

SAN BENITO LOCAL AGENCY FORMATION COMMISSION

MEETING AGENDA

Thursday, July 14, 2016

Board of Supervisors Chambers
481 Fourth Street, Hollister CA

6:00 P.M.

1. Call to Order and Roll Call
2. Recitation of the Pledge of Allegiance
3. Public Comment Period - This is an opportunity for members of the public to speak on items that are not on the agenda

CONSENT AGENDA

No Items

BUSINESS ITEMS – PUBLIC HEARING

4. LAFCO 515 - San Juan-Hollister Highway Annexation to the City of San Juan Bautista – To consider the annexation of 15.1 acres located on the north side of San Juan-Hollister Road and 300 feet east of Salinas Grade Road, and to make an environmental determination.
5. LAFCO 516 - North of Buena Vista Road Annexation to the City of Hollister – To consider the annexation of approximately 5 acres located on the north side of Buena Vista Road and 450 feet east of Westside Road, and to make an environmental determination.

INFORMATIONAL

6. Commissioner Announcements and Requests for Future Agenda Items
7. Executive Officer Announcements – Discussion on Mailing or E-Mailing Meeting Packets
8. Oral status report on pending proposals
9. Adjourn to regular meeting at 6:00 PM on August 25, 2016 unless cancelled by Chair or a special meeting is called

Disclosure of Campaign Contributions – LAFCO Commissioners are disqualified and are not able to participate in proceedings involving an “entitlement for use” if, within the 12 months preceding the LAFCO decision, the Commissioner received more than \$250 in campaign contributions from the applicant, an agent of the applicant or an financially interested person who actively supports or opposes the LAFCO decision on this matter.

Those who have made such contributions are required to disclose that fact for the official record of the proceedings. Disclosures must include the amount of the contribution and the recipient

Commissioner and may be made either in writing to the Executive Officer of the Commission prior to the hearing or by an oral declaration at the time of the hearing.

The foregoing requirements are set forth in the Political Reform Act of 1974, specifically in Government Code section 84308.

Disability Accommodations - Persons with a disability who require any disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the meeting are asked to contact the LAFCO office at least three (3) days prior to the meeting by telephone at 831/637-5313 or by email at jslibsager@cosb.us.

LOCAL AGENCY FORMATION COMMISSION
Of San Benito County
2301 Technology Parkway
Hollister, CA 95023



CERTIFICATE OF AGENDA POSTING

Pursuant to Government Code §59454.2(a) I, Linda McElroy

certify that the **REGULAR AGENDA** for the LOCAL AGENCY FORMATION

COMMISSION of **SAN BENITO COUNTY MEETING** scheduled for

July 14, 2016, was posted at the San Benito County Planning Department,

2301 Technology Parkway, Hollister, CA and on the San Benito County website

www.cosb.us on this 8th day of July 2016.

All locations freely accessible to the general public.

Linda McElroy

CONSENT

NO ITEMS

BUSINESS ITEMS PUBLIC HEARING

4. LAFCO 515 – San Juan-Hollister Highway Annexation to the City of San Juan Bautista.

5. LAFCO 516 – North of Buena Vista Road Annexation to the City of Hollister.

SAN BENITO LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

July 14, 2016 (Agenda)

- LAFCO No. 515: San Juan-Hollister Highway Annexation to City of San Juan Bautista
- PROPONENT: City Council of the City of San Juan Bautista by resolutions, landowner by petition (Kathleen Manning)
- ACREAGE & LOCATION: Approximately 15.1 acres located on the north side of San Juan-Hollister Highway and 300 feet east of Salinas Grade Road; San Juan Bautista area
- PURPOSE: Include this property within the City in preparation for future residential development; infill city boundary north of San Juan-Hollister Highway

PROJECT EVALUATION

1. Land Use, Planning and Zoning - Present and Future:

This annexation area contains four parcels consisting of fallow grassland with several old out structures and one residence. A fifth 20 foot by 20 foot square parcel owned by the City contains City Well #2 (APN 012-130-032). According to the applicant, 13.3 acres of the property was historically used for cattle grazing but not for the last 20 years, and 1.8 acres includes the full right-of-way of San Juan-Hollister Highway fronting the property.

The City General Plan and rezoning designates the site as Low Density Residential and the City has rezoned the five parcels as R-1 (Single Family Residential). No development application is pending, but the City's environmental review estimated 45 homes could be constructed on the four developable parcels included in the annexation. The area to be annexed is within the City Sphere of Influence and is contiguous with the City on all sides except across San Juan-Hollister Highway to the south.

The County General Plan designates the site as Agriculture Productive.

Surrounding land uses include: an RV park to the east zoned R-3 (Multiple Family Residential), a motel to the west, State Highway 156 to the north, and agricultural row-crops to the south.

2. Topography, Natural Features and Drainage Basins:

The annexation area and surrounding land slope is generally level with a minor slope to the north. There are no significant natural features that affect future development.

3. Existing and Proposed Population:

There is one home within the annexation area, with less than 12 registered voters, so the annexation area is considered "uninhabited" under the LAFCO definition. Following annexation, the City's General Plan and zoning will allow for up to 45 dwellings with a corresponding population of approximately 150 residents.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The City "Plan of Services" as required by Government Code Section 56653 is attached to the "Proposal Justification Questionnaire" and made a part of this report. The City indicates the annexation will not cause a need to increase in personnel and that the City has adopted development impact fees for civic and public facilities for all new building permits. Public safety impact fees are collected for law enforcement services which are provided through a contract with the San Benito County Sheriff Department and city retained private security patrols, and fire protection services are provided through a county-wide contract with the City of Hollister Fire Department, however, the City does own Fire Substation No. 4, engines and fire fighting equipment.

The City currently operates two active wells, with one located within the annexation boundary, although high nitrates limits the use of this well and has led the City to pursue construction of a new Well No. 4 which is in the site acquisition and State permitting stage. (Well No. 3 is out of service due to high nitrate levels.) The City estimates the total demand from new development, including the potential 45 units in this annexation, would require 311,300 gallons per day (gpd) of capacity which is an increase of 65,000 gpd of current demand. While the two existing wells at average pumping capacity of 350 gallos per minute (gpm), can accommodate 315,000 gpd if operated 15 hours per day, the City needs to get well No. 4 on line and eventually a fifth well to meet peak demand. The City charges water connection and impact fees, and also requires a special maintenance assessment district be formed for water supply and landscaping and lighting.

In terms of wastewater treatment, the wastewater generated from future development within the annexation area is estimated at 7,500 gpd, and when added to other pending development projects in the City, will increae the wastewater discharge to 184,220 gpd which is 82.2% of the treatment plants approved average treatment capacity. Peak capacity is 270,000 gpd, so there is adequate capacity for this annexation. The City charges sewer connection impact fees upon issuance of a building permit.

Other City service and facilities identified in the Plan of Services include storm drainage, street construction and maintenance, parks and recreation and library services. Impact fees and/or improvements are required by the City for all these services and facilities.

5. Impact on Prime Agricultural Land, Open Space and Agriculture:

The site does not produce an agricultural crop and is not prime agricultural land.

6. Assessed Value, Tax Rates and Indebtedness:

The property is within Tax Rate Areas 079-09 and 79-10. The County General Fund currently only receives approximately 22% of the base 1% property tax. The proposal is subject to a master property tax exchange agreement that has been approved by the Board of Supervisors and San Juan Bautista City Council. The overall tax rate will not be affected by this annexation.

7. Environmental Impact of the Proposal:

The City as lead agency, prepared an Initial Study to evaluate the impacts of the rezoning and annexation of the parcels into the City. Primarily on the basis that the project conforms to the newly adopted 2035 San Juan Bautista General Plan and implement various housing policies including promoting infill development, the City adopted a Negative Declaration on March 15, 2016, and did not identify the need for any mitigation measures. As there is no identified development project at this time, the Initial Study did not analyze the future subdivision of the property in great detail. In its role to act on the annexation, LAFCO is in the role of a "responsible agency" under the California Environmental Quality Act (CEQA). While it is more appropriate for the Commission to receive a complete evaluation considering all impacts from annexation through development of the project site, the evaluation included all relevant topics of evaluation and identified where further detailed analysis will occur prior to development, such as how to ensure compliance with the Alquist Priolo Act since the property is bisected by the San Andres Fault and requiring measures for flood protection as the property is partially within a Flood Zone. However, since this constitutes an infill annexation and the City has identified adequate public facilities and services are available, reliance on the adopted Negative Declaration is appropriate.

8. Landowner and Subject Agency Consent:

Written consent to the annexation has been given by petition of the affected property owner and the City consents to the waiver of conducting authority (protest) proceedings.

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries appear to be definite and certain and there do not appear to be conflicts with lines of assessment or ownership. The site is contiguous to the City boundary on three sides.

The map and legal description are being reviewed by the County Surveyor for sufficiency in filing with the State Board of Equalization.
The territory is uninhabited; namely, there are fewer than 12 registered voters.

10. Environmental Justice and Affordable Housing

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services. The site is not adjacent to a disadvantaged unincorporated community as the adjacent land to the south located in the County contains active farmland, and no development. The annexation does help the City of San Juan Bautista meet its fair share of housing by providing an opportunity for 45 new residential single family dwellings within the City, although it has not been identified as a potential affordable housing site by the City or landowner.

ALTERNATIVES FOR COMMISSION CONSIDERATION

After reviewing this report and any testimony or materials that are presented, the Commission can take one of the following actions:

OPTION 1 – APPROVE the proposal as submitted based upon the following findings, determinations and orders:

- A. Find that the Commission has reviewed and considered the Initial Study and Negative Declaration prepared by the City of San Juan Bautista as lead agency under CEQA, and that no mitigation measures are necessary for the Commission's action on the annexation request.
- B. Adopt this report, including all the determinations presented in the analysis, and approve the proposal known as the "San Juan-Hollister Highway Annexation to the City of San Juan Bautista," subject to the condition that the territory be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.
- C. Find: 1) the subject territory is uninhabited, 2) the affected landowner has signed a petition giving consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- D. Waive the conducting authority (protest) proceedings and direct the staff to complete the proceedings without further notice, hearing or election.

- E. Direct the staff not to record the annexation until the map and legal description are found by the County Surveyor to be acceptable.

OPTION 2 - Adopt this report and DENY this proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.

Respectfully submitted,



BILL NICHOLSON
Executive Officer
LAFCO of San Benito County

cc: Roger Grimsley, City Manager, City of San Juan Bautista
Rudy Luquin, Assistant Planner, City of San Juan Bautista
Kathleen Manning, property owner

LAFCO No. 515

RESOLUTION OF THE SAN BENITO LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND APPROVING THE SAN JUAN - HOLLISTER
HIGHWAY ANNEXATION TO THE CITY OF SAN JUAN BAUTISTA

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the San Benito Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act and the County Service Area Law (Sections 56000 et seq. of the Government Code) ; and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within San Benito County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of San Benito County as follows:

(1) The Commission finds that it has reviewed and considered the Initial Study and Negative Declaration prepared by the City of San Juan Bautista as lead agency under CEQA, and that no mitigation measures are necessary for the Commission's action on the annexation.

(2) The subject proposal is assigned the distinctive short-form designation:

SAN JUAN – HOLLISTER HIGHWAY ANNEXATION TO CITY OF SAN
JUAN BAUTISTA

(3) Said territory is found to be uninhabited.

(4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in the legal descriptions, attached hereto and made a part hereof.

(5) All proceedings in connection with this formation shall be conducted only in compliance with the approved boundaries set forth in the attachments

(6) Since the subject territory is uninhabited, all affected landowners have given written consent to the annexation and the annexing agency has given written consent to the waiver of conducting authority proceedings, the conducting authority proceedings are waived and the staff is directed to complete the proceeding.

(7) The territory being annexed shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.

(8) Staff is directed not to record the annexation until the maps and legal descriptions are found by the County Surveyor to be acceptable.

I, Rick Edge, Chairman of the Local Agency Formation Commission of San Benito County, California, do hereby certify that the foregoing resolution was duly and regularly adopted by said Commission at a regular meeting thereof held upon the 14th day of July, 2016, by the following vote:

AYES:

NOES:

ABSTAINS:

Dated: _____

Rick Edge, Chair
San Benito Local Agency Formation Commission

ATTEST

Bill Nicholson, Executive Officer
San Benito Local Agency Formation Commission

SAN JUAN – HOLLISTER HWY ANNEXATION
KATHLEEN MANNING
AREA 8

BEING A PORTION of Section 33, Township 12 South, Range 4 East, Mount Diablo Base at Meridian, bounded by a line more particularly described as follows:

BEGINNING at a point on the easterly line of said Section 33 on the northerly line of the San Juan-Hollister Highway at an angle point in the jurisdictional boundary line of the City of San Juan Bautista and running

[1] South $0^{\circ} 01' 30''$ West 60.00 feet to a point in the southerly line of said San Juan-Hollister Highway; thence along said southerly line

[2] North $89^{\circ} 52' 00''$ West 1319.94 feet to an angle point in the existing jurisdictional boundary of the City of San Juan Bautista; thence leaving said southerly line and following along said jurisdictional boundary

[3] North $0^{\circ} 01' 00''$ West 518.52 feet; thence

[4] North $88^{\circ} 59' 00''$ East 1228.68 feet; thence

[5] South $0^{\circ} 01' 30''$ West 483.17 feet; thence

[6] South $89^{\circ} 52' 00''$ East 92.54 feet to the point of beginning

Containing 15.1 acres



K 6/16/16



SAN BENITO LOCAL AGENCY FORMATION COMMISSION

Proposal Justification Questionnaire for Annexations, Detachments and Reorganizations

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)
San Juan- Hollister Highway Annexation into the City of San Juan Bautista.

2. Describe the acreage and general location; include street addresses if known:
13.3 acres situated in between SR 156 and San Juan- Hollister Rd.

3. List the Assessor's Parcels within the proposal area:
012-130-012, 012-130-021, 012-130-023 & 012-130-031.

4. Purpose of proposal: (List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map, development permit, etc. Why is this proposal being filed?)
Annexation to the City of San Juan Bautista other than pre-zoning the territory no other actions are part of this proceeding. The purpose is to allow expanded residential uses in San Juan Bautista for increased tax base and employment opportunities. These four parcels are under the same ownership and the annexation will enable a coordinated residential subdivision development in the area in the future.

5. Land Use and Zoning - Present and Future
 - A. Describe the existing land uses within the proposal area. Be specific.
The majority of the land is vacant and unused. There are several existing small out structures in the proposed annexation area, including one residential unit and City Well #2.

 - B. Describe changes in land uses that would result from or be facilitated by this proposed boundary change.
Future development of the proposed annexation area for residential uses.

 - C. Describe the existing zoning designations within the proposal area.
The area is currently zoned Agricultural Productive (AP).

 - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?
The zoning will change from Agricultural Productive (AP) to Low Density Residential (R-1). Once annexed any approved uses will conform to with this zoning.

 - E. (For City Annexations) Describe the prezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this prezoning?

The approved pre-zoning is Low-Density Residential (R-1). Once the property is annexed any approved uses will conform with the zoning.

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).
There are no entitlement applications pending for this property.

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency?
Yes.
- B. If not, are you including a proposal to revise the sphere of influence?

8. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.
Agriculture Productive (5 Acres).
- B. (For City Annexations) Describe the City general plan designation for the area.
Agriculture.
- C. Do the proposed uses conform with these plans? If not, please explain.
Yes.

9. Topography and Natural Features

- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.
Flat sloping to the north ½%.
- B. Describe the general topography of the area surrounding the proposal.
Flat sloping to the north.

10. Impact on Agriculture

- A. Does the property currently produce a commercial agricultural commodity?
No.
- B. Is the property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program? No.
- D. Is the property Prime Agricultural Land as defined in G.C. Section §56064?
None.
- E. Is the proposal area within a Land Conservation (Williamson) Act contract?
No.

- 1) If "yes," provide the contract number and date contract was executed.
- 2) If "yes", has a notice of non-renewal be filed? If so, when?
- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.
No protest filed against property for annexation. Property is not under Williamson Contract.

11. Impact on Open Space

Is the affected property Open Space land as defined in G.C. Section 65560?
None.

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs.

Annexation will be for future residential uses only.

13. Population

- A. Describe the number and type of existing dwelling units within the proposal area.
1 existing dwelling.
- B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family 45 Multi-family 0

14. Government Services and Controls – Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.
Standard Services will be provided once the property is annexed to San Juan Bautista. These include but are not limited to land use planning and regulation including zoning, land use permits and building permits and inspections, local law enforcement including traffic law enforcement via a contract with the County Sheriff, fire protection services, water treatment and distribution, sewage collection, treatment and disposal, street maintenance, street lighting and city hall services including representing the community at all levels of government.
- B. Describe the level and range of the proposed services.
San Juan Bautista will provide services to the proposed annexation area in the same manner and level as it provides services elsewhere in the City.
- C. Indicate when the services can feasibly be provided to the proposal area.
Upon annexation of the properties to the city.
- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

Upon development City Standards will be imposed and utilities will be installed into the area if it does not currently have such utilities.

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

Capital improvements will be financed through connection fees, developer contributions, grants, bonds and through San Juan Bautista's Capital Improvement program which is funded by various city revenues. Ongoing maintenance and operations will be financed by property taxes, franchise fees, developer fees, permits, utility fees, and business licenses

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

San Benito County may be able to provide some of the needed services but does not have the Capital Improvements available for sewer and water.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j). Planning Commission Resolution 2016-10.

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs. Planning Commission Resolution 2016-10.

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt?

Yes No If yes, please describe

Sewer & water certificate of participation bonds backed by sewer & water revenues.

- B. Will the proposal area be liable for payment of its share of this existing debt?

Yes No If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.?)

Upon development of the property developer and tenants will pay connection fees and monthly user fees.

- C. Should the proposal area be included within any 'Division or Zone for debt repayment? Yes No If yes, please describe.

Upon annexation & development property will pay connection fees and monthly user fees.

- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? Yes No Please describe.

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? City of San Juan Bautista.

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class ____

EIR ____ Negative Declaration Mitigated ND ____

Subsequent Use of Previous EIR ____ Identify the prior report. ____

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

19. Boundaries

A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

These boundaries are drawn to include territory that is planned for low density residential uses. The proposed annexation area is under the same ownership. The annexation will extend the City boundaries to the adjacent roadways and no other properties will be included.

B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

Not applicable.

20. Final Comments

A. Describe any conditions that should be included in LAFCO's approval.

The territory is liable for any existing or authorized taxes, charges, fees, or assessments comparable to the properties presently within the City of San Juan Bautista.

B. Provide any other comments or justifications regarding the proposal.

None.

C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

See attached City Council Resolutions 2016-13 and 2016-14, Planning Commission Resolutions 2016-09 and 2016-10, Notice of Intent to adopt Negative Declaration, and the Petition of Landowners initiating annexation proceedings.

21. Notices and Staff Reports

List up to three persons to receive copies of a notice of hearing and staff report.

