



# City of San Juan Bautista

*The "City of History"*

[www.san-juan-bautista.ca.us](http://www.san-juan-bautista.ca.us)

## AGENDA REGULAR PLANNING COMMISSION MEETING

TUESDAY ~ JULY 5, 2022 ~ 6:00 P.M.

**~ PUBLIC PARTICIPATION BY ZOOM ONLY ~**

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**Meeting ID: 891 1410 8302**

**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](mailto:deputycityclerk@san-juan-bautista.ca.us) not later than 5:00 p.m., July 5, 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](http://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](mailto: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**

**B. Report of the Ad Hoc Committee on the Open Letter from the City Council to the Planning Commission**

**5. Discussion Items**

**A. Communication with Planning Commission**

**6. Information Items**

**A. News Paper Articles: Community Plan and Community Foundation proposal**

**B. Training Opportunity**

**C. Memo: Community Plan Accomplishments and Next Steps**

**D. Strada Verde NOP comments**

**7. Comments**

**A. Planning Commissioners**

**B. Community Development Director Report**

**8. Adjournment**

### AFFIDAVIT OF POSTING

I, VERONICA MUNOZ NORIEGA, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE OFFICE ASSISTANT 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 1<sup>st</sup> DAY OF JULY 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 1<sup>ST</sup> DAY OF JULY 2022.

  
\_\_\_\_\_  
VERONICA MUNOZ NORIEGA  
OFFICE ASSISTANT



# City of San Juan Bautista

*The "City of History"*

May 18, 2022

## An Open Letter from the City Council to the Planning Commission:

P.O. Box 1420  
311 Second Street  
San Juan Bautista  
California 95045  
(831) 623-4661  
Fax (831) 623-4093

### **City Council**

#### **Mayor**

Leslie Q. Jordan

#### **Vice Mayor**

Cesar Flores

#### **Councilmember**

Mary Edge

#### **Councilmember**

Scott Freels

#### **Councilmember**

John Freeman

### **City Manager**

Don Reynolds

### **Interim City Clerk**

Yvonne Spence.

### **City Treasurer**

Michelle Sabathia

### **Fire Chief**

Bob Martin

The manner and demeanor in which the Planning Commission and its individual members reach decisions must be representative of the overall character and culture of the City of San Juan Bautista.

Each of the City's constituent bodies, the City Council, commissions, and committees and the City's staff members must work together to always demonstrate preparation, professionalism and a mutual respect for others who may hold different views. Respect for and consideration of all viewpoints is integral to reaching informed decisions.

Planning Commission meetings should be a source of pride for Commissioners, the City Council and our citizens and reflect what is best in our community. However, the City Council has come to believe that the Planning Commission's deliberations often fail to demonstrate the mutual respect, courtesy and the community focus and values which the Council expects from the Planning Commission and which the Council believes are essential to engender the necessary level of confidence in the Commission's decisions from our citizens and the development community. This is profoundly disappointing and gravely concerning to the City Council.

The Planning Commission frequently acts in a quasi-judicial role and must regularly make well-informed, legally defensible decisions that are supported by substantial evidence in the record. These are essential and integral elements of every decision made by the Commission. Unfortunately individual commissioners are sometimes absent from or late to meetings, frequently appear to be unprepared or unfamiliar with the staff report, ignore evidence, interrupt one another, challenge staff's professional advice, and reach arbitrary conclusions. This behavior is indicative of an insufficient level of commitment and lack of professionalism by some commissioners and it creates a risk of legal challenge based upon the Commission's abuse of its discretion.

This letter should not be construed as criticism of any single commissioner, rather it is intended to address issues pertaining to the Commission as a whole. The Council must review its assessment of how the Commission is performing its legally mandated function against the Council's expectations. This letter should be considered as notice that the City Council finds the Planning Commission, a Council-appointed body, is not meeting the City Council's expectations in terms of its demeanor and performance.

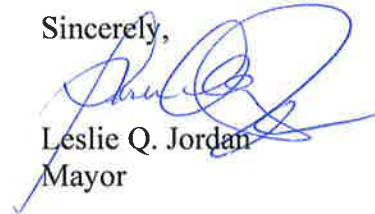


# City of San Juan Bautista

*The "City of History"*

This letter was considered at a regular public meeting of the City Council held on May 17, 2022, and its transmittal to the Planning Commission was approved by unanimous vote of the Council.

Sincerely,



Leslie Q. Jordan  
Mayor

Nearly 52 more acres are planned for development south of the city.



SJB Health Foundation property from Valero Station. Photo by Robert Eliason.

**At the same time** that San Juan Bautista is creating boundaries for its future growth, the San Benito Health Foundation is planning to build a clinic and 60 high-density housing units on seven acres of land located at the southwestern entrance to the town. No application has yet been submitted to the city.

The foundation also intends to develop 51 acres of agricultural land located on the south of Highway 156, outside the city limits ([https://www.san-juan-](https://www.san-juan-bautista.ca.us/departments/planning/zoning_and_gis_(geographical_information_systems)_map.php)



SJB Health Foundation property near the Valero gas station. Photo by Robert Eliason.

[bautista.ca.us/departments/planning/zoning\\_and\\_gis\\_\(geographical\\_information\\_systems\)\\_map.php](https://www.san-juan-bautista.ca.us/departments/planning/zoning_and_gis_(geographical_information_systems)_map.php)) near the southern entrance to the town and across from Windmill Market.

