

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-18) TO ALLOW THE ESTABLISHMENT OF A PROPANE STORAGE AND TRANSFER FACILITY (AKA BULK PROPANE PLANT) ON A 0.7± ACRE PROPERTY LOCATED AT 950 WEST BEACH STREET, WATSONVILLE, CALIFORNIA (APN 018-331-28)

WHEREAS, the subject site was previously owned by Venture Oil Company and contained four underground fuel storage tanks. Investigation reports indicated that the tanks were leaking, and the project site was listed as a Leaking Underground Storage Tank (LUST) Cleanup Site by the State Water Resources Control Board. Cleanup was completed under the review of the State Water Resources Control Board and the case closed in 2014. The site has been vacant for a number of years; and

WHEREAS, on July 19, 2018, the Zoning Administrator approved Administrative Use Permit (PP2018-181) to allow the temporary storage of an empty 50,000 gallon propane tank located at 950-950X West Beach Street (APNs 018-331-05 & -06). A condition of approval required that Mountain Propane apply for a Special Use Permit with Design Review and Environmental Review for the establishment of a permanent propane storage and transfer facility (aka bulk facility plant). Another condition of approval required the applicant to obtain approval of a Lot Consolidation to consolidate the two subject parcels into one; and

WHEREAS, on July 20, 2018, the Community Development Director approved Lot Consolidation (PP2018-99) of APNs 018-331-05 and 018-331-06 into one parcel. The Lot Consolidation was so temporary storage of the propane tank would not cross existing property lines. The County of Santa Cruz assigned Assessor's Parcel Number (018-331-28) to the consolidated lot; and

WHEREAS, on January 18, 2019, an application for a Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 West Beach Street, was filed by David Dauphin with C2G on behalf of Richard Kojak with Mountain Propane Service, applicant and property owner; and

WHEREAS, the project would be implemented in two phases. Phase 1 involves relocating the existing 50,000-gallon storage tank and installing site improvements in year 2020. Phase 2 involves adding 120,000 gallons of storage (in four new 30,000-gallon tanks) and would be implemented within 2-3 years, contingent on the market demand for propane; and

WHEREAS, the project site is designated Industrial on the General Plan Land Use Diagram and is within the General Industrial (IG) Zoning District; and

WHEREAS, pursuant to Sections 14-16.603(b) of the Watsonville Municipal Code (WMC), petroleum bulk station and terminal (DLU 152) facilities are allowed conditionally in the IG Zoning District with issuance of a Special Use Permit; and

WHEREAS, Ordinance No. 851-90 (CM) concerning onshore oil facilities stipulates that the City Council shall consider a request for a Special Use Permit for development involving the storing, transporting, or processing of liquid petroleum products; and

WHEREAS, pursuant to WMC Section 14-12.400, development subject to Design Review include all new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involves structures used for multi-family residential, commercial, industrial or public purpose; and

WHEREAS, the project qualifies for an infill (class 32) exemption from the provisions of the California Environmental Quality Act (CEQA), because it meets the

conditions listed in Section 15332 of the State CEQA Guideline. The project also qualifies for a “common sense” exemption because it can be seen with certainty that there is no possibility that the project would have a significant effect on the environment. CEQA Guidelines § 15061(b)(3); and

WHEREAS, on September 1, 2020, the Planning Commission of the City of Watsonville held a public hearing to consider the request for a Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) at the subject site. The Planning Commission considered all written and verbal evidence regarding this application and discussed their questions and concerns about the project. The Planning Commission adopted Resolution No. 16-20 (PC), recommending the City Council deny project approval; and

WHEREAS, countywide there are three existing permitted bulk propane storage and transfer facilities, one in Scotts Valley and two in Felton; and

WHEREAS, notice of time and place of the hearing to consider Special Use Permit with Design Review and Environmental Review (PP2019-18) was given at the time and in the manner where appropriate public noticing procedures have been followed and a public hearing was held according to Section 14-10.900 of the Watsonville Municipal Code; and

WHEREAS, the City Council has considered all evidence received both oral and documentary and the matter submitted for decision.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

Good cause appearing, and upon the Findings, attached hereto and incorporated herein as Exhibit “A,” the City Council does hereby approve the Special Use Permit with

Design Review and Environmental Review (PP2019-18), attached hereto and marked as Exhibit "C," subject to the Conditions of Approval attached hereto and marked as Exhibit "B," to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 West Beach Street, Watsonville (APN 018-331-28; formerly APNs 018-331-05 and -06).
