

# City of San Juan Bautista

## General Plan Update

Background Report 2013-2014



CAL POLY  
SAN LUIS OBISPO



# **San Juan Bautista General Plan Update: 2013-14 Background Report October 30, 2014**

**Administrative Draft**

(Cover photos by Cal Poly Planning Team)

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# EXECUTIVE SUMMARY

## Introduction

This Background Report is an integral part of the San Juan Bautista 2035 General Plan. Its purpose is to provide the public, the City's decision-makers, and other agencies with detailed information about San Juan Bautista using current conditions and community input. In this way, the Background Report provides the informational basis on which the goals, policies, and programs of the San Juan Bautista General Plan are in part based. While the General Plan itself represents the official adopted goals and policies of the City, this Background Report provides only information, including the plans and programs of other agencies.

In California, State law (Government Code Sections 65300 et seq.) requires cities and counties to prepare, adopt, and maintain a general plan, the guiding "constitution" upon which public and private development and land use decisions are made. A general plan is central to the local planning process because it employs public policy, derived from citizen participation, to shape the type of community that citizens' desire for their future. As a local constitution, the General Plan should address immediate, mid-, and long-term planning issues concerning the community, including but not limited to historic preservation, economic development, and the development of public facilities.

Typically, a general plan is divided into separate subject categories called "elements," that individually identify specific issues such as housing, circulation, and safety. State law mandates that a general plan cover the elements of land use, circulation, housing, conservation, open space, safety, and noise. However, a jurisdiction may also prepare optional elements that relate to its physical development, such as economic development, community design, and health. Regardless of whether an element is mandatory or optional, they all have equal legal status, and must all be internally consistent with one another.

Most jurisdictions select 15 to 20 years as the long-term horizon for the general plan. However, this horizon does not mark the end point, but rather provides a context to make short-term decisions, and a jurisdiction should choose a time horizon that best fits its own particular needs.

The following section summarizes the Background Report's chapters by element.

## Executive Summary

### Land Use

The Land Use Element is one of the required General Plan elements. California Government Code Section 65302 requires that the Land Use Element designate land uses in relation to their type, intensity, and general distribution. Additionally, the land use element must prepare a general land use diagram and consider the circulation and noise elements when allocating land uses. Therefore, the land use diagram in this report identifies the type, intensity, and density of each of San Juan Bautista's 354 acres within the City limits according to the 2013 land use inventory. The major types of land-uses included in the Land Use Chapter are residential, commercial, mixed-use, industrial, open space, public-institutional facilities, and vacant.

The largest land uses in San Juan Bautista are agriculture and residential. The City has a variety of commercial land use designations with a large cluster of commercial uses located within the Historic Downtown. The San Juan Bautista Mission and state park, which, along with the City's two other parks, provide recreational space for residents. The City also contains land uses under the mixed-use category for both residential and commercial uses.

Through community outreach, residents have identified emerging directions. These include the ability to encourage economic growth by increasing commercial land uses and attracting more light industry businesses. Residents also expressed the desire to control the amount of growth, but believe that growth within the City can occur through infill development and development along the fringe of the City limits.

### Circulation

The Circulation Element is a required general plan element that addresses the circulation of people, goods, energy, water, sewage, storm drainage, and communications. To do so, this element specifically addresses transportation circulation, and directly correlates with the housing, open-space, noise, and safety elements. San Juan Bautista experiences relatively light traffic with the majority occurring on The Alameda and State Route 156. The town enjoys a walkable downtown with a relatively low number of pedestrian and bicycle crashes. However, sidewalk connectivity is a major issue, which has important implications for San Juan Bautista's

participation in the Safe Routes to School program. Also, bicycle facilities are limited with only one bicycle lane located on San Juan Highway and a portion of First Street. Local residents rely heavily on personal automobiles to make trips outside the City for work and shopping. Access to transportation terminals in the form of train stations and airports are also limited to neighboring cities such as Hollister and Gilroy. The City has identified a need for a municipal parking lot since public parking is mostly only available on-street. The Mission is the major traffic generator, and creates weekend peak traffic where all on-street parking is occupied. Ultimately, city residents and visitors have expressed a desire for increased way-finding signage, better street maintenance, multi-use trail connections, and increased sidewalk connectivity.

## **Housing**

The Housing Element of the general plan is required by state law, and is the only element to be thoroughly reviewed by state agencies. It presents a summary of San Juan Bautista's housing regulations, existing housing conditions, constraints on housing, ability to meet its share of the region's existing and projected housing needs for all income levels, as well as emerging directions that should be addressed in the General Plan. Information about the existing conditions of San Juan Bautista's housing stock are based on the 2013 Land Use Inventory and the 2010 Census. From this analysis, it was determined that San Juan Bautista has 554 housing units, of which 66% are single-family structures. Nearly 50% of households overpay for housing. According to community input and current trends, providing affordable and senior housing and preserving the historical character of the City are the top housing priorities that should be addressed in the General Plan.

## **Conservation**

The City of San Juan Bautista's Conservation Element addresses the status of the area's natural resources and gives direction for their conservation, development, and utilization. The Conservation Element is divided into five main sections: soil and mineral resources, plant and animal resources, water resources, air quality, and energy and greenhouse gas (GHG) emissions. The Conservation Element expands upon its sections on air quality, energy, and water, and includes energy conservation and greenhouse gas emissions sections. The Element discusses existing conditions within these subsections, as well as, federal, state, and local regulations regarding resource conservation and management. Given the strong agricultural base of the community, soil, mineral, and water conservation are high priorities. The City of San Juan Bautista is also partnering with regional groups to address air quality, energy use, and associated greenhouse gas

emissions reduction. Updating this Element will enable the City to meet newly developed regulations and the community to prioritize conservation efforts.

## **Open Space**

The Open Space Element presents information on two types of open space within the City of San Juan Bautista: open space dedicated to active and passive recreation and open space for agriculture. San Juan Bautista has 2.3 acres of city managed parkland, which equates to 1.42 acres per 1,000 people and does not meet the city parkland standard set by the National Recreation and Park Association of 6.25 to 10.5 acres of city parkland for 1,000 people. In addition, the City's parkland does not meet the San Benito County standard of a preferred 5 acres for 1,000 people. City parkland relies on the San Juan Bautista State Historic Park as well as Old Mission San Juan Bautista to supplement parkland acreage. Agriculture land is the largest open space and important to resource production and maintaining the rural character of the City.

## **Noise**

The Noise Element identifies noise producers and sensitive noise receptors in the City and offers goals, policies, and programs to alleviate noise issues in San Juan Bautista. The major sources of noise in San Juan Bautista are traffic on State Route 156 and motorcycles on The Alameda/Third Street. Sensitive noise receptors in the City include: San Juan Elementary, the Mission, parks, and residential areas. The Noise Element recognizes that the quiet atmosphere of San Juan Bautista is one of the City's major strengths, and will help the City maintain a quiet atmosphere through careful placement of noise generators and noise sensitive uses.

## **Public Safety**

The purpose of the Public Safety Element is to reduce the potential risk of death, injuries, property damage, and economic and social disruption resulting from fires, floods, earthquakes, landslides, and other hazards. The Public Safety Element must identify and map hazards to guide local decisions related to zoning, development proposals, and building permits. The Element should contain risk reduction strategies and policies supporting hazard mitigation measures. Policies should address the identification of hazards and emergency response as well as mitigation through avoidance of hazards by new projects and reduction of risk in developed areas.



## **Economic Development**

The Economic Development Element helps to support the economic character of San Juan Bautista by creating economic goals and objectives and providing for a stable and balanced municipal budget. The City has a strong agricultural and tourist economy, but it lacks businesses that provide services and jobs for the local population. Key economic priorities for the City to counteract this imbalance include: diversifying businesses and services, attracting new industries to the City, and improving local job creation to provide City residents the option of living and working close to home and reducing commute times. The City should also work towards increasing the existing tourist industry by improving tourist infrastructure, diversifying tourist draws, and improving City branding and signage. The Economic Development section of the Background Report examines the existing economic conditions in the City and explores considerations that can best contribute to the City's economic success.

## **Public Facilities and Services**

The Public Facilities and Services Element provides information on the current status of the facilities owned and services provided by the City. These facilities and services serve all residents within the City limits and are required to meet certain state standards. The Element covers: water, sanitary sewer, drainage, solid waste, law enforcement, fire protection, schools, libraries, and youth services. The City has adequate water supplies, but water quality remains a critical issue that needs to be addressed. Wastewater treatment facilities were upgraded in 2008, and are capable of handling flow increases from projected growth. Storm drainage is not generally an issue, but the City could benefit from a coordinated curb and gutter system. San Benito County met the State-mandated waste diversion goal of 50% (AB 939); however, establishment of a new landfill is estimated to become necessary by 2025. Through a contract with San Benito County, police services in San Juan Bautista maintain a response time under the national average; however, response times during off-duty hours should be improved. The City library and school facilities are generally in good condition; however, the School District should improve academic performance and educational opportunities for seniors and adults. The community expressed the need for additional youth facilities and programs in the City.

