

**RESOLUTION NO 2020-61**

**A RESOLUTION OF THE CITY OF SAN JUAN BAUTISTA CITY COUNCIL  
APPROVING A GENERAL PLAN LAND USE MAP AMENDMENT  
TO RECLASSIFY THE PROPERTY LAND USE DESIGNATION FROM "PUBLIC FACILITY"  
TO "INDUSTRIAL" FOR THE PROPERTY LOCATED AT THE CORNER  
OF MISSION VINEYARD ROAD AND OLD SAN JUAN HOLLISTER ROAD  
(ASSESSOR'S PARCEL NUMBER 002-550-007)**

WHEREAS, on August 23, 2020, Dale Coke, applicant and property owner, submitted an application for a general plan amendment and zoning amendment to reclassify the property land use designation from "Public Facilities" to "Industrial", as shown in "EXHIBIT A" attached hereto; and

WHEREAS, on November 10, 2020, the Planning Commission of the City of San Juan Bautista conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment to reclassify the property land use designation from "Public Facilities" to "Industrial", considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the November 10, 2020 meeting and adopted Resolutions **2020-06** (Land Use Designation) and **2020-07** (Zoning Map Amendment) recommending approval to the City Council; and

WHEREAS, on November 17, 2020, the City Council of the City of San Juan Bautista conducted a duly noticed public hearing to consider a General Plan Land Use Map Amendment to reclassify the property land use designation from "Public Facilities" to "Industrial", considered all public testimony, written and oral, presented at the public hearing; and received and considered the written information and recommendation of the staff report for the November 17, 2020 meeting and adopted Resolution **2020-61** (Land Use Designation); and

WHEREAS, the proposed land use change and rezoning activity can be considered exempt from CEQA under pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines, known as the "Common Sense" exemption. Section 15061(b)(3) states a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed land use designation change and zoning change fits the criteria of Section 15061(b)(3) since the an equal amount of land was exchanged from/between City ownership and the Coke's, and the rezoning activity will be not result in an increase of industrial zoned land (land use designation or zoning) within the city (*The City is processing the rezone and land use re-designation under a separate action and staff report*). Therefore, the intended and allowed uses analyzed in the

General Plan and General Plan EIR will not be altered and no additional environmental impacts would result from the alteration.


NOW, THEREFORE BE IT RESOLVED by the City Council of the City of San Juan Bautista that it hereby recommends approval of the requested General Plan Land Use Map Amendment to reclassify the property land use designation from "Public Facilities" to "Industrial" for the property located on an approximately 0.73-acre project site located at the corner of Mission Vineyard Road and Old San Juan Hollister Road (APN 002-550-007).

FINDINGS

1. General Plan Land Use Map Amendment – The General Plan Land Use Amendment is not detrimental to the public health, safety, or general welfare of the San Juan Bautista community or the surrounding area and is consistent with the following General Plan Policies:
  - a. LU-4.1.2 and Program LU-4.1.2.1
    - i. Pursue regulatory and investment strategies that promote a healthy mix of uses (e.g., retail, residential, office, and public facilities).

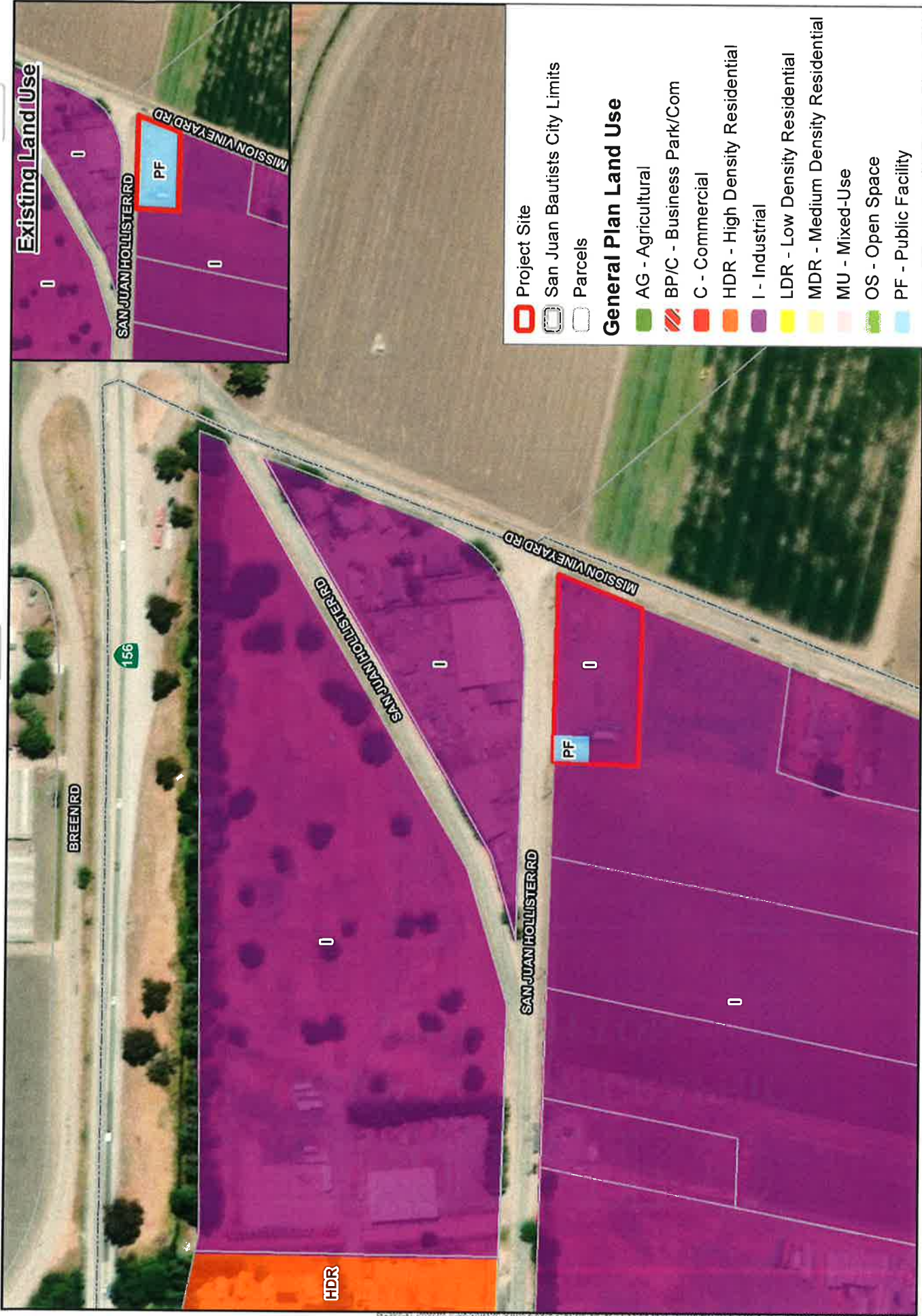
PASSED AND ADOPTED by the City Council of the City of San Juan Bautista at a regular meeting duly held on the 17<sup>th</sup> day of November 2020, by the following vote:

AYES: Edge, Flores, Freeman, Jordan  
NOES: DeVries  
ABSENT: None  
ABSTAIN: None

  
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Mary V. Edge, Mayor

ATTEST:

  
\_\_\_\_\_  
Laura Cent, City Clerk



**Figure 1**  
Proposed Land Use