



City of San Juan Bautista

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AGENDA

REGULAR PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

311 Second Street

San Juan Bautista, California

TUESDAY ~ SEPTEMBER 5, 2017

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.

1. Call to Order

Roll Call

6:00 PM

2. Public Comment

3. Informal Project Review

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

4. Consent Items

All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the Planning Commission, a staff member, or a citizen.

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice

C. Approve June 6, 2017 Minutes

D. Approve July 10, 2017 Minutes

5. Public Hearing

A. Consider Ordinance Banning Recreational Marijuana Sales, Cultivation, and Delivery

B. Consider Approval of Initial Study for Well #5

i. Consider Approval of Resolution 2017-XX Adopting a Categorical Exemption for Initial Study for Well #5

ii. Consider Approval of Resolution 2017-XX Approving an Initial Study for Well #5

C. Consider Approval of Initial Study for Well #6

i. Consider Approval of Resolution 2017-XX Adopting a Categorical Exemption for Initial Study for Well #6

ii. Consider Approval of Resolution 2017-XX Approving an Initial Study for Well #6

6. Action Items

- A. Consider Sign Permit for 507 Third Street for Mission Hardware - Applicant: Vina and Mike Statua**

7. Discussion Items

- A. Agenda Items for Next Joint Meeting with City of Hollister and San Benito County Planning Commissions**

8. Comments and Reports

- A. Planning Commissioners**
- B. Community Development Director**
- C. City Manager**

9. Adjournment

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 29th DAY OF AUGUST 2017, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 29th DAY OF AUGUST 2017.



TRISH PAETZ, DEPUTY CITY CLERK

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION PUBLIC HEARING NOTICE. I FURTHER DECLARE THAT I POSTED SAID NOTICE ON THE 25th DAY OF AUGUST 2017, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 29th DAY OF AUGUST 2017.



TRISH PAETZ, DEPUTY CITY CLERK

NOTICE OF PUBLIC HEARING

Pursuant to Government Code Section 65090, the Planning Commission of the City of San Juan Bautista gives notice of a public hearing on **September 5, 2017 at 6:00 p.m.** in the Council Chambers at San Juan Bautista City Hall, 311 Second Street. During the public hearing, the following items will be discussed:

- **Consider Ordinance Banning Recreational Marijuana Sales, Cultivation, and Delivery**
- **Consider Approval of Initial Study for Well #5 (300 San Juan-Hollister Road), located 1,440 feet east of the intersection of San Juan-Hollister Rd. and The Alameda, on the north side, approximately 60 feet.**
- **Consider Approval of an Initial Study for Well #6 (505 San Juan-Hollister Road), located 940 feet west of the intersection of Mission Vineyard Rd. and San Juan-Hollister Rd., on the south side, approximately 45 feet.**

Staff reports and the full text of all items to be discussed will be available for public review at City Hall prior to the meeting. All members of the public are encouraged to attend the meeting and may address the Planning Commission on the issues during the public hearing. Written comments may be hand delivered or mailed to City Hall, 311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045, or emailed to cityplanning@san-juan-bautista.ca.us, not later than **5:00 p.m., September 5, 2017.**

If a challenge is made on the action of the proposed project, pursuant to Government Code Section 65009 court testimony may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

Posted: 8/25/2017

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
JUNE 6, 2017
DRAFT MINUTES**

1. CALL TO ORDER – Chairman Hopper called the meeting to order at 7:33 p.m.

B. ROLL CALL **Present:** Commissioners Hopper, Franco, Freels,
Moore and Boyd

Staff Present: Community Development Director Orbach, City
Manager Grimsley, City Attorney Mall and
Administrative Services Manager Paetz

2. PUBLIC COMMENT

There were no comments.

3. INFORMAL PROJECT REVIEW

A. Brewery 25 Taproom and Beer Garden – Sean Fitzharris

The applicant explained plans to manufacture and sell beer at 205 The Alameda. During public comment Emily Renzel was concerned with potential odors emitted into the residential area. Cara Vonk was concerned with maintaining the building's authenticity. Rachel Ponce spoke in support of any business opening at this location. The project was well received by the Commission.

4. CONSENT ITEMS

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing Notice**
- C. Approve Minutes for the January 3, 2017 Meeting**
- D. Approve Minutes for the March 7, 2017 Meeting**
- E. Approve Minutes for the April 4, 2017 Meeting**

A motion was made by Commissioner Freels and seconded by Commissioner Franco to approve all items on the consent agenda. The motion passed unanimously, 5-0.

5. PUBLIC HEARING ITEMS

A. Consider Approval of a Site and Design Review for a Commercial Building with a Secondary Unit in the Historic District at 314 Third Street (APN 002-160-012).

The applicant is Pat Garratt.

i. Consider Resolution 2017-17 Making a CEQA Determination for a Categorical Exemption and Approval of a Site and Design Permit (SDS 2017-401) for two Commercial Buildings with Living Quarters at 312 and 314 Third Street

Commissioner Freels recused himself as he is a business associate with Pat Garratt.

The recommendation from the Historic Resources Board is to approve the project.

A motion was made by Commissioner Franco and seconded by Chairperson Hopper to approve Resolution 2017-17 Making a CEQA Determination for a Categorical Exemption and Approval of a Site and design Permit for two Commercial Buildings with Separate Living Quarters at 312 and 314 Third Street. The motion passed 4-0-0-1 with Commissioner Freels recused.

B. Consider Approval of an Amendment to a Conditional Use Permit (CUP 2017-33) to Include a Pizza Oven in the Historic District at 322 Third Street (APN 002-160-003). Applicants: Anthony and Monica Ramirez.

i. Consider Resolution 2017-18 Amending Conditional Use Permit 2017-33 for the use of an Outdoor Patio as an Accessory Use to a Wind and Beer tasting Establishment to Include the Installation and use of an Outdoor Pizza Oven
The Historic Resources Board recommends approval.

A motion was made by Chairperson Hopper and seconded by Commissioner Moore to approve Resolution 2017-18 Amending a Conditional Use Permit for the Use of an Outdoor Patio as an accessory use to a wine and beer tasting establishment at 322 Third Street to include the installation and use of an outdoor pizza oven. The motion passed 3-2-0-0 with Commissioners Boyd and Franco voting against.