## **Historic Preservation and Community Design**

Historic Preservation establishes a strong policy framework for preservation of the City's historic and archaeological resources. Community design and sense of place refer to the

unique character and features of the City's built environment and natural landscape. Community outreach has identified historic preservation connections, as well as community form and spatial definition, as important factors to cover in this section. The purpose of this Element is to establish a set of policies to identify and preserve historic resources in San Juan Bautista. The Element identifies historic and architecturally significant buildings, outlines historically significant events and connections, and informs design standards for City-wide design guidelines. The City's rich sense of history and unique character draw hundreds of thousands of visitors to the town each year. "Historic preservation is not only an important part of San Juan's character, it is vital to the City's future economic prosperity" (San Juan Bautista Historic Element, 1998, p.9-1). Together, historic preservation and community design identify significant spatial concerns.

## **Health**

The Health Element defines, identifies, and analyzes different health factors impacting the physical and mental well-being of residents. A healthy community has access to: healthcare, healthy food, recreational opportunities, public transportation, safe active transportation, affordable and safe housing, diverse employment opportunities, safe neighborhoods, and a clean environment. As a city within San Benito County, San Juan Bautista is at a higher risk than the State of California for asthma, heart disease, obesity, all cancers, coronary heart disease, liver disease, cirrhosis, inadequate prenatal care, teen pregnancy, adult arrests for DUI, alcohol-related motor accidents, under-age alcohol usage, and adult smoking (Community Health Assessment, 2013). Emerging directions indicate an increased need for services and infrastructure specialized for seniors, the fastest growing segment of the City's population.

## **Strategic Plan**

The Strategic Plan Element sets the timing, assigns the responsible parties, and identifies possible funding sources for programs in the General Plan. The timing of programs may be immediate, short term, long term, or on-going. The responsible parties may include City staff, the City Council, or other City departments. Most of the funding comes from the City's General Fund, but private sources and grants are also included. Although many programs were completed during the past 16 years, the small City staff and the limited resources seem to have left many other programs unaddressed. Identification of the usual and possible revenue sources and expenses can provide some insights into addressing the adequate completion of General Plan programs in the future.

# 1 INTRODUCTION

## 1.1 Regional Context

### 1.1.1 San Juan Bautista in California

San Juan Bautista is a small rural City with a long history beginning in the Spanish era. The popular and still functioning Mission San Juan Bautista, built in 1797, is one of 21 California missions. The City of San Juan Bautista is one of only two incorporated cities in San Benito County, the other being Hollister, and one of 482 incorporated cities in California. Hollister and San Juan Bautista are 7 miles apart. According to the 2011 Census, San Juan Bautista had a population of 1,619.

San Juan Bautista is situated 2.5 miles east of U.S. Highway 101 and approximately 15 miles from the Pacific Ocean. The City is located near numerous small and large cities; The City of Salinas is 12 miles away with a population of 150,000 people, the City of Monterey and surrounding coastal cities are 30 miles away with a population of 100,000 people, and the City of Santa Cruz is 30 miles away with a population more than 50,000 people. San Jose and the greater Bay Area metropolitan region lie 45 miles away with more than 7 million inhabitants. The nearest large city to the east, beyond Hollister, is Los Banos, which is 30 miles away. Map 1.1 shows San Juan Bautista in the regional context.

### 1.1.2 Natural Setting

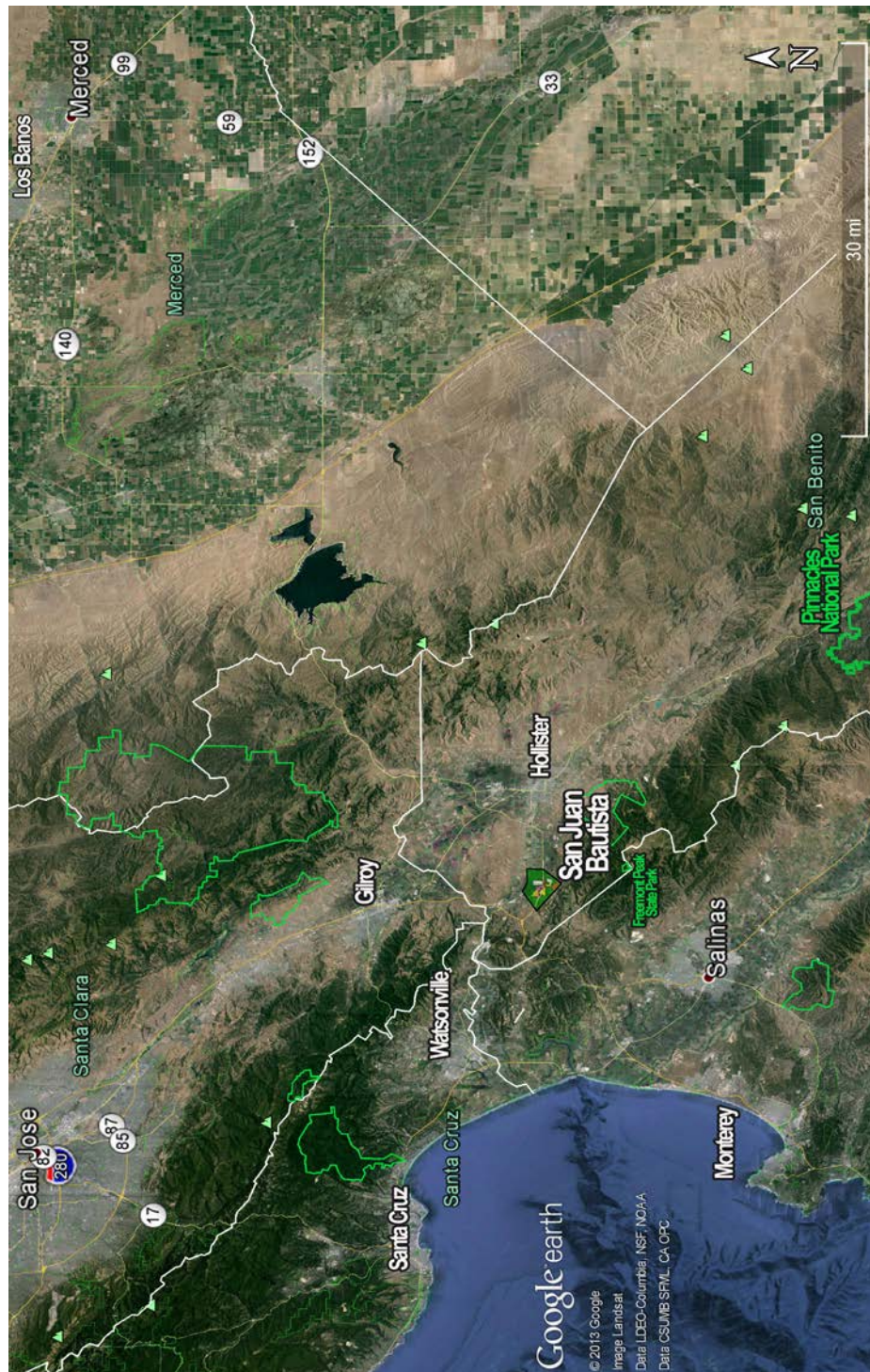
San Juan Bautista sits at an elevation of 217 feet, adjacent to the San Andreas Fault and the very fertile San Juan Valley that extends north of the City. The 6-mile long San Juan Valley is formed by the San Benito River that runs along the Valley's north edge about 2 miles north of the City. The 109 mile-long San Benito River eventually joins the Pajaro River and empties into the Pacific Ocean between Santa Cruz and Monterey Counties.

Map 1.2 shows San Juan Bautista in a regional context. The City is situated between Fremont Peak in the Gabilan Range to the south and Lomerias Muertas Peak in the Flint Hills to the north. The City sits at the end of a narrow rural valley, the San Juan Canyon, descending from the Gabilan Range and Fremont Peak State Park. The San Juan Canyon Road is an extension of Third Street in downtown and The Alameda, and winds along the San Juan Canyon to Fremont Peak. The Gabilan Range includes several peaks over 3,000 feet and is home to the Pinnacles National Park, about 30 miles south. In Spanish, Gabilan means "sparrow hawk" and is possibly the origin of the Range name. Red-tailed hawks are common on the Gabilan Mountains.

Fremont Peak is named after Captain John Charles Fremont of the United States Topographical Corps, who became a major in the US Army and one of the first two US senators elected from the State of California. He was instrumental in the capturing of California by the U.S. Army in

1846. Lomerias Muertas Peak, meaning “barren hills” in Spanish, is named after Rancho Lomerias Muertas, a large Mexican land grant in the area. The two other large Mexican land grants around the Mission were Rancho San Justo and Los Aromitas y Agua Caliente. All three resulted from the secularization and appropriation of mission lands by the Mexican government in 1834.