	<u>Name and agency</u>	<u>Address</u>	<u>Email address</u>
A.	Roger Grimsley City of San Juan Bautista	P.O. Box 1420 San Juan Bautista, CA 95045	citymanager@san-juan-bautista.ca.us
B.	Rudy Luquin City of San Juan Bautista	P.O. Boxes 1420 San Juan Bautista, CA 95045	cityplanning@san-juan-bautista.ca.us
C.	Kathleen Manning	130 San Juan Highway San Juan Bautista, CA 95045	N/A

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Email address</u>	<u>Phone</u>
Rudy Luquin	P.O. Box 1420 San Juan Bautista, CA 95045	cityplanning@san-juan-bautista.ca.us	831-623-4661

Signature _____



Date _____

3/18/16

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	High Density Residential	High Density Residential	(R-3) High Density Residential
West	Commercial	Commercial	(C) Commercial
North	Public/ Qausi Public & Agricultural Productive	Public/ Qausi Public & Agricultural Productive	(PQP) Public/ Qausi Public (AP) Agriculture Productive
South	Agricultural Productive	Agricultural Productive	(AP) Agriculture Productive

Other comments or notations:

PLAN OF SERVICES

Project: Annexation Area 8 San Juan-Hollister Road

Applicant: K. Manning

Assessor Parcel Numbers: 012-130-021,023,012,031,&032

Acreage: 13.3 ownership & 1.8 Public Road (San Juan-Hollister Road)
Total 15.1 Acres

General Government

General Government Services of the City of San Juan Bautista consist of City Council, City Manager, Contract City Attorney, City Finance, City Planning, Building, Engineering, Public Works Street & Storm Drain Division, Public Works Building and Grounds Division, Public Works Water Distribution Division, Public Works Sanitary Sewer Collection & Division Human Resources Department. The services are provided to the San Juan Bautista community and it's resident. The annexation of the 13.3 acres of land situated on the north side of San Juan – Hollister Road was pre-zoned to R-1 single family residential conforming to the 2035 General Plan land use designation. The annexation will not cause any increase in personnel to the General Government Services. In addition, the City contracts the operation of the Waste Water Treatment Facility to a private firm. The facility is situated at 1115 Third Street. The city requires development impact fee for civic and public facilities for all new building permits.

Law Enforcement:

The City of San Juan Bautista currently contract with the San Benito County Sheriff Department for law enforcement services. The contract calls for 42 hours per week of law enforcement services scheduled in accordance with the Sherriff's duty roster and available personnel. Any future growth that occurs within the City, adjustment to the exiting contract with the Sheriff's Department will be made. Currently the City Council approved a private security company to perform evening and late night street patrol services within the city. The private security service will be patrolling all city street in the late evening and midnight hours. The patrolling services will act as a deterrent to burglary, thief's, and automobile break in's. The private security services will be the eyes and ears to alert the contract sheriff personnel of pending crimes. The annexation of 13.3 acres will incrementally increase the demand for more law enforcement services. When development occurs on the 13.3 acres, the developer will be required to pay public safety development impact fees for all new building permits issued.

Fire Services:

The City of San Juan Bautista currently contracts with the City of Hollister for fire protection service within the City. The fire services is part of the San Benito County contract with the City of Hollister for fire protections services to the entire county. San Juan Bautista had a volunteer fire department prior to entering the fire service contract with the City of Hollister. San Juan Bautista provided fire engines, equipment and facilities to the fire contract. The existing fire house facility and the newly built bedroom improvements to the fire substation are the City share of the overall fire contract and services. Fire Substation No. 4 owned by the City is part of the San Benito County Fire Service contract. The annexation of 13.3 acres will not create the need for additional fire services until development occurs. The contract with the City of Hollister is indexed for cost increases to fund additional staffing and operational needs. All new approved projects within the City of San Juan Bautista are required to pay fire impact fees upon building permit issuance. The impact fees will offset capital improvements requirements for increase fire protection equipment and fire engines. In addition, special municipal service districts are incorporated into the conditions of approval of all new projects.

City of San Juan Bautista Water System

The City of San Juan Bautista owns and operate a public water system which provides potable water to the 1,930 residents. The system consist of three water wells, a 1.3 million gallon steel water storage tank and several miles of water lines. The average historical production of water pumped from the underground basin is 280 acre feet per year. (91,230,000 gallon). Well No. 1 located at the mouth of San Juan Canyon Road provides the city with the best quality of water. However, the production capacity of well no. 1 is limited due to its smaller drainage basin area. Well No. 1 has a pumping capacity up to 300 g p m but is only used between 125 to 140 g p m for daily production needs. Well No. 2 is used to meet the balance of the daily and peak water demands. Well no. 2 situate on a small 20'x 20' parcel lying 300 feet north of the San Juan-Hollister Road and surrounded by APN 012-130 031. Well no. 2 has a pumping capacity of 450 g p m but is only operated as needed to supplement well no. 1 production for meeting water demands. Well no. 3 is currently inactive and out of service due to high nitrates levels exceed the state requirements. Back in the early part of 2014, the City experienced nitrate problems in well no. 2 which exceeding the state maximum allowable levels. A compliance order was issued limiting the production until the level of nitrates could be reduced below the allowable limits established by the State of California Department of Public Health. A Compliance Order No. 02-05-14R-001 was issued by the State Department of Public Health on May 30, 2014 and subsequently amended by Compliance Order No. 02-05-15C-007 on June 12,

2015, requiring the City to submit a time schedule for the construction of a new well.

The City submitted a time schedule and initiated actions to construct a new well no. 4 conforming to state standards. The City authorized Maggiora Brothers Drilling Inc. to drill a test well at site well no. 4. The test well proved positive to determine the site is suitable for construct a new well. Acquisition of the site is proceeding with the land owner and construction plans, applications for a permit are being prepared for submittal to the State Department of Public Health.

The production of domestic water from the two active well is sufficient to meet the current daily and peak demands of the city. Both wells have additional production capacity to meet future growth demands.

Water Wells:

Current well production from Well No. 1 & 2	(21,000 g p h)	350 g p m
Current daily demand		245,000 g p d

Projects approved. Based on 322 g/DU

D'Ambrosio PUD Third Street 27 Lots	Estimated daily demand	8,700 g p d
Rancho Vista Subdivision 86 Lot	Estimated daily demand	27,700 g p d
Fuel Station 404 The Alameda	Estimated daily demand	15,400 g p d
Proposed project, lots 45 single family units		14,500 g p d
	Total daily demand	311,300 g p d

Existing well production: Production is based upon the pump schedules from well no. 1 and 2, at the current rate of 350 g p m. to meet the daily demand. This would require the both pumps to operate for a period of 15 hours per day to meet the daily demand.

New Well

Proposed new well No. 4 (estimated pumping capacity 400 g p m)	
	Normal operational pumping rate 300 g p m

Future new well no. 5	300 g p m
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The two existing wells are capable of provide daily production to meet the daily and peak demands of the city. With the new well 4 & 5, the water system will be capable of meeting future water needs. All new development will be required to install and meet water system standards and pay water connection impact fees. Development will also be required to create a special maintenance and service benefit district and well as a landscaping and lighting district.

Waste Water Treatment Plant.

The City's Waste Water Treatment Plant situate at the end of Third Street and is classified by the State Water Resources Control Board, Central Coast Region pursuant to Title 23, California Code of Regulations Divisions 3, Chapter 26, Sections 3670-3719.6. The treatment plan has a classification of III. The plant design flow is 0.270 MGD (PWWF) and 0.240 MGD (ADWF). The current plant is operating at a daily flow rate between 0.122 MGD to 0.149 MGD. The WWTP facility handles the daily flows, however is subject to periodical odor problems due to a built up of sludge in the secondary treatment pond. The city has plans for the removal of the sludge, which will aid in the treatment process and decrease the odors. The City Council has committed funds in their annual fiscal budget to address the sludge removal. Steps have been taken to implement an ongoing sludge removal process that will maintain the treatment process of the ponds.

Current average flows to treatment facility. 122,000 to 149,000 g p d

Approved Projects:

Approved D'Ambrosio PUD Third St. 27 Lots	Estimated discharge	4,500 g p d
Approved Rancho Vista Subdivision 86 Lots	Estimated discharge	14,200 g p d
Approved Fuel Station at The Alameda	Estimated discharge	9,020 g p d
Proposed project 45 lots	Estimated discharge	7,500 g p d
	Total discharge	184,220 g p d (82.2%)
	Treatment Plant ADWF	224,000 g p d

The existing waste water treatment plant has the capacity to treat existing population and the proposed increases from projects. Planned sludge removal will decrease the periodical odor occurrences. All new development will be required to pay development sewer connection impact fees upon building issuance.

STORM DRAINAGE SYSTEM.

The City maintains various storm drainage systems throughout the city. There are no functioning storm drain system adjacent to or within the annexed area. Pre-zoning of the site will allow residential development meeting the City development standards. Storm drain systems are part of the standards which will be applied to any approval granted for the project. The area naturally drains northeasterly to State Highway 156 and easterly along the highway to San Juan

Creek. All improvements within any proposed development will be funded by the development. Storm drainage impact fee will be required upon all building permit issued within any proposed development. In addition, the City requires on-site retention of storm runoff water and post release to pre flow conditions and the implementation of the State SWPPP regulations.

STREET CONSTRUCTION:

The annexed property is adjacent to and bounded by San Juan-Hollister Road (formerly State Highway 156). San Juan-Hollister road is a sixty feet wide right of way with two asphalt travel lanes and shoulders. The property was pre-zoned to R-1 single family residential and upon development the development will improve and widen San Juan-Hollister Road with concrete curb, gutter, sidewalk, aggregate base and asphalt surfacing to meet the City standards. The development will also improve internal street and cul de sacs to city standards. Upon issuance of building permits, a traffic impact fee will be required. San Juan-Hollister Road has the vehicle travel capacity to handle increase traffic from the 13.3 acre parcel. The trip generation is estimate to be approximately 460 daily trips per day. The hourly trips in the A.M. hours are estimated to be 38-40 and 50-55 trips in the P.M. San Juan-Hollister Road currently operates at a level of B or better.

STREET UTILITY MAINTENANCE;

All city utilities in San Juan-Hollister Road are maintained by the Public Works personnel. Any improvements to the utility valves, boxes, riser, manholes will be performed by the development with inspection and oversight by the City. The annexation of 13.3 acre also incorporated 1.8 acre of the San Juan-Hollister, Road. The existing San Juan-Hollister Road road is poorly maintained by the county and will require additional patching and surface maintenance by the city upon annexation. As development take place on the 13.3 acre parcel, the City can condition the developer to participate in the resurfacing and maintenance process. A light and landscaping district as well as a special municipal service and maintenance district will be required as a condition of approval.

PARKS:

The City does not have any parks in the vicinity are adjacent to the annexed property. Upon any proposed residential development projects, park improvements and park development fees will be required. As a normal development process, on-site storm retention areas are often comingled with park improvements, which provides park facilities and amenities to the development. The combination of joint uses of the lands allows multiple

functions for the same property and more efficient use of the lands. The City requires park development impact in lieu fees for all new building permits issued.

RECREATION:

The City does not have or provide recreation programs within the City. The existing Abbe Park situated on Polk Street, between fourth and fifth streets. Abbe Park has facilities consisting of a baseball diamond and ball field, bleachers, a concession stand and a restroom building. It is used on contractual agreement basis to the Little League or other organizations that provide organized team events. The annexation of the 13.3 acre will not have any effect on the Abbe Park facility.

LIBRARY:

The city owns and operates a library. It is staffed with three part time employees from 1:00 P.M. to 4:00 P.M. daily and 12:00 P.M. to 3:00 P.M. on Saturdays. The library provides services to the residents of the city as well as outlying county residents of the Rancho Larios Subdivision, San Juan Canyon area, Salinas grade road area and portions of the San Juan Valley area west of Mitchell Road. The annexation of the 13.3 acres will not affect the library services of the city. When development occurs, the lot density shall conform to the city standards and all development and improvement facilities shall meet the City of San Juan Bautista standards. All new building permit issued will be subject to payment of a library development impact fee.

PETITION

A PETITION OF LANDOWNERS INITIATING PROCEEDINGS FOR ANNEXATION TO THE CITY OF SAN JUAN BAUTISTA

The undersigned, by their signatures hereon, petition the City Council for approval to proceed with the City's annexation procedures and steps to annex the following property into the city limits.

1. The annexation is made hereto and pursuant to the City of San Juan Bautista regulations and San Benito County LAFCO requirements.
2. The proposed annexation is for the territory as described in Exhibit A attached hereto and reference herein.
3. The proposed annexation is subject to the terms and conditions of Ordinance 2013-02.
4. The proposed annexation contiguous to the existing city limits and within the sphere of influence of the City of San Juan Bautista.
5. The person(s) signing this petition have signed as the legal landowners of the property to be annexed.

SIGNATURE AND DATE	PRINT NAME	APN
<u>Kathleen Manning 3/5/15</u>	<u>KATHLEEN MANNING</u>	<u>002-520-011</u>
_____	_____	<u>012-130-023</u>
_____	_____	<u>012-130-021</u>
_____	_____	<u>002-520-012</u>
_____	_____	<u>012-130-131</u>

RESOLUTION 2016-14

**A RESOLUTION FOR APPLICATION OF THE CITY OF SAN JUAN BAUTISTA
INITIATING PROCEEDINGS FOR ANNEXATION OF 13.3 ACRES OF LAND
CONSISTING OF FOUR PARCELS (APN 012-130-012, 021, 023 & 031) INTO
THE CITY OF SAN JUAN BAUTISTA**

WHEREAS, the City of San Juan Bautista desires to initiate a proceeding for the adjustment of boundaries specified herein.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Juan Bautista does hereby order as follows;

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is a reorganization of the boundaries of the City of San Juan Bautista consisting of 13.3 acres of land and 1.7 acres of public road situated on the north side of San Juan-Hollister Road
3. A map and legal description of the affected territories is set forth in Exhibits "A" and "B", attached hereto and by reference incorporated herein.
4. It is desired that the proposal be subject to the following terms and conditions;
 - a. That the properties (APN 012-130-012, 021, 023 and 031) be pre-zoned to R-1 low density residential district upon annexation.
5. The reason for the proposal is to expand residential uses in the City for increased property tax base and housing opportunities.
6. The proposal is consistent with the adopted Sphere of Influence of the City of San Juan Bautista,
7. Consent is hereby given to the waiver of conducting authority proceedings.

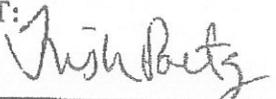
PASSED AND ADOPTED this 15th day of March, 2016 by the following vote:

AYES: Edge, West, Martorana, Boch, Lund

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST: 
Trish Paetz, Deputy City Clerk


Mayor Rick Edge

ORDINANCE 2016-03

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN
JUAN BAUTISTA APPROVING THE PREZONING OF A 13.3 ACRE
PARCEL OF LAND SITUATED AT 300 SAN JUAN-HOLLISTER ROAD TO
R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT
(APN 012-130-012, 021, 023 & 031)**

WHEREAS, the City Council received a recommendation from the Planning Commission to pre-zone a 13.3 acre parcel of land for annexation into the City of San Juan Bautista, and

WHEREAS, the City Council has received and reviewed the staff report describing the land and the public services available to the property for the pre-zoning to R-1 Low Density Residential Zoning District and the findings necessary for the annexation of the parcel into the City of San Juan Bautista, and

WHEREAS, the City Council finds that the property is contiguous to the existing city boundary, and public utilities and services are available to adequately serve the property, and

WHEREAS, the City Council approved the Initial Study and Negative Declaration and findings for the pre-zoning and annexation of the 13.3 acre parcel of land, and

WHEREAS, the City Council finds that the pre-zoning of the parcel to the zoning classification of R-1 Low Density Residential Zoning District is consistent with the proposed uses and, upon annexation into the city limits, the parcel will be consistent with the land uses designated in the 2035 General Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Juan Bautista hereby pre-zones to R-1 Low Density Residential Zoning District 13.3 acres of land consisting of four parcels being more particularly described as follows;

Being a portion of Section 33, Township 12 South, Range 4 East, Mount Diablo Base and Meridian bounded by a line more particularly described as follows:

Beginning at a point in the northerly line of the San Juan-Hollister Highway at an angle point in the jurisdictional boundary line of the City of San Juan Bautista and running along the northerly line of said San Juan-Hollister Highway, as the same now exists, 60 feet in width, North 89° 51' 00" West, 1228.11 feet more or less to a point on the existing jurisdictional boundary of the City of San Juan Bautista; thence leaving said northerly line and following the existing jurisdictional boundary, North 0° 01' 00" West, 458.52 feet more or less to a point on the south right of way line of the State of California, Route 156; thence along the south line of said State Route 156, North 88° 59' 00" East, 1228.68 feet; thence leaving said south line of State Route 156, South 0° 01' 30" West, 483.17 feet to the point of beginning.
Containing 13.30 acres more or less

THE FOREGOING ORDINANCE was introduced and first read at a regular meeting of the City Council of the City of San Juan Bautista on the 15th day of March, 2016, and was adopted at a regular meeting of the City Council on the 19th day of April, 2016 by the following vote:

AYES: Edge, Boch, Lund, Martorana, West

NOES: None

ABSENT: None

ABSTAIN: None



Mayor Rick Edge

ATTEST:



Connie Schobert, City Clerk

RESOLUTION 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE INITIAL STUDY AND NEGATIVE DECLARATION FOR THE PRE-ZONING OF 13.3 ACRES OF LAND SITUATED ON THE NORTH SIDE OF SAN JUAN-HOLLISTER ROAD (002-130-012,021,023 & 031)

WHEREAS, the Planning Commission has received a request to pre-zone a 13.3 acre parcel of land, consisting of four parcels, situated on the north side of San Juan-Hollister Road, to low density residential district and annex the property into the city boundaries, and

WHEREAS, the Planning Commission conducted a public hearing on March 1st, 2016 to receive and hear all public comments and oral input, and review written correspondence and electronic communications on the pre-zoning and annexation request of Kathleen Manning for Assessor Parcel Numbers 012-130-012, 021, 023, and 031, and

WHEREAS, an initial study and negative declaration has been prepared for the Planning Commission to review, discuss and consider approval to pre-zone the 13.3 acre parcels of land to low density residential district and authorize an application for annexation to the Local Agency Formation Commission (LAFCO), and

WHEREAS, the Planning Commission, upon receiving the staff report, initial study, negative declaration, all public input, written comments, and electronic communication, and in light of the whole record before them, there is no evidence that the pre-zoning and annexation will have a significant effect on the environment of the area. The following findings are made to support the approval of the initial study and negative declaration for the pre-zoning and annexation.

1. That the pre-zoning and annexation of the 13.3 acre parcels of land to low density residential district conform to the preferred scenario and housing land use designations as shown on Map 6.4 of the 2035 General Plan.
2. That the pre-zoning and annexation is consistent with the goals, policies, objectives and programs of the 2035 General Plan.
3. That the annexation of the 13.3 acre parcels of land will be an infill project that will provide continuity of city boundaries for efficient municipal utility services and be consistent to the proposed growth area and land uses as identified on Map 6.12 of the 2035 General Plan.

4. That the pre-zoning and annexation will strengthen the economic and sustainability of the City to provide available housing opportunities to its residents.
5. That the pre-zoning and annexation of the 13.3 acre parcels of land 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 that will be properly mitigated upon future development.
6. That the pre-zoning and annexation is a planning tool to promote orderly growth and expansion of the City and guide the land uses to have consistency with the goals, policies, objectives and programs of the 2035 General Plan.
7. That the pre-zoning and annexation is consistent with Objective LU 2.5 of the 2035 General Plan; Diversify housing stock to accommodate all San Juan Bautista residents.
8. That the pre-zoning and annexation is consistent with Policy LU 2.5.2.1 of the 2035 General Plan; Expand the range of allowable housing types and areas in which they may be built without compromising local design standards, property values, or quality of life by allowing variable density and lot size in residential districts.
9. That the pre-zoning and annexation is consistent with Program LU 2.5.2.2 of the 2035 General Plan; Remove regulatory obstacles that have the effect of rendering various housing types uneconomical.
10. That the pre-zoning and annexation is consistent with Policy HO 4.1.3 of the 2035 General Plan; Prioritize infill housing development.
11. That the pre-zoning and annexation is consistent with Objective HO 3.3 of the 2035 General Plan; Provide a variety of housing types that reflect the character of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista does hereby approve the pre-zoning of a 13.3 acre parcel of land, consisting of four parcels identified as APN 012-130-012, 021, 023 and 031, to Low density residential district (R-1) and recommends to the City Council the pre-zoning and annexation of said parcels.