C. Consider Approval of a Conditional Use Permit (CUP 2017-61) for a Medical Clinic in the Historic District at 301 Third Street (APN 002-170-005). Applicant: Mandisa Snodey.

i. Consider Resolution 2017-XX Making a Determination for a Categorical Exemption for a Conditional Use Permit for a Medical Clinic Under Section 15332 of CEQA.

ii. Consider Resolution 2017-XX Approving a Conditional Use Permit (CUP 2017-61) for a Medical Clinic at 301 Third Street

The recommendation from the Historic Resources Board is that they did not have enough information from the applicant for them to make a decision whether this business constitutes a medical clinic.

A motion was made by Vice Chairperson Boyd and seconded by Commissioner Freels to table this item until the applicant can provide more information for the Commission to make their decision. The motion passed unanimously, 5-0.

6. ACTION ITEMS

A. Reschedule July Planning Commission Meeting (Conflict with Independence Day Holiday)

A motion was made by Commissioner Moore and seconded by Chairperson Hopper to reschedule the July Planning Commission meeting to Monday, July 10. The motion passed unanimously, 5-0.

7. DISCUSSION ITEMS

A. Report on Joint Meeting with City of Hollister and San Benito County Planning Commissions

Chairperson Hopper reported that the City would host the next joint meeting, which will be held in September.

8. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Franco was concerned that the conditions under which some permits were issued are not being met. Commissioner Freels commented that his pickup truck got muddy when driving on First Street in front of the Rancho Vista development after it had rained.

B. Community Development Director

No comments were received.

C. City Manager

City Manager Grimsley reported he attended a CalTrans meeting where they announced the project to widen Highway 156 would begin January 2019 and work towards completion in December 2022. The project will cost \$83 million. Additionally, their plans are to install a roundabout at Bixby Road.

9. ADJOURNMENT

The meeting adjourned at 8:27 p.m.

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
JULY 10, 2017
DRAFT MINUTES**

1. CALL TO ORDER – Chairman Hopper called the meeting to order at 6:37 p.m.

B. ROLL CALL

Present:	Commissioners Boyd, Moore and Franco
Absent:	Commissioners Hopper and Freels (excused)
Staff Present:	Community Development Director Orbach, City Attorney Mall and Administrative Services Manager Paetz

Vice Chairperson Boyd chaired the meeting.

2. PUBLIC COMMENT

There were no comments.

3. INFORMAL PROJECT REVIEW

Nog.

4. CONSENT ITEMS

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing Notice**
- C. Approve Minutes for the October 4, 2016 Meeting**
- D. Approve Minutes for the May 2, 2017 Meeting**

A motion was made by Commissioner Franco and seconded by Commissioner Moore to approve all items on the consent agenda. The motion passed 3-0-0-2 with Commissioners Hopper and Freels absent.

5. PUBLIC HEARING ITEMS

- A. Consider Use Determination and Approval of a Conditional Use Permit for a Business in the Historic District at 301 Third Street (APN 002-170-005). Applicant: Mandisa Snodey**
 - i. Consider Resolution 2017-X Making a Determination for a Categorical Exemption for a Conditional Use Permit (Use Determination) Under Section 15332 of CEQA**
 - ii. Consider Resolution 2017-XX Approving a Conditional Use Permit (Use Determination) at 301Third Street**

Staff presented a report. Vice Chairperson Boyd opened the public hearing. Rachel Ponce commented the project changes each time it is presented making it confusing, and how is public supposed to know what is being addressed tonight, and asked the Commissioners to protect the Historic downtown. Cara Vonk spoke in support of a wellness center at this location. Angela Firpo commented she is confused with the multiple aspects presented for the project. Mirijana Tomas also felt confused. Maria Madrigal felt it is not a good location for a wellness center. Vice Chairperson Boyd closed the public hearing. The applicant explained her business plan and she has an agreement with the landlord that no marijuana will be distributed. Vice Chairperson Boyd commented this project can be considered personal services.

A motion was made by Commissioner Moore and seconded by Commissioner Franco to continue this item to the next meeting. The motion passed 2-1-0-2 with Vice Chairperson Boyd voting against and Commissioners Hopper and Freels absent.

City Attorney Mall advised the commissioners that they do not have to hear more public comment on this item at the August meeting after closing the public hearing tonight.

B. Consider Approval of a Secondary Dwelling Unit (SDU 2017-71) at 609 Third Street. Applicant: Cara Vonk and Irvin W. Fegley

- i. Consider Resolution 2017-19 Making a Determination for a Categorical Exemption for a Secondary Dwelling Unit Permit Under Section 15332 of CEQA**
- ii. Adopt Resolution 2017-20 Approving a Secondary Dwelling Unit Permit at 609 Third Street.**

Staff presented a report. Vice chairperson Boyd opened the public hearing. Mike Statua stated he was concerned with the lack of parking area on his neighbor's lot because of the pile of debris in their driveway. Additionally, Mr. Statua was displeased with their tree that hangs over their common fence onto his lot, and the applicants' lack of attention to property maintenance over the years. The applicants responded to the issues presented stating the pile of debris is from when they replaced the foundation and it will be discarded, and the neighbor was aware of the tree because they discussed it with him when he moved in next door. Vice Chairperson Boyd closed the public hearing.

A motion was made by Commissioner Franco and seconded by Commissioner Moore to approve Resolution 2017-19 making a determination for a categorical exemption for a secondary dwelling unit permit under section 15322 of CEQA. The motion passed 3-0-0-2 with Commissioners Hopper and Freels absent.

A motion was made by Commissioner Franco and seconded by Commissioner Moore to approve Resolution 2017-20 approving a secondary dwelling unit permit for 609 Third Street with the following changes to the resolution format, repositioning the conditions statement to come directly before the resolved statement, and adding to the title Irvin W. Fegley as an applicant. The motion passed 3-0-0-2 with Commissioners Hopper and Freels absent.

6. DISCUSSION ITEMS

A. Agenda Items for Next Joint Meeting with City of Hollister and San Benito County Planning Commissions

Commissioner Boyd suggested wastewater treatment plant usage with San Benito County and housing be placed on the next joint meeting agenda, and that solutions rather than problems be discussed.

Whereupon Commissioner Moore had a meeting conflict and had to leave.

7. ADJOURNMENT

The meeting adjourned at 7:45 p.m. because there was no longer a quorum.