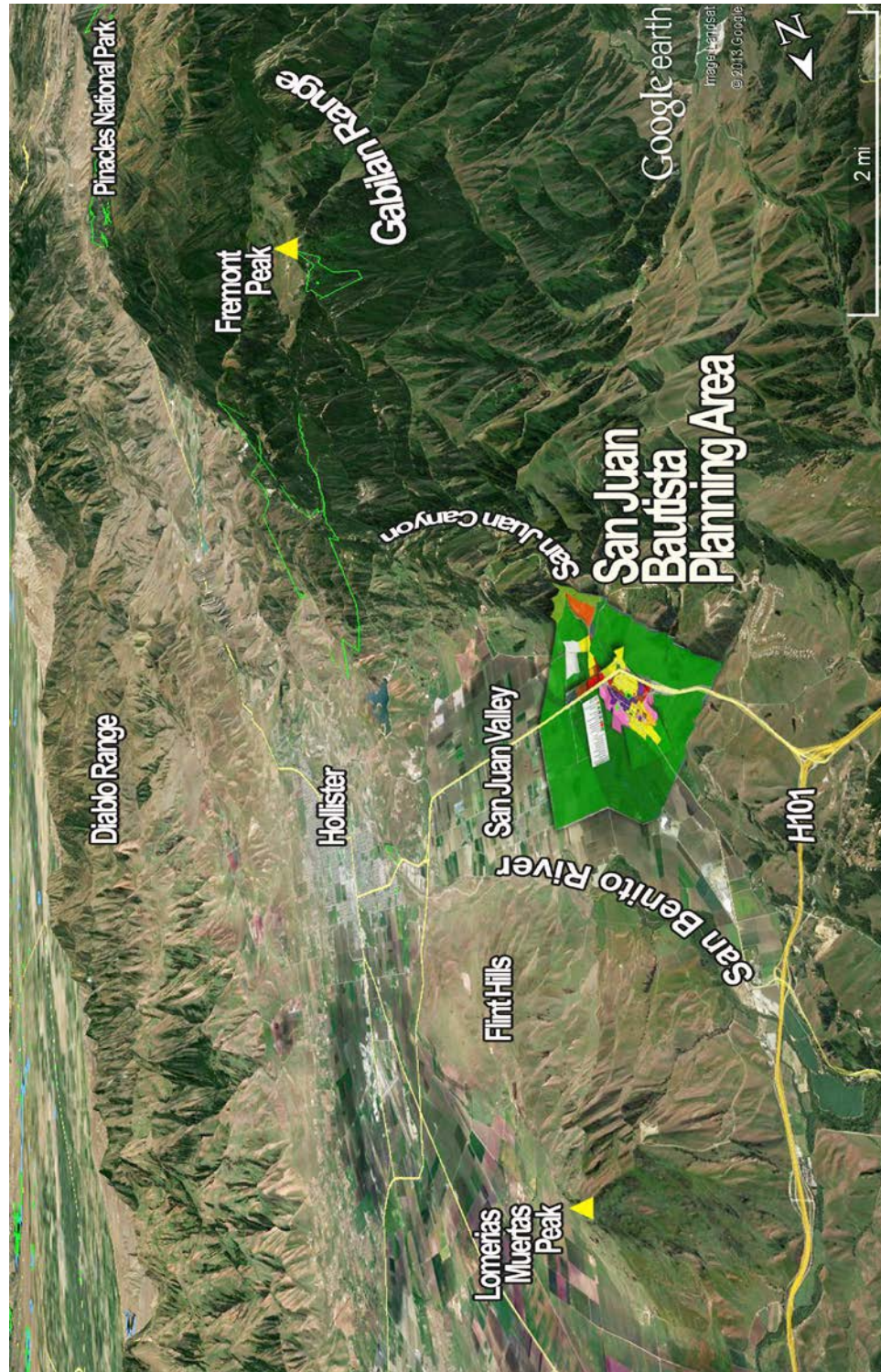
Map 1.1 San Juan Bautista Regional Context



Google Earth Image, 2013



Map 1.2 Major Natural Features Looking East



Google Earth Image, 2013

### **1.1.3 Climate**

The City of San Juan Bautista enjoys a Mediterranean climate with August being the warmest month of the year and January being the coolest. Summers are generally dry and warm with average highs of 79 to 82 degrees Fahrenheit and average lows of 51 to 54 degrees Fahrenheit. Winters are wet with average highs of 60 to 63 degrees Fahrenheit and average lows of 38 to 41 degrees Fahrenheit. January receives the most precipitation with about 12.9 inches. The yearly precipitation average is approximately 12 inches (The Weather Channel, 2013).

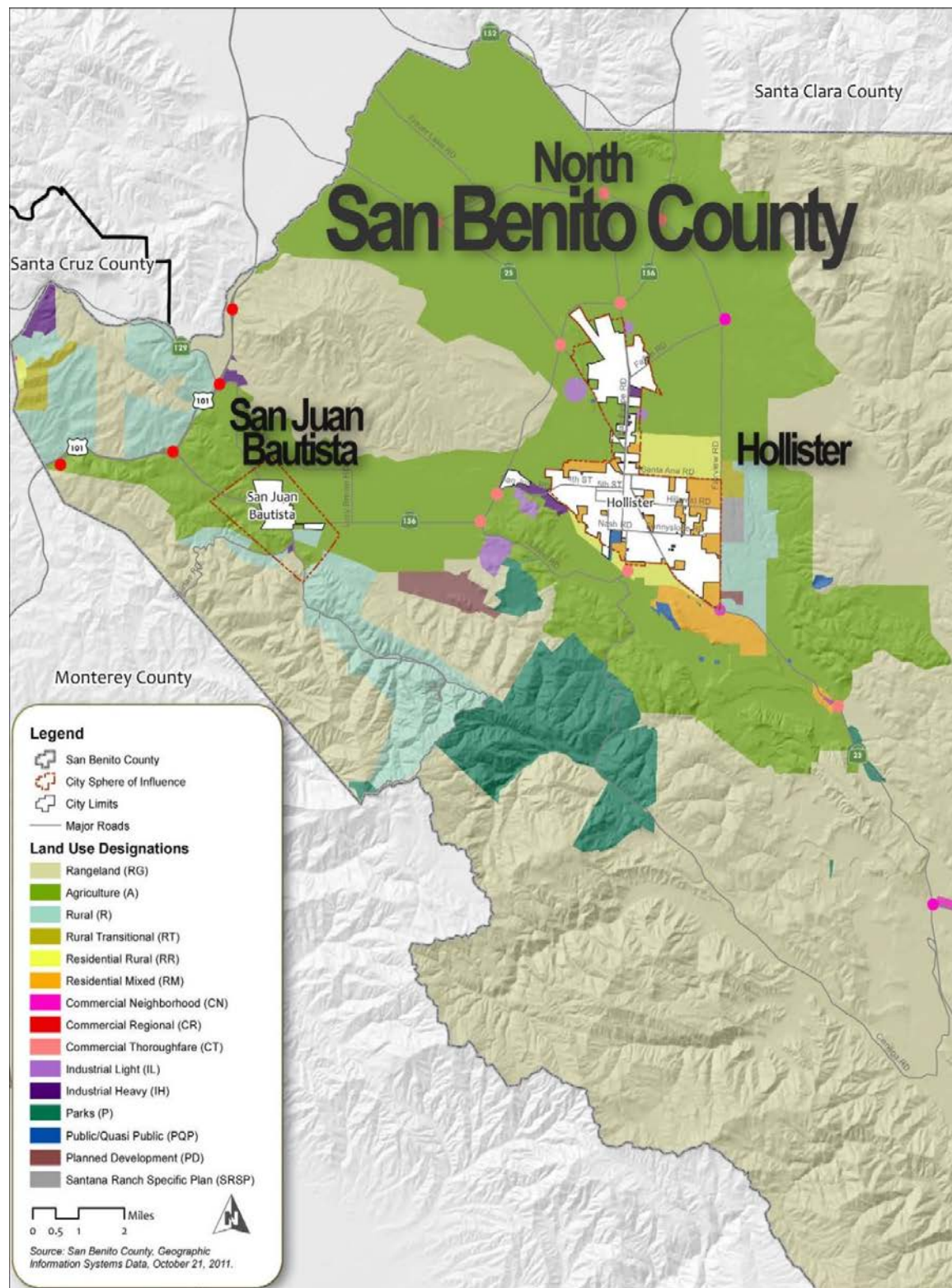
### **1.1.4 Primary Industry**

Agriculture is the predominant economic activity in the Region. Agricultural uses include row crops, orchards, dry land farms, grazing and rangeland, pasture, and fallow fields. Row crops include: broccoli, onions, cabbage, garlic, and cauliflower. The main orchard crop is apples, concentrated along Lucy Brown Road. Map 1.3 shows San Benito County 2035 General Plan Land Use Map and where agricultural land use is located. The remaining 19 percent of the Planning Area consists of development within the City limits, agricultural industry (two seed companies and a mushroom spawning plant), a PG&E substation, and about 90 rural residences. Most rural residences are located along Mission Vineyard Road, Salinas Road, and Breen and Cagney Roads. The area also contains the former Ideal Cement Plant, which has been dormant since the 1970s. Some remnants of the manufacturing operation still remain on the site (City of San Juan Bautista, 1998).