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BenitoLink interviewed Health Foundation President/CEO Rosa Vivian Fernandez about these plans. We began by discussing the San Juan Bautista City Council and the Planning Commission meeting held on June 13, which Fernandez attended.

**BenitoLink: What did you think of the planning meeting?**

Rosa Vivian Hernandez: I just don't understand the process because my expertise is in running community health interests, not necessarily that topic. I was a little frustrated because I got an invitation to a meeting that morning with other property owners. The property owners provided feedback but it was my impression that the maps that were provided were the result of feedback from the community meetings that I had attended. I wondered where was the input of the 50 or so people who participated in those meetings. And I also did not understand how the meeting last night went forward with no quorum.



*SJB Health Foundation property near the Valero gas station. Photo by Robert Eliason.*

**At the meeting you attended in the morning, were they discussing other developments?**

There was a group of about six people that was discussing our particular properties. They were discussing areas that could or could not have developments because of things like high water tables. And there were areas that were marked agricultural, but they already had a home on them. There were people there who knew about the history of the land and were able to tell us things like one area marked for development was actually owned by St. Francis Retreat and would not be open for development.


**What are your plans for the seven acres you own across from the Valero station located at the corner of Muckelemi and Monterey Streets?**

For about five years we have been interested in purchasing land in SJB. When we look at where our patients come from, we have a lot of patients who are farmworkers who live outside the area like Monterey and Santa Cruz. In our strategic plan, it looks like it would make sense to have a clinic in SJB. We were interested in the first two parcels for a clinic and the adjacent parcels for workforce housing. The first two were a commercial lot and the third was mixed use.

**How many employees do you currently have?**

We currently have about 32 employees but we have the capacity of having 55 employees. We are in the process of hiring them now. It was our thought that we would have housing for our employees because it is very difficult to find good housing and many of our employees live in multi-generational housing, with their parents.

**Would that be rental properties?**

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Yes. It would be similar. Our housing initiative is like the one at UC Santa Cruz, which has a lot of housing for students and employees. We were looking at rental properties that would be owned by the organization but the employees could live in it.

### Would it be restricted to employees?

Initially, yes. They would have the first right of refusal. And then we would have employees and some level of senior housing at that location.

**How many units would you have at that location?**

This has evolved. What we have found is that the property has a capacity of up to 60 units. There are different laws in terms of usage and we have a consulting entity working on feasibility studies. I just got a study saying we could have 58 to 69 units if we were to use 70% of the land. Before we purchased it, there was another plan from the previous owners for about 50 units.

### Who are your consultants?

Workbench (<https://www.workbench.co/>) is the one doing the feasibility study and the other group is Mynt Systems, who are the ones who did our solar project.

**Are you connected to Blue Zones (<https://www.bluezones.com/services/blue-zones-project/#section-3>) at all?**

We are not connected to Blue Zones, but I did study the Blue Zones process and was in support of doing a Blue Zone analysis. We are not directly connected to them but we are envisioning a project like theirs that is energy efficient, off the grid, walkable, and modern in terms of technology.

### What are the plans for the 51-acre property?

We purchased that before we bought this land and we were envisioning having houses there, medium to low density. That for us is a housing project. We would, again, have some employee housing along with hiking trails and a community garden.

**How many houses are you envisioning for that property?**

We have not decided yet. We have been focused on the other property and that is the priority right now.

**If you only have the potential for 55 employees and you are planning 60 units already, why are you calculating more employee housing?**

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 We are renting air b&bs or hotels, so some of the housing will be in the link.)



**Again, if you have 55 employees and you are adding on 10 students, that's 65 houses at most.**

When we open up the clinic and the teaching center, we will probably have the same number of employees, so we want to have the capacity for the residency programs and teaching. We are not envisioning moving staff from our current site, so it would be more appropriate for the housing to be more adjacent to Hwy 101 because we work with CSUMB and the community colleges, as well as the possibility of working with Stanford and UC-Berkeley. So that is why we say the other property will be a service facility.

**And would that development be deed-restricted to house only your employees and students?**

That would not have students—just longer-term employees or employees who have retired. It might also include senior housing. But we have not really completed envisioning for that property. It would be part housing, part retreat. In the past, we have been approached to use part of the land for a community garden, so there might be a chance of that.

**Do you see the possibility that any of the units could be open for the general public to buy or rent?**

Probably to rent, not necessarily to buy. It would be more in the sense of affordable housing. We are looking at this as solving the problem of housing, but our employees would have the right of first refusal. But they might not want to live in our community—they might want to live somewhere else.

**Is there anything else planned for that property besides housing and the garden?**

Not at this time. We have a board that will determine what we will do and we will have to seek federal approval because we are a federally funded health center. But we are not in the business of selling houses. That is not our goal. It may have a child care center or a gym. But it would have to be consistent with the mission of the organization, which is service oriented.

**If the public decided it did not want housing at that dense a level, would you be open to compromise? Say 25 units instead of 60?**

We would have to talk about that because when we purchased the land, it was approved for 60 units. That is one of the discussions that the property owners had. We need to be clear that we have land that has been purchased as an investment for a particular purpose and if that purpose is changed, then someone needs to pay for that. And with the shortage of housing, why not? It would be selfish not to allow additional housing.