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION STAFF REPORT

To: The Honorable Chair and Planning Commission

From: The City Attorney

RE: BAN ON MARIJUANA SALES, CULTIVATION AND DELIVERY

Date: August 31, 2017

REQUEST:

It is requested that the City Planning:

1. Review the attached draft Ordinance to ban sales, cultivation and delivery of marijuana within City Limits, including environmental review; and,
2. Make a recommendation to the City Council that it approve the environmental review and Ordinance in its current form.

BACKGROUND:

Proposition 64, the Adult Use of Marijuana Act (AUMA) was passed by the voters, last November. AUMA legalized the commercial sale, use and cultivation of marijuana. If the City wants to ban commercial sales and cultivation of non-medicinal marijuana, the ordinance currently in place, must be revised. The State is not going to issue licenses for such marijuana businesses until January 1, 2018, at the earliest. The AUMA expressly recognizes the authority of local governments to adopt reasonable cultivation regulations, which may include a complete ban on dispensaries and private outdoor cultivation. (Health and Safety Code § 11362.2.) Recent changes to State law have merged the types of licenses required for commercial adult-use cannabis activity and commercial medicinal cannabis activity, including those operations for which licenses may be obtained, as set forth in California Business and Professions Code Sections 26050 and 26061. Local governments can choose to allow all, some, or none of the commercial cannabis licenses, which span the supply chain from cultivation and manufacturing to testing, distribution, and retail sales.

At the last City Council meeting the City Council conceptually reviewed the draft ordinance attached hereto as Exhibit "A" and directed staff to conduct environmental review and provide the ordinance in the current form to the Planning Commission. They also hired a consultant to study an ordinance to possibly allow commercial adult-use cannabis activity and/or commercial medicinal cannabis activity in San Juan Bautista. However, since it may take some time to study the matter and bring back an ordinance which suits the needs of the City, the City Council recognized that an ordinance to ban such uses is necessary until the appropriate ordinance can be adopted. It would be added to the City Code to follow the current ordinance, which only bans medical marijuana dispensaries.

ENVIRONMENTAL REVIEW

The approval of this ordinance is not subject to the California Environmental Quality Act ("CEQA") because pursuant to CEQA Guidelines Sections 15060 (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); and, 15060 (c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively the approval of this ordinance is not a "Project" under CEQA Regulation Section 15061(b)(3) because it has no potential for causing a significant effect on the environment.

DISCUSSION

Business and Professions Code section 26200 provides that cities may "completely prohibit the establishment or operation of one or more types of businesses licensed under" the AUMA. However, cities cannot prohibit marijuana distribution and transportation on public roads. (Bus. & Prof. Code § 26080(b).)The best interpretation of the AUMA is that a city could prohibit delivery of marijuana to locations inside the City as an exercise of its constitutional police power and land use authority. The City Council directed that the ordinance ban deliveries, until such time as the matter can be studied and a new ordinance passed.

The City currently has a ban on medical marijuana dispensaries. The attached revises the current ban to include a ban on both commercial adult-use cannabis activity and commercial medicinal cannabis activity, including those operations for which licenses may be obtained, as set forth in California Business and Professions Code Sections 26050 and 26061. The City Council sees the attached as provisional and anticipates that the ordinance may be repealed and replaced with an ordinance to permit uses, at such time as such an ordinance has been vetted and ready for adoption.

CONCLUSION:

It is recommended that the attached ordinance and environmental review be approved by the Planning Commission and forwarded to the City Council for a first and second reading to pass the Ordinance, prior to January of 2018.

EXHIBIT "A"

ORDINANCE NO. 2017-__

**ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF SAN JUAN BAUTISTA ADDING CHAPTER
5-14.6 TO THE SAN JUAN BAUTISTA MUNICIPAL
CODE TO BAN MARIJUANA DISPENSARIES**

-oOo-

WHEREAS, State Law recognizes the authority of local governments to adopt reasonable cultivation regulations, which may include a complete ban on dispensaries and private outdoor cultivation. (Health and Safety Code § 11362.2); and,

WHEREAS, this Planning Commission has determined that it is in the best interests of the City of San Juan Bautista, its citizens, and its visitors, that marijuana dispensaries should be prohibited within the City until such time as the matter can be studied and it can be determined whether marijuana related uses are permissible in the City and makes the recommendation to the City Council to adopt the ordinance set forth below.

SECTION 1. A new Chapter 5-14.6 is hereby added to the San Juan Bautista Municipal Code, to read as follows:

**Chapter 5-14.6 PROHIBITION OF MARIJUANA DISPENSARIES, SALES,
CULTIVATION AND DELIVERY.**

5-14.6-010 Definition of "Marijuana Dispensary."

(A) "Marijuana Dispensary" is defined as any facility; clinic; cooperative; club; business; retail facility; group or location, whether fixed or mobile; including any type of operation which could be licensed for commercial adult-use cannabis activity and/or commercial medicinal cannabis activity, including those operations for which licenses may be obtained as set forth in California Business and Professions Code Sections 26050 and 26061; and, where marijuana, or any marijuana infused product is produced, made available to, sold, exchanged, or

distributed to any person. A marijuana dispensary shall not include the following uses, as long as the location of such use is otherwise in accordance with this code and other applicable law:

- (1) A clinic licensed pursuant to Chapter 1 of Division 2 of the Health and Safety Code.
- (2) A health care facility licensed pursuant to Chapter 2 of Division 2 of the Health and Safety Code.
- (3) A residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the Health and Safety Code.
- (4) A residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the Health and Safety Code.
- (5) A hospice or a home health agency licensed pursuant to Chapter 8 of Division 2 of the Health and Safety Code, as long as any such use complies strictly with applicable law including, but not limited to, Health and Safety Code Section 11362.5 et seq.
- (6) Personal use, cultivation or exchange of marijuana, as legally permitted by Health and Safety Code Section 11018.

5-14.6-020 Marijuana Dispensaries Prohibited.

(A) Marijuana dispensaries are prohibited in the City of San Juan Bautista. No person shall locate; operate; own; suffer; allow to be operated; or aid, abet or assist in the operation of any fixed or mobile marijuana dispensary, including any type of operation for which a license could be obtained from the State of California for commercial adult-use cannabis activity and/or commercial medicinal cannabis activity, inclusive of those operations for which licenses may be obtained such as set forth in California Business and Professions Code Sections 26050 and 26061; within the City in any zone. The operation of a Marijuana Dispensary in the City of San Juan Bautista shall constitute a public nuisance.