## **1.2 History**

The City of San Juan Bautista has a culturally rich heritage. Spanish expeditions arrived in the San Juan Valley in the late 1700's. The Spanish settlers met with an Ohione tribe known as the Mutsun who inhabited the area. From the late 18<sup>th</sup> century to the mid-19<sup>th</sup> century Spanish and Mexican settlers, with the help of the Mutsun, built 128 adobe buildings, including Mission San Juan Bautista. The City gets its name from the Mission, which was established in 1797 as the 15th of the 21 California Missions. The City originated around the Mission and was established in 1869. San Juan Bautista was initially known during the Mexican era as San Juan de Castro after José Antonio Castro, Alta California's acting governor between 1835 and 1836. The City maintained its small atmosphere despite larger developments in the surrounding area and the downtown is a historic district listed in the National Register of Historic Places.

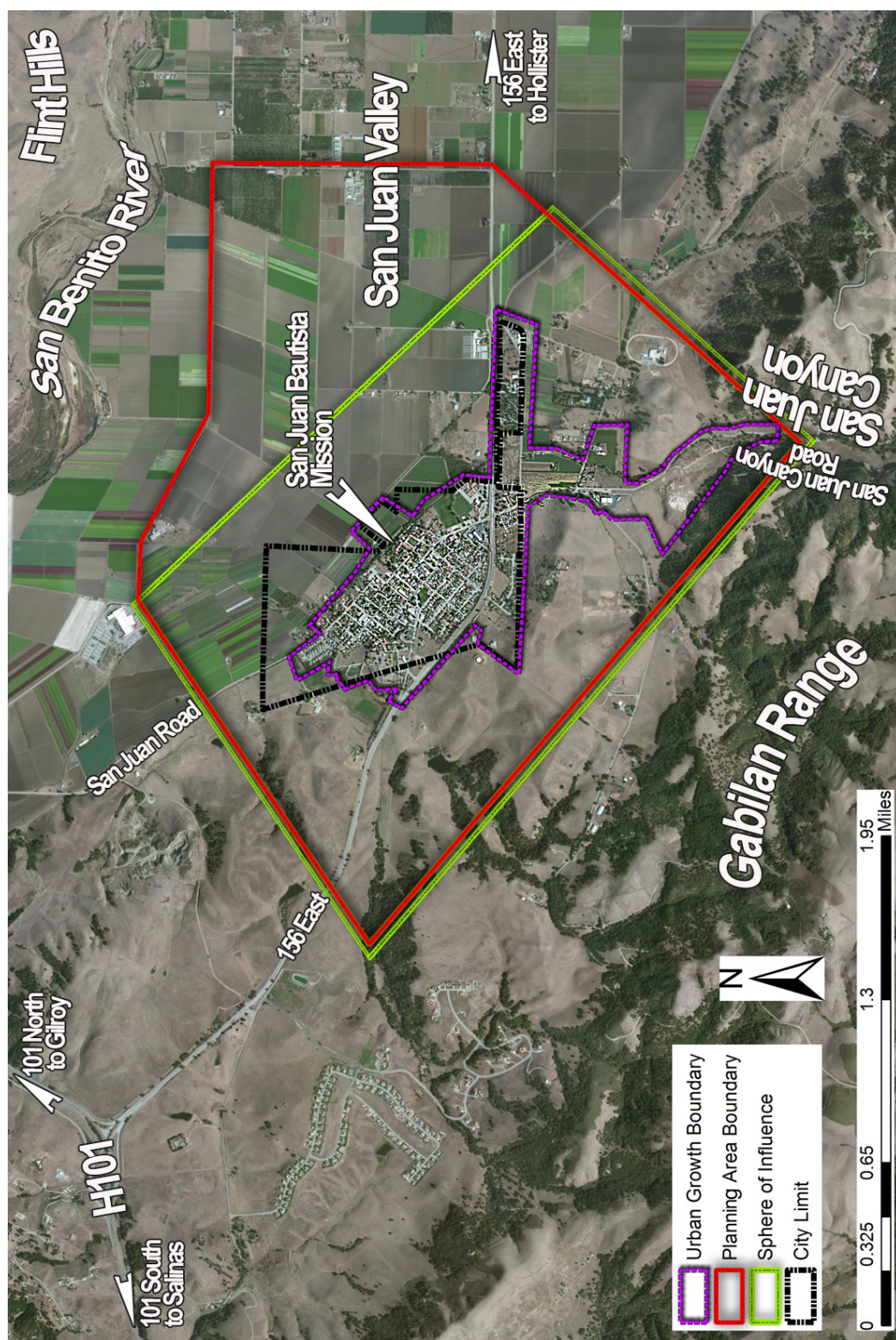


**Map 1.3 San Benito County 2035 General Plan Land Use Map (North County)**

*San Benito County Geographic Information Systems Data, 2011 (Modified)*



Map 1.4 Important Boundaries for San Juan Bautista



Google Earth Image, 2013



The City adopts the motto: “The City of History.” Today, the City celebrates its heritage through multiple group efforts and many events year round. San Juan Bautista is home to seven National Historic Landmarks, boasting the highest number of registered landmarks in the County. This does not include the locally acknowledged historic landmarks. The City also supports a very active Historical Preservation Society, there are living history events at the State Park every first Saturday, and the Native Daughters of the Golden West meet in San Juan Bautista periodically (City of San Juan Bautista, 1998, p.9-1).

## **1.3 Important Boundaries**

Map 1.4 shows the important study area boundaries of San Juan Bautista. The following sub-sections describe the areas:

### **1.3.1 City Boundary**

San Juan Bautista’s city boundary encompasses an area of 354 acres that includes 661 parcels. One third of the land within the city boundary is agricultural open space, which the City intends to retain as open space.

### **1.3.2 Urban Growth Boundary**

The Urban Growth Boundary, or UGB, is the area planned for urban uses during the lifetime of the General Plan. It encompasses about 325 acres within the City limits and another 145 acres to be annexed and provided with urban services by the City.

### **1.3.3 Sphere of Influence**

The Sphere of Influence includes all lands that may eventually be annexed to the City. It is used by the San Benito County Local Agency Formation Commission (LAFCO) to evaluate the City’s annexation requests. San Juan Bautista’s sphere encompasses about 2,000 acres of land.

### **1.3.4 Planning Area**

The Planning Area is the area covered by the General Plan. It includes the City and any land outside that relates to the City’s planning extending beyond the sphere of influence for a total of 3,000 acres according to the 1998 General Plan. This area extends to Lucy Brown Road to the east, San Justo Road to the north, the mouth of San Juan Canyon to the south, and the Nyland Ranch to the west.

## 1.4 References

City of San Juan Bautista. (1998). City of San Juan Bautista General Plan. Retrieved from <http://www.san-juan-bautista.ca.us/cityPlanning.htm>

Wikipedia. (2013). San Juan Valley. Retrieved from [http://en.wikipedia.org/wiki/San\\_Juan\\_Valley](http://en.wikipedia.org/wiki/San_Juan_Valley)

Wikipedia. (2013). Gabilan Range. Retrieved from [http://en.wikipedia.org/wiki/Gabilan\\_Range](http://en.wikipedia.org/wiki/Gabilan_Range)

San Juan Bautista, CA (95045) Weather Facts. (2013). The Weather Channel. Retrieved from <http://www.weather.com/weather/wxclimatology/monthly/graph/95045>

## **2 PLANNING PROCESS**

### **2.1 Introduction**

#### **2.1.1 Mandate & Context**

Over the past three decades, California courts and the State Attorney General have issued a number of opinions regarding the requirements for an adequate land use plan. Specific requirements according to interpretations of these courts are: the identification of future solid waste disposal sites, the consideration of the road system proposed in the Circulation Element, the use of the Noise Element to minimize exposure of community residents to excessive noise, inclusion of a generalized land use diagram, and identification of population densities and building intensities per land-use category.

The Public Facilities and Services, Circulation, and Noise Elements detail requirements for solid waste facilities, circulation, and noise within the planning area. The required Land Use Element diagram does not need to contain detailed site plans while population density and building intensity standards must be defined. Population density can be described as the relationship between the number of dwellings per acre (DUA) and the number of residents per dwelling. The standards are further detailed in the chapters on individual elements.

