

RESOLUTION 2014-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA AMENDING THE URBAN GROWTH BOUNDARY AND LAND USE DESIGNATION OF THE 1998 GENERAL PLAN OF 38.87 ACRES LYING ADJACENT TO AND SOUTHERLY OF SAN JUAN-HOLLISTER ROAD CONSISTING OF FOUR PARCEL (APN 012-190-014, 022, 038 & 39)

WHEREAS, the City Council conducted a public hearing on December 16, 2014 for the purpose of amending the 1998 General Plan of the Urban Growth Boundary and Land Use Designation of 38.87 acres of land adjacent to and southerly of San Juan – Hollister Road consisting of four parcels (APN 012-190-014, 022, 038, 039), and

WHEREAS, the City Council held the Public Hearing and received the staff report, Initial Study and Negative Declaration, supporting documents, oral public testimony, written comments, electronic communication and citizen input on the proposed amendment to the 1998 General Plan, and

WHEREAS, the Planning Commission at a hearing held on October 7th, 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 (APN 012-190- 014, 022, 038, 039) and has made a recommendation for approval to the City Council, and

WHEREAS, the City Council reviewed the Initial Study and Negative Declaration, all information presented at the hearing and considered the oral testimony, citizen input and all written comments and emails for the amendment of the 1998 General Plan, and

WHEREAS, this City Council on the 16th day of December 2014 passed and adopted Resolution 2014-XX approving the Initial Study and Negative Declaration for the amendment of the 1998 General Plan Urban Growth Boundary and Land Use Designation for the 38.87 acres of land (APN 012-190- 014, 022, 038, 039), and

WHEREAS, the City Council, based upon the oral presentations, written comments and public testimony at the public hearing, information in the Initial Study and Negative Declaration, staff report, find that in light of the whole record before the Council that the amendment of the amendment of the 1998 General Plan to change the Urban Growth Boundary and Land Use Designation to industrial, public/quasi public and agriculture will have a less than significant impact on the environment of the surrounding and immediate area. The City Council hereby makes the following findings to support the adoption of this Resolution.

1. The amendment of the 1998 General Plan for the extension of the urban growth boundary is contiguous to the existing urban area of the City and will result in an orderly and outward growth for future urban development.
2. The amendment of the 1998 General Plan for changing the land use designation from agriculture to low density residential will have a less than significant impact on the surrounding area with proper mitigation measures that will be required for any future urban development.

3. The amendment of the 1998 General Plan will not significantly affect the total acreage of agricultural lands within the City's sphere of influence or increase the potential for vandalism, trespass, or the creation of public or private nuisance on private, public or agriculture lands.
4. The amendment of the 1998 General Plan of the urban growth boundary is a proactive planning tool that will enable the Planning Commission to plan for future development within the area so it will not result in degradation of the water quality of the City's water system.
5. The amendment of the 1998 General Plan will not result in reduction of public access to public properties and facilities provided that access does not infringe upon private property rights.
6. 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 goals, objectives and the surrounding areas that are within the City's existing city limits and service capabilities.
7. The amendment of the 1998 General Plan will not result in any increased requirements or restrictions upon agricultural practices of prime farm lands.
8. The amendment of the 1998 General Plan 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 impact relating to noise, odor and pollution.
9. The amendment of the 1998 General Plan for extension of the urban growth boundary and change to the land use of the area will be consistent with the goals, objectives, and polices of the 1998 General Plan for future urban development.
10. The amendment of the 1998 General Plan to extend the urban growth boundary encompasses an area that is not designated prime farm land.

WHEREAS, the City Council has adopted the Initial Study and Negative Declaration for this project and the above findings, which are incorporated and made a part of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the City Council has reviewed and approved the Initial Study, Negative Declaration and findings and, in light of the whole record before the City Council, does hereby adopt the amendment of the 1998 General Plan Urban Growth Boundary and Land Use Designation to industrial, public/quasi public and agriculture for the 38.87 acres of land consisting of four parcels. (APN 012-190-014, 022, 038 & 039).

BE IT FURTHER RESOLVED, to amend the General Plan Land Use Map and other documents as required to effect and depict the action hereby taken.

PASSED AND ADOPTED BY the City Council of the City of San Juan Bautista this 16th day of December 2014 by the following vote.

AYES: West, Boch, Martorana, Edge, Lund

NOES: None

ABSENT: None

ABSTAIN: None

Mayor Robert Lund

Connie Schobert, City Clerk