5-14.6-030 Marijuana Cultivation Prohibited.

(A) Marijuana Cultivation is prohibited in the City of San Juan Bautista, in all zones, except that not more than six (6) living marijuana plants may be planted, cultivated, harvested, dried, or processed by a person over the age of twenty one (21) inside a private residence, or inside an accessory building to a private residence that is fully enclosed and secure and located upon the grounds of the private residence, as an incidental use to the primary private residential use, as permitted by the Adult Use of Marijuana Act.

5-14.6-040 Marijuana Deliveries to locations inside the City of San Juan Bautista
(A) Delivery of Marijuana or marijuana infused products for retail purposes or to exchange for goods or services, to locations inside of the City of San Juan Bautista, is prohibited.

SECTION 2. Severability. The City Council declares that each section, subsection, paragraph, subparagraph, sentence, clause and phrase of this ordinance is severable and independent of every other section, subsection, paragraph, subparagraph, sentence, clause, and phrase of this ordinance. If any section, subsection, paragraph, subparagraph, sentence, clause or phrase of this ordinance is held invalid, the City Council declares that it would have adopted the remaining provisions of this ordinance irrespective of the portion held invalid, and further declares its express intent that the remaining portions of this ordinance should remain in effect after the invalid portion has been eliminated.

SECTION 3. Environmental assessment. The City Council declares that the approval of this ordinance is not subject to the California Environmental Quality Act ("CEQA") because pursuant to CEQA Guidelines Sections 15060 (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); and, 15060 (c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively the approval of this ordinance is not a "Project" under CEQA Regulation Section 15061(b)(3) because it has no potential for causing a significant effect on the environment.

SECTION 4. Effective date. This ordinance shall go into effect thirty days after the date of its adoption.

THE FOREGOING ORDINANCE and environmental review is approved by the Planning Commission and is forwarded to the City Council for adoption as an ordinance at a regular meeting of the San Juan Bautista Planning Commission City Council on the ____ day of _____, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Hopper, Chair

ATTEST:

Trish Paetz, Deputy City Clerk

APPROVED AS TO FORM:

Deborah Mall, City Attorney

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: September 5th, 2017

SUBJECT: Initial Study for Well Number 5

Details: The Planning Commission will review an initial study for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802).

Background: California law requires that projects be reviewed under the California Environmental Quality Act (CEQA). Under Article 19, "Categorical Exemptions," CEQA includes "a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA."

After completing the environmental checklist and conferring with representatives from the State Water Resources Control Board, City staff determined that Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802) qualified for a categorical exemption under CEQA §15302 "Replacement or Reconstruction." This determination was based on the fact that the project consists of the replacement of an existing facility where the new facility will be located on the same site as the facility replaced and will have substantially the same purpose and capacity as the facility replaced.

Action Required:

1. Receive staff report and supporting documents.
2. Receive written comments, e-mail communication, oral testimony and public input.
3. Review the initial study to ensure that the project complies with CEQA.
4. Based upon your independent review and judgment of the staff report, written comments, email communication, and oral testimony on the initial study, the Planning Commission should take the following actions.
 - A. Approve Resolution 2017-XX "A Resolution of the Planning Commission of the City of San Juan Bautista Making a Determination for a Categorical Exemption for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802)"
 - B. Approve Resolution 2017-XX "A Resolution of the Planning Commission of the City of San Juan Bautista Adopting the Initial Study for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802)"

RESOLUTION 2017-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA MAKING A DETERMINATION FOR A CATEGORICAL EXEMPTION FOR CAPITAL IMPROVEMENT PROJECT - DOMESTIC WATER WELL NUMBER 5 (CIP 46-802)

WHEREAS, the Planning Commission has reviewed the Initial Study for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802); and

WHEREAS, the Planning Commission held a public hearing and received oral comments, public input, and the staff report on September 5th, 2017, on the Initial Study for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802); and

WHEREAS, City staff discussed the project with representatives from the State Water Resources Control Board and identified the project as being eligible for a Categorical Exemption under §15302 "Replacement or Reconstruction" of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission has found that the project consists of the replacement of existing structures and facilities where the new structure will be located on the same site as the structure being replaced and will have substantially the same purpose and capacity as the structure replaced; and

WHEREAS, based upon the whole record before the Planning Commission and in light of the Initial Study for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802), the Planning Commission determined that the project is Categorically Exempt under CEQA §15302.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby approves the Categorical Exemption for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802) under §15302, "Replacement or Reconstruction" of the California Environmental Quality Act.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 5th day of September, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman John Hopper

ATTEST:

Trish Paetz, Deputy City Clerk

INITIAL STUDY

I. BACKGROUND

1. Project Title: Capital Improvement Project Well No. 5 CIP 46-802
2. Lead Agency Name and Address:

City of San Juan Bautista
311 Second Street/P.O. Box 1420
San Juan Bautista CA 95045
CONTACT: (cityplanning@san-juan-bautista.ca.us) :
3. Project: CIP 46-802 - Domestic Water Well No. 5
4. Project Applicant: City of San Juan Bautista
5. General Plan Designation: Public/Quasi Public
6. Zoning: Public Facilities
7. Description of Project: The project is a 0.223 acre parcel of land situated on the north side of San Juan-Hollister Road approximately 1,440 feet east of the intersection of San Juan-Hollister Road and The Alameda and lying approximately 60 feet north of San Juan-Hollister Road.
8. Surrounding Lands: The land west of the site is Copperleaf Subdivision. Land to the east of the site is a vacant parcel that is part of the Mission RV Park. The land to the south is agricultural zoned property.
9. Other Public Agencies: San Benito County Water District, State Water Resource Control Board, Drinking Water Division.
10. Project size: 0.223 Acres
11. Project Density: Not applicable to this project.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" (i.e., an impact that could be significant, and for which no mitigation has been identified), as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

III. DETERMINATION (To be completed by the Lead Agency). On the basis of this initial evaluation:

- ☒ I find that the Proposed Project will not have a significant effect on the environment, and that it qualifies for a Categorical Exemption under Section 15302 (c) of the California Environmental Quality Act.
- ☐ I find that the Proposed Project could have a significant effect on the environment, there will not be a significant effect because the applicant has agreed to mitigate the significant effects to a point where less than significant effect on the environment would occur. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR OR NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature/Title