*[Note: The design firm Blue Zone, along with EMC Planning Group, a land use planning and design firm, was hired by the city to "reconfigure land uses to increase housing potential in the area." Their services, according to their website, include "permanent and semi-permanent changes on multiple levels" in communities including "optimizing" city streets, public spaces, schools, restaurants, grocery stores, and employers.]*

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HOUSING / LAND USE ([HTTPS://BENITOLINK.COM/CATEGORY/NEWS/HOUSING-LAND-USE/](https://benitolink.com/category/news/housing-land-use/))

# Initial SJB sphere of influence maps appear to minimize public input in favor of housing

Published 06/21/2022 (<https://benitolink.com/2022/06/21/>)  
BenitoLink Reporter, Robert Eliason  
(<https://benitolink.com/author/robrt338/>)



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Areas mostly south of 506-acre San Juan Bautista were identified for 530–629 acres of new development.

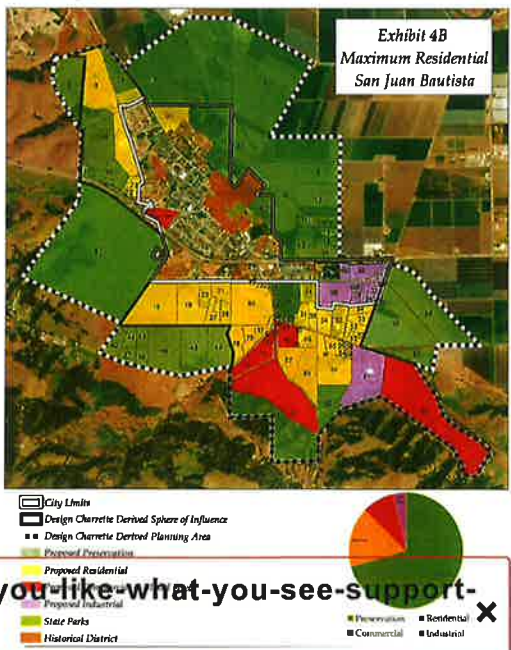


Michael Groves (left) presenting maps. Photo by Robert Eliason.

A contentious joint session of the San Juan Bautista City Council and the Planning Commission on June 13 at the San Juan VFW Hall was intended to have the public respond to proposed city planning areas and growth boundaries. Instead, the official proceedings ground to a halt when two City Council members left during a discussion break, which ended the meeting for lack of a quorum.

At issue was a set of maps produced for the city by EMC Planning Group to establish a new sphere of influence and planning area. It's a critical step for controlling growth, by keeping its boundaries close to existing city limits, or for allowing a city to eventually expand, by setting the boundaries further away.

EMC consulting was paid \$259,457 by the city with a stated goal of "[reconfiguring] land uses to increase housing potential in the area and explore the potential for achieving some of the desired housing units through



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mix of uses or a well-planned combination of residential and commercial uses,” according to an agreement submitted at the Feb. 15 City Council meeting.

The California Association of Local Agency Formation Commissions (LAFCO), the agency that regulates spheres of influence, defines them as “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.” It goes on to say spheres of influence “ensure the provision of efficient services while discouraging urban sprawl and the premature conversion of agricultural and open space lands.”

Former San Benito County planning commissioner Dan DeVries put it more simply: “While an SOI isn’t a city limit yet, it’s going to be.”

Michael Groves, senior principal at EMC, presented the three proposed land usage maps, marked “Maximum Preservation,” “Maximum Residential,” and “Maximum Commercial and Residential” defined the planning area as covering 2,133 acres, which is over four times the current size of the city.

With a projected growth rate of 1.9%, based on the city’s General Plan, community members at a previous EMC planning meeting had set the desired limit to the city’s growth to 88 new housing units over the next five years.

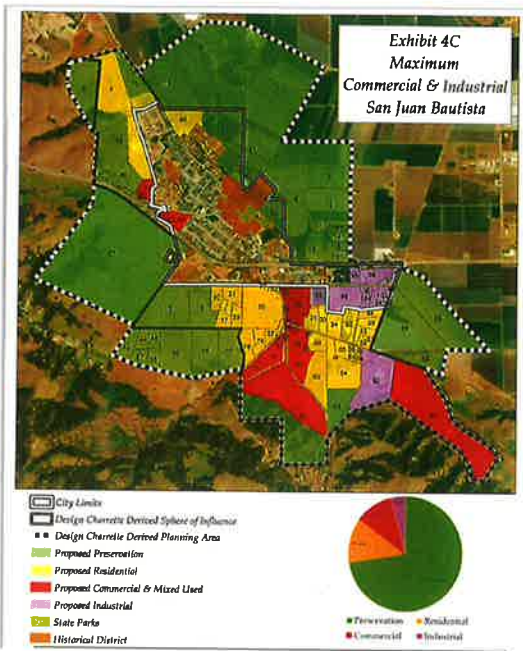
In comparison, the San Juan Bautista Housing Element Four-Year Update (<https://www.hcd.ca.gov/housing-element-download-tool>), also prepared by EMC, reported that the California Department of Housing and Community Development set San Juan Bautista’s Regional Housing Needs Allocation at only 41 units for the years 2019-23, with 16 to be designated as low-income housing.

However, even on the maximum preservation map, there is a suggestion of much greater growth, with a total of 249 acres proposed as possible residential areas, almost half of the city’s current total size of 506 acres. The maximum housing map raises that number to 360 acres of residential area.

