

RESOLUTION 2014-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE DRAFT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR RANCHO VISTA SUBDIVISION TO CHANGE THE URBAN GROWTH BOUNDARY AND LAND USE DESIGNATION FOR THE AREA FROM AGRICULTURE TO LOW DENSITY RESIDENTIAL AND RECOMMEND TO THE CITY COUNCIL THE SAME

WHEREAS, the Planning Commission conducted a public hearing on October 7, 2014 and December 4, 2014 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 mitigated negative declaration, oral 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 promote the outward and orderly growth of the City and have a less than significant impact on the environment of the surrounding and immediate area, and

WHEREAS, the Planning Commission makes the following findings to support adoption of said Resolution.

1. The amendment to the urban growth boundary is contiguous to the existing urban growth boundary of the City 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 development which is inside the existing city limits, and municipal services are available, and are properties that are currently serviced with city utilities.
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 the surrounding areas and will provide future economic benefits for sustainability of city services.
4. The amendment of the 1998 General Plan to extend the urban growth boundary encompasses an area that is not designated prime farm land.
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 by the review process of the City.
7. The amendment of the 1998 General Plan is part of a planning process to amend general plans for consideration of future needs of the community and will not result in a degradation of the water quality of the City's public water system.
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 extension of the urban growth boundary and land use change 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 28.3 acres of land and recommends to the City Council the same.

PASSED AND ADOPTED by the Planning Commission on the 4th day of December 2014 by the following vote.

AYES: Gularte, Garratt, Franco

NOES: None

ABSENT: Guibert, Medeiros

ABSTAIN: None

Ernest J. Franco, Chairman

ATTEST:

Connie Schobert, City Clerk