Date

IV. ENVIRONMENTAL CHECKLIST

Introduction

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
1. AESTHETICS.				
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>

Discussion

The construction of Well Number 5 at the proposed site will not substantially affect the scenic vista of the area. The site is surrounded by residential zoned property and numerous trees and shrubs buffer the site from the RV Park. The construction of the site will provide a perimeter fence and utility building to house the electrical panels and control system for the well. All electrical services will be underground.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
2. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The proposed site is surround by residential zoned property. Well No. 5 will not affect the agriculture activities of the area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations:</i> <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>

Discussion

The construction of Well Number 5 will not affect the air quality of the surrounding area. Pumps and equipment will be electrical driven devices with no emission discharges to the atmosphere. All chemicals will be contained in an air tight container to prevent emissions.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
4. BIOLOGICAL RESOURCES.				
<i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 5 is not located on a Fish and Wildlife area and no habitat conservation plans or districts are on the property. The site will be fenced and screen to prevent animals from entering the site.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
5. CULTURAL RESOURCES.				
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	x	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Discussion

The construction of Well Number 5 will not affect the historical resources of the area. The site is in an urbanized area and all construction work will be monitored for archaeological resource by the City of San Juan Bautista. If during the construction any artifacts are discovered, all work will stop and an archaeological specialist will be contacted.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
6. GEOLOGY AND SOILS.				
<i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Result in substantial soil erosion, or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on expansive soils, as defined in Table 18-1-13 of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The proposed site for Well Number 5 is located approximately 180 feet from the San Andreas Fault, similar to Well Number 2, which it is replacing. Soils will be compacted and protected for soils erosion.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS.				
<i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The greenhouse gas emissions from the electrical motors running the submersible pump will not result in a significant impact on the air quality. The electrical motors run periodically and not continuously.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS.				
<i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 5 will not expose people to fire hazard. All chemicals stored on site will be in a secured container. Construction provision will be incorporated in the design of the site to prevent spills and hazardous material from draining off of the site. Public Works personnel will be trained to contact emergency service in the event of an accident of chemical spill.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Issues		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
	other flood hazard delineation map?				
h.	Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
j.	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 5 will not expose personnel to flooding. The site will be constructed and elevated above the 100 year flood levels. The site will have minimal effect on the flood potential of the drainage basins. The 0.223 acres site is insignificant to the total acres of the drainage basin and will have no effect on the flow of storm water through the basin.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
10. LAND USE AND PLANNING				
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 5 will not divide the community and it will have minimal effect on the urban development of the surround area. Well Number 5 will provide a dependable and reliable source of domestic potable water to the City and surrounding area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
11. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The project is not located near or within a mineral resource area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
12. NOISE.				
<i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The noise level of the electrical motors will be below the ambient noise level established in the municipal code. Provision will be development the design of the site to reduce noises to a less than ambient level in the surrounding areas. The site is surrounded by residential zoned property. A submersible variable speed pump is proposed for the well to minimize noise levels to the adjoining residential lots.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
13. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 5 will have no effect on the housing and population of the area. No persons will be displaced by the construction of Well Number 5.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
14. PUBLIC SERVICES.				
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 5 will have minimal effect on the police and fire service of the City. No impact to schools, parks, and recreation facilities.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

Construction of Well Number 5 will have no effect on recreation in the City.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Construction of Well Number 5 will have minimal effect on the traffic to the area. During construction, temporary increase in traffic will occur for short periods. The overall traffic due to maintenance and operation of the well will be minimal.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS.				
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The construction of Well Number 5 will not result in increased solid waste discharge or create new storm water impact to the area. The new well will provide a reliable and dependable source of domestic water to the City and surrounding area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The construction of Well Number 5 will provide a benefit to the City of San Juan Bautista by providing a dependable and reliable source of domestic potable water to the City and surrounding area. The well will be part of the four well system that provides reliable backup facilities to meet the daily demand of potable water needs of the community.

RESOLUTION 2017-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA ADOPTING THE INITIAL STUDY FOR CAPITAL IMPROVEMENT PROJECT - DOMESTIC WATER WELL NUMBER 5 (CIP 46-802)

WHEREAS, the Planning Commission of the City of San Juan Bautista conducted a public hearing on September 5, 2017, to review an Initial study for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802); and

WHEREAS, during the public hearing the Planning Commission received oral testimony, written comments, and public input on the initial study for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802); and

WHEREAS, the Planning Commission found that the project qualified for a categorical exemption under the California Environmental Quality Act (CEQA) under §15302 "Replacement or Reconstruction" and passed and adopted Resolution 2017-XX, "A Resolution of the Planning Commission of the City of San Juan Bautista Making a Determination for a Categorical Exemption for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802)"; and

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of San Juan Bautista hereby approves the initial study for Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802).

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on September 5, 2017, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Chairperson John D. Hopper

Mackenzie Quaid, City Clerk

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: September 5th, 2017

SUBJECT: Initial Study for Well Number 6

Details: The Planning Commission will review an initial study for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801).

Background: California law requires that projects be reviewed under the California Environmental Quality Act (CEQA). Under Article 19, "Categorical Exemptions," CEQA includes "a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA."

After completing the environmental checklist and conferring with representatives from the State Water Resources Control Board, City staff determined that Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801) qualified for a categorical exemption under CEQA §15301 "Existing Facilities." This determination was based on the fact that the project consists of the City taking over ownership and operation (with minor alterations to the pad and pump) of existing structures, facilities, and mechanical equipment involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Action Required:

1. Receive staff report and supporting documents
2. Receive written comments, e-mail communication, oral testimony and public input.
3. Review the initial study to ensure that the project complies with CEQA.
4. Based upon your independent review and judgment of the staff report, written comments, email communication, and oral testimony on the initial study, the Planning Commission should take the following actions.
 - A. Approve Resolution 2017-XX "A Resolution of the Planning Commission of the City of San Juan Bautista Making a Determination for a Categorical Exemption for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801)"
 - B. Approve Resolution 2017-XX "A Resolution of the Planning Commission of the City of San Juan Bautista Adopting the Initial Study for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801)"

