

## RESOLUTION 2015-14

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE VESTED TENTATIVE MAP (VTM 2015-201) FOR THE RANCHO VISTA SUBDIVISION WITH MITIGATION MEASURES, MONITORING - REPORTING PROGRAMS, AND CONDITIONS OF APPROVAL**

**WHEREAS**, the Planning Commission conducted a public hearing on February 3, 2015 for the purpose of approving the Vested Tentative Map for Rancho Vista Subdivision, and

**WHEREAS**, the Planning Commission received the staff report, conditions of approval, proposed mitigation measure and monitoring programs, oral public testimony, written comments, electronic communication and citizen input on the proposed Rancho Vista Subdivision, and

**WHEREAS**, the Planning Commission reviewed and considered all the information presented, considered all information that was presented by the public during the public hearing and the information from the previously approved initial study and mitigated negative declaration and, in light of the whole record before the Planning Commission, determined that there is sufficient evidence that approval of the Vested Tentative Map for the 86 lot Rancho Vista Subdivision would 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 approval of the Vested Tentative Map (VTM 2015-201) for the Rancho Vista Subdivision.

1. That the project is consistent with the density of the zoning district to which it is located within.
2. That the proposed use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista 1998 General Plan as amended, the title, and the economic, social and environmental status of the city.
3. That the uses will be properly related to other uses and transportation facilities in the area, and will not cause undue environmental impact relating to noise, odor, pollution, etc., with the implementation of proper mitigation measures.
4. That the uses will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the city and its residents.
5. That the mitigation measures, monitoring programs and conditions of approval for the project will result in the project having a less than significant impact on the environment.

6. That the project is consistent with the goals and objectives of the 1998 General Plan as amended, to allow for urban development that is consistent and compatible to the surrounding areas and within the City's public service capabilities.
7. That the project is within the existing city limits currently serviced with public utilities and is an orderly and outward growth for urban development without significant extension of urban utility services.
8. That the mitigation measures identified in the initial study and mitigated negative declaration report show that there is no substantial evidence, in light of the whole record before the Planning Commission, that the project may have a significant affect on the environment.
9. That the project, as agreed by the applicant, with the mitigation measures, monitoring programs and conditions of approval, would avoid effects or impacts to where there is no significant adverse effects to the environment of the surrounding area.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista, does hereby approve the Vested Tentative Map (VTM 2015-201) for the Rancho Vista Subdivision with Exhibit "A", Mitigation Measures, Exhibit "B", Monitoring-Reporting Programs and Exhibit "C", Conditions of Approval.

**PASSED AND ADOPTED** by the Planning Commission on the 3<sup>rd</sup> day of February, 2015 by the following vote.

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

**NOES:**           **None**

**ABSENT:**       **Medeiros, Guibert**

**ABSTAIN:**     **None**

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Chairperson Ernest J. Franco

**ATTEST:**

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Connie Schobert, City Clerk