

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: March 6, 2018

SUBJECT: Midnight Express Agricultural Transfer Station

Background:

The City of San Juan Bautista has received an application to construct an agricultural transfer warehouse station on Old San Juan Hollister Road. The subject property is zoned Industrial and is 18.08 acres. The proposal would include a 14,560 sq. ft. warehouse and have up to five small trucks providing deliveries throughout the day, four larger trucks to distribute the product, and five employees. Anticipated operation hours are 9 a.m. to 10 p.m.

The application includes a request for major project Site Plan and Design Review and Conditional Use Permit. It also includes a California Environmental Quality Act Initial Study evaluation.

Analysis:

As the attached plans represent, the proposal is to use a relatively small percentage of the more than 18-acre site for a driveway, service area, and turnaround for operation trucks and a 14,560 sq. ft. warehouse to temporarily store agricultural product. The project concept is to bring agricultural crops from the region in smaller trucks and then consolidate the product into larger 18-wheel trucks to transport product throughout the Bay Area for delivery. This application includes Site Plan and Design Review to develop and grade the site and Conditional Use Permit to operate a warehouse in an Industrial zoning district.

Site Plan and Design Review

Primary land use issues have been regarding the 100-year floodplain and the trace earthquake faults that cross the property. The truck access pad would be built \pm 1 ft. above natural grade and the warehouse finish floor would be approximately 4 ft. to 5 ft. above natural grade. This would adequately raise the structure above the flood plain.

The site development plan has been reviewed by the applicant's geotechnical consultants, Berloger Stevens and Associates, to investigate site conditions and

make recommendations – primarily relative to the identified earthquake faults. This report has been peer reviewed by a City-hired geotechnical firm, Cal Engineering and Geology, who have independently recommended earthquake setback zones. These earthquake zone setbacks are incorporated into the project plans.

The design of the building is relatively simple and consistent with agricultural use buildings. Staff believes the Site and Design Review application can be recommended for approval based on the criteria outlined in the Municipal Code and the City's Design Guidelines.

Conditional Use Permit

A Conditional Use permit is required to allow a warehouse building in an Industrial zoning district. This requirement was likely developed to address warehouse uses that may not be appropriate for a particular zoning district, such uses as heavy manufacturing facilities. This use is relatively low-intensity with no more than nine trucks per day proposed and as an agricultural use is consistent with the agricultural uses and history in the surrounding region. Staff believes the Conditional Use permit findings can be made:

- The project is consistent with the 2035 General Plan designation and polices as well as zoning designation and regulations; and
- The proposed project occurs within City limits on a project development area of no more than five acres substantially surrounded by urban uses; and
- The project site has no value as habitat for endangered, rare, or threatened species; and
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- The site can be adequately served by all municipal utilities and public services; and
- The project is consistent with the standards and requirements of the San Juan Bautista Municipal Code.

Further, if there are future issues with the project's compliance with Conditional Use Permit conditions of approval, the CUP could be scheduled for reconsideration. In consideration of this, one of the conditions of approval states that no more than twelve trucks a day shall access the property. This allows the property owners a little flexibility during periods of busy workloads without violating the CUP. Project conditions of approval are contained within the CUP Resolution as this runs with the use and the land.

Environmental Initial Study and Negative Declaration

The attached environmental Initial Study has been completed, circulated and advertised in accordance with the California Environmental Quality Act Guidelines. With standard conditions of approval, the assessment determines that the project would not result in an adverse impact on the habitat of a fish or wildlife species, native vegetation nor result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Recommendation:

Review the staff report and the attached site development plans and approve the Site Plan and Design Review and Conditional Use Permit requests, with conditions. The project conditions are contained with the Conditional Use Permit Resolution, which will continue to run with the land and the use.

Further, review the attached environmental Initial Study and adopt a Negative Declaration Resolution for the project based on the Findings contained therein.

Attachments:

- Exhibit A: Letter from Adjacent Property Owners
- Exhibit B: Environmental Negative Declaration Resolution 2018-XX
- Exhibit C: Site Plan and Design Review Resolution 2018-XX
- Exhibit D: Conditional Use Permit Resolution 2018-XX
- Exhibit E: Environmental Initial Study
- Exhibit F: Midnight Express Site Development Plans