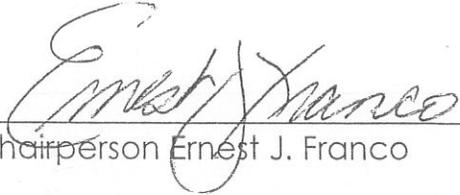
PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 1st day of March, 2016 by the following vote:

AYES: Medeiros, Guibert, Gredassoff, Franco

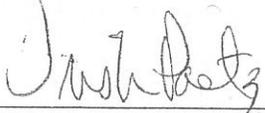
NOES: None

ABSENT: None

ABSTAIN: None


Chairperson Ernest J. Franco

ATTEST:


Trish Paetz, Deputy City Clerk

**CITY OF SAN JUAN BAUTISTA
PRE-ZONING AND ANNEXATION
13.3 ACRES APN 012-130-
012,021,023,031**

*Initial Study and
Negative Declaration*

January 2016



*Prepared for
City of San Juan Bautista*

NOTICE OF PUBLIC HEARING

Pursuant to Government Code Section 65090, the City Council for the City of San Juan Bautista gives notice of a public hearing on **March 15, 2016 at 6:00 p.m.** in the Council Chambers at San Juan Bautista City Hall, 311 Second Street. During the public hearing, the following items will be discussed:

- **Consider pre-zoning of 13.3 acres of land situated on the north side of San Juan- Hollister Road 300 feet east of Salinas Grade Road to low density residential. (APN 012-130-012, 012-130-021, 012-130-023, 012-130-031)**
- **Consider a Notice of Intent to Adopt an Initial Study and Negative Declaration for the Pre-Zoning and Annexation of 13.3 acres on San Juan-Hollister Road (APN 012-130-012, 021, 023, & 031)**

Staff reports and the full text of all items to be discussed will be available for public review at City Hall prior to the meeting. All members of the public are encouraged to attend the meeting and may address the City Council on the issues during the public hearing. Written comments may be hand delivered or mailed to City Hall, 311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045, or e-mailed to cityplanning@san-juan-bautista.ca.us, not later than **1:00 p.m., March 15, 2016.**

If a challenge is made on the action of the proposed project, pursuant to Government Code Section 65009, court testimony may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

Posted: March 4, 2016

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Section 1.0

1.1 Introduction and Overview

The General Plan is used by the Planning Commission and City Council to evaluate land use changes and make decisions for the orderly growth and expansion of the City. The land use element of the General Plan is the centerpiece for establishing the vision, goals, policies and strategies to make logical and informed decisions to accommodate orderly growth and expansion. The General Plan established a sphere of influence which allows the City to review and evaluate lands outside the City's boundary for future growth and expansion. The City's sphere of influence boundaries also provide the ability to collaborate and coordinate with the San Benito County General Plan to further the objectives for preservation of farm lands, conservation of open space, orderly continuous growth of boundaries and economical expansion of municipal services. The objective of the City's General Plan is to establish a relationship of municipal services to outward and contiguous growth patterns to new territories that are economically feasible without straining the ability of the City's infrastructure.

The General Plan incorporates a land use element that identifies areas that can be serviced economically and affectively with municipal services to accommodate future growth. The present urban growth boundary of our General Plan has a direct relationship to areas where the City can serve or has the capacity to service adequate municipal services. Expanding the City's urban growth boundary will allow the City to achieve a balanced diversification of land uses that provide future growth for an expanded property tax base, increased employment opportunities, increase housing opportunities and provide new utility revenues. The proposed pre-zoning and annexation of the 13.3 acre parcel of land is considered an infill project consistent with the objectives of the 2035 General Plan. The properties situated between properties that are within the existing City limits. The annexation will provide continuous land use of properties fronting on the north side of San Juan-Hollister Road. The area is identified in the 2035 General Plan as low density residential with utilities available for urban services.

1.2 Purpose and Need

The City has identified an area within the City's sphere of influence and urban growth boundary along San Juan-Hollister Road as potential sites for urban growth and future annexation. This area was identified in the 2035 General Plan as low

density urban residential. The area was also part of the 2008 Infrastructure Project which constructed utilities along San Juan-Hollister Road to accommodate future growth in the surrounding areas. The existing industrial buildings and Mission RV Park is currently within the city limits and provided with municipal services. The pre-zoning and annexation of the 13.3 acres will infill the four properties to provide continuity of land uses along the northerly side of San Juan-Hollister Road. The four parcels will have the potential for future growth of low density urbanized residential development to expand the tax base, increase revenues to the sewer and water systems, and provide new housing opportunities. The annexation is a contiguous and outward expansion of the City's boundaries that will allow development within the City for sustainable economic growth.

1.3 Project Description

The project is for the pre-zoning and annexation of four parcels totaling 13.3 acres along San Juan-Hollister Road. Each property has access to San Juan-Hollister Road with water, sewer, electrical and communication services. The land is flat and gentling sloping to the northeast. A portion of the property at the northeast corner is within the FEMA flood prone area as delineated on Flood Insurance Map No. 066069C0159D. The San Andreas earthquake fault bisects the parcel at the northeast corner. The area is designated and identified in the Alquist-Priolo Earthquake Safety Act maps.

1.4 Permits Required

Changes to the City Boundary of the City of San Juan Bautista will require approval from San Benito County Local Agency Formation Commission (LAFCO). LAFCO oversees all jurisdictional boundary changes in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. A property tax sharing agreement with San Benito County has been secured and approved for annexations to go forward to LAFCO. Application for changing the boundary is one of the planning tools the City uses to plan for future growth and development. In addition, the City will utilize a pre-zoning approval of the four parcels to a zoning designation that meets the 2035 General Plan land use goals, objectives, policies and programs. Annexation is voluntary for the property owners and will require approval from the Planning Commission and City Council before annexation is approved by LAFCO. Pre-zoning and annexation is a step in proactive planning used by the City to plan for future growth and orderly contiguous development.

SECTION 2.0 Environmental Checklist & Initial Study

INITIAL STUDY

I. BACKGROUND

1. Project Title: Pre-Zoning 13.3 Acres PZ 2016-01
2. Lead Agency Name and Address:

City of San Juan Bautista
311 Second Street/P.O. Box 1420
San Juan Bautista CA 95045
CONTACT: (cityplanning@san-juan-bautista.ca.us)
3. Project: PZ 2016-01
4. Project Applicant: Kathleen Manning
5. General Plan Designation: Low Density Residential
6. Zoning: R-1 Single Family Residential
7. Description of Project: Pre-zone 13.3 acres for annexation into the City of San Juan Bautista
8. Surrounding Lands: West: Commercial Motel; East: R-3 residential, RV Park; South: Agriculture-Row Crop;(County) North: State Highway 156.
9. Other Public Agencies: County of San Benito, San Benito County Local Formation Commission.
10. Project size: 13.3 Acres more or less.
11. Project Density: Not applicable. No development proposed at this time.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" (i.e., an impact that could be significant, and for which no mitigation has been identified), as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Hydrology/Water Quality
<input checked="" type="checkbox"/> Land Use/Planning	<input checked="" type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Public Services	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Traffic	<input checked="" type="checkbox"/> Utilities/Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance

III. DETERMINATION (To be completed by the Lead Agency). On the basis of this initial evaluation:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project could have a significant effect on the environment, there will not be a significant effect because the applicant has agreed to mitigate the significant effects to a point where less than significant effect on the environment would occur. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" (i.e., an impact that could be significant, and for which no mitigation has been identified), as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Hydrology/Water Quality
<input checked="" type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Traffic	<input checked="" type="checkbox"/> Utilities/Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance

III. DETERMINATION (To be completed by the Lead Agency). On the basis of this initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that the Proposed Project could have a significant effect on the environment, there will not be a significant effect because the applicant has agreed to mitigate the significant effects to a point where less than significant effect on the environment would occur. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been

analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR OR NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature/Title

Date

IV. ENVIRONMENTAL CHECKLIST

Introduction

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
1. AESTHETICS.				
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The project is for the pre-zoning and annexation of the property to conform to the City's 2035 General Plan. There is no development proposed in this phase of the project. Upon development, appropriate studies, analysis, review and investigation will be required that will meet the California Environmental Quality Act provisions and guidelines.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>2. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i></p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	X	
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The property is a vacant grass land property which has been used in the past for cattle grazing. The property has sat vacant for the last twenty years with no agriculture uses. The pre-zoning will change the use of the property from agriculture to low density residential and upon annexation into the City, the property will be consistent to the land uses designated in the 2035 General Plan. No development will occur with the pre-zoning and annexation phase. Upon approval by LAFCO and completion of the annexation of the property into the city limits, application can be submitted for development.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations: Would the project:</i></p>				
<p>a. Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	X	
<p>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	X	
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>e. Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The air quality will not change upon pre-zoning and annexation of the property to low density residential. Upon application for development, studies and analysis will be performed to address the impacts to air quality.

4. BIOLOGICAL RESOURCES.

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>		X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>		<input type="checkbox"/>	X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

There will be no biological impacts to the property resulting in the pre-zoning and annexation of the property into the City limits. Upon application for development, the property owner will be required to address the environmental impacts.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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5. CULTURAL RESOURCES.

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>		X	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>			X
c. Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>		X

Discussion

The pre-zoning and annexation of the property will not affect the cultural resources. The property will remain the same current uses. Upon approval by LAFCO and completion of the annexation process, the property will be under jurisdiction of the City. Applications can be submitted for development. Studies, analysis, reviews and investigations will be performed in compliance with CEQA guidelines to address environmental impacts.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
6. GEOLOGY AND SOILS.				
<i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earth-fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>		X
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Result in substantial soil erosion, or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on expansive soils, as defined in Table 18-1-13 of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

A portion of the property is within the Alquist-Priolo Earthquake Fault Zoning Map. The pre-zoning and annexation is the first step in having the property included into the City's jurisdiction. The property will be pre-zoned to low density residential, conforming to the 2035 General Plan land use designation. The current use will remain the same and will not change until an application is submitted for development.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance?	<input type="checkbox"/>	<input type="checkbox"/>	X	
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The current use will remain the same (vacant grass lands). No changes in the land use will occur from the pre-zoning and annexations.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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8. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>		<input type="checkbox"/>	X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The use of the property will remain the same. No hazardous waste will be proposed by the pre-zoning and annexation of the property. Upon future development, an environmental analysis will be prepared addressing all potential impacts of hazardous waste.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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9. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>		<input type="checkbox"/>	X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>		X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>		X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Place within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rgte Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h. Place within a 100-year floodplain, structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The pre-zoning and annexation of the property will not change the flood potential or the current use as a vacant dry grass land parcel. Upon approval by LAFCO and completion of the annexation process, the property will fall under the jurisdiction of the City of San Juan Bautista. The land use will be designated low density residential and upon submittal of an application for development, appropriate studies and investigations will be performed to address the environmental impacts.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
10. LAND USE AND PLANNING				
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The current land use of the property will not be changed as a result of the pre-zoning and annexation.

The property will remain the same use; a dry grassland parcel. The pre-zoning will conform to the 2035 General Plan and the annexation upon approval by LAFCO will be considered an infill project. The designated land use upon annexation into the City will be low density residential. The use will be consistent with the 2035 General Plan.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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11. MINERAL RESOURCES.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|---|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

Discussion

The project is not located near or within a mineral resource area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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12. NOISE.

Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>		<input type="checkbox"/>	X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The project of pre-zoning and annexation will not create or change the noise levels of the property. The parcel will remain the same use as currently, a vacant dry grassland parcel. Upon completion of the annexation process, the property will be subject to development as low density residential. Environmental analysis will be performed to address potential impacts.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
13. POPULATION AND HOUSING.				
<i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The pre-zoning and annexation will allow the property to be annexed into the City. The current use will remain the same until development occurs. Upon approval by LAFCO and completion of the annexation process, the property will be under the jurisdiction of the City. The property will be designated low density residential. Application for development will be required to address the environmental impacts in accordance with the California Environmental Quality Act provisions and guidelines.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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14. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>		X

Discussion

The annexation of the property into the City will change the fire and police protection services from the County to the City. The City currently contracts for law enforcement services with the San Benito County Sheriff's Department. There will be not impacts to law enforcement. Fire services of the City and County is contracted to the City of Hollister Fire Department. There will be no impact to fire services as a result of annexation.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

Pre-zoning and annexation will not affect the recreation of the county or City. The parcel will remain the same use, as a vacant dry grassland parcel. Upon future development, the property will be required to prepare an environmental impact report addressing the potential impacts to recreation.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC				
<i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>		X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>		X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>		<input type="checkbox"/>	X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

No impacts to transportation of the property. The property will remain a vacant dry grassland parcel upon pre-zoning and annexation into the City limits. Upon completion of the annexation process and application for development, studies, review and analysis will be performed to address the traffic and transportation impacts.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS.				
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

Annexation and pre-zoning will not change the current uses of the property. Utility services will not be required as part of the annexation and pre-zoning. The parcel will remain a vacant dry grassland parcel until development occurs. Upon application for development, studies and analysis will be performed to address the impacts to the utility systems.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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18. MANDATORY FINDINGS OF SIGNIFICANCE.

<p>a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
<p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Discussion

The property will be pre-zoned to low density residential zoning that will conform to the 2035 General Plan. Annexation into the City will required LAFCO approval. The property is adjacent to existing utilities on San Juan-Hollister Road and the City has the capacity to provide water and sewer services to the property upon development. The City also has the capability to provide urban services to the property. The current use will remain the same as a vacant dry

grassland parcel. No development is proposed with this application for pre-zoning and annexation. The pre-zoning of the property to low density residential is consistent with the 2035 General Plan and an Environmental Impact Report was prepared and approved by the Planning Commission and City Council in 2016.

will incorporate landscaping and open spaces for plant growth and new habitat. Provisions will be placed on the existing drainage channel to protect sensitive habitat and species as indentified by the State of California Department of Fish and Game and U.S. Fish and Wildlife Service. Expansion of the drainage corridor and increasing the area for drainage retention and flows will enhance the habitat of the area and provide groundwater recharging to the underground aquifers.

- 3.5 Cultural Resources: A detailed study will be required upon development to identify the cultural and archaeological impacts. Onsite inspection during construction will be part of the archaeological monitoring program. The larger parcel is currently vacant dry grasslands and will remain the same use until development occurs. The annexation will not change the cultural resources of the area and will be a less than significant impact. Provisions during the development approval process to protect and monitor the cultural resources of the area will be a part of the development conditions, mitigation measures and monitoring programs.
- 3.6 Geology/Soils: Soil reports and investigations will be conducted upon development. The studies will insure compatible consistency with the geological and seismic requirements of the area. The property is bisected by the San Andreas Fault and a portion of the property is within the Alquist-Priolo Earthquake Safety Act. Upon development, the property will be required to investigate and establish setbacks and design criteria that will be incorporated into the development standards for property. Soils erosions, compaction, subsidence and liquefaction will be accommodated in the studies to insure consistency to the City of San Juan Bautista building standards.
- 3.7 Greenhouse Gas Emission: Greenhouse gas emissions occur naturally in the atmosphere and from human activities. Greenhouse gas emissions are produced primarily from electricity generation, road transportation, other energy producing sources, industrial processes, agriculture, forestry, other land use activities related to development, solid waste disposal, wastewater treatment and discharge. The Greenhouse gas emission (GHG) component includes water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), Chlorofluorocarbons (CFC), hydrofluorocarbons (HFC), perfluorocarbons (PFC), sulfur hexafluoride (SF₆), and black carbon. California's GHG emissions contribute to

global climate change and are attributable in large part to human activities associated with industry, manufacturing, energy production, transportation, residential, commercial, institutional and agricultural sectors. The unincorporated areas of San Benito County in 2009, based upon the inventory of these sectors, contributed 115,502 metric tons of CO2 emissions.

The largest portion of the emission was due to transportation. The second largest producer of emission was the commercial/industrial sector. AMBAG is currently evaluating and coordinating with the County of San Benito, City of Hollister and City of San Juan Bautista to develop sustainable community strategies. These strategies will aid the agencies in planning and developing goals, objectives and action strategies to reduce greenhouse gas emissions. The annexation of the parcels into the City of San Juan Bautista Boundary will allow the property to be developed as residential. The expansion of residential development adjacent to the Mission RV Park is consistent with land use policies of the 2035 General Plan and San Juan Bautista Municipal Code. There will be an incremental increase in vehicular exhaust emissions upon full development of the property. Based upon planning standards, the incremental increase is related to the number of vehicles generated by the development. A detailed traffic analysis will be required upon development and specific mitigation measures and conditions of approval will be required.

- 3.8 Hazards/Hazardous Materials; Residential development will have a less than significant effect on hazardous materials to the area. State Highway 156 is adjacent to the area and will likely experience increased traffic due to regional development of the surrounding communities. The San Benito County Office of Emergency Services (OES) provides emergency management services to the County and the City of San Juan Bautista. San Benito County Environmental Health Department monitors and inspects hazardous storage and containment facilities under their CUPA program. These regulations, agency permits and monitoring programs, will maintain a less than significant effect of hazardous materials to the area.

The areas is not located within an airport or private airstrip zone. The area is within a quarter mile of a school but separated by State Highway 156. The area is designated as a low fire hazard area.

- 3.9 Hydrology/Water Quality: The pre-zoning and annexation will not effect the water quality or deplete the groundwater supplies of the area. Pre-zoning is for the designation of the property to a zoning classification that, upon annexation, will conform to the 2035 General Plan. Water production from City wells will not be effected. Drainage will not be obstructed or impaired. Upon annexation the properties will remain the same land use as currently exist. Upon development, plans will be submitted to the City and reviewed to establish conditions to mitigate potential impacts to a less than significant level. A portion of the area is within a flood hazard zone as identified on the Flood Insurance Rate Maps. Upon development, the area will mitigate the flood potential and develop drainage channels that will alleviate and minimize flood damage to a less than significant level.
- 3.10 Land Use/Planning: The areas within the urban growth boundary and sphere of influence. The General Plan policies allow expansion of areas that are contiguous to the City limits and with the ability to provide municipal services. The proposed annexation will provide the City with the capability to plan for future development within the area. The City has the ability to provide both sewer and water to the areas as well as other public municipal services. The zoning classification of the areas will be low density residential.
- 3.11 Mineral Resources: The proposed areas are not within a designated mineral resource area. Mineral resources will not be affected by the pre-zoning and annexation or subsequent development.
- 3.12 Noise: The pre-zoning of the four parcels will allow residential development. All new development will produce noises above the current levels. The level of noise is not know at this time and will be evaluated upon development. Currently the area is being utilized as vacant dry grassland agriculture. The noise resulting from the agriculture use is within the tolerance of adjacent land uses of the area. Temporary increases of ambient noise levels are experienced during early hours of cultivation and crop harvesting. Upon development, construction noise levels will be temporarily increased due to the construction activities. These noise levels can be mitigated by placing restriction on the hours worked during the days and days worked during the week. In addition, machinery and equipment used for construction will be monitored for noise levels that are within the acceptable range.

The proposed annexation will, by itself, not have an impact on the noise levels of the area. Upon development, studies will be evaluated to address the increases in noise levels and mitigation measures will be implemented to offset the increases.

3.13 Population/Housing: The proposed annexation will not have an effect on the population and housing of the City until development occurs. Indirect or secondary effects: The annexation will allow urban development that will, in turn, have an incremental effect on housing demand of the City. These incremental effect will be evaluated and assessed at the time of development.