#### **2.1.2 The Planning Team**

The Planning Team consists of second year graduate students pursuing Masters Degrees in the field of City and Regional Planning with supervision by Dr. Cornelius Nuworsoo, from the California Polytechnic State University in San Luis Obispo, California. The Planning Team worked closely with the City of San Juan Bautista in the update of the City's General Plan. This background report serves as a supplemental document to the General Plan. It provides an overview of the existing conditions with consideration of policies, regulations, programs, infrastructure, and services within the City of San Juan Bautista (City), San Benito County (County), and the State of California. This report guided the development of goals, objectives, policies, and programs in the companion General Plan document.

### **2.2 Research Methods**

The Background Report was compiled using information gathered by the Planning Team between the months of September 2013 and December 2013. The process involves

collection of field information through a land use inventory, documentary resources, and primary data from public outreach.

### **2.2.1 Secondary Research**

The Planning Team conducted secondary research in order to provide the background information and regulatory framework necessary to understand the City of San Juan Bautista and to identify the issues to be addressed in each element of the General Plan. The team was able to identify and define emerging directions for each element of the City's General Plan by analyzing demographic trends and the evolution of relevant City and County policies.

The California Office of Planning and Research (OPR) provides guidelines that contain a skeletal framework and mandatory components for each General Plan element, providing the Planning Team with a foundation with which to begin the General Plan update process. The guidelines identify the data and informational needs for each element and point the Planning Team towards the appropriate documents with which to conduct further study and analysis.

Additionally, each element section of the background report includes research into development standards applicable to the conditions in San Juan Bautista. Identifying best practices in planning and common standards employed by other cities enables comparisons with broader planning standards.

Other steps involve researching and analyzing existing City and County planning documents, including City and County General Plans, County policies, reports and programs pertaining to San Juan Bautista. These plans provide a planning and policy context for the development of the General Plan.

### **2.2.2 Land Use Inventory**

In order to provide an accurate background report and have reliable data, a thorough inventory of existing land uses within the City of San Juan Bautista is needed. The Planning Team conducted in-person comprehensive land use inventory of all parcels in the City. The team surveyed every parcel and gathered the following information:

- Whether the parcel is occupied or vacant.
- The active land use(s) whether primary, secondary, or tertiary.
- Absence or presence of sidewalk, and condition of sidewalk, if present.

In addition to gathering information for each parcel, the following information is recorded for all structures located on each parcel or lot:

- The number of structures on the parcel or lot
- The type of structure
- The number of stories for each structure
- The physical condition of each structure, ranked bad, poor, fair, or good quality

Within each land use category, data is collected regarding the specific use within each land use category.

- Residential land uses are subdivided into single family detached, single family attached, multi-family, mobile/modular, or apartment structure.
- Commercial uses indicate subcategories of retail, office, service, and industry.

The Planning Team completed this land use survey in the first week of October, 2013. The Planning Team walked the City on foot to record information for each parcel. Data for each parcel was input into iPads, which were installed with specific software to organize the land use database. Collected information was mapped in geographic information system (GIS) software.

### **2.2.3 Primary Data**

#### **Public Outreach & Community Involvement**

Community outreach is integral to the development of the General Plan and is essential throughout each stage of the general plan update process. Outreach took the form of organized community meetings and several informal planning activities in the City.

#### **Community Meeting 1**

During the first Community meeting held on Tuesday, October 22<sup>nd</sup>, 2013, attendees were provided an overview and presentation of the general plan process. Participants were divided into smaller focus groups, and each group had at least two team members present. One team member facilitated the discussions while the other wrote down community feedback based on three questions about San Juan Bautista. The three questions are:



- What are the strengths of San Juan Bautista?
- What is holding San Juan Bautista back?
- What could help San Juan Bautista reach its full potential?

There were 37 attendees. Participants discussed each question in small focus groups. Participants were also asked to prioritize their favorite ideas for the future of San Juan Bautista. One participant from each focus group presented a summary of the ideas to the entire group. The information gathered during this meeting was incorporated into a presentation for the November 12<sup>th</sup>, 2013, meeting.

### **Plan Van**

On Sunday, November 3<sup>rd</sup>, 2013, members of the general plan update team participated in a “Plan Van” activity as additional outreach to those who were unable to attend the first community meeting. Groups of 3 or 4 team members set up booths at the Mission, in front of Union Bank on Third Street, and in front of the Windmill Market to collect information from people going about their daily activities. Comment cards were handed out asking the same questions that were posed in the first community meeting: What are the strengths of San Juan Bautista? What is holding San Juan back? What could help San Juan Bautista achieve its full potential? The plan van activity was successful in collecting responses from a large number of people living in the City or visiting the area. Participants were typically enthusiastic about the activity.

A “Plan Van” activity followed each community meeting as a way to collect input from members of the community who were unable to attend the formal meetings. A Plan Van also provides an opportunity to capture input from people that would not usually attend a formal meeting.

### **Community Meeting 2**

A presentation was created based on community input obtained at the previous meeting, through Plan Van activities, through information gathered in the Land Use Inventory, and through policy research. The presentation showcased the state of San Juan Bautista, its current needs, and what changes could reasonably be expected, given community preferences and aspirations. The intent was also to be certain that what was identified in emerging directions effectively reflected the community’s interests, and to give the community an update on the progress the Planning Team had made on background research up to that point.

There were 37 attendees. The meeting included various breakout sessions during which participants were given the opportunity to vote on their preferences regarding emerging directions for each element, which were synthesized from previous community input.

## **2.3 Themes in Community Feedback**

### **2.3.1 Community Meeting #1 & Plan Van Activity**

Participants of the community meeting were asked to reflect on three questions:

- What are the strengths of San Juan Bautista?
- What is holding San Juan Bautista back?
- What could help San Juan Bautista reach its full potential?

The following lists contain summaries of the most common responses.

#### **Strengths of San Juan Bautista**

- The Mission
- The friendly small town atmosphere
- The people
- Rich inventory of historic buildings
- Is quiet and peaceful
- Surrounded by agriculture
- Preserved open spaces and parks
- Is walkable
- Location is close to large cities
- Has small locally owned businesses
- Strong tourist draw
- Scenic beauty
- Feels safe – has very little crime
- Community pride for space
- Has controls on growth
- Hiking- De Anza Trail

**Anchors Holding San Juan Bautista Back**

- Zoning/ governmental regulations that limit activities of businesses
- Highway access
- Lack of public transportation
- Visitor parking
- Road maintenance
- Directional signage (to the City and for amenities and attractions in the City)
- Diversity of jobs
- Hardware store
- Diversity of businesses
- Limited city funding
- Vacancies
- No coffee shop by Mission
- Limited affordable/ senior housing
- Lack of cooperation with the State Park
- Emergency preparedness
- Limited police presence/ security
- Cost and quality of water

**Ways for San Juan Bautista to Reach Full Potential**

- Zone for light industrial
- Increase resident involvement in community activities
- More structured development, but maintain small town feel
- Allow for expanding design guidelines
- More bike trails
- Improved circulation systems
- Improve sidewalk infrastructure
- Offsite parking
- Informative way finding signage and kiosks
- More advertisement of the City's history
- Tourism management – tourism department
- More retail opportunities
- More cultural events
- Events/ street fairs partnering with local businesses
- Continuous support of agricultural lands
- Better relationship/communication between the State Park and the City
- Expand tourism market: attract agricultural-tourism
- Provide more youth/teen activities- establish community recreation center

### **2.3.2 Community Meeting #2**

This section summarizes input from the preference poster exercise performed during community meeting #2. The following subsections summarize some of the community preferences gathered. The full summary of responses can be found in the attached appendix.

#### **Circulation**

During the first community meeting and plan van event, San Juan Bautista residents and visitors noted circulation issues as holding the City back. When asked which types of alternative forms of transportation should be prioritized, residents selected pedestrian infrastructure the most. Lack of way finding signage was noted as the biggest problem facing motor vehicle travel, followed closely by parking.

#### **Housing**

Residents emphasized a need for mixed-use market rate housing. They responded that granny units and single family detached housing were vastly preferred over apartments as affordable housing choices. Participants also chose farmworker and senior housing as the types of special-needs housing that should be prioritized.

#### **Conservation/ Public Facilities and Services**

The top conservation priority for residents in San Juan Bautista was soil quality. The most pressing environmental health concern facing residents was water pollution. Participants were most interested in the utilization of solar panels as a conservation activity. They also chose road improvements as the existing service most needed in the City.

#### **Open Space**

Responses from the second community meeting noted that people would most like to see planning for pocket parks as well as walking/ biking trails enhanced. The community voiced the importance of views as the amenity they would most like to see most enhanced in San Juan Bautista.

## **Noise/ Public Safety**

Two types of noise were of equal concern to participants: motorcycles and traffic on State Route 156. Residents also chose disaster preparedness and crime prevention as the top public safety concerns that need the most attention.

