

RESOLUTION 2014-32

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 28.3 ACRES (APN 002-220-006) IN THE NORTHERN PORTION OF THE CITY AND RECOMMENDING TO THE CITY COUNCIL

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, 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 emails 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 28.3 acres of land (APN 002-220-006) lying northerly of the Creek Bridge subdivision from agriculture to low density residential 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 2014-32.

1. The amendment of the 1998 General Plan for the extension of the urban growth boundary is contiguous to the existing urban area of the City and will result in an orderly and outward growth for future urban development.
2. 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 will be required for any future urban development.
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 proactive planning tool that will enable the Planning Commission to plan for future development within the area so it will not result in degradation of the water quality of the City's water system.

5. The amendment of the 1998 General Plan will not result in reduction of public access to public properties and facilities provided that access does not infringe upon private property rights.
6. 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 goals, objectives and the surrounding areas that are within the City's existing city limits and service capabilities.
7. The amendment of the 1998 General Plan will not result in any increased requirements or restrictions upon agricultural practices of prime 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 for extension of the urban growth boundary and change to the land use of the area will be consistent with the goals, objectives, and polices of the 1998 General Plan for future urban development.
10. The amendment of the 1998 General Plan to extend the urban growth boundary encompasses an area that is not designated prime farm land.
11. The amendment of the 1998 General Plan encompasses 28.3 acres of land (APN 002-220-006) that is currently within the city limits and is being serviced by the City of San Juan Bautista.

WHEREAS, City Staff has prepared CEQA Findings("CEQA Findings"), which are attached to this resolution as Attachment A, and a Mitigation Monitoring and Reporting Programs ("MMRP"), which is attached to this resolution as Attachment B; and

WHEREAS, the CEQA Findings and the MMRP were made available to the Planning Commission for its review, consideration and adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission has reviewed and considered the Initial Study and Mitigated Negative Declaration and hereby adopts the CEQA Findings for the amendment of the 1998 General Plan and Land Use Designation of the 28.3 acres of land for (APN 002-220-006) ;

BE IT FURTHER RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby approves the General Plan amendment of the 1998 General Plan, to change the Urban Growth Boundary and Land Use Designation from agriculture to low density residential of the 28.3 acres of land (APN 002-220-006), and recommends to the City Council the same.

PASSED AND ADOPTED BY the Planning Commission of the City of San Juan Bautista this 4th day of December 2014 by the following vote.

AYES: **Gularte, Garratt, Franco**

NOES: **None**

ABSENT: **Guibert, Medeiros**

ABSTAIN: None

Chairperson Ernest J. Franco

Connie Schobert, City Clerk