

RESOLUTION 2022-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA AUTHORIZING EXECUTION OF A CONTRACT WITH EMC PLANNING GROUP IN AN AMOUNT NOT TO EXCEED \$259,457.56

WHEREAS, following adoption of the 2035 General Plan in 2016 a Sphere of Influence coordinated with General Plan growth assumptions was not established. Accordingly, the City Council established the Urban Growth Boundary Committee (UGBC) to recommend a preferred Urban Growth Boundary/Sphere of Influence configuration as a means of initiating the Sphere of Influence discussion with San Benito County and LAFCO; and

WHEREAS, On September 17, 2019, the City Council approved Resolution 2019-44, and authorized staff to submit a SB 2 Grant Application to the California State Department of Housing and Community Development (HCD) in the amount of \$160,000 to prepare an Area Plan for South San Juan Bautista that could potentially accelerate housing production; and

WHEREAS, on April 8, 2020, the City was awarded the \$160,000 and executed an agreement with HCD to implement the approved project; however, that amount was deemed insufficient to complete the study and a revised scope of work with a budget of \$210,521.00 was established, anticipating land owner funding for the balance of the planning cost; and

WHEREAS implementation of the South Area Plan would first require planning and adoption of a Sphere of Influence for San Juan Bautista; and

WHEREAS, on January 18, 2022 HCD approved modification to the SB 2 Grant Scope of Work that is contained in the EMC Planning Group (EMC) scope of work dated January 12, 2022 to blend the South San Juan Bautista Area Plan and the San Juan Bautista Sphere of Influence Study; and

WHEREAS, on February 8, 2022 the Planning Commission reviewed the recommendation of the UGBC and recommended that the City Council approve a contract for services to evaluate the recommended preliminary Sphere of Influence referenced in the January 12, 2022 EMC Planning Group scope of work;

WHEREAS the City wishes to combine evaluation of a Sphere of Influence with planning for the South San Juan Bautista Area and also wishes to enlist the services of the EMC and Blue Zones to develop a Community Plan sufficient to present to San Benito County for agreement; and

WHEREAS, the Community Plan will accomplish the following:

- 1) revise the City of San Juan Bautista 2035 General Plan to accommodate new growth boundaries and ensure consistency between the new potential growth areas and the General Plan;

- 2) identify South San Juan Area land use designations and related zoning districts and conceptual circulation;
- 3) utilize existing documentation on water and sewer services, biological resources, flooding and fire hazards, and protection of prime agricultural lands to support land use changes;
- 4) develop design guidelines for the South San Juan area that are consistent with Blue Zones community design principles; and
- 5) prepare a Community Plan, a General Plan level document, that incorporates the City's updated Sphere of Influence boundary, the Active Transportation Plan effort, and the area located south of Highway 156, known as the South San Juan area.

WHEREAS, the total budget for the revised Scope of Work is \$259,457.56; the SB 2 grant will pay for \$160,000 of the total project budget; and the City will establish a fee schedule to reimburse the remaining approximately \$100,000 cost of the Community Plan (Capital Budget Project # 21.11 and 12, respectively);

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Juan Bautista hereby authorizes the City Manager, or designee, to execute a contract agreement with EMC Planning Group for professional, land use consulting, technical analysis and design services to develop and prepare a General Plan – level Community Plan incorporating a South San Juan Area Plan and Sphere Of influence study in an amount not to exceed \$259,457.56 as outlined in the attached EMC Scope of Work dated January 12, 2022.

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager or designee to alter the tasks, responsible parties, and timeline represented in the EMC Scope of Work dated January 12, 2022 consistent with the budget and intent of the SB2 grant and those portions of the program additionally funded by the City.

THE FOREGOING RESOLUTION was adopted by the City Council of the City of San Juan Bautista at its regular meeting held on the 15th day of February 2022, by the following vote:

AYES: **Jordan, Edge, Flores, Freels, Freeman**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

ATTEST:



Trish Paetz, Deputy City Clerk



Mayor Leslie Q. Jordan