## **Preservation/ Community Design/ Economic Development/ Land Use**

Participants voiced the importance of boosting historic preservation for the City, and the need to attract more and varied types of tourism to the City. Residents noted that they would like to see more emphasis on gateways and landmarks in the City. They believe that historic preservation efforts should be focused on the maintenance of buildings and the 3<sup>rd</sup> Street historic district. Amenities needing to be added to the 3<sup>rd</sup> Street commercial avenue are public art, banners/identity markers, and bike racks. Residents would like to see historic tourism enhanced as well as wine country and geologic tourism. Participants also expressed a desire to see an emphasis on mixed-use and vacant parcel development. Retail and agriculture/viniculture were the top two industry types that should be the focus of growth in the City.

## **Health**

The most pressing needs in San Juan Bautista were senior health services, family support services, and health education services. For seniors, residents felt providing more social recreation and enrichment programs would be important. For youth, they chose social/family recreation, volunteer programs, and healthy lunches as top activities or services to provide. Participants were interested in farmers markets, recreation facilities, and access to trails as ways to encourage them to choose healthier food options and to be more active.

Community outreach is an essential part of the planning process. Continued efforts to engage the public are scheduled throughout the General Plan Update process.



## 3 DEMOGRAPHICS

### 3.1 Introduction

This chapter provides an overview of the overall demographic trends in the City of San Juan Bautista. In order to effectively determine goals and policies in each of the subsequent General Plan elements, it is first necessary to understand population growth trends, age structure, and diversity. Allocation of land uses, including residential, commercial, public facilities, and open space uses, depends on the future needs of the City. Residential uses need to take population projections into consideration in order to determine how much land, if any, needs to be reserved for residential development. Commercial land uses need to take future employment and population patterns into account. Public facilities and open space requirements depend on population size and the spatial distribution of residential and commercial land uses. By determining land use needs for the future populations in the City, it is possible to plan for future transportation needs and to develop effective policies to manage and conserve resources.

The information contained in this section informs all other chapters of the Background Report and highlights how current and projected demographics play an important role in developing goals, objectives, policies, and programs for San Juan Bautista's unique context. Each element of the General Plan addresses one facet of the City's makeup that helps guide its physical and socioeconomic development. It is necessary for the General Plan to be consistent across all elements with a central focus on the unique characteristics and needs of San Juan Bautista. Although this chapter provides information specific to the Land Use, Economic Development, Housing and Public Facilities Elements, each of these overlap with the remaining Elements of the General Plan.

### 3.2 Existing Conditions

An analysis of current demographics serves as a basis to inform the entirety of the planning process. Developing an effective General Plan to address the needs, concerns, and desires of San Juan Bautista means understanding, to the greatest extent possible, its current population. This chapter provides an in-depth look into the current demographics, including racial and ethnic composition, of San Juan Bautista using information gathered from the 2000 and 2010 United States Census and the 2007 to 2011 5-Year American Community Survey. In addition, income levels and education statistics are discussed as they pertain to the City's demographic makeup. For a more in-depth discussion of income, low-income populations, and economic characteristics, please refer to Chapter 6, Housing, and Chapter 11, Economic Development.

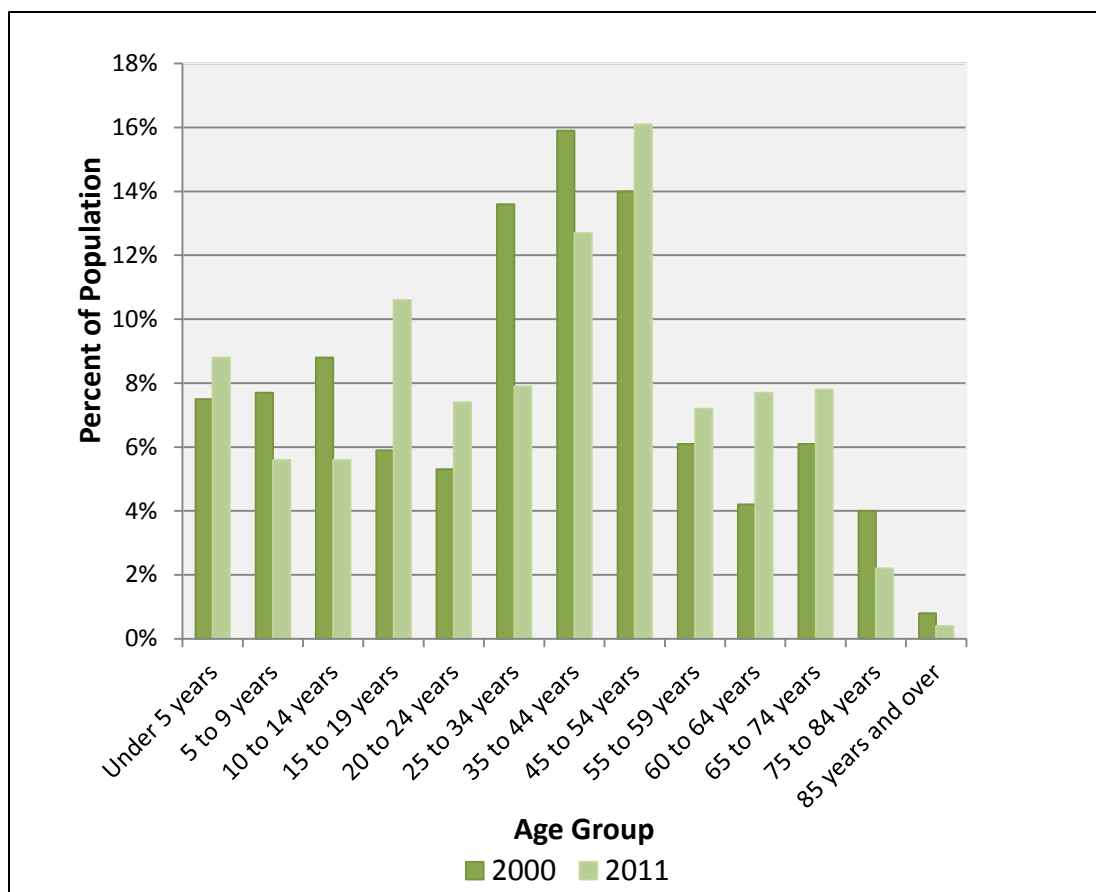
### 3.2.1 Population Growth

San Juan Bautista is a slow growth community. In 2011 the population of San Juan Bautista was 1,619. This is a 70 person increase from 1990. The annual growth rate is 0.41 percent; this is higher than the annual growth rate of San Benito County of 0.28 percent.

### 3.2.2 Age

In comparison to San Benito County, San Juan Bautista has slightly less people in their late twenties to early thirties age group. However, the City's median age (38) is older than the County's median age (33.9). This indicates an increasing older population as seen in Figure 3.1. Figure 3.1 shows the population shift by age group from 2000 to 2011. The population distribution shows growth in two age groups: seniors and teenagers. This trend suggests the need for an aging population, whether it is more health services or alternative transportation needs for those who may not have access to automobiles.

**Figure 3.1 Population by Age 2000 vs. 2011**

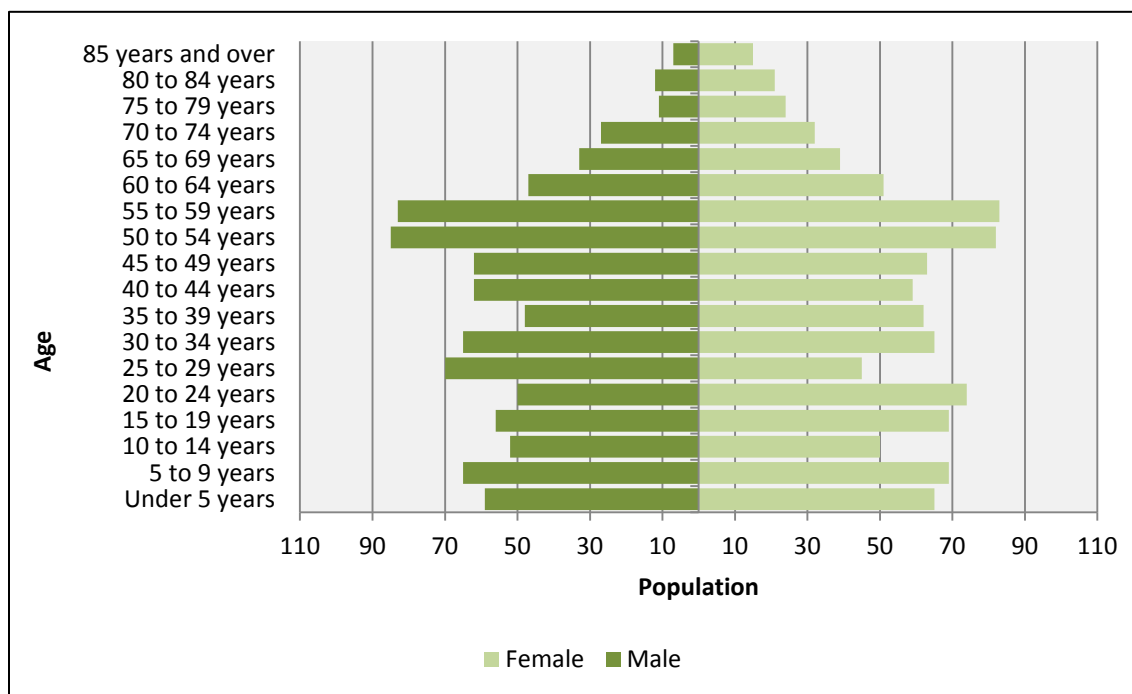


Census Table DP-1 & B21001, 2000 & 2011

The population pyramid, Figure 3.2, shows a drop in population for the late 20s age group, indicating that the young adult population may be migrating out of the City. The pyramid also shows that the senior population is growing. This is a segment of the population with special needs. Seniors need access to public transportation, access to health providers, and access to recreational facilities to encourage social interaction.