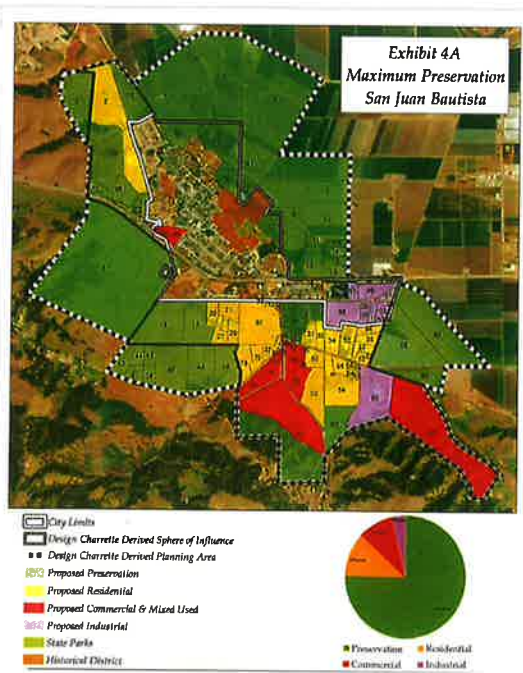
The National Homebuilders Association (<https://www.nahbclassic.org/generic.aspx?genericContentID=235108&fromGSA=1>) says that there are just over five homes per acre in the typical single-family subdivision. This figure does not account for a possible decrease in usable space due to the terrain, or variations due to higher or lower density housing, but the proposed residential acreage would still mean a serious expansion of the city, if all of the lots were to be developed.

Commercial and industrial development is also taken into consideration, with a total of 281 acres set aside on the maximum housing map and 316 acres on the maximum commercial/industrial map. The latter map is the most expansive of the three, targeting 588 acres for possible development, or an area 1.6 times the current size of the city.

Maximum residential map. Map by EMC Planning Group.



Maximum residential and industrial map. Map by EMC Planning Group.



Maximum preservation map. Map by EMC Planning Group.

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The amount of land preserved in the plan is somewhat misleading. It includes areas such as the Nyland property, which has been placed in a land trust and cannot be developed, and prime agricultural areas below Mission San Juan Bautista, which are highly unlikely to be developed.

In all three maps, the areas indicated for possible development are mostly south of the city, across Hwy 156. Groves stressed that the areas indicated for growth were suggestions and should not be considered official rezoning.

The maps were ostensibly the product of a series of public meetings that began on May 3 and culminated in a gathering of around 60 San Juan residents (<https://benitolink.com/san-juan-bautista-holds-five-public-meetings-to-discuss-growth/>) at the San Juan School auditorium. There the participants were broken into groups and given a large map of the city and the outlying area. The groups had 20 minutes to examine the maps and mark the areas they would designate as preserved space, plus another 20 minutes to decide on areas for residential or industrial development. Those maps were on display at the Veterans Hall, the scene of the joint session, as were three new proposed maps.

Groves said the new maps were created by examining the six maps generated at the public meeting and that they would then be combined into a preferred map that would go through an approval process that would include submitting it to the county and then to the county’s LAFCO group.

The methodology behind the maps, however, raises questions as to how much community input was taken into account. For instance, on all three maps, two lots on the north edge of the town were, in part, colored yellow, indicating the areas as “proposed residential.” On the map with the least development, Lot 5 was almost all yellow and Lot 88 was around 35% yellow. The remainder was green, indicating a protected area.

However, the opinion expressed by the participants, by placing green and yellow colored dots on the maps of those lots, was the opposite:

- Map 1: one green dot marking the lots
- Map 2: a green line bordering lots, one yellow dot in a lower section of one lot
- Map 3: two green dots marking the lots
- Map 4: one green dot marking the lots
- Map 5: one green dot marking the lots
- Map 6: one green line

At the May 3 meeting, Groves was asked how much weight community opinion would carry.

“If every one of the maps here says no houses,” he said, “we are going to put the alternative as no houses. That’s how it is going to show up. We are going to present what the community presented. I will use my professional judgment where three maps say one thing and two say another or I will call that out to the decision-makers.”

Asked to explain why the areas were marked for residential development when the maps clearly indicated preservation Groves said, “We might have missed it. I don’t know. Why is it important?”

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Marked for preservation on community maps, for development on finished maps.



Community map 1



When reminded that he had said, at the May 3 meeting, that the community's designations on the maps would be the determining factor on preservation versus development, Groves said, "We looked at the maps and came up with an interpretation. It wasn't just me, I had two other people in my office working on it. We were working on it, coming up with the best interpretation of what those six maps said. If one of them said [develop] it, we probably thought it was an opportunity area, knowing we are coming into another part of this process and if it's not meant to be, it's going out."

A comparison of the finished maps with the six community maps shows that EMC found "opportunity areas," most of them in unmarked portions on the community maps, for new housing units that far exceed the desired goal of 88 within five years.

Although Groves told BenitoLink he had not talked with developers or landowners prior to creating the maps, "the elephant in the room," according to San Juan Bautista Planning Commissioner Jackie Morris-Lopez was the way the conversation at the June 13 meeting kept coming back to development rather than the sphere of influence or urban growth boundaries.

