

## RESOLUTION 2014-48

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE INITIAL STUDY AND NEGATIVE DECLARATION FOR THE AMENDMENT OF THE 1998 GENERAL PLAN URBAN GROWTH BOUNDARY AND LAND USE DESIGNATION TO INDUSTRIAL, PUBLIC/QUASI PUBLIC AND AGRICULTURE OF 38.87 ACRES LYING SOUTHERLY OF SAN JUAN-HOLLISTER ROAD (APN 012-190-014,022,038 AND 039)**

**WHEREAS**, the City Council conducted a public hearing on the initial Study and Negative Declaration for amendment of the 1998 General Plan Urban Growth Boundary and Land Use Designation of 38.87 acres of land (APN 012-190-014, 022, 038, & 039) in the southerly portion of the City, and

**WHEREAS**, the Planning Commission at a hearing held on October 7<sup>th</sup>, 2014, considered an Initial Study and Negative Declaration for a General Plan amendment of the urban growth boundary and land use designation for the 38.87 acres (012-190-014,022,038 & 039) and has made a recommendation for approval to the City Council, and

**WHEREAS**, the City Council received written recommendation from the Planning Commission, staff report oral testimony, written comments, electronic communications and public input on the Initial Study and Negative Declaration for the amendment to the 1998 General Plan, and

**WHEREAS**, the City Council has received and considered the Initial Study and Negative Declaration, staff report, planning commission's recommendation for approval and other documents and information described above, prior to acting upon or approving the document for amendment of the 1998 General Plan Urban Growth Boundary and Land Use Designation of the 38.87 acres of land lying south of San Juan – Hollister Road, and

**WHEREAS**, the City Council independently reviewed and analyzed the Initial Study and Negative Declaration, staff reports, recommendations from the Planning Commission, other information and in light of the whole record before the City Council, approving the Initial Study and Negative Declaration for the amendment of the 1998 General Plan for the 38.87 acres, clearly shows the city has the ability to provide urban services to the area and the amendment to the 1998 General Plan Urban Growth Boundary and Land Use Designation to industrial and agriculture will have a less than significant effect to the environment to the area.

**WHEREAS**, the City Council makes the following findings to support the amendment to the 1998 General Plan and Land Use.

1. The amendment to the urban growth boundary is contiguous to the existing urban growth boundary and the City limits and is a logical outward and orderly extension for future growth and expansion.
2. The amendment of the urban growth boundary will not adversely affect the overall character of the City by allowing development which is inside the existing city limits, and municipal services are available to the properties.
3. The amendment of the 1998 General Plan will allow the City to plan for future urban growth development that is consistent and compatible with the surrounding areas and will provide future economic benefits for sustainability of city services.
4. The amendment of the 1998 General Plan to extend the urban growth boundary encompasses an area that is not designated prime farm land.
5. The amendment of the 1998 General Plan for the expansion of the urban growth boundary will allow uses that will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor and pollution.
6. The amendment of the 1998 General Plan for changing the land use designation to industrial will have a less than significant impact on the surrounding area with proper conditions of approval that will be applied to the development upon approval by the lead agency.
7. The amendment of the 1998 General Plan is part of a planning process to amend general plans for consideration of future needs of the community and changes to the social and economic conditions of the city and will not result in a degradation of the water quality of the City's public water systems.
8. The amendment to the 1998 General Plan will not significantly have an adverse effect on the overall agriculture productivity within the City's sphere of influence or increase the potential for vandalism, trespassing, or the creation of public or private nuisance to agriculture lands.
9. The amendment to the 1998 general Plan for the extension of the urban growth boundary and land use changes to industrial, public/quasi public and agriculture will be consistent with the goals, objectives and policies.
10. The amendment of the 1998 General Plan encompasses areas that are adjacent to and available for public municipal services.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San Juan Bautista hereby makes the following findings;

1. The City Council has independently reviewed and analyzed the Initial Study and Negative Declaration and other information in the record prior to proceedings to consider action on the matter.
2. The Initial Study and Negative Declaration prepared for the amendment of the 1998 General Plan Urban Growth Boundary and Land Use Designation for the 38.87 acres (APN 012-190-014, 022, 038, 039) has been completed in compliance with CEQA and is consistent with State Guidelines of the California Environmental Quality Act.
3. The Initial Study and Negative Declaration represents the independent judgment and analysis of the City as lead agency for the amendment to the 1998 General Plan Urban Growth Boundary and Land Use Designation of 38.87 acres (012-190- 014, 022, 038, 039).
4. The City Manager, with offices in City Hall, City of San Juan Bautista, is designated as the custodian of documents and records of proceedings on which action taken by this Resolution are based.
4. The Initial Study and Negative Declaration for the amendment of the 1998 General Plan Urban Growth Boundary and Land Use Designation for 38.87 acres (012-190-014, 022, 038, 039) shows that there is no substantial evidence in light of the whole record that the amendment to the 1998 General Plan Urban Growth Boundary and Land Use for 38.87 acres may have a significant effect on the environment.

**BE IT FURTHER RESOLVED**, that this City Council approves the Initial Study and Negative Declaration for the amendment of the 1998 General Plan Urban Growth Boundary and land Use Designation to industrial, public/quasi public and agriculture classifications of the 38.87 acres of land lying adjacent to and southerly of San Juan –Hollister Road (012- 190-014, 022, 038, 039).

**PASSED AND ADOPTED** by the City Council of the City of San Juan Bautista on this 16<sup>th</sup> day of December by the following vote.

**AYES: West, Boch, Martorana, Edge, Lund**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

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Mayor Robert Lund

**ATTEST:**

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Connie Schobert, City Clerk