3.14 Public Service: Public services to the four parcels are as follows:

- a. Fire Protection: The City of San Juan Bautista contracts with the City of Hollister for fire protection services. The fire department has fire engines fully equipped for structural fire protection services. The fire department has the ability to provide service and response to the four parcels.
- b. Law Enforcement: The City contracts with the San Benito County Sheriffs Department for law enforcement services. The annexed area is located along State Highway 156 and within easy access to Mission Vineyard and San Juan-Hollister Roads.
- c. Schools: The area is within one quarter mile of a school. The school is separated by State Highway 156. The designated areas will be zoned residential and will have an incremental impact on the schools. Impact fees and expand tax base will offset some of the impacts.
- d. Parks: The proposed annexation by its self will not have an effect on the City parks. Upon development, lands for park dedication and development can be addressed.
- e. Planning Department: The pre-zoning and annexation will only have a minimal affect on the Planning Department. Upon development, planning review and processing can be handled with the existing staff. Development impact fees established by the City will help offset any impacts to the Planning staff and other municipal service departments.

- 3.15 Recreation: The annexation will have no adverse effects on the recreation in the City. Upon development, recreation needs and impacts will be addressed
- 3.16 Transportation: The area is located along San Juan-Hollister Road and has easy access to State Highway 156. The area can be accessed off Mission Vineyard Road and The Alameda South. Truck traffic is allowed on these roads. The level of service (LOS) is Level A. (See the Transportation Element of the City's General Plan.) Pre-zoning and annexation will not affect the transportation of the area until development takes place.
- 3.17 Utilities: Water and sewer is provided to the area. Storm drainage and surface runoff flows will be directed to detention ponds and natural drainage channels. On-site retention and storm drainage collection systems will be incorporated into the design upon development. Water supply will be provided from the newly constructed 1.2 million gallon steel water reservoir. Upon annexation, the property will be incorporated into the City of San Juan Bautista and be a part of the solid waste disposal contract services. Sewage from the area will be discharged into the sewer collection system and treated at the City's waste water treatment facility.
- 3.18 Mandatory Findings of Significance. The pre-zoning and annexation, by itself, will not result in any construction or building on the four parcels. The area is used as agriculture dry grasslands and the annexation and development of residential will have a minimal effect on the wildlife habitat of the area with appropriate mitigation measures. Planning and development standards will be implemented to require mitigations, monitoring and conditions of approval to minimize any adverse effects to a less than significant level. The cumulative impacts of the development will occur after annexation and subsequent development. The lead agency will be the City of San Juan Bautista and the current municipal code and development design guidelines require detailed review and approval to mitigate potential impacts to less than significant. This will include, but will not be limited to, site review, conditional approval, monitoring requirements, easement dedication for utilities, open spaces, habitat preservation, and other conditions deemed necessary.

Based upon the analysis and findings of this document, the pre-zoning and annexation of the properties is a planning function for orderly growth to the City and will not cause a substantial adverse effect on human beings, adversely affect the health and safety of persons living and working in the vicinity, or be materially detrimental to the public welfare of the residents of the City. The cumulative impacts can be adequately mitigated to a less than significant level.

4.0 Report Preparation

4.1 Report Author: This report is prepared for the City of San Juan Bautista to address the potential impacts of pre-zoning and annexation of 13.3 acres of land along San Juan Hollister Road. The annexation to change the boundaries is for future expansion and orderly growth and will be presented to the Local Agency Formation Commission for consideration and approval. The author of this report is the Planning staff of the City of San Juan Bautista.

4.2 References:

San Juan Bautista 2035 General Plan
2035 San Benito County General Plan
2008 Infrastructure Improvement Project City of San Juan Bautista.
San Juan Bautista Municipal Code
San Juan Bautista Design Guidelines

SECTION 5.0

5.1 List of Figures

Figure 1 Vicinity Map
Figure 2 Assessor Parcel Map, Book 012 Page 13
Figure 3 Existing City Boundaries
Figure 4 Sphere of Influence and Area of Concern, 2035 General Plan
Figure 5 FEMA Flood Insurance Rate Map
Figure 6 Seismic Zones San Juan Bautista
Figure 7 Seismic Zone Site Map
Figure 8 Map 6.12 Proposed Growth Areas and Land Uses 2035 GP
Figure 9 Map 6.4 Preferred Scenario, Housing Land Use 2035 GP

5.2 Definitions:

SJB City of San Juan Bautista
SOI Sphere of Influence
UGB Urban Growth Boundary
AMBAG Assn. Monterey Bay Area Governments
LAFCO Local Agency Formation Commission

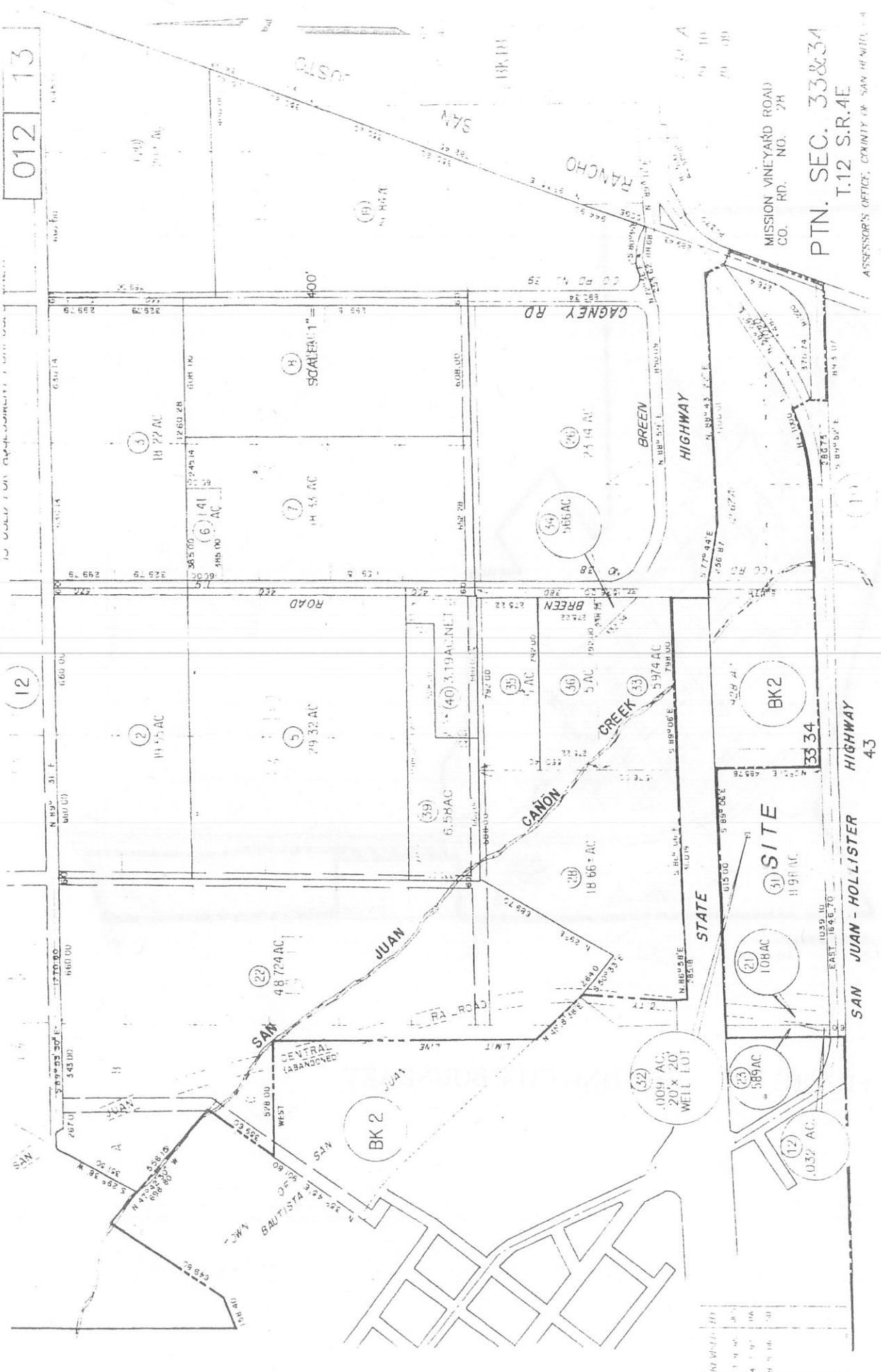


FIGURE 2 SITE MAP
ASSESSOR PARCEL MAP

PTN. SEC. 33&34
T.12 S.R.4E

ASSESSOR'S OFFICE, COUNTY OF SAN MATEO, CA

MISSION VINEYARD ROAD
CO. RD. NO. 2H

SAN JUAN - HOLLISTER
HIGHWAY 43

012 13

(12)

(12)

NO.	AREA (AC)	PERCENTAGE
1	19.75	100%
2	18.22	92%
3	14.53	73%
5	29.32	148%
6	6.58	33%
7	18.66	94%
11	5.974	30%
12	11.91	60%
21	10.8	54%
22	5.89	29%
28	0.32	1.6%
32	0.09	0.45%
33	20' x 20' WELL LOT	-
34	18.66	94%
35	5.974	30%
36	11.91	60%
39	10.8	54%
40	5.89	29%

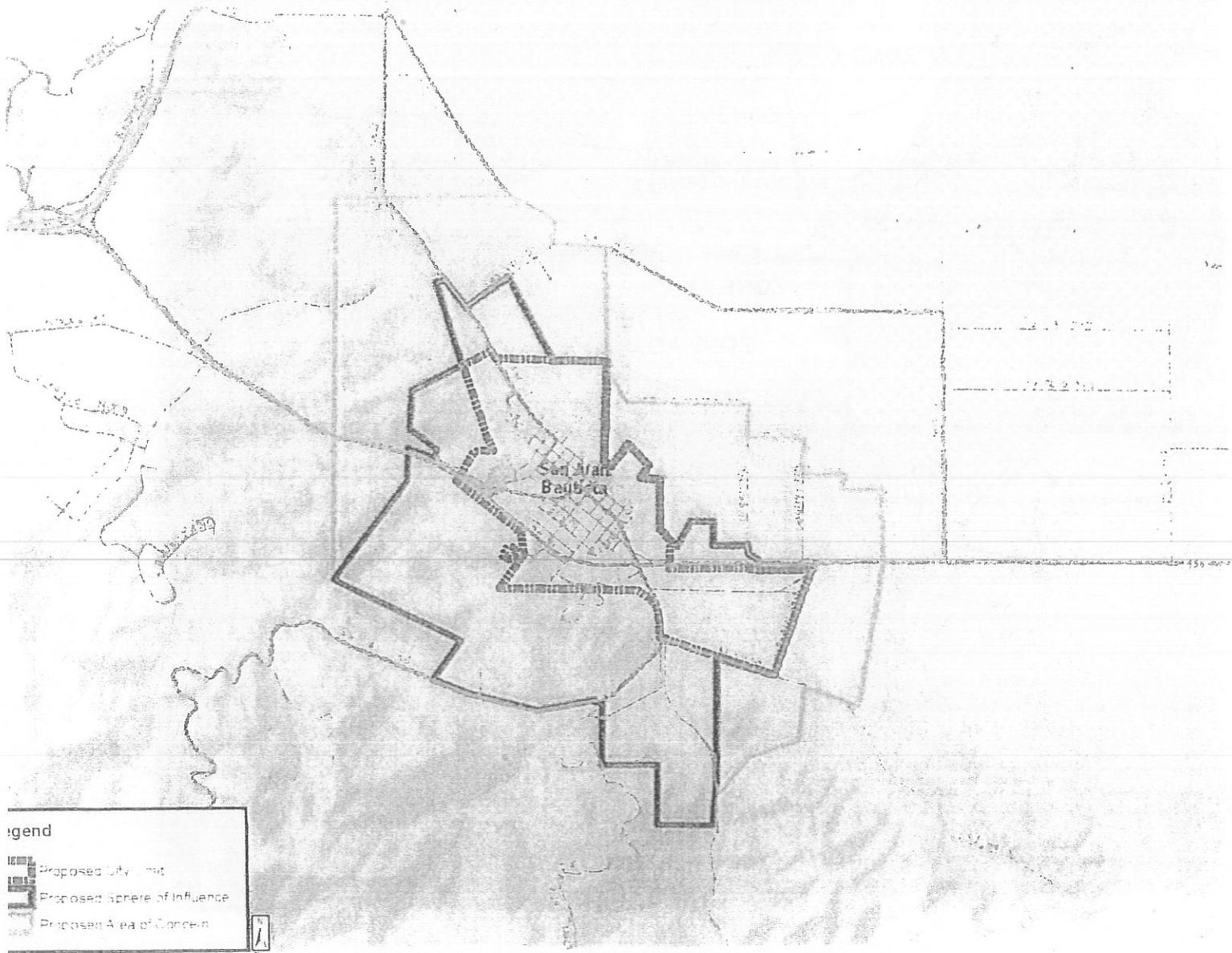
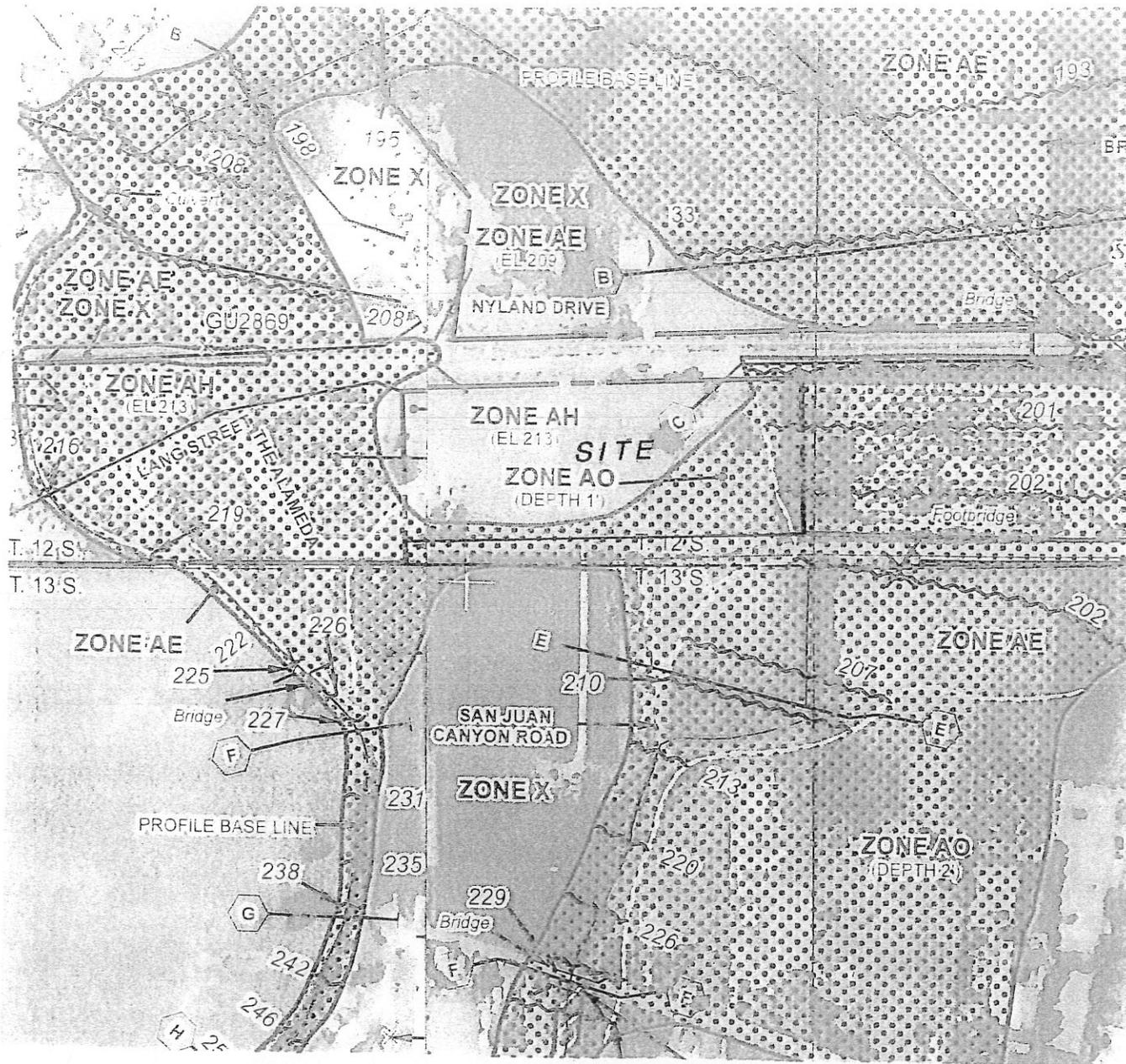