That boundary became the focus of the meeting when City Councilmember Scott Freels questioned why a sphere of influence map he had helped create in 2019, along with other city officials including DeVries, was not available at the meeting. He said the participants that night were engaging in work that had already been done.

Eventually, Mayor Leslie Jordan called a recess to allow for private discussion and for Community Development Director Brian Foucht to retrieve the 2019 map from City Hall. Council members Freels and Flores left the meeting, as did about a third of the participants. This ended the quorum and a stunned Jordan was unable to call the meeting back to order or even officially adjourn it, under parliamentary rules.

Jordan asked the remaining attendees to participate in an informal discussion about the maps presented by EMC and with the cooperation of approximately 20 residents, Groves began working lot by lot around the borders of the city, discussing each one and seeking a consensus on whether it should be inside or outside an urban growth boundary.

In the course of the discussion, San Benito Health Foundation Director Rosa Vivian Fernandez mentioned her intention of building a clinic on a property across from the Valero gas station at 63 Muckelemei Street. She confirmed that she was seeking to build 60 high-density two-story housing units on the property as well, along with an unspecified number of units on the property the foundation owns on Salinas Street, which is currently agricultural land.

If the 60 units near Valero are built, that would fulfill almost 70% of San Juan's housing quota for the next five years.

~~After another 80 minutes, a tired Groves announced that the sphere of influence and urban growth boundary map had been completed. It was just one of the evening's several agenda items.~~

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x



Community map 2



Community map 3

The map was a truncated version of the one EMC had proposed, with substantial cuts to its area. All property to the east, north, and west of the city that EMC had included for development in its maps were removed, along with more than half of the property to the south.

As with the previous public meetings on this project, the June 13 session was not available to the public on Zoom. Unlike the meeting that generated the community maps, the June 13 meeting was not videotaped, but an audio recording was made.

Limited public input and questions about the transparency of the process were brought up by several participants. Property owners said they had not been notified of the various forums. Others said there were rumors of private tours of properties that owners were interested in developing, which Foucht dismissed as untrue.

Former San Juan Bautista Mayor Chris Martorana cited a lack of public information leading up to the Copperleaf (<https://benitolink.com/san-juan-city-council-approves-45-unit-subdivision/>) (2017) and Rancho Vista (<https://benitolink.com/growth-comes-to-san-juan-bautista/>) (2015) subdivisions as one reason for pushback against EMC's plans, saying, "I think that is emblematic of the distrust that exists in this community. I think in that case, the previous staff was working very diligently behind the scenes on behalf of property owners and developers."

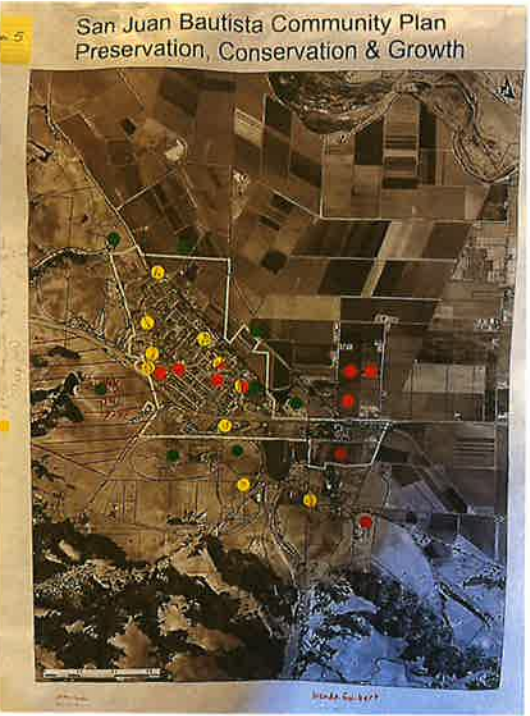
The result, Martorana said, was that the developments moved quickly through the planning process and then were rushed through the City Council.

"We want to put limits on what we can do, so we are not racing after the fact," he said. "That is exactly what happened with both of those developments—by the time we realized there was a problem, it was too late to do anything about it because, by that time, they had the right to do what they wanted."

On June 14, the new planning area map, which could critically change the course of San Juan's future, was posted on the city's website. It was drawn up by a handful of residents after the official meeting had concluded.



