

RESOLUTION NO. 18-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES RECOMMENDING THAT THE CITY COUNCIL ADOPT AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (IS/MND) AND A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE WILLOW AVENUE COMMERCIAL PROJECT LOCATED ON APN#'S 406-522-001 AND 406-522-004.

WHEREAS, an Initial Study was prepared for the proposed Willow Avenue Commercial Project ("Project") described above to determine the level of review required pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15063; and

WHEREAS the proposed Project, described more fully in the Staff Reports prepared for the July 16, 2018 and August 6, 2018 Planning Commission meetings, which are incorporated herein by reference, will consist of an approximately 130,730 square foot "Mini-Storage" (aka "Self Storage" facility) and three auto oriented uses consisting of a car wash, an express lube, and an auto services buildings containing approximately 17,861 square feet of enclosed area located on a 7.1 acre site at the southeast corner of Willow and Palm Avenues; and

WHEREAS, pursuant to CEQA Guidelines Section 15070, the Initial Study concluded that the Project's impacts can be mitigated to the extent that the Project would not have a significant effect on the environment, so a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared ("IS/MND"); and

WHEREAS, the Draft IS/MND and its appendices are on file at the City Clerk's office and is incorporated herein by reference; and

WHEREAS, on June 22, 2018 a Notice of Intent to Adopt the IS/MND and Notice of Public Hearing was published to the City of Hercules ("City") Planning Department website and in the West County Times newspaper, posted with Contra Costa County Clerk's office, and mailed out to a 300-foot radius mailing list of adjacent property owners and occupants; and local agencies; and interested parties; and

WHEREAS, the City has received oral and written comments from the general public, property owners, regulatory agencies, and interested parties, and has prepared the Final IS/MND and MMRP dated August 1, 2018 based on comments received between June 22, 2018 and July 12, 2018; and

WHEREAS, the City has held a properly noticed public hearing and continued public hearing and thoroughly considered all above referenced reports, recommendations, and testimony before taking any action on the Final IS/MND and MMRP; and

WHEREAS, City has thoroughly considered the Final IS/MND and MMRP and determined that the information contained therein does wholly, adequately, and accurately describe and evaluate the proposed Project and impose appropriate and feasible mitigation measures to reduce any environmental impacts of the Project to less than significant levels ; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Hercules finds the following:

- (1) The aforementioned Recitals are true and correct and are incorporated herein.
- (2) The Project has been independently reviewed and analyzed in the Final IS/MND and in light of all other information in the record; and
- (3) The Final Initial Study/Mitigated Negative Declaration prepared for the proposed Project has been completed in compliance with CEQA and is consistent with state and local guidelines for implementing CEQA; and
- (4) Pursuant to CEQA Guidelines Section 15074, there does not exist substantial evidence that the Project will have a significant effect on the environment with the mitigation identified in the IS/MND and MMRP; and
- (5) The Final Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program represents the independent judgement and analysis of the City as lead agency for the Project.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission does hereby recommend that the City Council make the foregoing findings and adopt the Final Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the Project. These documents are on file at the City of Hercules Planning Department, located at 111 Civic Drive, Hercules, California 94547.

The foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Hercules held on the 6th day of August 2018 by the following vote of the Commission:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dion Bailey, Chair

ATTEST:

Holly Smyth, Planning Director

Exhibit A to PC Resolution 18-14: Final IS/MND and MMRP