INITIAL STUDY

I. BACKGROUND

1. Project Title: Capital Improvement Project Well No. 6 CIP 46-801
2. Lead Agency Name and Address:

City of San Juan Bautista
311 Second Street/P.O. Box 1420
San Juan Bautista CA 95045
CONTACT: cityplanning@san-juan-bautista.ca.us
3. Project: CIP 46-801 - Domestic Water Well No. 6
4. Project Applicant: City of San Juan Bautista
5. General Plan Designation: Public/Quasi Public
6. Zoning: Public Facilities/Industrial
7. Description of Project: The project is a 0.785 acre parcel of land situated on the south side of San Juan-Hollister Road approximately 940 feet west of the intersection of San Juan-Hollister Road and Mission Vineyard Road and lying approximately 45 feet south of San Juan-Hollister Road.
8. Surrounding Lands: The land west of the site is vacant agricultural land. Land to the east of the site is vacant agricultural land and City owned property with well no. 3. The lands to the north and south are vacant industrial zoned property.
9. Other Public Agencies: San Benito County Water District, State Water Resource Control Board, Drinking Water Division.
10. Project size: 0.785 Acres
11. Project Density: Not applicable to this project.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" (i.e., an impact that could be significant, and for which no mitigation has been identified), as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

III. DETERMINATION (To be completed by the Lead Agency). On the basis of this initial evaluation:

- ☒ I find that the Proposed Project will not have a significant effect on the environment, and that it qualifies for a Categorical Exemption under Section 15301 of the California Environmental Quality Act.
- ☐ I find that the Proposed Project could have a significant effect on the environment, there will not be a significant effect because the applicant has agreed to mitigate the significant effects to a point where less than significant effect on the environment would occur. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR OR NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature/Title

Date

IV. ENVIRONMENTAL CHECKLIST

Introduction

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
1. AESTHETICS.				
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>

Discussion

The operation of Well Number 6 will not substantially affect the scenic vista of the area. The site is surrounded by industrial zoned property. A perimeter fence and utility building will be constructed at the site to house the electrical panels and control system for the well. All electrical services will be underground.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
2. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The existing site is surround by industrial zoned property. Well Number 6 does not and will not affect the agricultural activities of the area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations: Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>

Discussion

Well Number 6 will not affect the air quality of the surrounding area. Pumps and equipment will be electrical devices with no emission discharges to the atmosphere. All chemicals will be contained in an air tight container to prevent emissions.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
4. BIOLOGICAL RESOURCES.				
<i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 is not located on a Fish and Wildlife area and no habitat conservation plans or districts are on the property. The site will be fenced and screen to prevent animals from entering the site.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
5. CULTURAL RESOURCES.				
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	x	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Discussion

Well Number 6 is an existing well. The site is in an urbanized area and all construction work related to fencing and minimum additional infrastructure will be monitored for archaeological resource by the City of San Juan Bautista. If during the construction any artifact are discovered, all work will stop and an archaeological specialist will be contacted.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
6. GEOLOGY AND SOILS.				
<i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Result in substantial soil erosion, or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on expansive soils, as defined in Table 18-1-13 of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 is located close to the San Andreas Fault, but not within the setback zone. Soils will be compacted and protected for soils erosion.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS.				
<i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The greenhouse gas emissions from the electrical motors running the submersible pump will not result in a significant impact on the air quality. The electrical motors run periodically and not continuously.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS.				
<i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 will not expose people to fire hazard. All chemicals stored on site will be in a secured container. Construction provision will be incorporated in the design of the site to prevent spills and hazardous material from drain off the site. The site personnel will be trained to contact emergency service in the event of an accident of chemical spill.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY				
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Issues		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
h.	Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
j.	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 will not expose personnel to flooding. The site will be elevated above the 100 year flood levels. The site will has minimal effect on the flood potential of the drainage basins. The site is insignificant to the total acres of the drainage basin and will not affect the flow of storm water through the basin.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
10. LAND USE AND PLANNING <i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 does not divide the community and has minimal effect on the urban development of the surround area. Well Number 6 will provide a dependable and reliable source of domestic potable water to the City and surrounding area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
11. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The project is not located near or within a mineral resource area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
12. NOISE.				
<i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The noise level of the electrical motors will be below the ambient noise level established in the municipal code. Provision will be development the design of the site to reduce noises to a less than ambient level in the surrounding areas. The site is surrounded by industrial zoned property.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
13. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 will have no effect on the housing and population of the area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
14. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 will have minimal effect on the police and fire service of the City. No impact to schools, parks, and recreation facilities.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

Well Number 6 will have no effect on recreation in the City.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC				
<i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 will have minimal effect on traffic in the area. The overall traffic due to maintenance and operation of the well will be minimal.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS.				
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 will not result in increased solid waste discharge or create new storm water impact to the area. The new well will provide a reliable and dependable source of domestic water to the City and surrounding area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Well Number 6 will provide a benefit to the City of San Juan Bautista by providing a dependable and reliable source of domestic potable water to the City and surrounding area. The well will be part of the system that provides reliable backup facilities to meet the daily demand of potable water needs of the community.

RESOLUTION 2017-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA MAKING A DETERMINATION FOR A CATEGORICAL EXEMPTION FOR CAPITAL IMPROVEMENT PROJECT - DOMESTIC WATER WELL NUMBER 6 (CIP 46-801)

WHEREAS, the Planning Commission has reviewed the Initial Study for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801); and

WHEREAS, the Planning Commission held a public hearing and received oral comments, public input, and the staff report on September 5th, 2017, on the Initial Study for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801); and

WHEREAS, City staff discussed the project with representatives from the State Water Resources Control Board and identified the project as being eligible for a Categorical Exemption under §15301 "Existing Facilities" of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission has found that the project consists of the operation and minor alteration of existing structures, facilities, and mechanical equipment involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and

WHEREAS, based upon the whole record before the Planning Commission and in light of the Initial Study for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801), the Planning Commission determined that the project is Categorically Exempt under CEQA §15301.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby approves the Categorical Exemption for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801) under §15301, "Existing Facilities" of the California Environmental Quality Act.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 5th day of September, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman John Hopper

ATTEST:

Trish Paetz, Deputy City Clerk

RESOLUTION 2017-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA ADOPTING THE INITIAL STUDY FOR CAPITAL IMPROVEMENT PROJECT - DOMESTIC WATER WELL NUMBER 6 (CIP 46-801)

WHEREAS, the Planning Commission of the City of San Juan Bautista conducted a public hearing on September 5, 2017, to review an initial study for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801); and

WHEREAS, during the public hearing the Planning Commission received oral testimony, written comments, and public input on the initial study for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801); and

WHEREAS, the Planning Commission found that the project qualified for a categorical exemption under the California Environmental Quality Act (CEQA) under §15301 "Existing Facilities" and passed and adopted Resolution 2017-XX, "A Resolution of the Planning Commission of the City of San Juan Bautista Making a Determination for a Categorical Exemption for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801)"; and

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of San Juan Bautista hereby approves the initial study for Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801).