Community map 4



Community map 5

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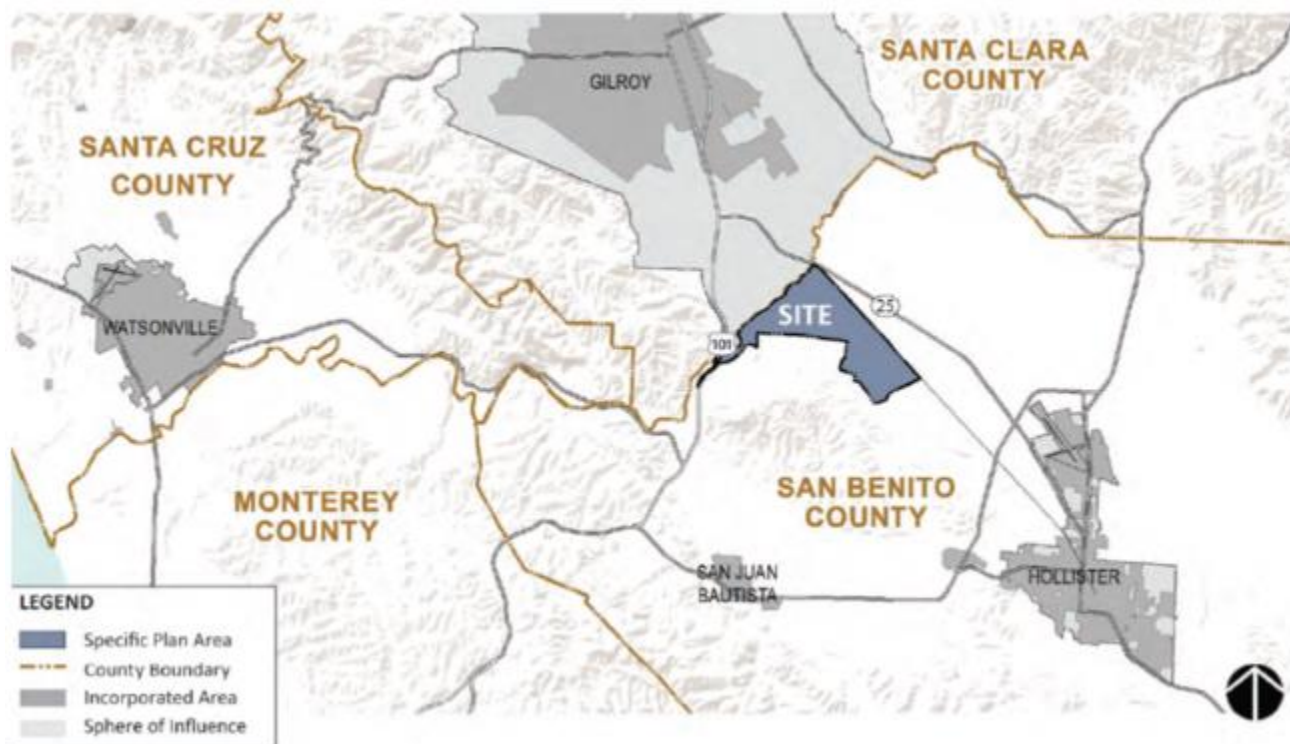
June 14, 2022

Don Reynolds  
City Manager  
City of San Juan Bautista  
San Juan Bautista, CA

**Notice of Preparation - Environmental Impact Report for the Strada Verde Innovation Park Project  
(San Benito County File No. PLN190029)**

Dear Mr. Reynolds:

On June 8, 2022, the City requested that Harris staff review the Notice of Preparation (NOP) for the proposed Strada Verde project located approximately five (5) miles north of San Juan Bautista, within the jurisdiction of San Benito County, consisting of 2,767 acres and over 7-million square-feet of commercial space. Harris & Associates also reviewed the available file information located via the following link:  
<https://www.cosb.us/departments/resource-management-agency/planning-and-land-use-division/strata-verde-innovation-park-file-no-pln-190029>



According to the NOP, the primary access to the project site would be a new road connecting to the existing Betabel Road/US-101 interchange. While an emergency access road is proposed to connect to Highway 25, it is anticipated that all traffic will enter and exit the proposed facility via the 101/Betabel interchange. As such, it would be reasonable to expect that some residual traffic will pass through San Juan Bautista for visitors coming from the Hollister area.



Additionally, upon implementation of Phase 1 and continuing through build out, it would be reasonable for the City to expect and experience impacts in Population/Housing and an experience an increase in housing-related pressures, for future employees of the site [*especially considering the cost of living in the southern bay area (Gilroy, Morgan Hill, and Hollister)*]. Implementation of the project could also result in increased visitor traffic to San Juan Bautista (*this may be a beneficial impacts*).

Based upon the location of the proposed project, it would not be expected that San Juan Bautista would experience potential impacts from air quality (during operation or construction), aesthetics, noise, biological resources, cultural resources, agriculture, water quality/hydrology, energy, hazards or hazardous materials, public services, utilities or service systems, and many other environmental related impacts.

It is possible that traffic/vehicular movements through San Juan Bautista will be impacted during construction and on-going operation of the project, when considered cumulatively with potential road-improvement projects under consideration by local and state agencies (widening of highway 156).

Based on this review, it is recommended that the City make formal comments to the County of San Benito to address potential housing and traffic related impacts to the City of San Juan Bautista, primarily under cumulative impacts. Additionally, it is recommended that the City participate in review and comment on the forthcoming EIR (when available) to ensure that cumulative impacts to the City are properly addressed.

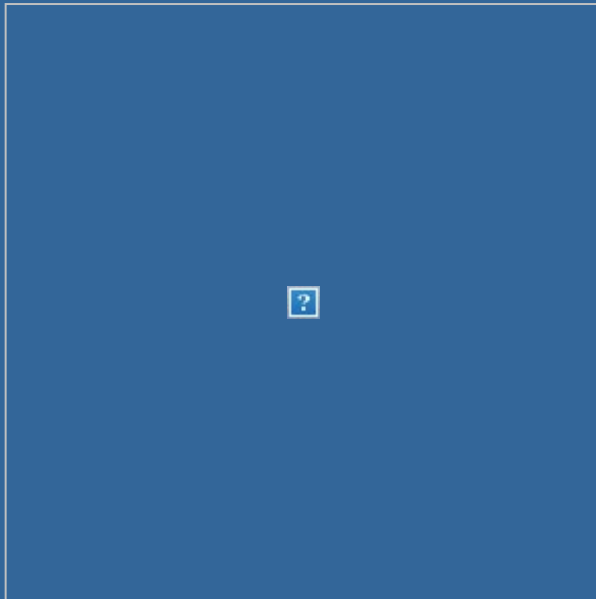
Sincerely,

David J. R. Mack, AICP  
Senior Planner/Project Manager  
Harris & Associates  
[David.Mack@weareharris.com](mailto:David.Mack@weareharris.com)  
831.320.0413

