



City of San Juan Bautista

The "City of History"

www.san-juan-bautista.ca.us

AGENDA

REGULAR PLANNING COMMISSION MEETING

TUESDAY ~ DECEMBER 6, 2022 ~ 6:00 P.M.

~ PUBLIC PARTICIPATION BY ZOOM ONLY ~

Join Zoom Meeting <https://zoom.us/j/84075872441>

or call 1 (669) 900-6833

Meeting ID: 840 7587 2441

THIS MEETING WILL BE CONDUCTED PURSUANT TO GOVT. CODE §54953(e)(1)(A).

In order to minimize the spread of the COVID 19 virus the Planning Commission is conducting this meeting by Zoom webinar and will be offering alternative options for public participation. You are encouraged to watch the meeting live on Zoom or Facebook.

PUBLIC COMMENTS WILL BE TAKEN ON AGENDA ITEMS BEFORE ACTION IS TAKEN BY THE PLANNING COMMISSION. DURING THE MEETING: TO PROVIDE VERBAL PUBLIC COMMENTS ON AN AGENDA ITEM DURING THIS MEETING CALL THE PHONE NUMBER LISTED ABOVE OR LOG INTO ZOOM AND ENTER THE MEETING ID NUMBER AS LISTED ABOVE.

When the Chairperson announces public comment is open for the item which you wish to speak, press *9 on your telephone keypad or if joining by Zoom, use the raise your hand icon. When called to speak, please limit your comments to three (3) minutes, or such other time as the Chairperson may decide, consistent with the time limit for all other speakers for the particular agenda item. Comments from other platforms will not be considered during the meeting. If you would like to participate you **MUST** log in to Zoom.

Written comments may be mailed to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us not later than 5:00 p.m., December 6, 2022, and will be read into the record during public comment on the item.

In compliance with the Americans with Disabilities Act, City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Materials related to all items on this agenda are available in the agenda packet on the City website www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing deputycityclerk@san-juan-bautista.ca.us or calling the Deputy Clerk (831) 623-4661 during normal business hours.

1. Call to Order

Roll Call

Pledge of Allegiance

2. Public Comment on Items Not on the Agenda but Within the Subject Matter

Jurisdiction of the Planning Commission

This portion of the meeting is reserved for persons desiring to address the Commission on matters not on this agenda. The law does not permit Commission action or extended discussion of any item not on the agenda except under special circumstances. If Commission action is requested, the Commission may place the matter on a future agenda.

3. Informal Project Review

Any potential and/or future project applicant may present their project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

A. No projects to present.

4. Action Items

A. Approve Affidavit of Posting the Agenda

5. Information Items

**A. Update: Community Plan, Sphere of Influence and Urban Growth Boundary
Committee recommendation**

6. Comments

A. Planning Commissioners

B. Community Development Director Report

7. Adjournment

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE ACTING ADMINISTRATIVE SERVICES MANAGER IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 2nd DAY OF DECEMBER 2022, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 2nd DAY OF DECEMBER 2022.



TRISH PAETZ
ACTING ADMINISTRATIVE SERVICES MANAGER



CITY OF SAN JUAN BAUTISTA CITY COUNCIL REPORT

AGENDA TITLE: URBAN GROWTH BOUNDARY – SPHERE OF INFLUENCE AD HOC COMMITTEE STATUS

MEETING DATE: September 20, 2022

DEPARTMENT HEAD: Don Reynolds, City Manager

RECOMMENDED ACTION(S):

It is recommended that the City Council consider the status of the Urban Growth Boundary – Sphere of Influence Ad Hoc Committee, consider reconvening the Ad Hoc Committee and sending the attached letter to affected property owners outside of and surrounding the City limits.

BACKGROUND INFORMATION:

The Local Agency Formation Commission (“LAFCo”) informed the City Council that the current General Plan’s “Sphere of Influence” (“SOI”) and Urban Growth Boundary was never adopted by LAFCo, in 2016 when it was approved by the City. The 1998 General Plan SOI remains as the City’s guide for future growth. **Attachment B** to this report provides the definitions of Sphere of Influence, the LAFCo SOI application process, and a definition of Urban Growth Boundary (“UGB”).