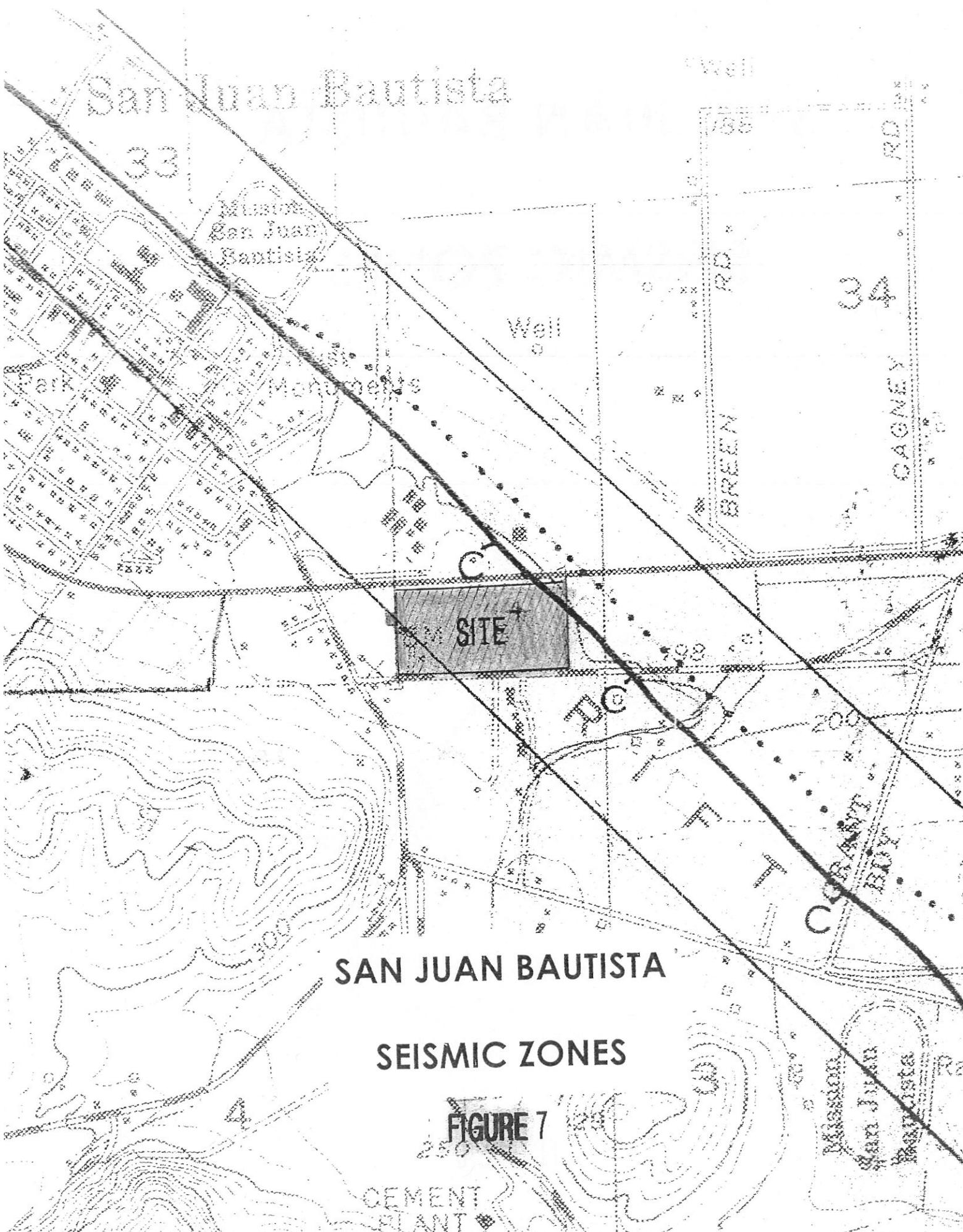
FIGURE 4

SPHERE OF INFLUENCE AND AREA OF CONCERN



FEDERAL EMERGENCY MANAGEMENT AGENCY
 FLOOD INSURANCE RATE MAP

FIGURE 5



San Juan Bautista

SITE

SAN JUAN BAUTISTA

SEISMIC ZONES

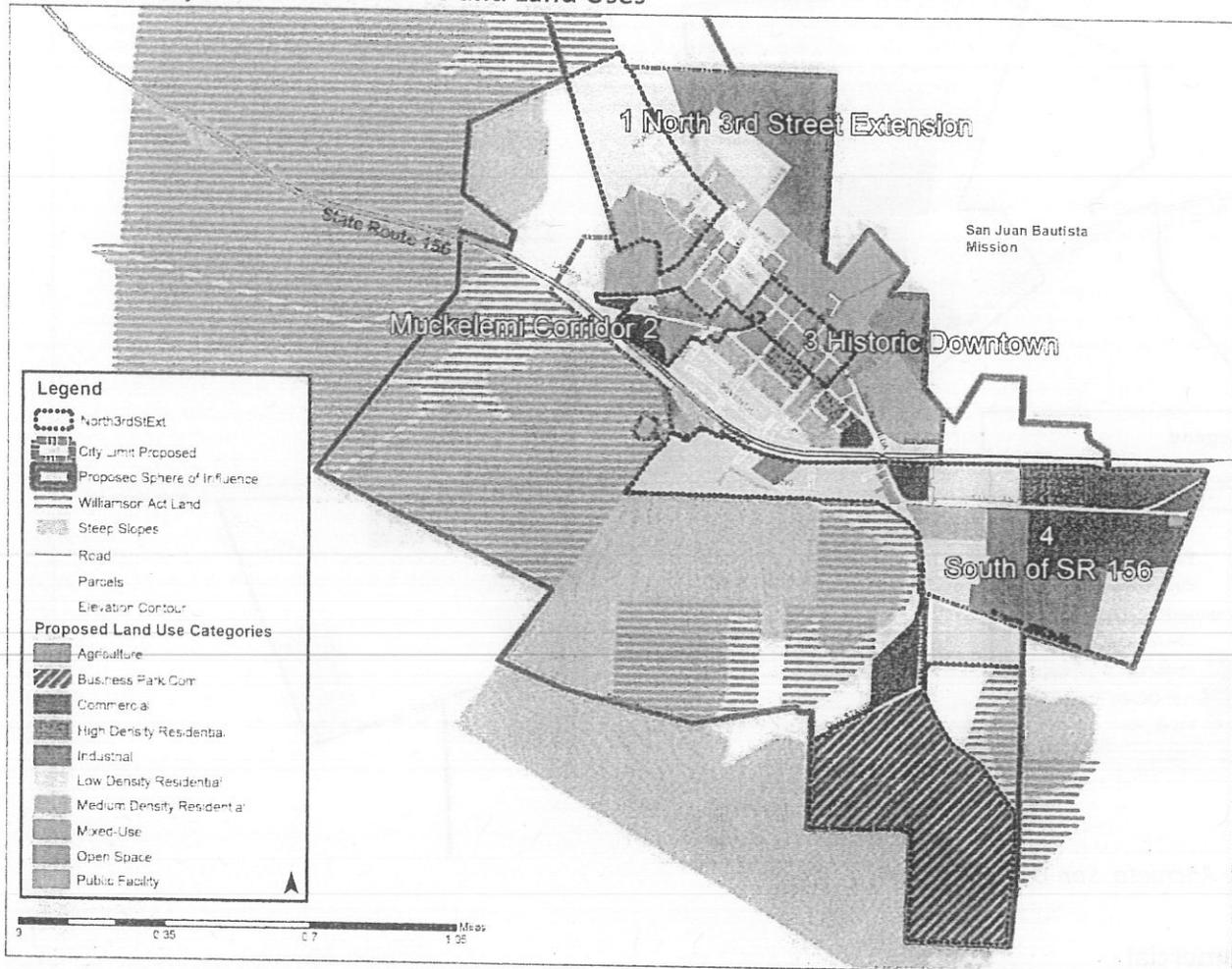
FIGURE 7

CEMENT PLANT

Mission San Juan Bautista

connected to the rest of the City. Map 6.12 shows the four proposed growth areas, and the proposed land uses within them.

Map 6.12 Proposed Growth Areas and Land Uses

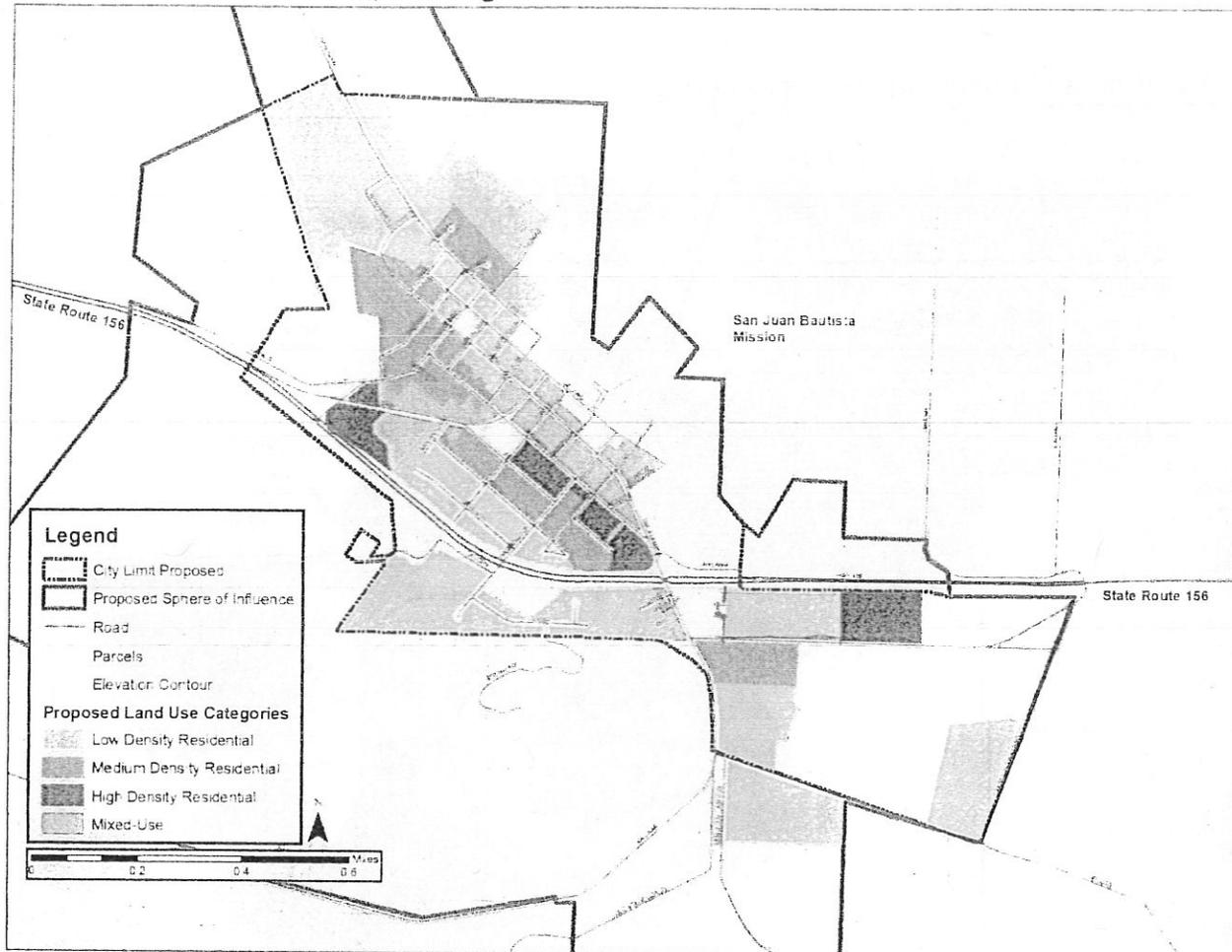


Rene Anchieta, San Benito County GIS, 2015

Proposed land use changes can strengthen the local economy. Light industrial uses can dramatically increase the economic strength of the City. Industrial development is to occur in the southern portion of San Juan Bautista away from residential uses, so there would be minimal, if any, cases of incompatible land uses as a result of industrial growth.

Table 6.6 shows the existing acreages of land uses and compares them to proposed changes in land use in the Preferred Growth Scenario. The reduction in commercial land uses can be explained by the growth of mixed-use land uses; some land uses that are designated commercial are to be converted to mixed-use, which would maintain the commercial qualities of the land use while increasing the City's housing stock. The growth in Open Space land uses is due to the introduction of three proposed parks in San Juan Bautista: the Linear Park, the park proposed south of State Route 156, and the park proposed at the location of the wastewater

Map 6.4 Preferred Scenario, Housing Land Use



Rene Anchieta, San Benito County GIS, 2015

Commercial

The Preferred Growth Scenario concentrates commercial growth in select areas of the City. This growth takes place at:

- Area 2: Muckelemi Street at Monterey Street
- Area 3: Historic Downtown
- Area 4: South of State Route 156

Service jobs would be accommodated through the development of a mixed-use corridor extending along Muckelemi Street and through the historic downtown. Mixed-use zoning would allow for both commercial and residential land uses within the same building, reducing the distance between housing, workplaces, retail businesses, and other destinations. This type of development has the potential to create more efficient, compact, and safe neighborhoods for automobiles, pedestrians, and bicyclists. Increased pedestrian activity also encourages social

SAN BENITO LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

July 14, 2016 (Agenda)

LAFCO No. 516: North of Buena Vista Road Annexation to City of Hollister

PROPONENT: City Council of the City of Hollister by resolutions, landowner by petition (CHISPA)

ACREAGE & LOCATION Approximately 5.0 acres located on the north side of Buena Vista Road and 450 feet east of Westside Road; Hollister area

PURPOSE: Include this property within the City in preparation for future single-family and multiple-family affordable residential housing project; provide all City services

PROJECT EVALUATION

1. Land Use, Planning and Zoning - Present and Future:

This annexation area contains 13 newly recorded, but vacant residential lots and a 2.55 acre parcel with a County approved 41 unit affordable housing apartment project. The property contains fallow land being prepared for development by the non-profit company: Community Housing Improvement Systems and Planning Associates, Inc. commonly referred to as "CHISPA."

The City General Plan and rezoning signates the site as Residential Multiple (RM) and the City has rezoned the properties as R3-M/PZ (Medium Density Residential Performance Overlay Zone) on February 16, 2016. The City had previously entered into a MOU to serve the property with sewer and water in 2013, and LAFCO approved an out of agency service extension for the apartment project (File No. 516), and the County of San Benito processed permits and maps for both the 13 single family lots and the 41 unit apartment project. However, the City and CHISPA are in agreement that they would prefer to receive all City services, not limited to sewer and water, and the County and City have entered into a special revenue sharing agreement for this individual annexation, which is supported by CHISPA. The area to be annexed is within the City Sphere of Influence and is contiguous with the City to the south.

The County General Plan designates the site as Residential Mixed and has consistent zoning of Residential Multiple (RM).

Surrounding land uses include: the Odd Fellows Cemetery to the east, a Salvation Army meeting hall to the west, fallow agricultural land to the north, and single family homes developed in the City to the south. The County designated all surrounding unincorporated land as Agricultural Productive (AP), while the City's General Plan designates the land to the south as Low and Medium Density Residential.

5

2. Topography, Natural Features and Drainage Basins:

The annexation area and surrounding land is generally level. There are no significant natural features that affect future development.

3. Population:

There are no existing homes within the annexation area and no registered voters. Following annexation, development within the City will result in the construction of 13 single family homes and 41 apartments, all for low or moderate-income residents.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The City "Plan of Services" as required by Government Code Section 56653 is attached to the "Proposal Justification Questionnaire" and made a part of this report. The City indicates the annexation will not cause a need to increase in personnel and that the City has adopted development impact fees for civic and public facilities for all new building permits. A public safety Mello-Roos District tax is collected for law enforcement services which are provided by the City Police Department and for fire protection services from the City Fire Department. There are also development impact fees for capital equipments which serve both police and fire protection facilities and equipment.

In 2014, LAFCO approved Out-of-Agency Water and Sewer service extension from the City of Hollister to this property (LAFCO File No. 489) with the understanding that the site would be annexed into the City prior to occupancy of the first homes or apartments. This annexation application satisfies this prior LAFCO and City requirement, and the 41 apartment units are currently under construction, with the single family homes to begin construction within the next several months. Adequate capacity has been committed and funded to serve this annexation area.

Other City service and facilities identified in the Plan of Services include storm drainage, street construction and maintenance, parks and recreation. Impact fees and/or improvements are required by the City for all these services and facilities, as detailed in the Plan for Services.

5. Impact on Prime Agricultural Land, Open Space and Agriculture:

The site does not produce an agricultural crop and is not prime agricultural land. The property is not under a Williamson Act contract.

6. Assessed Value, Tax Rates and Indebtedness:

The property is within Tax Rate Areas 67-003. The assessed value is \$240,000, although development is currently underway on the 41 apartment units which will increase property tax levels dramatically.

The proposal is subject to a project-specific property tax exchange agreement that has been approved by the Board of Supervisors and San Juan Bautista City Council. The overall tax rate will not be affected by this change.

7. Environmental Impact of the Proposal:

The County of San Benito, acting as lead agency for initial approval of the 13 lot subdivision and a larger 80 unit apartment project (which has been reduced to 41 units at the time of annexation), prepared an Initial Study to evaluate the project. The environmental record reflects that the project also included future rezoning by the City and annexation of all the parcels into the City. The Commission relied on this environmental document when approving the Out of Agency extension of sewer and water service to this property in 2014 (LAFCO File No. 489), and the "Notice of Decision" prepared by the County is attached to this Executive Officer's Report.

The County determined that most areas of potential impact in the Environmental Checklist would have a less than significant impact. Mitigation measures were adopted for the topic areas of Air Quality due to grading, Geology and Soils by requiring a soils report for earthquake safety, and Hydrology related to adequate stormwater improvements necessary to protect groundwater quality. None of these measures are under LAFCO's authority to adopt or administer, and the City will take over responsibility from the County to monitor the impacts from development following completion of the annexation.

8. Landowner and Subject Agency Consent:

Written consent to the annexation has been given by petition of the affected property owner and the City consents to the waiver of conducting authority (protest) proceedings.

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries appear to be definite and certain and there are no conflicts with lines of assessment or ownership. The site is contiguous to the City boundary on the south.

The map and legal description are being reviewed by the County Surveyor for sufficiency in filing with the State Board of Equalization.

The territory is uninhabited; namely, there are fewer than 12 registered voters.

10. Environmental Justice and Affordable Housing

Annexation will have a demonstrated positive effect with respect to the fair treatment of people of all races and income, through the development of affordable housing receiving all City of Hollister public facilities and services. The site is not adjacent to a disadvantaged unincorporated community as the adjacent land located in the County contains non-residential land uses. The annexation does help the City of Hollister meet its fair share of low and moderate income housing by providing 13 single family and 41 multiple family affordable housing units to be built by CHISPA, a 501(c)(3) nonprofit corporation.

ALTERNATIVES FOR COMMISSION CONSIDERATION

After reviewing this report and any testimony or materials that are presented, the Commission can take one of the following actions:

OPTION 1 – APPROVE the proposal as submitted based upon the following findings, determinations and orders:

- A. Find that the Commission has reviewed and considered the Initial Study and Mitigated Negative Declaration prepared by the County of San Benito as lead agency under CEQA for initial approval of the housing development projects. There are no mitigation measures that are the responsibility of LAFCO to adopt or monitor as a responsible agency for approval of this annexation.
- B. Adopt this report and approve the proposal known as the "North of Buena Vista Road Annexation to the City of Hollister," subject to the condition that the territory be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.
- C. Find: 1) the subject territory is uninhabited, 2) the affected landowner has signed a petition giving consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- D. Waive the conducting authority (protest) proceedings and direct the staff to complete the proceedings without further notice, hearing or election.
- E. Direct the staff not to record the annexation until the map and legal description are found by the County Surveyor to be acceptable.

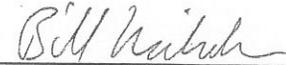
OPTION 2 - Adopt this report and DENY this proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.

Respectfully submitted,



BILL NICHOLSON
Executive Officer
LAFCO of San Benito County

cc: Abraham Prado, City of Hollister Development Services Department
Gabriel Torres, CHISPA
Dana Cleary, Director of Real Estate, CHISPA

LAFCO No. 516

RESOLUTION OF THE SAN BENITO LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND APPROVING THE NORTH OF BUENA VISTA
ROAD ANNEXATION TO THE CITY OF HOLLISTER

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the San Benito Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act and the County Service Area Law (Sections 56000 et seq. of the Government Code) ; and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within San Benito County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of San Benito County as follows:

(1) The Commission finds it has reviewed and considered the Initial Study and Mitigated Negative Declaration prepared by the County of San Benito as lead agency under CEQA, and that there are no mitigation measures that are the responsibility of LAFCO to adopt or monitor as a result of this annexation action.

(2) The subject proposal is assigned the distinctive short-form designation:

NORTH OF BUENA VISTA ROAD ANNEXATION TO CITY OF
HOLLISTER

(3) Said territory is found to be uninhabited.

(4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in the legal descriptions, attached hereto and made a part hereof.

(5) All proceedings in connection with this formation shall be conducted only in compliance with the approved boundaries set forth in the attachments.

(6) Since the subject territory is uninhabited, all affected landowners have given written consent to the annexation and the annexing agency has given written consent to the waiver of conducting authority proceedings, the conducting authority proceedings are waived and the staff is directed to complete the proceeding.

(7) The territory being annexed shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.

(8) Staff is directed not to record the annexation until the maps and legal descriptions are found by the County Surveyor to be acceptable.