Youth also represent a significant portion of the population, so youth concerns should also be addressed. Youth concerns include access to public transportation, access to reproductive health services, access to appropriate recreational facilities, access to quality recreation, and safe walkable streets.

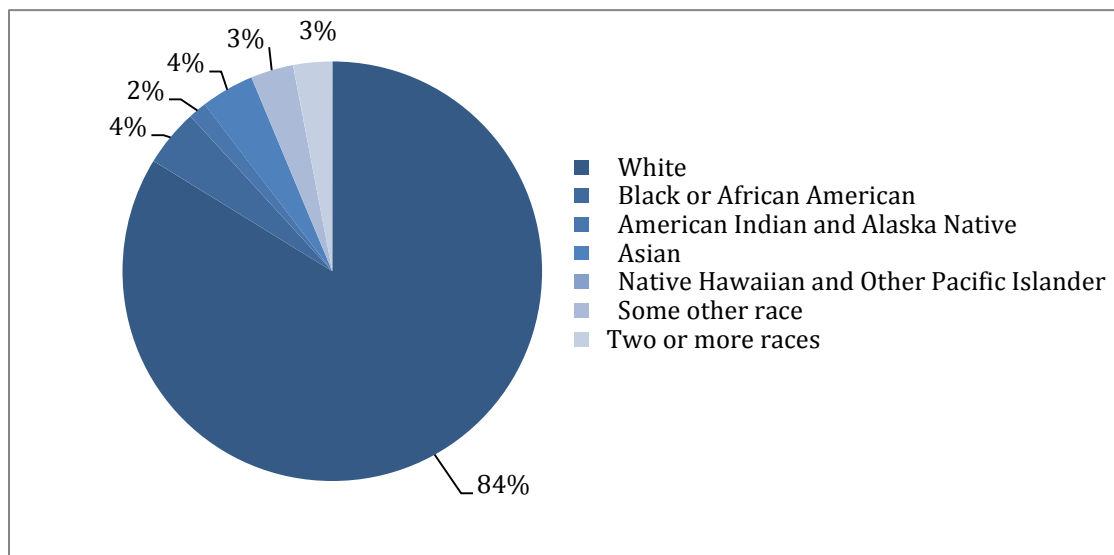
**Figure 3.2 Age by Sex, 2010**



*Census Table DP01, 2011*

### 3.2.3 Race and Ethnicity

San Juan Bautista is predominately White, 84 percent, followed by African American and Asian, both with 4 percent. The details of the racial breakdown of the City can be seen in Figure 3.3. 2007-2011 American Community Survey Census data indicates that 38 percent of the residents identify as Hispanic or Latino.

**Figure 3.3 Population by Race, 2011**

*Census Table DP05, 2011*

### 3.2.4 Income

As shown in Table 3.1, the 2010 median household income in San Juan Bautista is \$53,077 compared to the San Benito County median household income of \$65,771, and the California median household income of \$60,883. The median household income of San Juan Bautista is less than that of the state, although the median household income of San Benito County is greater than the state median household income. The percent change in median household income of San Juan Bautista over the 10-year period from 2000 to 2010 of 22.4 percent is less than the state change of 28.2 percent, but is greater than the San Benito County change of 8.4 percent.

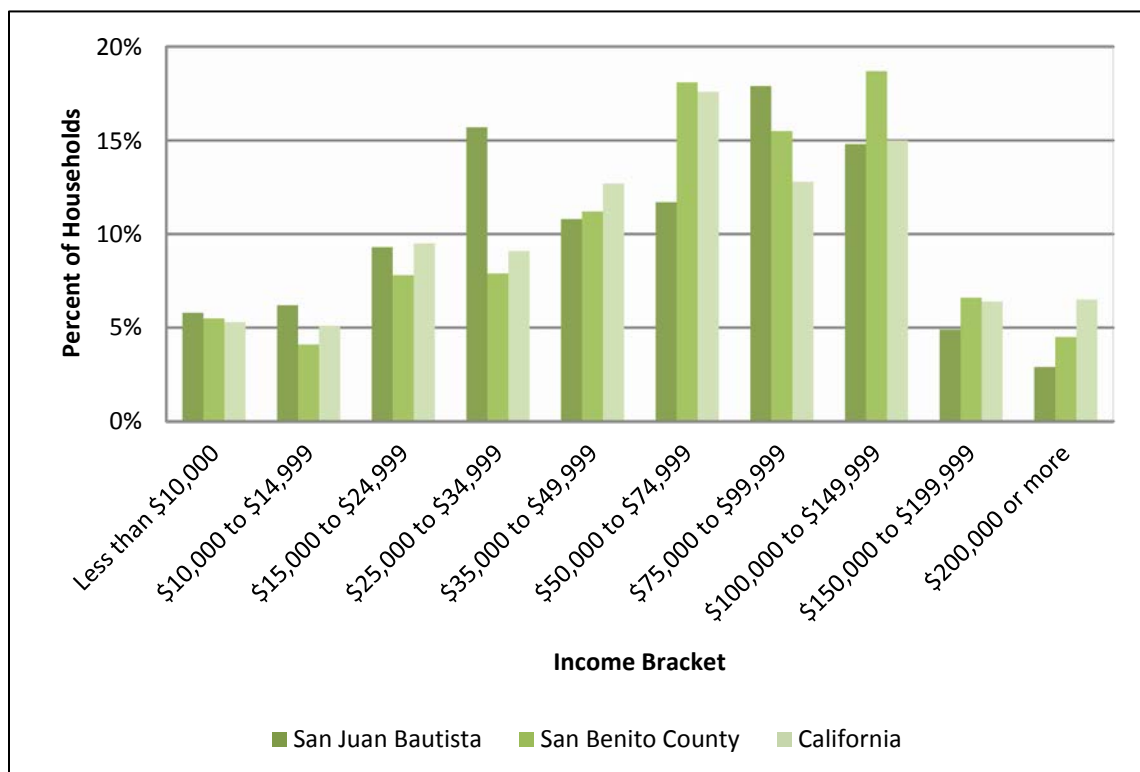
<b>Table 3.1 Median Household Income in Dollars (\$)</b>			
	<b>2000</b>	<b>2010</b>	<b>Percent Change</b>
San Juan Bautista	43,355	53,077	22.4%
San Benito County	60,665	65,771	8.4%
California	47,493	60,883	28.2%

*U.S. Census, ACS 2006-2010 5-Year Estimates, Table DP03 Selected Economic Characteristics*

Figure 3.4 illustrates a comparison of household income distribution by population percentage between San Juan Bautista, San Benito County, and California. About 48

percent of the San Juan Bautista population has a household income less than \$50,000, compared to about 37 percent in San Benito County and 42 percent for California. An estimated 41 percent of the households in San Juan Bautista have incomes greater than \$75,000, compared to 45 percent of households in San Benito County and 41 percent for California.

**Figure 3.4 Comparative Household Income Distributions, 2011**



*Census Tables DP01, 2011*

In 2010, an estimated 10.3 percent of all families, 1.5 percent of married families, and 36.0 percent of single female householder families in San Juan Bautista lived below the poverty level, as shown in Table 3.2. The Census Bureau assigns one of 48 possible poverty thresholds to each person or family on the basis of size of family and ages of family members. These thresholds are applied throughout the United States, and do not vary by geographical area, but are updated annually to account for inflation. The average household size for San Juan Bautista is approximately 3 persons. The 2012 poverty threshold for a family of three with one child under 18 years old is \$18,480, and for two children under 18 years old is \$18,498. As Figure 3.4 shows, about 10 percent of San Juan Bautista's population have incomes less than \$15,000, putting them below the poverty threshold as defined by the US Census Bureau. About 18 percent of these families are single female households with children under 18 years of age; these families are at a significant disadvantage.