In June 2020 the City agreed to establish an Ad Hoc Committee to study the SOI and UGB status and recommend changes to better control growth. Councilmember Dan DeVries and Mayor Mary Edge, joined Planning Commission Chair Scott Freels and Historic Resources Board Chair Luis Matchain. Jackie Morris Lopez was appointed as the “Member at Large.” The first meeting was August 18, 2020. By November 2020, the Committee had met six times. The Committee met in the library and each member drew its preferred scope of influence on the map.

There was a lot of discussion about preventing sprawl and whether or not the City’s growth could be better controlled using a large SOI including more parcels, or a small SOI excluding most parcels. The City can establish strong limited land uses for those within the SOI. But some felt that a large SOI is dangerous, and invites developers to exploit land for development that is intended for preservation.

Following the election, Dan DeVries termed out, and Commissioner Freels replaced him as the new City Council representative. Jackie Morris Lopez was appointed to the Planning Commission

and replaced Scott Freels. E.J. Sabathia was appointed as the Member at Large. This Ad Hoc Committee met twice, in November 2021 and December 2021. A two-tiered map shared with the Committee in November and was discussed. An Email summary of the two-tiered map provided to the Ad Hoc Committee as Attachment C.

Staff took the feedback from the December 2021 Ad Hoc Committee meeting, and finalized the two-tier map and interpreted this meeting to be the Ad Hoc Committee's final decision. Both the parcels to be preserved for conservation ("yellow") and the parcels to be considered for development ("orange") are indicated as being within the SOI. But apparently, although the Committee discussed the two tiers and the SOI, the Committee did not conclude that both tiers be contained within the SOI before it went out to the public.

The "draft" map became part of the scope of work to be completed as a Community Plan by EMC that was approved by the Council February 15, 2022. This Community Plan will help inform the LAFCO application by defining land uses within the proposed sphere of influence. EMC's scope of work is part of the definitions provided on the second page in **Attachment C**.

In order to meet the State grant deadline of September 2022, the City then embarked on an aggressive public outreach campaign, inviting the community and surrounding property owners to meetings about the two-tier map during the week of May 4, 2022. These meetings were then interpreted by staff and EMC and presented to the community June 13, at the VFW Hall. Despite staff's good intentions, the meeting became contentious, several left early, leaving no quorum of either the City Council or Planning Commission, and leaving some feeling ignored or left out of the decisions represented by the map. Because of lack of quorum, some expressed feelings that the conclusions from that meeting (adding or not adding parcels to the SOI) are illegitimate.

Attachment D is the chronology of significant events and outreach since August 2020. The video and records from this outreach effort and maps are all available on the City Website:
https://www.san-juan-bautista.ca.us/departments/planning/projects_of_community_interest.php

DISCUSSION:

The map has two tiers: one for those specific properties to be included in the SOI and a second yellow-colored tier to designate as parcels for conservation and cultural preservation.

The issue is that the map states that both tiers are to be included within the SOI.

The Ad Hoc Committee did not have the opportunity to discuss this recommendation. Chair Scott Freels and Ad Hoc Committee Member Edge have requested that the Ad Hoc Committee not be disbanded, and meet to discuss this issue, as well as coming to a final decision about which parcels to include in the first tier.

This is a critical question that requires more deliberation because if these yellow parcels are inside the SOI, then it would be substantially larger than the 2016 General Plan, and may be interpreted by developers as a larger development opportunity for them. Perhaps that can be avoided with a recommendation to zone these preservation parcels for rural uses including agricultural, and restricting residential to one home per 40-acres. Regardless, this discussion needs to occur before the Ad Hoc Committee recommended map can come forward.

Chair Scott Freels and Ad Hoc Committee Member Edge have asked three fundamental questions:

1. Remove the “maps” from public circulation and the City’s website, and remove any reference to the yellow parcels being included in the SOI;
2. Send the letter provided as Attachment A to property owners in both proposed tiers on the map to confirm their interest to be part of the SOI, or remain as stated, or changed;
3. Reconvene the Ad Hoc Committee to bring a recommended map to the Planning Commission this fall.