I, Rick Edge, Chairman of the Local Agency Formation Commission of San Benito County, California, do hereby certify that the foregoing resolution was duly and regularly adopted by said Commission at a regular meeting thereof held upon the 14th day of July, 2016, by the following vote:

AYES:

NOES:

ABSTAINS:

Dated: _____

Rick Edge, Chair
San Benito Local Agency Formation Commission

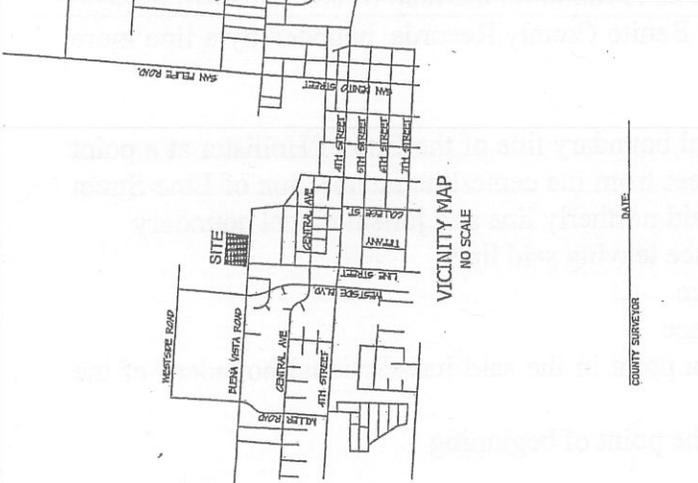
ATTEST

Bill Nicholson, Executive Officer
San Benito Local Agency Formation Commission

SAN BENITO ENGINEERING & SURVEYING, INC.
 808 Monterey Street Hollister, California 95023
 (408) 937-2723 FAX (408) 937-8645 email: hse@satll.com

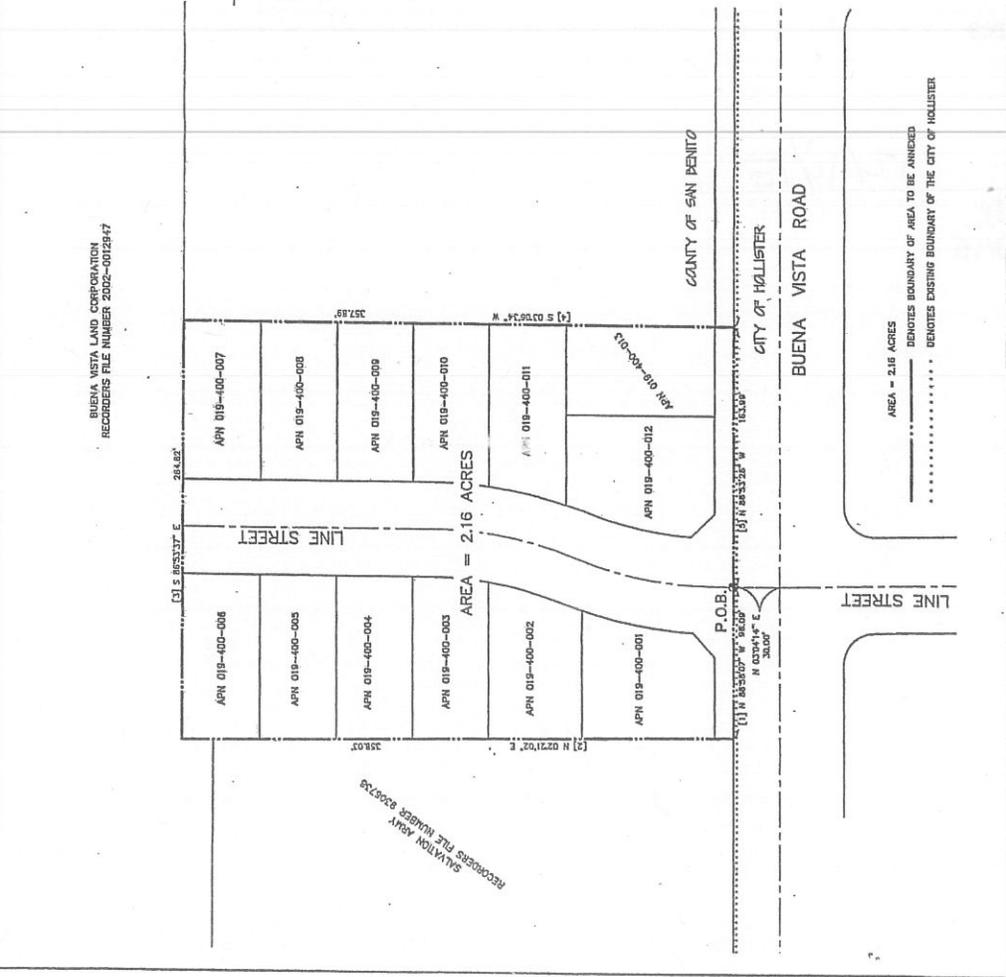
STATE OF CALIFORNIA
 COUNTY OF SAN BENITO
 PTN. OF HASTD LOT 21
 OF THE SAN JUSTO RANCHO

ANNEXATION MAP - SINGLE FAMILY PORTION
 C.H.T.S.P.A.
 SHEET 1 OF 1



KENNETH J. WEATHERLY
 PLS 6875 Exp. 9/30/16
 DATE: 12/11/16

COUNTY SURVEYOR _____ DATE: _____



AREA = 2.16 ACRES
 DENOTES EXISTING BOUNDARY OF THE CITY OF HOLLISTER
 - - - - - DENOTES BOUNDARY OF AREA TO BE ANNEXED

ANNEXATION BOUNDARY
SINGLE FAMILY PORTION

BEING A PORTION of Homestead Lot 21 as is found on the map of the San Justo Rancho recorded in Book 1 of Maps, page 64, San Benito County Records, bounded by a line more particularly described as follows:

BEGINNING at a point on the jurisdictional boundary line of the City of Hollister at a point which bears North 3° 04' 14" East 30.00 feet from the centerline intersection of Line Street and Buena Vista Road and running along said northerly line and jurisdictional boundary
[1] North 86° 58' 07" West 96.09 feet; thence leaving said line
[2] North 2° 21' 02" East 358.03 feet; thence
[3] South 86° 53' 37" East 264.82 feet; thence
[4] South 3° 06' 34" West 357.89 feet to a point in the said jurisdictional boundary of the City of Hollister; thence along said line
[5] North 86° 53' 26" West 163.99 feet to the point of beginning

Containing 2.16 acres

 12/14/15

Kenneth J Weatherly
PLS 6875 exp. 9/30/16

ANNEXATION BOUNDARY
MULTI FAMILY PORTION

BEING A PORTION of Homestead Lot 21 as is found on the map of the San Justo Rancho recorded in Book 1 of Maps, page 64, San Benito County Records, bounded by a line more particularly described as follows:

BEGINNING at a point on the jurisdictional boundary line of the City of Hollister at a point which bears North $3^{\circ} 04' 14''$ East 30.00 feet and South $86^{\circ} 53' 26''$ East 163.99 feet from the centerline intersection of Line Street and Buena Vista Road; thence

[1] North $3^{\circ} 06' 34''$ East 357.89 feet; thence

[2] South $86^{\circ} 53' 37''$ East 310.02 feet; thence

[3] South $2^{\circ} 58' 38''$ West 357.90 feet; thence to a point in the said jurisdictional boundary of the City of Hollister; thence along said line

[4] North $86^{\circ} 53' 26''$ West 310.84 feet to the point of beginning

Containing 2.55 acres

 12/11/15

Kenneth J Weatherly
PLS 6875 exp. 9/30/16

SAN BENITO LOCAL AGENCY FORMATION COMMISSION

Proposal Justification Questionnaire for Annexations, Detachments and Reorganizations

(Attach additional sheets as necessary)

1. **Name of Application:** (The name should match the title on the map and legal description; list all boundary changes that are part of the application)
North of Buena Vista Road Annexation
2. **Describe the acreage and general location; include street addresses if known:**
4.7 acres at 890 Buena Vista Road
3. **List the Assessor's Parcels within the proposal area:**
Previously, APN: 019-130-020.
Currently, (APNs 019-400-001, 019-400-002, 019-400-003, 019-400-004, 019-400-005, 019-400-006, 019-400-007, 019-400-008, 019-400-009, 019-400-010, 019-400-011, 019-400-012, 019-400-013, 019-400-014)
4. **Purpose of proposal:** (List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map, development permit, etc. Why is this proposal being filed?)
Annexation of territory for the development of 13 single family homes and 41 apartment units.
5. **Land Use and Zoning - Present and Future**
 - A. **Describe the existing land uses within the proposal area. Be specific.**
Parcel is undeveloped land. Currently, CHISPA is developing the property. No farming. Fallow land zoned Residential Multiple (RM) residential by County of San Benito
 - B. **Describe changes in land uses that would result from or be facilitated by this proposed boundary change.**
Annexation of territory for the development of 13 single family homes and 41 apartment units.
 - C. **Describe the existing zoning designations within the proposal area.**
Parcel is currently zoned Residential Multiple (RM) residential by County of San Benito
 - D. **Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?**
No proposed change in zoning for this proposal area. Proposed residential uses conform with the Residential Multiple (RM) designation in the County and the R3 MDR for the City of Hollister.
 - E. **(For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?**
R3 Medium Density Residential. Proposed uses conform with this.

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements):
Annexation

6. **Describe the area surrounding the proposal**

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. **Conformity with Spheres of influence**

A. Is the proposal area within the sphere of influence of the annexing agency?
Yes; property is in the City of Hollister Sphere of Influence.

B. If not, are you including a proposal to revise the sphere of influence? N/A

8. **Conformity with County and City General Plans**

A. Describe the existing County General Plan designation for the proposal area.
Residential Multiple RM

B. (For City Annexations) Describe the City general plan designation for the area.
R3-Medium Density Residential

C. Do the proposed uses conform with these plans? If not, please explain. Yes

9. **Topography and Natural Features**

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.
Topography: level; no significant natural features

B. Describe the general topography of the area surrounding the proposal.
Topography of surrounding parcels:
level – no significant natural features

10. **Impact on Agriculture**

A. Does the property currently produce a commercial agricultural commodity?
No, property produces no commercial agricultural commodities; land is unfarmed.

B. Is the property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?
No

D. Is the property Prime Agricultural Land as defined in G.C. Section §56064?
Yes.

E. Is the proposal area within a Land Conservation (Williamson) Act contract?
No

1) If "yes," provide the contract number and date contract was executed.

- 2) If "yes", has a notice of non-renewal be filed? If so, when?
- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.
No protest.

11. Impact on Open Space

Is the affected property Open Space land as defined in G.C. Section 65560?
The property is Open Space.

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs.

Proposal will facilitate an increase in low and moderate income housing: 13 low or moderate income homes. 41 low or moderate income apartments.

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.
No existing dwelling units on the property.

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family 13 Multi-family 41

14. Government Services and Controls – Plan for Providing Services (per §56653) Please see attached Plan for Providing Services.

A. Describe the services to be extended to the affected territory by this proposal.
Water and sewer

B. Describe the level and range of the proposed services.

C. Indicate when the services can feasibly be provided to the proposal area.

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j). Please see attached City Council approved MOU.

16. Dependability of Water Supply for Projected Needs (as per §56653)
If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs. Please see attached City Council approved MOU

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt?
 Yes No If yes, please describe
- B. Will the proposal area be liable for payment of its share of this existing debt?
 Yes No If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.?) N / A
- C. Should the proposal area be included within any 'Division or Zone for debt repayment? Yes No If yes, please describe.
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? Yes No Please describe.

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal?
County of San Benito was the lead agency on the environmental document.
- B. What type of environmental document has been prepared?
None, Categorical Exempt -- Class ____
EIR _____ Negative Declaration _____ Mitigated ND __approved by COSB
Subsequent Use of Previous EIR _____ Identify the prior report. _____
- C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

19. **Boundaries**

- A. **Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?**

The boundaries of the parcel at 890 Buena Vista Road are being used. Formerly APN: 019-130-020 The entire parcel is anticipated to be developed, so we are using the boundaries of the five acre parcel. Nearby properties have not requested annexation.

Currently, APNs 019-400-001, 019-400-002, 019-400-003, 019-400-004, 019-400-005, 019-400-006, 019-400-007, 019-400-008, 019-400-009, 019-400-010, 019-400-011, 019-400-012, 019-400-013, 019-400-014.

- B. **If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.**

N/A - entire parcel has been included in this annexation

20. **Final Comments**

- A. **Describe any conditions that should be included in LAFCO's approval.**

- B. **Provide any other comments or justifications regarding the proposal.**

- C. **Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.**

San Benito County approval documents attached.

21. Notices and Staff Reports

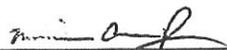
List up to three persons to receive copies of a notice of hearing and staff report.

- | <u>Name and agency</u> | <u>Address</u> | <u>Email address</u> |
|--------------------------|---|--|
| A. Gabriel Torres/CHISPA | 295 Main Street, Suite 100, Salinas, CA 93901 | gtorres@chispahousing.org |
| B. Dana Cleary/ CHISPA | 295 Main Street, Suite 100, Salinas, CA 93901 | dcleary@chispahousing.org |
| C. Abraham Prado, | 375 Fifth St., Hollister, CA 95023 | abraham.prado@hollister.ca.gov |

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Email address</u>	<u>Phone</u>
Abraham Prado,	375 Fifth St., Hollister, CA 95023	abraham.prado@hollister.ca.gov	831-636-4360

Gabriel Torres/CHISPA 295 Main Street, Suite 100, Salinas, CA 93901
gtorres@chispahousing.org
831-682-8018

Signature 

Date 5/24/2016

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Odd Fellows Cemetery	County of San Benito: Agricultural Productive	County of San Benito: Agricultural Productive
West	Salvation Army meeting hall	County of San Benito: Agricultural Productive	County of San Benito: Agricultural Productive
North	Fallow ag land	County of San Benito: Agricultural Productive	County of San Benito: Agricultural Productive
South	Single-family residential	City of Hollister: Low and Medium Density residential	City of Hollister: R-1 Single-family residential; City of Hollister Zoning map

Other comments or notations:

PLAN FOR SERVICES

Property Owner Name: Community Housing Improvement Systems & Planning (CHISPA)
Applicant Name: CHISPA Annexation
Assessor Parcel Numbers: 019-130-020

This Plan for Services accompanies the application of pre-zoning for property by the City of Hollister for purposes of annexation. The property to be annexed comprises of 4.7 acres. The project proposed for the area requested for annexation is to be subdivided into 14 smaller lots, 13 for residential, single family homes and one for multifamily apartments. The proposed project will consist of 54 dwelling units, 41 apartments and 13 single family homes. A proposed development map is attached and used for this Plan for Services. The annexation site is located on the north side of Buena Vista Road between Line Street and Almond Court – see attached map. The owner is requesting a pre-zoning of Medium Density Residential (MDR), which is consistent with the City of Hollister General Plan.

Pursuant to Section 56653 of the Cortese/Knox Act, the City of Hollister must file a plan for providing services for the affected area of the annexation as part of the submission of the Resolution of Application. Section 56653 requires that the plan for providing services include the following information:

1. An enumeration and description of the services to be extended to the affected (annexed) property.
2. The level and range of those services.
3. An indication of when those services can feasibly be extended to the affected property.
4. An indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change or organization (annexation) is completed.
5. Information with respect to how those services will be financed.

In addition, San Benito County LAFCO policy also requires a clear quantifiable mechanism to provide adequate services.

Below is an analysis of the services that will be required for the annexation of the affective property pursuant to the requirements set forth by Section 56653 of the Act.

The CHISPA Annexation consists of 4.7 acres located at the north side of Buena Vista Road between Line Street and Almond Court. The applicant is requesting pre-zoning and annexation under the City's Planning and Development Policies contained in their General Plan.

The following is a list of services that would be provided to the CHISPA Annexation. They will be provided by the City of Hollister unless otherwise noted:

- General Government
- Police Service
- Fire Service
- Water Service
- Sewer Service
- Storm Drainage
- Road Construction
- Street and Utility Maintenance
- Parks and Recreation

General Government

General Government Services include the City Council, City Administration (City Manager, City Attorney), City Finance (Payment of Utility Bills), Building, Planning, Engineering and Animal Control. These services are currently being provided to the City populous at large. Annexation of the affected area in its current condition will not cause any increase in City General Government services. Development of the site, if annexed, will cause a minor increase in General Government Service for the City Council, City Administration, City Finance and Animal Control. These will be financed through an incremental increase in General Fund Revenues, such as property and sales taxes. The City is also requiring that all projects requesting annexation enter into an agreement to be fiscally neutral (project will provide all revenues necessary to provide public service). The incremental increase in services for Building, Planning and Engineering will be financed through permit fees.

Police Service

Police service to the affected area will be provided by the Hollister Police Department upon annexation. The Police Department provides this service throughout the city based on staffing levels set by the City Council. The proposed annexation is contiguous to the current City limits (current service area). The annexation will extend the boundary of police service currently in effect.

Upon annexation and development, the project will include roadways that would affect traffic enforcement/collision investigation responsibilities, and an incremental increase in staffing levels and capital equipment due to the increase in population. The increase in police service will be financed by the imposition of a Mello-Roos Community Facilities public safety tax. The increase in capital equipment

will be financed through the imposition of police impact fees collected at the time of building permit issuance or prior to occupancy of the site. The annexation of the area will not create the need for any police related structures or improvements.

Fire Service

Fire service to the affected area will be provided by the Hollister Fire Department upon annexation. The Fire Department provides this service throughout the city and adjoining County areas, via a mutual aid agreement, based on staffing levels set by the City Council. The Fire Department houses its personnel at its stations located at the northwest corner of Fifth Street & Sally Street and Union Road & Valley View Road. The proposed annexation is contiguous to the current City limits (current service area), and will extend the boundary of fire service currently in effect. The area is within the five minute first response of the city Fire Station 1. Upon annexation and development, the project will require an incremental increase in staffing levels and capital equipment due to the increase in population. The increase in fire service will be financed by the imposition of a Mello-Roos Community Facilities public safety tax. The increase in capital equipment will be financed through the imposition of fire impact fees collected at the time of building permit issuance or prior to occupancy of the site. The annexation of the area will not create the need for any fire related structures or improvements.

Water Service

Once annexed the property will be within the City of Hollister's service area. The annexation would have no effect on the provision of the service by the City of Hollister. All plans for water service will need to be approved by Hollister's Engineering Department. The proposed project will consist of 54 dwelling units, 41 apartments and 13 single family homes. The Hollister Urban Area Water and Wastewater Master Plan determined a usage value of 312 gallons per day per dwelling unit (gpd/DU) for new housing units. Using these numbers, demand would be 16,848 gallons of water per day. Existing water mains are located in the City streets adjacent to the project site. Water will be supplied to the affected area from the existing 12" water main located in Buena Vista Road. The proposed extension of Line Street requires the installation of approximately 400 linear feet of 8" water main. A developer will be required to fund the installation of the water lines to all City of Hollister standards.

Sewer Service

Development of the site after annexation will require City of Hollister sewer service. The City of Hollister currently provides sewer service to and with the Hollister Domestic Wastewater Treatment Plant (DWTP), which serves within the city limits and portions of unincorporated San Bento County. The project proposed for the area requested for annexation will comprise a total of 54 MDRU. Using the 54 MDRU and the city Q Average Coefficient of 160 gpd/SFDU, the development would generate an anticipated flow of 8,640 gallons per day of wastewater.

Sewage or wastewater flows are transported to the treatment plant via a series of transmission lines. The proposed property is adjacent to a 6" sanitary sewer transmission line that is located in Buena Vista Road. The existing 6" sanitary sewer will be removed and replaced with an 8" sanitary sewer between Almond Court and Line Street, and extended to connect to an existing manhole at the Westside Boulevard intersection. The proposed extension of Line Street requires the installation of approximately 400 linear feet of 8" sanitary sewer.

The sanitary sewer line in Westside Boulevard flows under gravity to the 2nd and East lift station. Per the City of Hollister Sanitary Sewer Collection System Master Plan adopted in August, 2010, this entire property is included in the study area. The collection system for this area was found adequate under anticipated future flows with the exception of a 971 LF section of existing 21" and 36" VCP on San Juan Hollister Road from Graf Road to Valona Way. This portion has planned upgrades as Near Term Project No. 1 Bridge Road Interconnect. However, since this upgrade location is approximately 5,000 LF from the subject property, there is a large number of potential developments contributory to that upgrade. To offset the use of the capacity for the transmission lines, any development will be assessed an impact fee at the time of building permit issuance. A sewer treatment impact fee will also be assessed to provide funding for additional capacity at the sewer plant.

