

RESOLUTION 021P-006

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 21-05 FOR AGGREGATE MINING AND RELATED ACTIVITIES ON GRANITE CONSTRUCTION COMPANY'S PROPERTY LOCATED ON 202.54 ACRES AT 38940 HIGHWAY 33

WHEREAS, the City of Coalinga Community Development Department received an application for a Conditional Use Permit, Site Plan Review and Environmental Review for the expansion of an existing aggregate mining operation on a 202.54-acre parcel at the 38940 Highway 33 (Portion of APN: 070-060-89S); and,

WHEREAS, the subject project requires approval of a conditional use permit, site plan review, and environmental review in accordance with Title 9, Chapter 2 of the Coalinga Municipal Code; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on April 19, 2021, and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project by Fresno County staff for portions of the project in unincorporated Fresno County and in the City of Coalinga in conformance with the provisions of the California Environmental Quality Act (CEQA), and

WHEREAS, the Mitigated Negative Declaration MND was considered by the Planning Commission prior to making a decision on approval of the Conditional Use Permit and Site Plan Review; and

WHEREAS, the subject application was reviewed for compliance with all applicable sections of the Coalinga Municipal Code; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on June 8, 2021 to take testimony with regard to the proposed application, and

WHEREAS, Public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law, and

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail, and

WHEREAS, the Planning Commission has made the following conditional use permit findings based on the development proposal:

General Plan Consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood Compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties; and

Asset for the Neighborhood. The nature uses and architectural/design features of the proposed development make it attractive, functional, and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions or provides an essential service to the community or region.

WHEREAS, the Planning Commission has made the following site plan review findings based on the development proposal:

- All provisions of the Planning and Zoning Code are complied with;
- The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
 - Facilities and improvements;
 - Vehicular ingress, egress, and internal circulation;
 - Setback of mining activities;
 - Height of structures (elevated conveyor belt);
 - Location of services;
 - Fences and/or walls;
 - Landscaping.
- Proposed lighting is so arranged as to direct the light away from adjoining properties;
- Proposed signs will not by size, location, color, or lighting interfere with traffic or limit visibility;
- Proposed development has adequate fire and police protection;
- Proposed development can be adequately served by city sewer and water;
- Drainage from the property can be properly handled;
- The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

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**NOW THEREFORE BE IT RESOLVED** that the Planning Commission does approve the Development Application (CUP 21-05) subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 8<sup>th</sup> Day of June 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

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City Clerk/Deputy City Clerk