FISCAL IMPACT:

The City appealed to the State Department of Housing and Community Development and received approval for a one-year extension of the September 2022 deadline for the \$160,000 grant funds used to finance this project.

ATTACHMENTS:

- A) Proposed Letter to Affected Property Owners
- B) Definitions
- C) Summaries of the Ad Hoc Committee’s last two meetings November and December 2021
- D) Project Milestones and Chronology



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September 23, 2022

To property owners outside the City limits:

The City embarked on a challenging project in 2020, to examine and re-define how its population will grow between now and 2035. Although the City has attempted to be transparent in this process there are many that feel left out of the conversation. The City is inviting all of those who are concerned or have questions about the City's future population growth to attend a work-shop Saturday October 29, 2022 at 10AM, at _____, San Juan Bautista, CA 95045.

The question is: *how fast shall the City grow, and shall this growth occur within the current sphere of influence ("SOI"), or shall the SOI be changed?*

As defined by CAL-LAFCo:

A sphere of influence is a planning boundary outside of an agency's legal boundary (such as the city limit line) that designates the agency's probable future boundary and service area. Factors considered in a sphere of influence review focus on the current and future land use, the current and future need and capacity for service, and any relevant communities of interest.

The City's sphere of influence did not change when the City adopted its General Plan in 2016. Instead, the 1998 SOI remains as the guide for growth. The General Plan SOI is much smaller. If adopted, the General Plan SOI will limit city growth to 3% a year (which is still very fast growth). The Council appointed an "Urban Growth Boundary Committee" in August 2020 to weigh the options. They met several times and produced a map where each member drew their own SOI around the City limits. When they met in-person a second time in December 2021, a map with two tiers was proposed by the consulting team and staff: 1) one tier with an SOI like the 2016 General Plan, and 2) a second larger planning area that would serve as preservation easements (cultural, historical, agricultural) to buffer the City from sprawl development and preserve its cultural integrity (the purpose of the UGB).



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There are advantages and disadvantages to owning a parcel within the SOI or outside and adjacent to it. Committee did consider an UGB that is the same as the SOI rather than larger as it was in 1998.

There is still time to debate whether the yellow parcels to be preserved will be included, or be outside the SOI in a separate "Planning Area." The Ad Hoc Committee has not had that discussion.

Since the Ad Hoc Committee last met, the City sent invitations to all property owners within the City limits and around the City limits to attend community meetings in May and June. The video of the May 4 meeting, and notes from the other meetings are all on the City's website. The two-tier map is also there with other mapping options to consider. This background and history can be found here:

https://www.san-juan-bautista.ca.us/departments/planning/projects_of_community_interest.php

If you own property within the City limits or around the City limits, this work may directly impact your property's value and development potential. The Chair of the Ad Hoc, Councilmember Scott Freels, would like to invite anyone not familiar with this project to attend this meeting October 29th to learn more and share concerns, comments and questions. It is important to provide your feedback and contribute now, before the application is sent to the Planning Commission, then City Council and eventually to I.AFCo.

Thank you again for your help in moving this project forward. Feel free to reach me at citymanager@san-juan-bautista.ca.us or call if you need anything from the City.

Sincerely,

Don Reynolds
City Manager

cc: City Council
Planning Commission

Attachment B

Definitions:

SPHERE OF INFLUENCE

As defined by CAL-LAFCo:

A sphere of influence is a planning boundary outside of an agency's legal boundary (such as the city limit line) that designates the agency's probable future boundary and service area. Factors considered in a sphere of influence review focus on the current and future land use, the current and future need and capacity for service, and any relevant communities of interest.

