

RESOLUTION 2015-02

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 OF 11.7 ACRES OF LAND IN THE NORTHERLY PORTION OF THE CITY CONSISTING OF APN 002-240-012,002-240-013,002-240-014, 002-230-001,002-230-002, 002-230-003 AND RECOMMEND TO THE CITY COUNCIL

WHEREAS, the Planning Commission conducted a public hearing on January 6, 2015 for the purpose of amending the 1998 General Plan, and

WHEREAS, the Planning Commission conducted the Public Hearing and received the staff report for an Urban Growth Boundary Amendment dated October 2014, oral public testimony, written comments, electronic communication and citizen 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 all written comments and e-mails 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

WHEREAS, the Planning Commission, based upon the oral presentations, written comments and public testimony at the public hearing, and the 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 amend the urban growth boundary and land use designation of 11.7 acres of land lying northerly Donner Street and easterly of San Juan Highway 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 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 the adoption of said Resolution 2014-XX.

1. The amendment of the 1998 General Plan for expansion of the urban growth boundary will allow existing properties to be included inside the urban growth boundary to which they are currently being provided with public services.
2. The amendment of the 1998 General Plan for changing the land use designation from agriculture to low density residential for the six properties currently serviced with public utilities and urban services will have a less than significant impact on the surrounding area.
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 planning process authorized by state statues for the City to bring properties into conformance with zoning and the General Plan.

5. The amendment of the 1998 General Plan will not result in reduction of public access to public properties and facilities.
6. The amendment of the 1998 General Plan will allow the City to plan for future urban growth that is consistent and compatible with the goals, objectives and the surrounding areas.
7. The amendment of the 1998 General Plan will not result in any increased requirements or restrictions upon agricultural practices of 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 to extend the urban growth boundary encompasses areas that are currently within the City Limits, being serviced with public utilities, provided with urban services and have existing residential homes.

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 for expansion of the Urban Growth Boundary and changing the Land Use Designation of 11.7 acres of land, and recommends to the City Council the same.

PASSED AND ADOPTED BY the Planning Commission of the City of San Juan Bautista this 6th day of January 2015 by the following vote.

AYES: **Gularte, Garratt, Guibert, Franco**

NOES: **None**

ABSENT: **None**

ABSTAIN: **Medeiros**

Chairperson Ernest J. Franco

Connie Schobert, City Clerk