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on September 5, 2017, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson John D. Hopper

ATTEST:

Trish Paetz, Deputy City Clerk

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: September 5th, 2017

SUBJECT: Sign Permit – 507 Third Street

Applicant: Vina and Mike Statua

Zoning: Mixed Use

Assessor Parcel No.: 002-130-001

Details: The applicant is requesting sign permit approval for two signs for Mission Hardware at 507 Third Street. The proposed signs are: 12' W x 2.5' H, vinyl, dark brown/wood color with white lettering in ad lib font style, and has a total area of 30 ft²; and 8' W x 2.5' H, vinyl, dark brown/wood color with white lettering in ad lib font style, and has a total area of 22.4 ft². The larger sign will be centered on the upper part of the back wall of the main building and the smaller sign will be placed on the upper part of the fence on the right side of the front gate.

The goal is to eventually replace these signs with hand carved wooden ones.

Compliance with Design Guidelines: The San Juan Bautista Design Guidelines give specific guidance for this type of sign in §7.3.8 "Wall Signs." Those guidelines state that (how the sign conforms to the guidelines below each bullet):

- **Wall signs should abide by sizes defined in the Sign Code.**
 - For corner lots, the San Juan Bautista Municipal Code (SJBMC) allows the area of a sign to be "one-quarter (1/4) square foot of each foot of width of the street frontage elevation of the building plus one-quarter (1/4) square foot for each length of side elevation of the building." The frontage of the back side of the building is 71', which, under the aforementioned calculation, gives it 17.75 ft² of allowable sign area.
 - The total proposed sign area for the two signs is 52.4 ft² and the total sign area for the existing signs ('Space Available', construction company, and 'ANTIQUES' signs on the front and side of the building) is 70.8 ft², which would make the total sign area 123.2 ft².

- The total allowable sign area for the building (3 sides) is 107.25 ft², which means that the new signs would make the building exceed the allowable sign area by 15.95 ft².
 - In order to allow the two new signs and stay in compliance with the Design Guidelines, the owner must remove one or more of the existing signs on the front/side of the building (e.g. - the old 'ANTIQUES' sign, which is 18.3 ft²) so that the total sign area is less than the allowable 107.25 ft².
- **Wall signs should not be installed more than 14 feet above grade.**
 - The proposed height of the sign on the building is unclear/not stated in the rendering, but this could be included as a condition on the sign permit.
- **Wall signs should be scaled in relationship to the building's scale.**
 - The signs are not out of scale with the building or the fence.
- **Wall signs should not obstruct any door, window, fire escape, or other emergency exit.**
 - The proposed signs do not obstruct any door, window, fire escape, or other emergency exit.
- **Wall signs should be located in close proximity to the public entrance of the storefront and where architectural features of the building allow.**
 - One of the proposed signs will be hanging on the building behind the hardware store above it but slightly to the right. The other sign will be located on the fence to the right of the entrance to the parking area for the store.
- **Wall signs painted directly on a structure may be encouraged as "Ghost signs" on new construction.**
 - There are no painted wall signs being proposed.

The proposed sign also conforms to the general standards set forth in the San Juan Bautista Design Guidelines §7.0-7.2 (see Attachment 3) in terms of design, location, color, and sign legibility. However, the hand carved signs that the applicant has proposed for the future would conform to the general standards for materials even better.

Action Required:

1. Receive staff report and supporting documents
2. Receive written comments, e-mail communication, oral testimony and public input.
3. Review the sign permit application materials to ensure that the project complies with the City of San Juan Bautista's Design Guidelines and consider any recommendations from the Historic Resources Board.
4. Based upon your independent review and judgment of the staff report, written comments, email communication, and oral testimony on the sign

permit application, the Planning Commission should take the following actions.

- A. Approve Resolution 2017-XX "A Resolution of the Planning Commission of the City of San Juan Bautista Approving the Sign Permit Application for Mission Hardware at 507 Third Street (Applicant: Mike and Vina Statua)"

Attachments:

Attachment 1 - Sign on building and sign on fence

Attachment 2 - Sign Dimensions

Attachment 3 - Pages from San Juan Bautista Design Guidelines Chapter 7

RESOLUTION 2017-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN
BAUTISTA APPROVING THE SIGN PERMIT APPLICATION FOR MISSION
HARDWARE AT 507 THIRD STREET (APPLICANT - MIKE AND VINA STATUA)**

WHEREAS, the Planning Commission has reviewed the proposed signs for Mission Hardware at 507 Third Street; and

WHEREAS, the Planning Commission has determined that the proposed signs meets the requirements of the San Juan Bautista Municipal Code Chapter 11-10 and the San Juan Bautista Design Guidelines; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista does hereby approve the Sign Permit Application for Mission Hardware at 507 Third Street, subject to the following condition:

(A) That the building owner remove one or more existing signs so that the total sign area for the building is less than 107.25 ft².

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 5th day of September 2017, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Chairperson John D. Hopper

Trish Paetz, Deputy City Clerk

Sign on building



Sign on fence



Mission Hardware

Convenience, Service, Community

12'

2.5'

7.0 Sign Guidelines

Introduction

The San Juan Bautista Sign Guidelines serve as a visual design reference and guide that reflects the San Juan Bautista Sign Code. These guidelines are intended to help communicate the City's design goals to the Historic Resources Board, Planning Commission, Planning staff and the public. These guidelines serve as a general reference to determine sign size, location, and design. Specific details are located within the Sign Code. All signs must go through the City's application and approval process. Visual representations of what signs are permitted are supplied as examples in this document.