THE APPLICATION TO LAFCo TO ESTABLISH A SOI, is a General Plan Amendment. *Corteze/Knox Herzberg (CA Code) Section 56425(e)* describes this application criteria:

- (1) The present and planned land uses in the area, including agricultural and open-space lands.
- (2) The present and probable need for public facilities and services in the area.
- (3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- (4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
- (5) ... the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

AN URBAN GROWTH BOUNDARY can also be established and was part of the previous General Plan. It would establish a buffer around the City that limits development. This is the general definition of an Urban Growth Boundary:

An urban growth boundary, or UGB, is a regional boundary, set in an attempt to control urban sprawl by, in its simplest form, mandating that the area inside the boundary be used for urban development and the area outside be preserved in its natural state or used for agriculture. Legislating for an "urban growth boundary" is one way, among many others, of managing the major challenges posed by unplanned urban growth and the encroachment of cities upon agricultural and rural land.¹³

An urban growth boundary circumscribes an entire urbanized area and is used by local governments as a guide to zoning and land use decisions, and by utilities and other infrastructure providers to improve efficiency through effective long term planning (e.g. optimizing sewerage catchments, school districts, etc.).

If the area affected by the boundary includes multiple jurisdictions a special urban planning agency may be created by the state or regional government to manage the boundary. In a rural context, the terms town boundary, village cortilage or village envelope may be used to apply the same constraining principles. Some jurisdictions refer to the area within an urban growth boundary as an urban growth area (UGA) or urban service area, etc. While the names are different, the concept is the same.

The scope approved February 15, 2022 for EMC's work on the "Community Plan" required by the intended to be part of the LAFCo - SOI Application:

Per our most recent phone conversation (12-23-21) EMC Planning Group has prepared a scope of work and budget for a San Juan Bautista Community Plan, intended to incorporate the current City work effort on the 'Urban Growth Boundary or City Sphere of Influence' the 'Active Transportation Plan' and the planning effort for the 'South San Juan area'. It is intended that the South side planning effort provide the City with additional residential development area to assist in meeting the City's RHNA Allocation. We propose to team with Dan Burden and the Built Environment Team at Blue Zones LLC who would lead the public participation effort, collaborate on design guidelines, and ensure that a strong emphasis is placed on creating a healthy, livable environment in the new City growth areas and connection those new growth areas to the communities urban core. The team has expertise in building collaboration through community-informed processes, and bringing together diverse stakeholders to embrace healthy community design principles. The team has experience in working with the community to develop plans to reduce parking. We also propose to bring in AMBC Consulting, a Colorado firm that specializes in online engagement, to lead the online engagement effort. In our current and ongoing pandemic environment, this online engagement piece has become essential.

ATTACHMENT C

Chronology:

March 10, 2020	Introduction of issues to the Planning Commission
April 21, 2020	City Council introduction to the issues
August 2020	Harris and Associates Contract awarded
August 17, 2020	1 st Meeting of Ad-Hoc Committee
August 31, 2020	2 nd meeting of Ad-Hoc Committee
September 9, 2020	3 rd meeting of Ad-Hoc Committee
October 5, 2020	4 th meeting of Ad-Hoc Committee
October 19, 2020	5 th meeting of Ad-Hoc Committee
November 2, 2020	6 th meeting of Ad-Hoc Committee – draft map for SOI Election and City Council re-organization
November 10, 2020	Planning Commission status report
February 16, 2021	Advertise to fill Ad-Hoc Committee vacancy
March- July 2021	Recruit, on-board new Assistant City Manager – Community Development Director
November 22 2021:	Staff presents the two-tier concept for consideration by the UGB
December 3, 2021:	UGB Committee meets in person and reviews the two-tier map concept and SOI configuration as a preliminary. (Staff email to PC/CC/UGB prior to 12/3 meeting.)
December 14, 2021:	Staff suggests combined SOI and So. SJB Specific Plan to EMC. EMC begins to develop a scope of work.
January 18, 2022:	HCD approves grant contract amendment to prepare Community Plan per draft scope of work.
February 8, 2022:	1) the Planning Commission reviews the recommendation of the Urban Growth Boundary Committee; and 2) recommends that the City Council Review the recommendation of the Urban Growth Boundary Committee and approve a contract with EMC Planning Group to develop a Sphere of

Influence proposal for presentation to San Benito County and San Benito County LAFCO, as contained in attachment 1.

