

RESOLUTION 2018-03

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN JUAN BAUTISTA APPROVING A CONDITIONAL USE PERMIT
FOR AN AGRICULTURAL TRANSFER STATION**

WHEREAS, the Planning Commission received an application to construct an agricultural transfer warehouse station on Old San Juan Hollister Road (APN 002-550-008). The subject property is zoned Industrial and is 18.08 acres; and

WHEREAS, the Planning Commission held a public hearing on March 6th, 2018, to consider a Conditional Use Permit for the agricultural transfer warehouse station use on Old San Juan Hollister Road; and

WHEREAS, the Planning Commission has reviewed the project staff report and received oral comments and public testimony on the project; and

WHEREAS, the Planning Commission has made the necessary findings for the Conditional Use Permit, including:

- A. That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, zoning ordinance, and the economic, social, and environmental status of the City;
- B. That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc.; and
- C. That the use will not adversely affect the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare of the City and its residents.

WHEREAS, the applicant has agreed to the following conditions of approval for the use:

General

1. No more than 12 truck trips (deliveries/exits) per day shall be permitted.
2. Hours of truck trips are limited to between 6:00 a.m. to 10:00 a.m. and between 10:00 p.m. to 1:00 a.m.

3. No Midnight Express roadside parking, staging or queuing is allowed on Old San Juan Hollister Road.
4. No water connections shall be permitted until the City of San Juan Bautista water moratorium has been lifted, provided however that the fire suppression system may be connected and pressurized prior to occupancy.
5. Pursuant to the Monterey Bay Air Resource District. The following shall apply:
 - a. Mitigation measures pursuant to the Air District's 2008 CEQA Guidelines shall be incorporated in the project plans prior to the issuance of Building Permits.
 - b. Air Resources District permits may be required for engine generator sets and boilers. Applicant shall contact the Air District for applicable permits prior to the issuance of Building Permits.
 - c. If underground piping or other asbestos containing construction materials are encountered, the Monterey Bay Air Resources Board shall be contacted.
6. During construction, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered daily during non-rain seasons.
7. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
8. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers. The use of dry power sweeping is prohibited.
9. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
10. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
11. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

12. Fire hydrants are required pursuant to the Hollister Fire Department.

Prior to submittal for a Grading or Building permit, the applicant shall submit:

13. Improvement plans for all on-site grading, erosion control, landscaping, and irrigation systems and storm water drainage collection, retention and filtration system conforming to the SWPP guidelines.
14. Improvement plans for the repair and resurfacing of the full width of Old San Juan Road Hollister Road for the entire frontage of the property.

Prior to the issuance of a Grading or Building permit, the applicant shall:

15. Provide verification that the current storm water swale is clear and operable, and that pre-project storm water is being properly managed.
16. Submit to the Regional Water Quality Control Board a NOI and SWPPP plans and provide the City with a copy of the submittal package.

Prior to the Final Inspection approval, the applicant shall:

17. Install all on-site improvements, including Fire Department hydrants, landscaping, storm drainage collection, and retention and filtration system for the project conforming to the SWPP guidelines.
18. Complete Old San Juan Hollister Road improvements or deposit the cost of the improvements to be used in conjunction with the Copperleaf Subdivision road improvements subject to an Engineer's Estimate.
19. The applicant shall pay all water and sewer connection fees and applicable Development Impact fees.
20. An easement shall be recorded starting from the northeast corner of the property, extending 50 ft. parallel to the east property line, ending at the south boundary of the improved driveway and parking area. The easement shall note that no built structures or uses that may contaminate the ground water are allowed within this easement area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby approves the Conditional Use Permit for an agricultural transfer warehouse station on Old San Juan Hollister Road.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on March 6, 2018 by the following vote:

AYES: Hopper, Boyd, Franco, Freels, Medeiros

NOES: None

ABSENT: None

ABSTAIN: None


Darlene Boyd, Vice Chairperson

ATTEST:


Trish Paetz, Deputy City Clerk