Purpose

The San Juan Bautista Sign Code offers the following goals to be achieved when determining the design of signs:

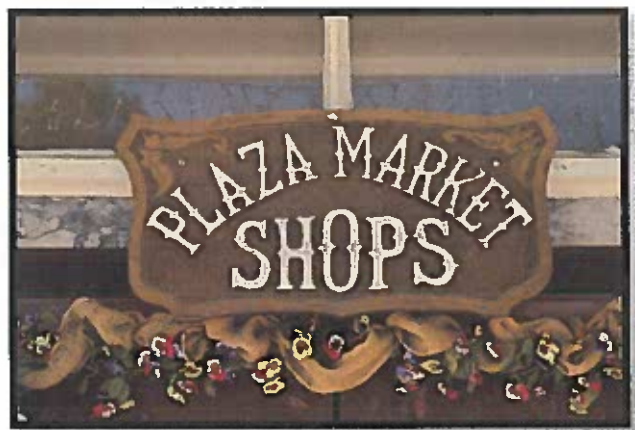
- To reflect the intent of the City's *General Plan and Design Guidelines* with emphasis on pedestrian orientation.
- To provide for the health, welfare and safety of the public.
- To maintain a high quality of preservation.
- To support the *Dark Sky Ordinance*.
- To preserve and enhance the cultural and historic aesthetics and ambiance associated with San Juan Bautista, *City of History*.

7.1 Guidelines-General

Design

- Signs should be designed at the same relative scale as that of the building in order to contribute to the pedestrian scale of San Juan Bautista.
- Signs should be designed with the pedestrian in mind in terms of sign placement and legibility.
- Signs that appear to be hand crafted are highly desirable. Hand painted and hand carved signs that contribute to the overall small town rural feel of San Juan Bautista are encouraged.
- Signs should be coordinated with the architectural style and maintain integrity of the building and not obstruct any of the building's character defining features.
- Signs should be compatible in design with other existing and approved signs in the area.
- Pole signs are discouraged and should only be used when the character of the area or physical characteristics of the site support their use.

Image 7-1 Hand Carved Sign



7.2 Location

- Locations of signs should be logical in relationship to the building's main store front or entry.
- The placement of signs should avoid obstructing any of the building's architectural features .



Image 7-2 Sign Location Example

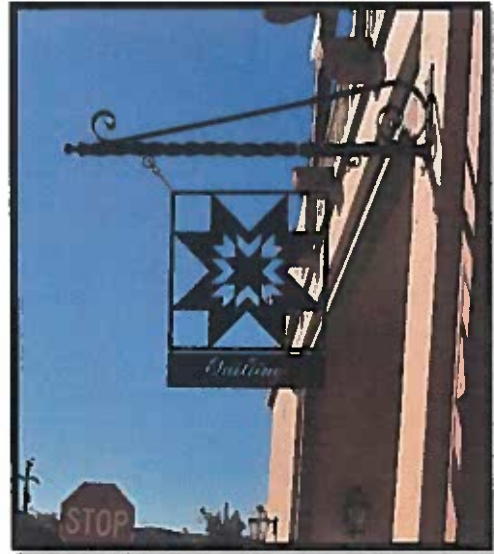
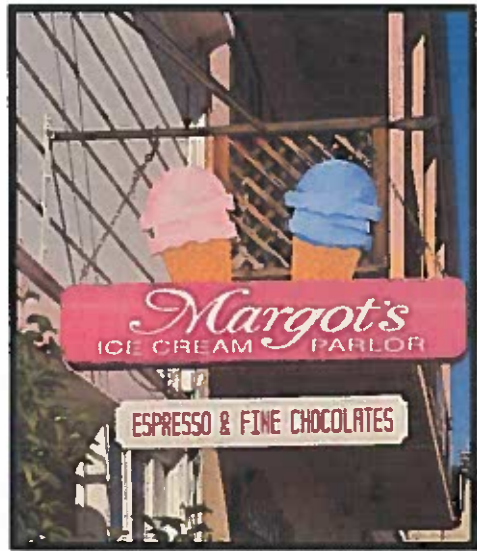


Image 7-3 Sign Location Example

Color & Materials

- Sign color should complement or accentuate the color of the building.
- Signs should not only use colors in an attractive manner to catch attention, but also to convey a message. Too many colors can lead to confusion while not enough color might not be eye-catching or of visual interest.
- Sign color should also be chosen with legibility in mind; contrast is desirable between the sign and its surrounding material to be both legible and eye-catching to the pedestrian.
- Signs that appear to be hand crafted, painted and carved are highly desirable. Materials that are high quality and durable are preferred.

Image 7-4 Sign Color Example



Sign Legibility

- Limit number and lettering styles to reduce confusion and increase legibility. A general rule is no more than two font styles for a small sign and no more than three for larger signs.
- Intricate fonts should be avoided as they can sometime be difficult to read.
- Brief and succinct messages are most effective.
- Letters and words should not be spaced too close together or too far apart.
- Symbols and logos are encouraged.



Image 7-5 Sign Legibility Example

Size Chart – Figure 7.1

Sizes of the signs are related to type and should follow the regulations listed in the San Juan Bautista Sign Code. Refer to attached chart for quick reference.

type	maximum square footage	maximum height	other
Residential			
sign for identification of non-residential use	2 sf		
name plate	1 sf		
Commercial and Mixed Use			
sign affixed to structure			
<i>interior lots</i>	One-fourth square foot of sign for each foot of street frontage of the site		
<i>corner lots</i>	The area of the sign for a corner lot shall be one-quarter square foot of each foot of width of the street frontage elevation of the building plus one-quarter square foot for each length of side elevation of the building.		
<i>multiple businesses in one building</i>	combined 40 sf		
	individual 8 sf		
<i>for motel and hotel</i>	16 sf		
on-site directional signs	3 sf	5 ft	
bulletin boards	20 sf	10 ft	

<i>real estate signs</i>	24 sf		non illuminated
Industrial Zoning Districts			
identification signs	6 sf		
identification signs on the site of public building	12 sf		
on site directional signs	3 sf		
multiple buildings on single site	Comprehensive Sign Program is required.		
Temporary Signs			
temporary Construction signs	15 sf		
campaign sign	32 sf In & 6 sf C ,MU		
<i>industrial</i>	32 sf		
<i>commercial and residential</i>	6 sf		
Grand Opening /Closing and other Special Event Signs	26 sf		
Special Event Signs	10 sf		
real estate signs	24 sf	4 ft	non illuminated

Chart 7.1 Sign Size Chart

Maximum Sign Area

- As a general rule, signs in the Commercial and Mixed Use areas should be pedestrian oriented and pedestrian scaled. Sign size should relate to the sign's legibility.