- February 15, 2022:** City Council adopts Resolution 2022-13 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. ”
- March 4, 2022:** CM signs the contract for professional services enabling the Community Plan
- May 3 – 5 2022:** Consultants and City staff host community meetings at City Hall and charette at school gym (see video)
- June 13, 2022:** Planning Commission and City Council joint meeting.

Don Reynolds

From: Brian Foucht
Sent: Monday, November 22, 2021 5:38 PM
To: Ej.sabathia@gmail.com; sf9101@hotmail.com; Mary Edge; Commissioner Jackie Morris-Lopez; LUIS matchain
Cc: Mayor Jordan; Don Reynolds
Subject: Memo re Sphere of Influence and Municipal Service Review process and information
Attachments: UGB.SOI.Committee.Agenda.11.23.21.pdf

Hi All - I've attached the complete agenda for tomorrow night. I will have a map and will facilitate your discussion regarding the preliminary boundary you would like to us to start analyzing. The map will look very similar (there are still a few tweaks to make) to this interactive map that we have asked the County GIS staff to prepare for us: <https://cosb.maps.arcgis.com/apps/View/index.html?appid=72dd937b3ddf40098583ead9062fc89b>. A few features: The colors orange, yellow and purple representing a staff recommended starting point for a prospective sphere and to be used to start an analysis.

Orange colored parcels are "First Tier", that is, parcels that are adjacent to our current boundary within which a reasonable, expanded urban service boundary might be considered. The Yellow are "Second Tier" which are parcels that we would want to exert influence over and for which we would likely plan as open space (agriculture, recreation, conservation, managed resource production). These two areas may shrink and become more nuanced with the evaluation of employment, residential growth and conservation proceeds. The Purple parcels are proposed to be outside our Sphere of Influence and seek to influence County land use policies to preserve these prime farm lands.

The green line, which becomes easier to read as you focus in on certain parcels or areas with your mouse or cursor, delineate parcels owned by the same entity. I will be making a few minor changes to this map for discussion tomorrow evening.

Brian

Brian Foucht, AICP
Asst. City Manager / CD Director
311 Second St. – PO Box 1420
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831-207-5430 (cell)

ACM.CDDirector@san-juan-bautista.ca.us



From: Brian Foucht
Sent: Friday, November 19, 2021 5:49 PM

To: 'Ej.sabathia@gmail.com' <Ej.sabathia@gmail.com>; 'sf9101@hotmail.com' <sf9101@hotmail.com>; Mary Edge <m.edge@san-juan-bautista.ca.us>; Commissioner Jackie Morris-Lopez <J.MorrisLopez@san-juan-bautista.ca.us>; 'LUIS matchain' <linatchain@gmail.com>; Don Reynolds <citymanager@san-juan-bautista.ca.us>
Cc: Leslie Jordan <L.jordan@san-juan-bautista.ca.us>; Don Reynolds <citymanager@san-juan-bautista.ca.us>
Subject: Memo re Sphere of Influence and Municipal Service Review process and information

Hi All – apologies for the extremely dry subject matter in the attached memo. Not much can be done about that. However, our discussion on the 23rd at 5Pm at the Library should be interesting because we'll start looking at the map in earnest to identify areas where we will need to do further study. Thank you, Brian

Brian Foucht, AICP
Asst. City Manager / CD Director
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September 23, 2022

To the property owners outside but adjacent to the City limits:

The City embarked on a challenging project in 2020, to examine and re-define how its population will grow between now and 2035. Although the City has attempted to be transparent in this process there are many that feel left out of the conversation. So, we "hit the pause button."

The City is inviting all property owners who are concerned or have questions about the City's future population growth to schedule a meeting with staff between now and the end of the year. Please contact the City Manager directly to schedule an appointment by calling (831) 623-4661 or Email citymanager@san-juan-bautista.ca.us.

