20. The applicant shall submit a Site and Design Review Permit application for all new building on the project. No building construction shall commence until approval of the Site and Design Review.

## **EXHIBIT “B” MITIGATION MEASURES**

**MM-1** Landscaping Plan for front yards of each lot to use drought resistant plants, drip irrigation system, minimum two tree along street frontage or within front yard and maximum of 25% of front yard as turf or lawn area.

**MM-2** Wood burning fireplace shall be prohibited on all lots within the project boundaries.

**MM-3** Erosion control for project shall be implemented to prevent soil erosion during grading operation between the months of October through March

**MM-4** Unidentified Cultural Resources: During the grading and earth moving operation, a note shall be placed on all construction documents and all personnel operating equipment shall be informed of the responsibility to halt work if prehistoric evidence is found.

**MM-5** Seismic Hazards: All structures within the project shall be designed to the latest seismic standard of the California Building Codes.

**MM-6** A geotechnical soils report shall be prepared for the project with recommendation for soils compaction , expansive soils and foundation designs to all residential structures within the project.

**MM-7** Construction Noise and Vibration: Hours shall be restricted for all construction activities that produce noise and vibrations.

**MM-8** A storm drain berm and French drain will be install to prevent storm runoff water from draining onto adjacent properties downhill and south of the parcel map boundaries.

**MM-9** All grading and earth moving work shall halt during high wind periods. Contractor shall apply water to all areas subject to dust or air borne disturbance. Reclaimed water may be used if available at the San Juan Bautista Waste Water Treatment facility for dust control and compaction efforts.

**EXHIBIT “C”  
MITIGATION MONITORING AND REPORTING**

<b>Mitigation Measure</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>
MM-1	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-2	Home Builder or Contractor	City Building Inspection Department
MM-3	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-4	City Plan Checker and Site Building Inspector	City Planning and Building Department Personnel
MM-5	City Plan Checker and Building Inspector	Building Inspector & City Engineer
MM-6	Project Site Developer	City Building Inspector
MM-7	Project Site Developer and City Plan Checker	City Building Inspector
MM-8	Project Site Developer	City Building Inspector and City Engineer
MM-9	Project Site Contractor	City Building Inspector, Site Contractor & City Engr.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista at a regular meeting held on February 2<sup>nd</sup>, 2016 by the following vote:

**AYES:           Medeiros, Guibert, Gredassoff, Franco**

**NOES:           None**

**ABSENT:       None**

**ABSTAIN:      None**

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Ernest J. Franco, Chairperson

**ATTEST:**

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Trish Paetz, Deputy City Clerk