**From:** [California Preservation Foundation](#)  
**To:** [Brian Foucht](#)  
**Subject:** [MARKETING] CEQA Focus Series: Digging Deep into Land Use Law & HP  
**Date:** Wednesday, June 29, 2022 4:32:52 PM

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[view in browser](#)



## CEQA: Intermediate & Advanced

This intensive, three-part live webinar series will take you to the next level of understanding land use planning law and legislation under the California Environmental Quality Act. Featuring a host of experts in the field; starting July 7 from 9 am to Noon, Pacific. Includes resource packet, recordings, certificates of attendance, and AIA, AICP, CLG, or ASLA CEUs.





## Land Use Law & Historic Preservation

This three-part **online** series is taught by leading attorneys, consultants, and advocates who have extensive experience in environmental law and historic preservation law. Full details for each program are listed below. Each part will be held between 9:00 AM and 12:00 PM on Thursdays online in July. This series will include generous time for Q&A. **Bring your questions!**

### Learning Objectives

- Engage with environmental and planning case law as it pertains specifically to historic preservation and the California Environmental Quality Act (CEQA)
- Identify legal precedent through case law as it pertains to historic resources and CEQA
- Determine stakeholder dynamics and project timelines for common development projects that involve historic resources.
- Examine and identify creative and effective mitigation measures for historic resources

Registration is \$95 for the public and \$75 for General Members. Further discounts available: Free for \$1000 and up members, \$500 Members receive 50% discount; \$250 Members receive 25% discount; \$75 for General Members, Free for Students.

**Register today!**

## Featured Speakers

- Chad Beckstrom, Senior Environmental Director, Ascent Environmental;
- Sheri Bonstelle, Partner, Jeffer Mangels Butler & Mitchell LLP;
- Susan Brandt-Hawley, Brandt-Hawley Law Group;
- Natalie Kirkish, Downey Brand LLP;
- Amy Minter, Chatten-Brown, Carstens & Minter LLP;
- Babak Naficy, Terry Rivasplata, Technical Directors, ICF;
- Deborah M. Rosenthal, FitzGerald Kreditor Bolduc Risbrough LLP;
- Paige Samblanet, Associates, The Sohagi Law Group PLC

## CEQA 1: Advocacy & Legislation

**July 7, 9 am to Noon Pacific.** This workshop introduces participants to the federal and state constitutional and legislative schemes that promote and govern historic preservation issues and how those laws interact with local codes and regulations. It would also cover preservation incentive (e.g. Mills Act), Secretary of the Interior

programs, Certified Local Governments, etc. Participants would learn how to find and interpret their local laws, how they fit into state and federal legal frameworks, and how to advocate meaningfully for local changes to advance best practices for historic preservation.

## CEQA 2: Preservation Law & Planning Process

**July 14, 9 am to Noon Pacific.** The second workshop focuses on how preservation laws interact with an individual project during the planning and approval process. It would necessarily begin to focus a bit more on CEQA, but also on state laws that govern the way cities and counties make land use decisions. We would discuss the role of the administrative record and how it is created during the planning process, from application submission, to project review and completion, to public hearings. We'd dig into the contents of the record and strategies about building it in order to support (or oppose) a legal challenge.

