

RESOLUTION 2015-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE PREZONING OF A 12.5 ACRE PARCEL OF LAND SITUATED AT SOUTHWEST CORNER OF SAN JUAN-HOLLISTER ROAD AND MISSION VINEYARD ROAD APN 012-190-039

WHEREAS, the Planning Commission has received a request to pre-zone a 12.5 acre parcel of land for annexation to the City of San Juan Bautista, and

WHEREAS, the Planning Commission reviewed and received the staff report describing the land, and the public services that are available to the property and necessary for the annexation of the parcel into the City of San Juan Bautista, and

WHEREAS, the Planning Commission finds that the property is contiguous to the existing city boundary and public utilities, services are available to serve the property, the parcel is within the sphere of influence of the City, and the annexation is an orderly and outward extension of the city's boundary for future growth and development, and

WHEREAS, the Planning Commission approved the Negative Declaration on April 13, 2013 and a General Plan Amendment on October 7, 2014 for four parcels to be included in the amended urban growth boundary and the land use designation of this parcel as an industrial zone district. The following findings are made to support the previously adopted initial study and negative declaration for the pre-zoning and annexation of this 12.5 acres parcel.

1. The amendment to the urban growth boundary is contiguous to the existing urban growth boundary and the City limits and is a logical outward and orderly extension for future growth and expansion.
2. The amendment of the urban growth boundary will not adversely affect the overall character of the City by allowing land to be annexed to the city to which municipal services are available to the properties.
3. The amendment of the 1998 General Plan will allow the City to plan for future urban growth development that is consistent and compatible with surrounding areas and will provide future economic benefits to sustainability of city services.
4. The amendment of the 1998 General Plan to extend the urban growth boundary encompasses this area that is considered to be marginal farm lands and within designated flood plain areas.
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 to industrial will have a less than significant impact on the surrounding area with proper mitigation measures, conditions of approval and mitigation monitoring programs that will applied to the development upon approval by the lead agency.

7. The amendment of the 1998 General Plan is part of a planning process to amend general plans for consideration for future needs of the community and changes to the social and economic conditions of the city and will not result in a degradation of the water quality of the City's public water systems.
8. The amendment of the 1998 General Plan will not significantly have an adverse effect on the overall agriculture productivity within the City's sphere of influence or increase the potential for vandalism, trespassing, or the creation of public or private nuisance to agriculture lands.
9. The amendment of the 1998 General Plan for the extension of urban growth boundary and land use changes to industrial, will be consistent with the many goals, objectives and policies contained within the General Plan.
10. The amendment of the 1998 General Plan encompasses this area that is adjacent to the city limits and public municipal services are available to serve the parcel.

WHEREAS, the Planning Commission has determined that the pre-zoning of the parcel to the classification of Industrial District (I) is consistent with the intended uses of industrial zoned property and will promote industrial development and employment opportunities for the city. Upon annexation into the city, the parcel will be consistent with the zoning district uses and regulations of the City of San Juan Bautista and the amended 1998 General Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby pre-zones the 12.5 acre parcel of land to an Industrial zone district (I) and recommends to the City Council the same.

PASSED AND ADOPTED on this 6th day of January 2015 by the following vote:

AYES: Gularte, Garratt, Guilbert, Medeiros, Franco

NOES: None

ABSENT: None

ABSTAIN: None

Chairperson Ernest J. Franco

ATTEST:

Connie Schobert, City Clerk