The question for the City is:

how fast shall the City grow, and shall this growth occur within the current sphere of influence ("SOI"), or shall the SOI be changed?

The question for property owners, especially those who own properties adjacent to but outside of the current City boundary, is:

whether your interests are best served by being within the SOI, or outside of the SOI.

As defined by CAL-LAFCo:

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The City's sphere of influence did not change when the City adopted its General Plan in 2016. Instead, the 1998 SOI, which is very large, remains as the guide for growth. The General Plan SOI is much smaller. If adopted, the General Plan SOI will limit city growth to 3% a year (which historically, is still very fast growth).

In August 2020, the City Council appointed an "Urban Growth Boundary Committee" with Councilmember Scott Freels as its Chair, to weigh the options. They met several times and produced a map where each member drew their own SOI around the City limits. When they met in-person a second time in December 2021, a map with two tiers was proposed by the consulting team and staff: 1) one tier with an SOI like the 2016 General Plan, and 2) a second larger planning area that would serve as preservation



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easements (cultural, historical, agricultural) to buffer the City from sprawl development and preserve its cultural integrity (the purpose of the UGB).

There are advantages and disadvantages to owning a parcel within the SOI or outside and adjacent to it. Committee did consider an UGB that is the same as the SOI rather than larger as it was in 1998.

There is still time to debate whether the yellow parcels to be preserved will be included, or be outside the SOI in a separate "Planning Area." The Ad Hoc Committee has not had that discussion.

Since the Ad Hoc Committee last met, the City sent invitations to all property owners within the City limits and around the City limits to attend community meetings in May and June. The video of the May 4 meeting, and notes from the other meetings are all on the City's website. The two-tier map is also there with other mapping options to consider. This background and history can be found here:

https://www.san-juan-bautista.ca.us/departments/planning/projects_of_community_interest.php

If you own property within the City limits or around the City limits, this work may directly impact your property's value and development potential. The Chair of the Ad Hoc Committee, Councilmember Scott Freels, would like to invite anyone not familiar with this important work to schedule a meeting with staff to learn more and share concerns, comments, and questions. It is important to provide your feedback and contribute now, before the application is sent in January 2023 to the Planning Commission, then City Council and eventually to LAFCo.

Thank you again for your help in moving this project forward. Please feel free to reach me at citymanager@san-juan-bautista.ca.us or call if you need anything from the City.

Sincerely,

Don Reynolds
City Manager

cc: City Council
Planning Commission



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November 18, 2022

To property owners outside but adjacent to the City limits:

This letter follows-up with the first letter sent to 66 property owners on September 23, 2022, concerning whether the property you own (that is outside or adjacent to the City limits) will be recommended for inclusion in the City's new sphere of influence ("SOI"). That letter invited property owners to meet with the City Manager about their property and the City's plans. The letter, and background are on the City's web-site at this link:

https://www.san-juan-bautista.ca.us/departments/planning/projects_of_community_interest.php

Thank you to those who did meet with the City Manager!

The City's Urban Growth-Sphere of Influence Ad-Hoc Committee (Committee) met November 2, 2022 to discuss the feedback from the invitation. It agreed upon a new recommended sphere of influence to be considered by the Planning Commission and sent to the City Council for approval. This second invitation is being sent to make certain as property owners, you know your parcel is recommended to be within (yellow)/outside of the SOI. The dark green line on this map indicates properties to be preserved in a greenbelt. The City and County will work towards executing permanent easements on these parcels to preserve them ("greenbelt agreements").

It is important to provide your feedback and contribute now, before the application is sent in January 2023 to the Planning Commission, then City Council and eventually to LAFCo.

If you have any concerns or questions about this recommendation, please schedule a meeting with staff between now and the end of the year. Contact the City Manager to schedule an appointment by calling (831) 623-4661, or by Email to citymanager@san-juan-bautista.ca.us.

Sincerely,

City Manager Don Reynolds

The Map is attached and can be found on-line



SJB City Limit
 SJB Sphere of Influence
 SJB Green Belt/Planning Area
 Parcel