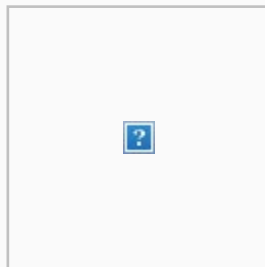
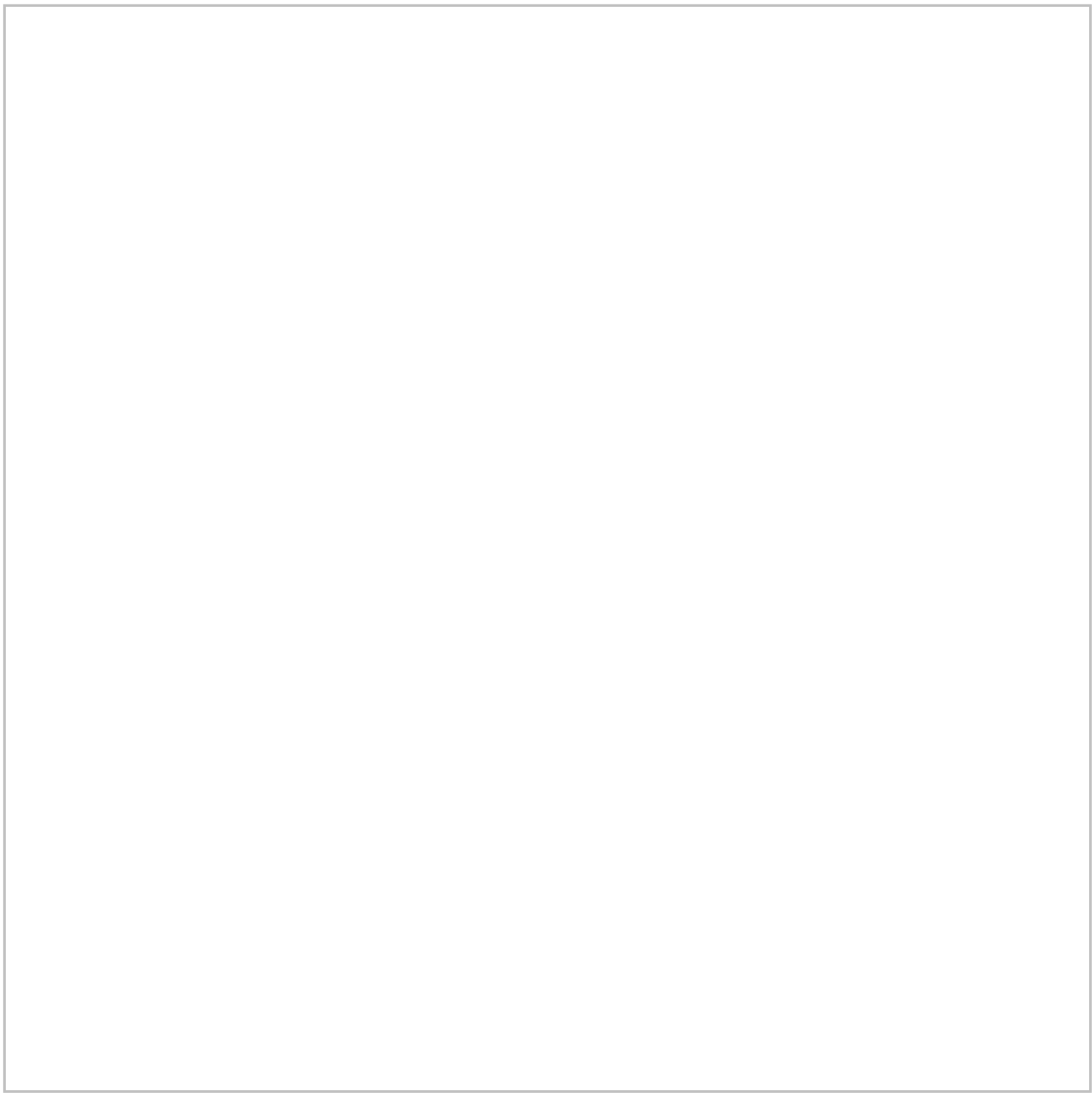
## CEQA 3: Legal Challenges to Preservation

**July 28, 9 am to Noon Pacific.** For the last workshop, we will look at what types of legal challenges can be brought when a project approval or other local agency action is bad for historic preservation. Obviously CEQA is the big dog in this workshop, but we can also discuss general writs of mandate for violation of due process or other laws/ordinances as well as other theories like nuisance or contract-based arguments. To keep it relevant to preservation professionals, we would focus on when and how to work with an attorney, how to exhaust administrative remedies, and what to expect/how to make the most of the legal process.



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## CITY OF SAN JUAN BAUTISTA Memorandum

**Date:** July 5, 2022  
**To:** Planning Commission  
**From:** Brian Foucht, Community Development Director  
**Re:** Information Item – Community Plan: Accomplishments and Next Steps

### **What Has Been Accomplished**

The San Juan Bautista City Council has authorized the preparation of a Community Plan to determine an appropriate Sphere of Influence (SOI) Boundary. The process began with:

- Previous Growth Boundary Committee work;
- Blue Zones hired to prepare Active Transportation Plan (ATP);
- EMC/Blue Zones contracted to prepare a Community Plan to address City's SOI;
- May Stakeholder Meetings and a Website created for the project;
- May Design Charrette, Open House, and City Council Meeting;
- June follow-up City Council/Planning Commission meeting June 13, 2022 to set SOI Boundary; a Growth Boundary; and a new City General Planning Area Boundary;
- Boundary Map of the SOI, Growth Limit and a new City General Planning Area Boundary produced on the next morning (June 14, 2022) and provided to the City;

### **Next Steps**

- EMC Planning Group is now adding Land Uses, based on the Stakeholder Meetings, Design Charrette, and follow-on meetings with the City Council/Planning Commission for the area between the current City Limit line and the SOI/Growth Boundary; and the new City General Plan Planning area Boundary.
- City Staff will confirm with the City Council that both the boundary lines and land uses are correct and direct the consultants to proceed with the Community Plan.
- EMC Planning Group and Blue Zones will prepare a draft Community Plan, utilizing the previous boundary map work, land uses, ATP efforts for City Staff to review.
- City will release the draft Community Plan for Public Review along with proposed General Plan Amendments and hold a Joint Planning Commission City Council meeting to discuss any recommended revisions. this draft plan will also be shared with LAFCO, seeking input and direction.

The process will then need to turn to CEQA documentation, a LAFCO/City Municipal Services Review (MSR), Plan for Services, and if necessary, a Preliminary Fiscal Analysis. Once the City has completed the CEQA

documentation, the City Council can amend their General Plan, adopt the Community Plan, and apply to LAFCO for a SOI Boundary change. The City Council can also direct staff to prepare a Memorandum of Understanding (MOU) with the County Staff on how the new Planning Area will be treated from a Land Use perspective. This MOU should be adopted by the City Council and the County Board of Supervisors.

**1.**