

RESOLUTION 2014-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE URBAN GROWTH BOUNDARY STAFF REPORT WITH SUPPORTING POLICES FOR THE AMENDMENT OF THE URBAN GROWTH BOUNDARY AND LAND USE DESIGNATION OF THE 1998 GENERAL PLAN AND RECOMMEND TO THE CITY COUNCIL

WHEREAS, the Planning Commission conducted a public hearing on September 2, 2014 for the purpose of amending the 1998 General Plan, and

WHEREAS, the Planning Commission received the Urban Growth Boundary Staff Report with supporting polices contained in the 1998 General Plan and oral public testimony, written comments, and citizen input on the proposed amendment to the 1998 General Plan, and

WHEREAS, the Planning Commission reviewed and considered all the information presented, considered all information that was presented during oral public testimony, citizen input, written comments to amend the 1998 General Plan and, upon evaluating the proposed amendment for consistency of the goals, objectives, policies and programs of the 1998 General Plan and the goals, objectives, policies and programs of the proposed Draft 2035 General Plan find, in light of the whole record before the Planning Commission, that there is evidence that the amendment of the 1998 General Plan for amending the urban growth boundary and changing the land use designation from agriculture to low density residential will have a less than significant impact on the environment of the surrounding and immediate area, and the following findings are hereby made to support the exemption Under Article 18, Section 15262.

1. The amendment to the urban growth boundary is contiguous to the existing urban growth boundary of the City and is a logical and orderly outward extension for future growth and expansion.
2. The amendment to the urban growth boundary is indentified in the proposed draft 2035 General Plan as potential future urban development.
3. 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.
4. The amendment of the 1998 General Plan will allow the City to plan for future urban growth development that is consistent and compatible to the surrounding areas and within the City's public service capacity.
5. The amendment of the 1998 General Plan to extend the urban growth boundary encompasses an area that is not designated prime farm land.
6. 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.
7. 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 can be required for any future development.

8. The amendment of the 1998 General Plan is a planning tool for feasibility studies and future planning and will not result in a degradation of the water quality.
9. The amendment of the 1998 General Plan will not significantly affect the overall 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 or public lands.
10. The amendment of the 1998 General Plan for the extension of the urban growth boundary and land use change to low density residential will be consistent with the goals, objectives, policies and programs of the proposed draft 2035 General Plan.
11. The amendment of the 1998 General Plan encompasses a 28.3 acre parcel that is currently within the City limits and is being serviced by the City of San Juan Bautista.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista does hereby approve the Urban Growth Boundary Staff Report with supporting polices from the 1998 General Plan for the amendment of the Urban Growth Boundary and land use designation of the 28.3 acre parcel of land and recommend to the City Council the same.

PASSED AND ADOPTED, by the Planning Commission on the 2nd day of September 2014 by the following vote.

AYES: Garratt, Gularte, Franco

NOES: None

ABSENT: Guibert, Medeiros

ABSTAIN: None

Chairperson Ernest J. Franco

ATTEST:

Trish Paetz, Deputy City Clerk