Storm Drainage

The City of Hollister maintains a series of transmission lines that convey storm flows within the city and some adjoining areas of unincorporated San Benito County to either the San Benito River or the Santa Ana Creek. This property is within the San Benito River drainage area. In accordance with the Low Impact Development requirements of the City of Hollister Grading and Best Management Practices Control Ordinance (Ord. #1053) more water will be retained on site than in traditional development methods, but some will still be sent to the city storm system. The development of the site will require installation of 24" storm drain from the east end of new pavement to the existing storm drain line in Westside Boulevard, which outfalls at the San Benito River. A developer will be required to fund the installation of the storm drain system to all COH standards.

Road Construction

The City of Hollister requires that there be adequate roadways to serve the transportation needs of the City residents. The City, private developers or a combination of both, funds roadways. The property frontage is on Buena Vista Road. Upon development, it will require the widening improvement of the property frontage on Buena Vista Road and the extension of Line Street to City of Hollister standards. The development proponent will be required to fund these improvements. The development may also require, on an incremental basis, the need for expanded roadway facilities in the City and the County. To offset these incremental costs, any development will be assessed a traffic impact fee at the time of final occupancy for a building permit.

Street and Utility Maintenance

Development of the site will require maintenance of city streets, landscaping and utility facilities that will serve the site, as well as streets and utility systems within the development. The area street maintenance is funded by the City of Hollister state-collected taxes. City utility systems are currently funded by City user fees, however as a part of any development agreement, the property will be required to annex to a new lighting and landscaping district for the maintenance of lighting, landscaping and utility services that will serve the site.

Parks and Recreation

No parks or recreation units currently occupy the affected area. Development of projects generally requires an increase in park facilities to serve the new residents. The City of Hollister requires residential projects either dedicate land and/or pay park-in-lieu impact fees for the incremental need to expand park facilities. The planned development has dedicated area to park and gardening facilities to serve the multifamily residents. At the time of review of the development application, the projects financial contribution for park lands or facilities will be determined.

The city of Hollister generally funds a number of recreation programs to serve the needs of city residents. These programs are funded at a level of 75 percent by user's fees. The remaining costs are funded by the City of Hollister General Fund. The City will enter into an annexation agreement with the owner of the property to ensure that development of the site is fiscally neutral, which would include the City portion of the funding required for recreational programs.

**A PETITION OF LANDOWNERS INITIATING PROCEEDINGS FOR AN
ANNEXATION TO THE CITY OF HOLLISTER**

The undersigned, by their signatures hereon, petition the San Benito Local Agency Formation Commission for approval of a proposed annexation and stipulate as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.

2. This proposal is for an annexation of territory to the City of Hollister.

3. The boundaries of the territory are shown on the maps set forth as Exhibit A attached hereto and by reference incorporated herein.

4. It is desired that the proposal be subject to the following terms and conditions: *None*

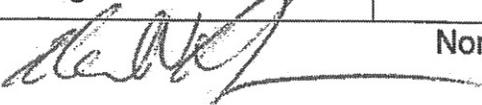
5. The reasons for the proposal are to receive municipal services from the City of Hollister for pending single family and multiple-family residential development.

6. The proposal is located within the Sphere of Influence of the City.

7. The persons signing this petition have signed as landowners,

8. The following persons (not to exceed three) are designated as chief petitioners to receive copies of the notice of hearing and the Executive Officer's Report on this proposal at the addresses shown:

Wherefore, petitioners herewith affix signatures as follows:

Signature and date	Print Name	APN(S)
 7-7-16	Normond V. Kolpin	019-130-020-000, 019-400-001-000, 019-400-002-000, 019-400-003-000, 019-400-004-000, 019-400-005-000, 019-400-006-000, 019-400-007-000, 019-400-008-000, 019-400-009-000, 019-400-010-000, 019-400-011-000, 019-400-012-000, 019-400-013-000.

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO
 CONCERNING THE PROPOSED REVISIONS TO THE

The undersigned, by their respective legal counsel, the San Diego County Board of Supervisors, do hereby approve and authorize the undersigned to execute and deliver to the County of San Diego, California, a resolution of the Board of Supervisors, to be known as the "Resolution of the Board of Supervisors of the County of San Diego, California, concerning the proposed revisions to the [unclear]".

1. The proposed revisions to the [unclear] are hereby approved and authorized by the Board of Supervisors of the County of San Diego, California, and the undersigned is authorized to execute and deliver to the County of San Diego, California, a resolution of the Board of Supervisors, to be known as the "Resolution of the Board of Supervisors of the County of San Diego, California, concerning the proposed revisions to the [unclear]".

2. This resolution is for a term of [unclear] years, commencing on the date of its adoption.

3. The undersigned is authorized to execute and deliver to the County of San Diego, California, a resolution of the Board of Supervisors, to be known as the "Resolution of the Board of Supervisors of the County of San Diego, California, concerning the proposed revisions to the [unclear]".

4. It is deemed that the proposed revisions to the [unclear] are in the best interests of the County of San Diego, California, and the undersigned is authorized to execute and deliver to the County of San Diego, California, a resolution of the Board of Supervisors, to be known as the "Resolution of the Board of Supervisors of the County of San Diego, California, concerning the proposed revisions to the [unclear]".

5. The undersigned is authorized to execute and deliver to the County of San Diego, California, a resolution of the Board of Supervisors, to be known as the "Resolution of the Board of Supervisors of the County of San Diego, California, concerning the proposed revisions to the [unclear]".

6. The proposed revisions to the [unclear] are hereby approved and authorized by the Board of Supervisors of the County of San Diego, California, and the undersigned is authorized to execute and deliver to the County of San Diego, California, a resolution of the Board of Supervisors, to be known as the "Resolution of the Board of Supervisors of the County of San Diego, California, concerning the proposed revisions to the [unclear]".

7. The undersigned is authorized to execute and deliver to the County of San Diego, California, a resolution of the Board of Supervisors, to be known as the "Resolution of the Board of Supervisors of the County of San Diego, California, concerning the proposed revisions to the [unclear]".

8. The undersigned is authorized to execute and deliver to the County of San Diego, California, a resolution of the Board of Supervisors, to be known as the "Resolution of the Board of Supervisors of the County of San Diego, California, concerning the proposed revisions to the [unclear]".

9. The undersigned is authorized to execute and deliver to the County of San Diego, California, a resolution of the Board of Supervisors, to be known as the "Resolution of the Board of Supervisors of the County of San Diego, California, concerning the proposed revisions to the [unclear]".

Signature and Date	Print Name	Address
	Raymond A. Kain	018-120-020-000
		018-120-021-000
		018-120-022-000
		018-120-023-000
		018-120-024-000
		018-120-025-000
		018-120-026-000
		018-120-027-000
		018-120-028-000
		018-120-029-000
		018-120-030-000
		018-120-031-000
		018-120-032-000
		018-120-033-000
		018-120-034-000
		018-120-035-000

RESOLUTION NO. 2016-63

A RESOLUTION OF APPLICATION BY THE CITY COUNCIL REQUESTING THE LOCAL AGENCY FORMATION COMMISSION (LAFCo) OF SAN BENITO COUNTY TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY (COMMUNITY HOUSING IMPROVEMENT SYSTEMS AND PLANNING ASSOCIATION, INC. CHISPA)

WHEREAS, the City Council desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, (the "Act") for a change of organization consisting of the annexation of 4.71 acres to the City of Hollister; and

WHEREAS, the reasons for the proposed reorganization is to annex the territory of 4.71 acres (the "Territory") which is adjacent to the City of Hollister, and to allow for the provision of municipal services to the Territory that will allow development consistent with the City of Hollister General Plan; and

WHEREAS, the following agency would be affected by the proposed jurisdictional change:

Agency

County of San Benito

Nature of Change

Annexation to City of Hollister

WHEREAS, a description and map of the boundaries of the Territory are attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, the proposed annexation of the Territory is consistent with the City of Hollister sphere of influence as set forth in the City's General Plan; and

WHEREAS, the Territory has been rezoned by City of Hollister Ordinance 1125 in conformance with state and local law; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOLLISTER AS FOLLOWS:

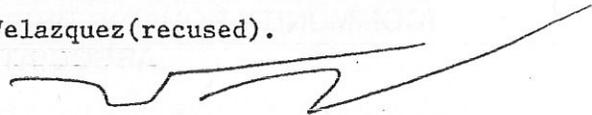
1. This Resolution of Application is hereby adopted and approved by the City Council of the City of Hollister, and the San Benito County Local Agency Formation Commission is hereby requested to take proceedings for the change of organization as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
2. The City Clerk shall cause a certified copy of this Resolution to be filed with the Executive Officer of the San Benito County Local Agency Formation Commission.

PASSED AND ADOPTED, by the City Council of the City of Hollister at a regular meeting held this 16th day of May, 2016, by the following vote:

AYES: Council Members Klauer, Friend, and Luna.

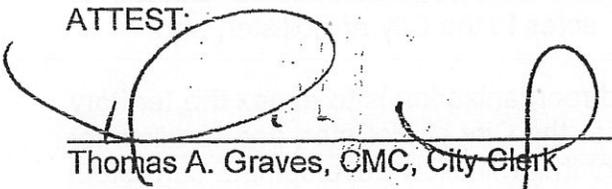
NOES: None.

ABSENT: Council Member Gomez, and Mayor Velazquez(recused).



Ignacio Velazquez, Mayor

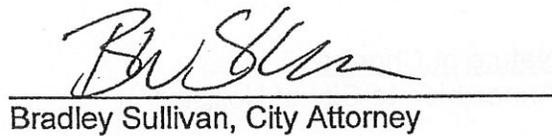
ATTEST:



Thomas A. Graves, CMC, City Clerk

APPROVED AS TO FORM:

L+G LLP, Attorneys at Law



Bradley Sullivan, City Attorney

**DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER**

Exhibit A

ANNEXATION BOUNDARY
SINGLE FAMILY PORTION

BEING A PORTION of Homestead Lot 21 as is found on the map of the San Justo Rancho recorded in Book 1 of Maps, page 64, San Benito County Records, bounded by a line more particularly described as follows:

BEGINNING at a point on the jurisdictional boundary line of the City of Hollister at a point which bears North 3° 04' 14" East 30.00 feet from the centerline intersection of Line Street and Buena Vista Road and running along said northerly line and jurisdictional boundary
[1] North 86° 58' 07" West 96.09 feet; thence leaving said line
[2] North 2° 21' 02" East 358.03 feet; thence
[3] South 86° 53' 37" East 264.82 feet; thence
[4] South 3° 06' 34" West 357.89 feet to a point in the said jurisdictional boundary of the City of Hollister; thence along said line
[5] North 86° 53' 26" West 163.99 feet to the point of beginning

Containing 2.16 acres


Kenneth J Weatherly
PLS 6875 exp. 9/30/16



ANNEXATION BOUNDARY
MULTI FAMILY PORTION

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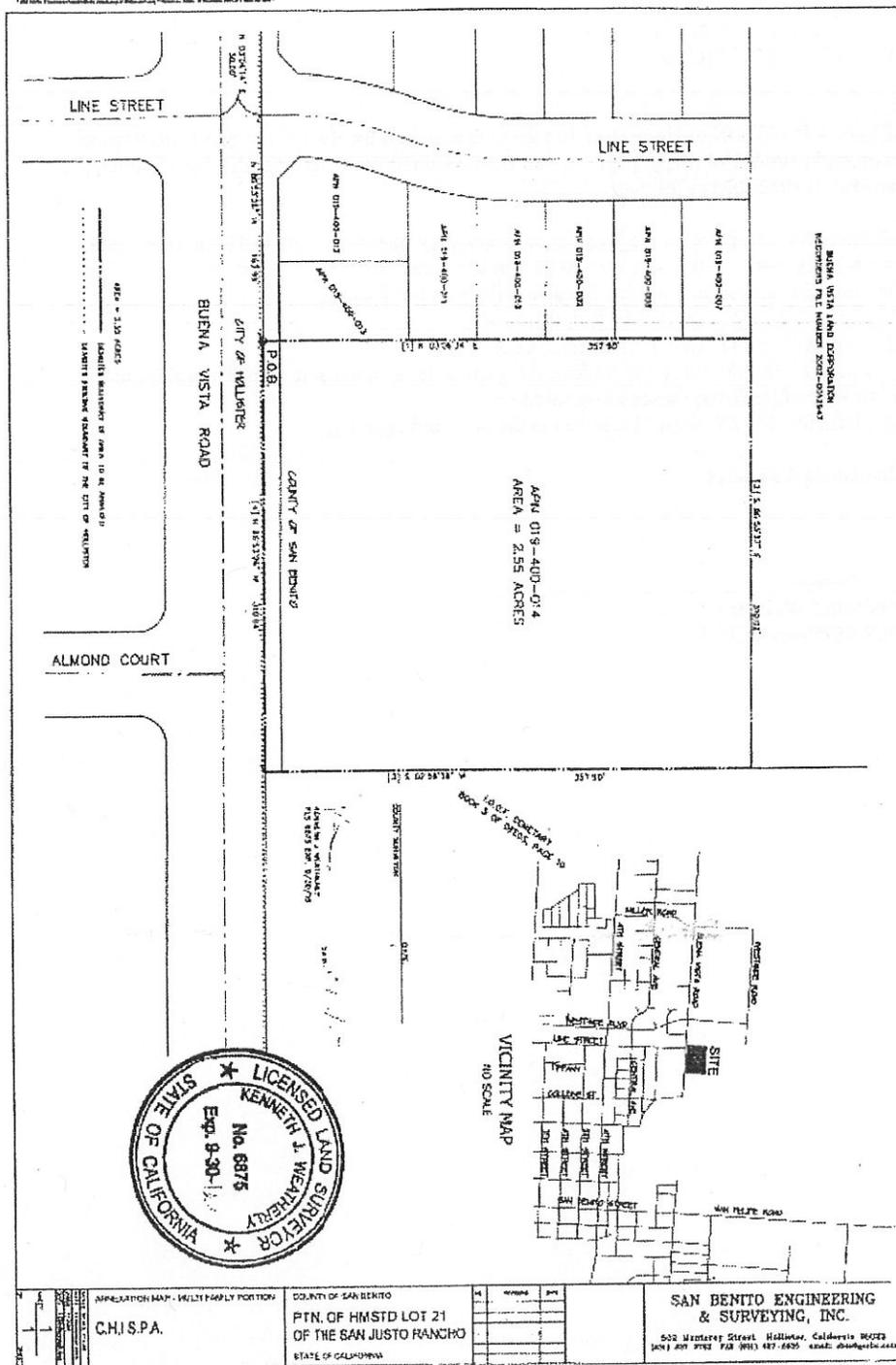
[3] South 2° 58' 38" West 357.90 feet; thence to a point in the said jurisdictional boundary of the City of Hollister; thence along said line

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Containing 2.55 acres



Kenneth J Weatherly
PLS 6875 exp. 9/30/16



DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER

ORDINANCE NO. 1125

AN ORDINANCE OF THE CITY OF HOLLISTER AMENDING MUNICIPAL CODE
CHAPTER 17.24.250 PRE-ZONING OF SPECIFICALLY DESCRIBED REAL
PROPERTIES TO MEDIUM DENSITY RESIDENTIAL PERFORMANCE OVERLAY
ZONE

(APNS 019-400-001, 019-400-002, 019-400-003, 019-400-004, 019-400-005, 019-
400-006, 019-400-007, 019-400-008, 019-400-009, 019-400-010, 019-400-011,
019-400-012, 019-400-013, 019-400-014)

WHEREAS, following duly noticed public hearing on January 28, 2016, the Planning Commission recommended approval of the request to Prezone 4.71 acres of land consisting of 14 parcels to Medium Density Residential Performance Overlay Zone; and

WHEREAS, on February 16, 2016, the City Council of the City of Hollister held a duly noticed public hearing to consider approving the pre-zoning application; and

NOW, THEREFORE, the City Council of the City of Hollister ordains as follows:

THE CITY COUNCIL OF THE CITY OF HOLLISTER ORDAINS AS FOLLOWS:

Section 1: Zoning Map Amended. The Official Zoning Map of the City of Hollister is hereby amended by pre-zoning to R3-M/PZ (Medium Density Residential Performance Overlay Zone) all that real property situated in the County of San Benito, State of California, particularly described in "Exhibit A" and identified as R-3- M/PZ (Medium Density Residential Performance Overlay Zone) attached hereto and made a part thereof by reference.

Section 2: Severability. The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

Section 3: Effective Date. This ordinance shall take effect and be in force thirty days from and after its final passage.

Section 4: Publication. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in the Free Lance, a newspaper of general circulation.

INTRODUCED following a public hearing held at a regular meeting on the 16th day of February, 2016.

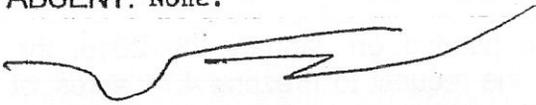
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hollister held on 7th day of March, by the following vote:

AYES: Council Members Klauer, Gomez, Friend, Luna, and Mayor Velazquez.

NOES: None.

ABSTAINED: None.

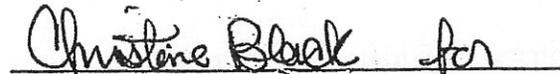
ABSENT: None.



