

RESOLUTION 2014-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA AMENDING THE URBAN GROWTH BOUNDARY AND LAND USE DESIGNATION OF THE 1998 GENERAL PLAN FOR DEVELOPMENT OF THE PROPERTY NORTH OF CREEK BRIDGE SUBDIVISION AND WEST OF SAN JUAN HIGHWAY AND RECOMMENDING 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 and heard the Urban Growth Boundary amendment staff report dated May 2014, oral public testimony, written comments and citizens input on the proposed amendment to the 1998 General Plan, and

WHEREAS, the Planning Commission reviewed all information presented at the hearing and considered the oral testimony, citizen input and written comments for the amendment of the 1998 General Plan and evaluated 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, and

WHEREAS, the Planning Commission, based upon the oral presentations, written comments, public testimony at the public hearing, information in the staff report and documentation, find that in light of the whole record before the Planning Commission that there is evidence that the amendment of the 1998 General Plan to extend the urban growth boundary to include a 28.3 acre parcel of land lying west of San Juan Highway and northerly of Creek Bridge subdivision and change the land use designation of the area from agriculture to low density residential will have a less than significant impact on the environment of the surrounding and immediate area, with the following findings are hereby made.

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 or public lands.
4. 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.
5. The amendment of the 1998 General Plan will not result in reduced public access, 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 urban growth development that is consistent and compatible to the surrounding areas and within the City's public services capabilities.
7. The amendment of the 1998 General Plan will not result in any increased requirements or restrictions upon agriculture 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 the land use of the area will be consistent with the goals, objectives, polices of the 1998 General Plan and goals, objectives, policies and programs of the proposed Draft 2035 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.
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 hereby approves the General Plan Amendment of the 1998 General Plan to amend the Urban Growth Boundary and Land Use Designation for the 28.3 acre parcel of land and recommends to the City Council the same.

PASSED AND ADOPTED BY the Planning Commission of the City of San Juan Bautista on September 2nd, 2014 by the following vote.

AYES: Garratt, Gularte, Franco

NOES: None

Absent: Guibert, Medeiros

Abstain: None

Chairperson Ernest J. Franco

Trish Paetz, Deputy City Clerk