

RESOLUTION 2015-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE INITIAL STUDY AND NEGATIVE DECLARATION FOR AMENDMENT OF THE 1998 GENERAL PLAN AND THE URBAN GROWTH BOUNDARY AND LAND USE DESIGNATION OF 11.7 ACRES OF LAND FROM AGRICULTURE TO LOW DENSITY RESIDENTIAL AND RECOMMEND TO THE CITY COUNCIL THE SAME

WHEREAS, the Planning Commission conducted a public hearing on January 6, 2015 for the purpose of amending the 1998 General Plan to change the urban growth boundary and land use designation of areas in the north part of the city, and

WHEREAS, the Planning Commission received the staff report, initial study, negative declaration, 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, and 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 in light of the whole record before the Planning Commission, that there is sufficient evidence that the amendment of the 1998 General Plan to change the urban growth boundary and land use designation from agriculture to low density residential will correct a mistake in the classification of the land use and exclusion of the properties to be within the urban growth boundary of the City. That the correction to the 1998 General Plan will have a less than significant impact on the environment of the surrounding and immediate area. The Planning Commission hereby makes the following findings to support adoption of said Resolution.

1. The amendment to the urban growth boundary will allow existing properties to be included within the urban growth boundary to which they are currently being provided public services.
2. The amendment of the urban growth boundary will not adversely affect the overall character of the City by allowing these properties to be included within the urban growth boundary for municipal services and city utilities.
3. The amendment of the 1998 General Plan will allow these properties to plan for future urban growth development that is consistent and compatible with the surrounding areas and be consistent with City rules, regulations and development standards.
4. The amendment of the 1998 General Plan to extend the urban growth boundary encompasses an area that is predominately developed as urban residential lands
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 from agriculture to low density residential will have a less than significant impact on the

surrounding area with proper mitigation measures that can be implemented for any future development upon review by the City.

7. The amendment of the 1998 General Plan is part of a planning process to amend general plans for consistency with land uses and zoning districts.
8. The amendment of the 1998 General Plan will not significantly have an adverse effect on the overall agricultural productivity within the City's sphere of influence or increase the potential for vandalism, trespass, or the creation of public or private nuisance to agriculture lands.
9. The amendment of the 1998 General Plan for the expansion of the urban growth boundary and land use change from agriculture to low density residential will be consistent with the goals, objectives, and policies.
10. The amendment of the 1998 General Plan encompasses areas that are currently within the City limits and are currently 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 1998 General Plan Amendment for the Urban Growth Boundary and land use designation of the 11.7 acres of land and recommend to the City Council the same.

PASSED AND ADOPTED, by the Planning Commission on the 6th day of January 2015 by the following vote.

AYES: Gularte, Garratt, Guibert, Franco

NOES: None

ABSENT: None

ABSTAIN: Medeiros

Chairperson Ernest J. Franco

ATTEST:

Connie Schobert, City Clerk