Ignacio Velazquez, Mayor

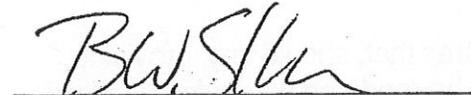
**DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER**

ATTEST:


Thomas A. Graves, CMC, City Clerk

APPROVED AS TO FORM:

L+G LLP, Attorneys at Law


City Attorney

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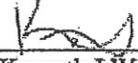
EXHIBIT A

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SINGLE FAMILY PORTION

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 12/14/15
Kenneth J Weatherly
PLS 6875 exp. 9/30/16

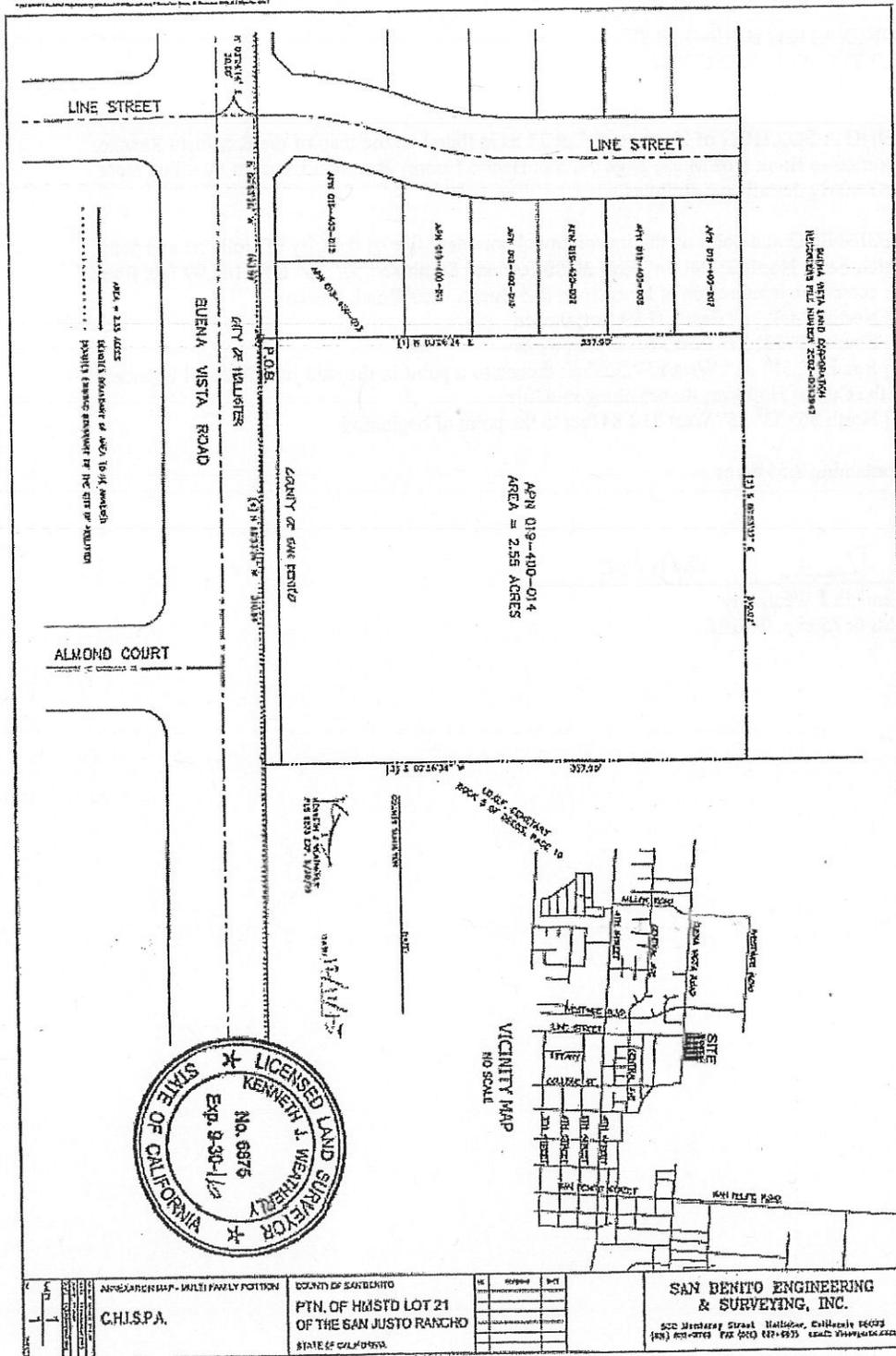
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 12/11/15
Kenneth J Weatherly
PLS 6875 exp. 9/30/16





COUNTY OF SAN BENITO
PLANNING & BUILDING INSPECTION SERVICES

2301 Technology Parkway
Hollister, CA 95023-2513
e-mail: sbcplan@cosb.us

Phone: 831-637-5313
Fax: 831-637-5334

NOTICE OF DECISION

PERMIT NO.: Zone Change 13-177
PUBLIC HEARING DATE: April 15, 2014
APPLICANT/OWNER: CHISPA
LOCATION: 890 Buena Vista Road
APN: 019-13-0-020-0
ZONING: Agricultural Productive (AP)

IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE 479 SECTIONS 11 AND 49 OF THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA, ZONE CHANGE 13-177, TO DESIGNATE A FIVE-ACRE PARCEL (ASSESSOR'S PARCEL NUMBER 019-13-0-020-0) TO BE SUBJECT TO THE ZONING DISTRICT OF RESIDENTIAL MULTIPLE (RM), IS HEREBY APPROVED WITH THE ADOPTION BY THE BOARD OF SUPERVISORS OF COUNTY ORDINANCE 924 ON THE 15TH DAY OF APRIL 2014, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL.

California Environmental Quality Act (CEQA) Findings

Finding 1: The initial study/mitigated negative declaration for Zone Change 13-177 has been prepared in compliance with the provisions of the California Environmental Quality Act, the State CEQA Guidelines and the San Benito County Implementing Procedures for the California Environmental Quality Act.

Evidence: Materials in the preparation of the initial study and mitigated negative declaration are filed in the project record located at the San Benito County Planning Department in file ZC 13-177. Public review of the initial study was conducted from January 20 to February 18, 2014. Notice of Availability of the mitigated negative declaration was mailed to interested parties and to property owners on and within 300 feet of the project site and posted at public locations in the County.

Finding 2: The Board of Supervisors has considered the initial study/mitigated negative declaration together with all comments received from the public review process.

Evidence: The Board of Supervisors has considered all evidence regarding this project, including any written and verbal responses from the public hearings on February 19 and April 2, 2014.

Finding 3: The initial study/mitigated negative declaration reflects the independent judgment of the Board of Supervisors.

Evidence: The San Benito County Planning Department prepared the initial study. The Board of Supervisors considered and reviewed the initial study/mitigated negative declaration and considered public comments and supplemental information prior to action on the mitigated negative declaration.

Finding 4: The Board of Supervisors has found that there is no substantial evidence that the proposed project will have a significant effect on the environment.

Evidence: After consideration of the initial study/mitigated negative declaration, the Board of Supervisors has found that the project as proposed, including adoption of the proposed mitigation measures and the Mitigation Monitoring and Reporting Program, would not have a significant effect on the environment.

Zone Change Findings

Finding: The approval of the zone-change petition will serve the public necessity, convenience and general welfare and is good zoning practice.

Evidence: The subject property lies adjacent to existing urban development and within proximity to urban services compatible with the Residential Multiple (RM) zone. The zone change would accommodate a below-market-rate housing development, which the County General Plan 2007–2014 Housing Element encourages under multiple stated policies including its Policy 2F and under its Program 2-15, directing the County to rezone property to the RM zone for this purpose. The project, located in unincorporated San Benito County, lies within the City of Hollister sphere of influence and complies with the Hollister general plan land use and rezoning designations for the property. In 2006, under Zone Change 05-153 (County Ordinance 802), the County adopted a similar zoning map amendment to the RM zone for a property 500 feet east of the subject property, also lying to the north of and adjacent to Buena Vista Road and City of Hollister corporate limits.

Finding: The conditions for this Zone Change recommended to be imposed must be imposed so as not to create problems inimical to the public health, safety, and general welfare of the County.

Evidence: The Planning Department and Board of Supervisors have reviewed each condition and find each condition necessary to ensure the public health, safety and general welfare of the County. Said conditions include mitigation measures established by the initial study/mitigated negative declaration and designed to reduce potentially significant environmental impacts to a level less than significant.

Finding: This zone change is consistent with the general plan and any applicable specific plan.

Evidence: The General Plan Land Use Element designates the subject property as Sphere of Influence Rural/Urban (SOI R/URB), which allows the intensity of development permitted by the proposed zoning district of Residential Multiple (RM) and proposed by the development described in the staff report and the initial study/mitigated negative declaration. For the reasons set forth in the staff report and the initial study/mitigated negative declaration, incorporated herein by this reference, the Board of Supervisors finds that this zone change is consistent with the general plan. No specific plan affects the subject property.

Conditions of Approval

Planning:

- 1. Indemnification:** APPLICANT shall defend, indemnify, and hold San Benito County, its agents, officers, and/or employees (hereinafter "COUNTY") free and harmless from any and all suits, fees, claims, demands, causes of action, proceedings (hereinafter collectively referred to as "Legal Action"), costs, losses, damages, liabilities and expenses (including, but not limited to, an award of attorneys' fees, expert witness fees, and court costs) incurred by COUNTY arising (directly or indirectly) or resulting from the review, processing, consideration, or approval of APPLICANT'S Project or action taken by COUNTY thereon, including Legal Actions based on the negligence of COUNTY. APPLICANT will reimburse COUNTY for any damages, costs, or fees awarded pursuant to any settlement, default judgment, or other judgment taken against the County, whether the result of Applicant's decision not to defend legal action or otherwise. COUNTY retains its discretion to direct counsel regarding whether to defend, settle, appeal, or take other action regarding any Legal Action. [Planning]
- 2. Conditions of Approval:** Prior to or upon approval by the Planning Commission, Applicant shall sign the statement below certifying that Applicant is in agreement with all conditions of approval. [Planning]

I certify that I understand and agree to comply with all Conditions of Approval imposed by the Planning Commission, or Board of Supervisors as applicable, on this Permit.

Applicant Signature: _____

Date: _____

- 3. Notice of Determination (Fish & Game Fees):** The applicant/developer/owner shall file the Notice of Determination, provided by the County Planning Department, with the County Clerk within five (5) days of approval of the Zone Change Resolution. Department of Fish and Game fee (\$2,181.25 – Fish & Game Code §711.4(d)) must be submitted with the filing. A copy of the filed notice shall be submitted to the County Planning Department. Should the Notice not be filed and the fee not paid within five (5) days, the application is subject to action described in Public Resource Code §21167 and the project is not operative, vested, or final until the Notice is filed and the fee is paid (Public Resources Code §21089(b)). [Planning]
- 4. Conformity to Zoning:** The development and use of the site shall conform substantially to the Residential Multiple zone's allowable uses and conditions of approval as approved by the Planning Commission. Any increase, change, or

modification in the nature or intensity of the land use on the site shall be subject to further Planning Commission review and approval. [Planning]

5. **Compliance Documentation:** Prior to obtaining a building permit or approval of any administrative or conditional use permit, the individual applicants shall submit a summary response in writing to these conditions of approval documenting compliance with each condition, including dates of compliance and referencing documents or other evidence of compliance. [Planning, Public Works]
6. **Mitigation Monitoring:** Prior to final approval, the applicant/owner, County Counsel and the Planning Director shall agree to and sign the Mitigation Monitoring Program form(s).
7. **Cultural Resources:** If, at anytime in the preparation for or process of excavation or otherwise disturbing the ground, discovery occurs of any human remains of any age, or any significant artifact or other evidence of an archeological site, the applicant or builder shall:
 - a. Cease and desist from further excavation and disturbances within two hundred feet of the discovery or in any nearby area reasonably suspected to overlie adjacent remains.
 - b. Arrange for staking completely around the area of discovery by visible stakes no more than ten feet apart, forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking. Said staking shall not include flags or other devices which may attract vandals.
 - c. Notify the sheriff-coroner of the discovery if human and/or questionable remains have been discovered. The Planning Department Director shall also be notified.
 - d. Subject to the legal process, grant all duly authorized representatives of the coroner and the Planning Department Director permission to enter onto the property and to take all actions consistent with Chapter 19.05 of the San Benito County Code and consistent with §7050.5 of the Health and Human Safety Code and Chapter 10 (commencing with §27460) of Part 3 of Division 2 of Title 3 of the Government Code. [Planning]
8. **Exterior Lighting:** All exterior lighting for new development shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. All fixtures shall comply with County Ordinance 748 (along with the requirements of Zone II regulations set within Ordinance 748). [Planning]
9. **Construction Hours:** As required by County Ordinance 667, construction shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Saturday. No construction activities shall be allowed on Sundays and holidays. [Planning]

Public Works:

10. **Encroachment Permit:** Pursuant to §19.27.004 of the County Code, the applicant shall obtain a Public Works Encroachment Permit for any work being performed within the County right-of-way or any road offered for dedication to the County prior to commencement of any improvements associated with this project. [Public Works]
11. **Improvement Plan:** Prior to issuance of building permit or any permit related to the development of the proposed project, the applicant shall be required to submit an Improvement Plan prepared by a licensed Engineer to the Public Works Department for review and approval. [Public Works]
12. **Utilities:**
 - a. As part of submission of the Improvement Plan for this project, the applicant shall include utility plans and have them approved by each corresponding utility companies when applicable, which includes but is not necessarily limited to sanitary sewer, water, natural gas, electricity, telephone, and cable telecommunications, and shall furnish copies said approved plans to the Public Works Department for concurrence.
 - b. All proposed utilities within the project site and along peripheral streets shall be placed underground except those facilities exempted by Public Utilities Commission regulations (County Code §23.17.003(F)). All necessary utilities shall be installed along with the development or improvement of the proposed project. [Public Works]
13. **Traffic Impact Analysis:**
 - a. Prior to approval of the zone change, the applicant shall submit a Final Traffic Impact Analysis for the project duly signed and stamped by the Traffic Engineer.
 - b. As part of submission of the Improvement Plan for the project, the following recommendations of the Traffic Impact Analysis prepared by Hexagon Transportation Consultants, Inc., shall be incorporated into the design of the improvement plans:
 - i. The frontage improvement on Buena Vista Road shall be designed to be consistent with County Roadway Design Standards. A sidewalk shall be installed on the north side of Buena Vista Road along the project frontage. Project frontage improvements shall be designed to accommodate the future installation of a bike lane along Buena Vista Road.

- ii. The project site shall be designed to accommodate potential future extension of transit services onto Buena Vista Road, and the County may require project frontage improvements on Buena Vista Road to be designed to both City of Hollister and San Benito County roadway design standards to accommodate transit vehicles as necessary in the future. [Public Works]

14. **Road Dedication:** Prior to issuance of building permit or any permit related to the development of the proposed project, the applicant shall make an irrevocable offer of dedication to San Benito County and the public for public use and accommodate the balance of road right-of-way (ROW) to make Buena Vista Road a full 84 feet ROW along the entire property frontage. [Public Works]
15. **Road Improvements:** As part of the development or improvement of the proposed project, the applicant shall widen and improve Buena Vista Road to the County Urban Standard for the balance of 64 feet of asphaltic concrete (total curb to curb width) including but not limited to curb, gutter, sidewalk, street lights and street trees, on a 66-foot road bed for the property's entire Buena Vista Road frontage. [Public Works]
16. **City Of Hollister Sphere of Influence:** Because the property is within City of Hollister sphere of influence and may have a significant impact to the City or may need to connect to the City utilities, the project should also be reviewed by City of Hollister, and the applicant shall, if required by the City of Hollister, satisfy requirements beyond those required by the County, including road dedication, road improvements, map- or plan-checking fees, and inspection fees. [Planning, Public Works]

San Benito County Water District:

17. **Water Conservation:** Irrigation and landscaping shall demonstrate compliance with the County's Water Conservation Ordinance (County Code §15.05.225, or County Ordinance 594).
18. **Water Treatment:** Use of on-site regenerating water softeners shall be prohibited, while off-site regeneration softening systems may be used subject to the approval of the San Benito County Water District.

Environmental Health:

19. **Hazardous Materials Plan:** Should any hazardous materials be used onsite the property owner/individual applicant shall submit a hazardous materials plan to the Division of Environmental Health for review and approval prior to operation of any business in which the materials are being used. [Planning]

County Fire:

20. **Fire:** Prior to final approval of occupancy the project shall meet the standards set forth in the latest adopted editions of the 2010 California Fire Code, 2010 California Building Code, related County Ordinances, Chapter 23.27 of the San Benito County Code, and any other related State and Federal codes as they apply to a project of this type and size. The Fire Marshal or a representative of Fire Department serving the County shall sign off the project permit prior to occupancy being granted. Before a permit may be signed off, all Fire Department requirements shall be met and in place. [Fire]
21. **Addressing:** Addressing shall be posted at gates and clearly visible from both directions of traffic flow. Address numbers shall conform to or exceed County standards for size and contrasting color. Each building on the premises shall be individually marked with either a letter or number to identify it from other buildings. [Fire]

County Office of the Agricultural Commissioner:

22. **Mosquito Control:** Prior to final inspection of a building permit, the applicant shall contact the San Benito County Department of Agriculture and, if determined necessary, shall set up an inspection for the proposed bioretention areas and swales as it relates to mosquito control. A summary of determined mosquito abatement practices shall be reviewed and approved by the Planning Director. [Office of the Agricultural Commissioner]

City of Hollister:

23. **Water and Sewer Service:** Prior to issuance of building permits for the project, which is located within the Service Area of the City of Hollister Reclamation Facility and within the Sphere of Influence of the City of Hollister, the applicant shall obtain approval from the Local Agency Formation Commission for out-of-agency service agreements to obtain City of Hollister water and sewer services. [City of Hollister Development Services]
24. **Gates:** For safety purposes, the development shall be accessible via private gates open to on-site residents and their guests. [City of Hollister Police]

Mitigation Measures:

25. **Air Quality:** The applicant shall observe the following requirements during such grading activities when applicable:

- a. All graded areas shall be watered at least twice daily. If dust is not adequately controlled, then a more frequent watering schedule shall be incorporated. Frequency shall be based on the type of operation, soil, and wind exposure.
 - b. All grading activities during periods of high wind, over 15 mph, are prohibited.
 - c. Chemical soil stabilizers shall be applied to inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
 - d. Nontoxic binders (e.g., latex acrylic copolymer) shall be applied to exposed areas after cut-and-fill operations.
 - e. Haul trucks shall maintain at least two feet of freeboard.
 - f. All trucks hauling dirt, sand, or loose materials shall be covered.
 - g. Inactive storage piles shall be covered.
 - h. Wheel washers shall be installed at the entrance to construction sites for all exiting trucks.
 - i. Streets shall be swept if visible soil material is carried out from the construction site.
 - j. A publicly visible sign shall be posted that includes the telephone number and person to contact regarding dust complaints. The phone number of the Monterey Bay Unified Air Pollution Control District shall be included on the sign to ensure compliance with Rule 402 (Nuisance). [Mitigation Measure 1 (Air Quality)]
26. **Geotechnical Engineering:** The applicant shall submit engineered improvement plans for this project that comply with the recommendations of the geotechnical engineering report with the file number SH-11688-SA, dated December 23, 2011, prepared for this property by Earth Systems Pacific, and on file at the San Benito County Planning Department. [Mitigation Measure 2 (Geology and Soil)]
27. **Drainage:** The applicant shall submit engineered improvements plans for this project that comply with County Drainage Standards and provide erosion control details for the project. Included in this will be drainage or hydraulic calculations and construction details for the proposed bioretention ponds for impermeable surfaces that shall be created as part of this project. Details and direct or flows of drainage swales and grades shall also be included. Erosion control design shall be in accordance with the Regional Water Quality Control Board requirement prepared by a Qualified SWPPP Practitioner (QSP) or Qualified SWPPP Developer (QSD). All drainage improvements shall be installed as part of the development or improvement of the proposed project. [Mitigation Measure 3a (Hydrology and Water Quality)]
28. **Stormwater Pollution Prevention:** The developer shall prepare a Stormwater Pollution Prevention Plan (SWPPP) that shall be approved by the County Public Works Department and which shall address stormwater management during construction of the project. The SWPPP shall be consistent with Central Coast Regional Water Quality Control Board standards and NPDES permit requirements, and shall list best management practices (BMPs) that specify how stormwater discharges would be controlled to protect water quality during the course of construction. The project shall meet the "maximum extent practicable" (MEP) standard set by the Central Coast Regional Water Quality Control Board for NPDES stormwater compliance. Said BMPs may include, without limitation, the following:
- a. Schedule earthwork to occur primarily during the dry season to prevent most runoff erosion.
 - b. Protect drainage and storm drain inlets from sedimentation with filtration barriers such as straw wattles or hay bales.
 - c. Install gravel construction entrances to reduce tracking of sediment onto adjoining streets.
 - d. Sweep on-site paved surfaces and surrounding streets daily to collect sediment before it is washed into the storm drains and the San Benito River.
 - e. After construction is completed, clean all drainage culverts of accumulated sediment and debris.
 - f. Stabilize stockpiles of topsoil and fill material by watering daily or by the use of chemical agents.
 - g. Store all construction equipment and material in designated areas away from waterways and storm drain inlets.
 - h. Collect construction waste daily and deposit in covered dumpsters. [Mitigation Measure 3b (Hydrology and Water Quality)]



Michael Kelly
Associate Planner
County of San Benito

INFORMATIONAL

- 6. Commissioner Announcements and Requests for Future Agenda Items.**
- 7. Executive Officer Announcements – Discussion on Mailing or E-Mailing Meeting Packets.**
- 8. Oral status report on pending proposals.**
- 9. Adjourn to regular meeting at 6:00 PM on August 25, 2016 unless cancelled by Chair or a special meeting is called.**