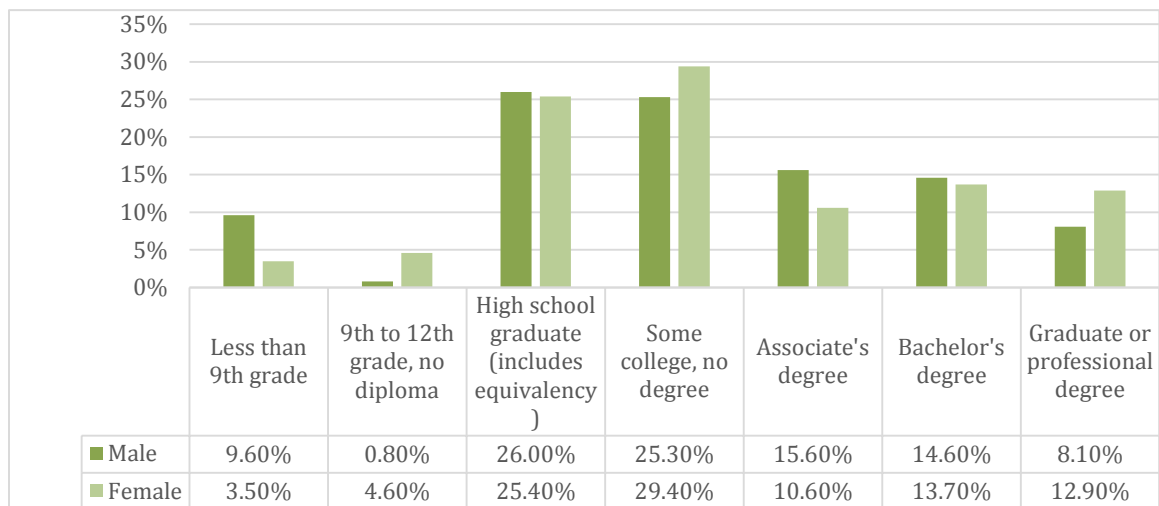
**Table 3.2 Percentage of Families and People Whose Income in the Past 12 Months is Below the Poverty Level**

	Percent
All families	10.3%
With related children under 18 years	13.0%
With related children under 5 years only	0.0%
Married couple families	1.5%
With related children under 18 years	0.0%
With related children under 5 years only	0.0%
Families with female householder, no husband present	36.0%
With related children under 18 years	37.8%
With related children under 5 years only	0.0%

*U.S. Census, ACS 5-Year Estimates, Table DP03 Selected Economic Characteristics, 2006-2010*

### 3.2.5 Education

In San Juan Bautista about 9 percent of the population over the age of 25 has not graduated from high school, and about 35 percent of the population has never attended college, as illustrated by Figure 3.5. Alternately, about 13 percent of the population has an associate's degree, 14 percent of the population has a bachelor's degree, and about 11 percent of the population has a graduate or professional degree. Males and females in San Juan Bautista follow a similar trend of educational attainment. A higher education degree is important for increasing the opportunities for residents of San Juan Bautista, and about 63 percent of the City's population does not have one of these degrees. About 28 percent of the population has some level of college education, but no degree. The City can encourage these residents to obtain a degree through an agreement with Gavilan College.

**Figure 3.5 Educational Attainment by Gender, 2011**

Census Table B15001, 2007-2011

### 3.3 Emerging Directions

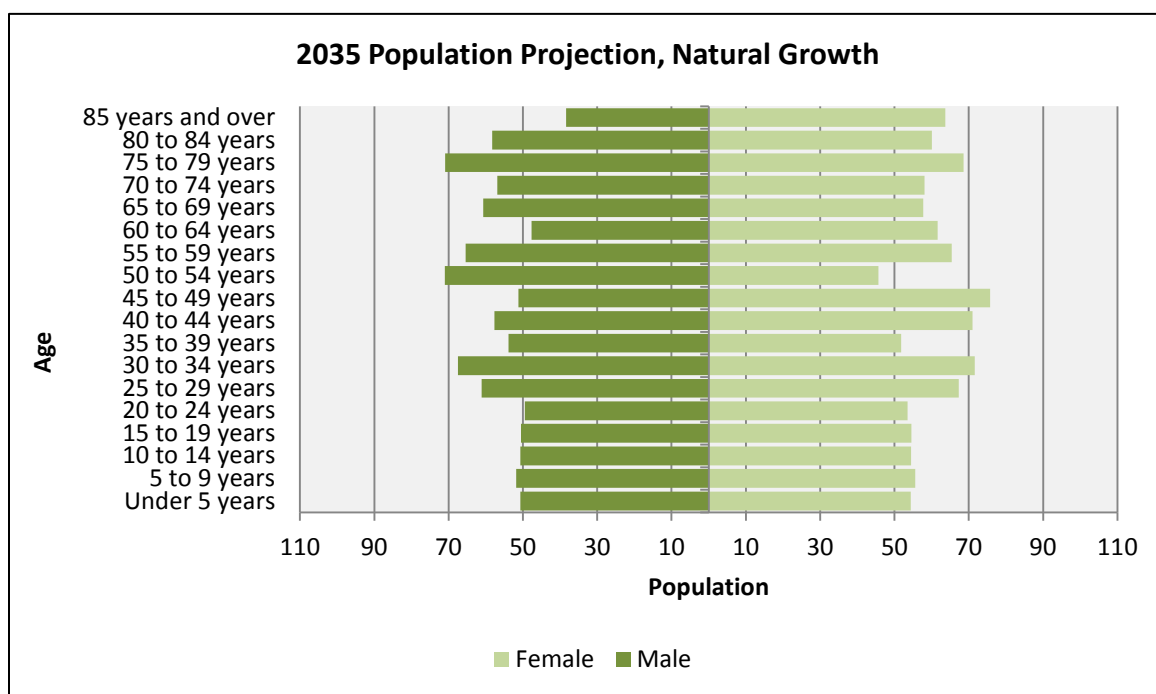
#### 3.3.1 Population Projections

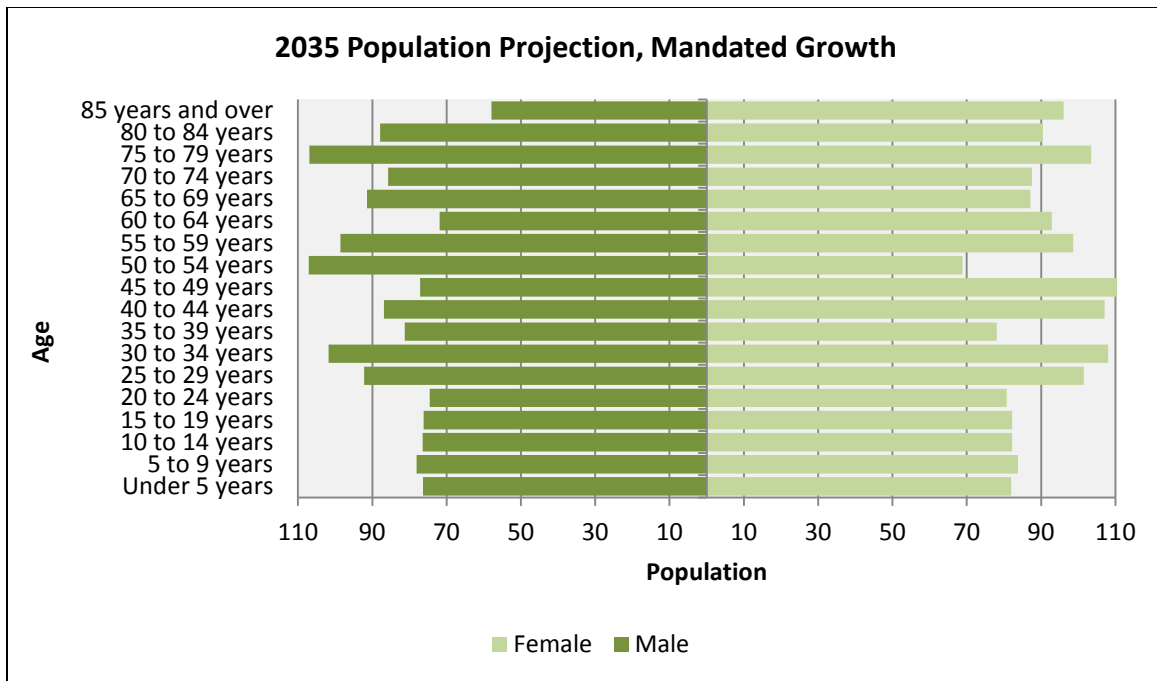
San Juan Bautista's population is slowly growing. Utilizing a method that takes into consideration birth, death, and migration patterns, the natural growth projection is shown in Table 3.3.

Table 3.3 Population Projections 2010-2035	
Year	Total Population
2010	1,862
2015	1,935
2020	1,999
2025	2,050
2030	2,086
2035	2,105

Projections show that when the population levels out in 2035, nearly 30 percent of the population will be over 65. This is a phenomenon experienced in developed countries as the birth rate decreases causing the population to age. Figure 3.6 is a set of population pyramids illustrating the two different population projections shows natural growth and mandated growth. The mandated growth projection is based on the scenario that the regional housing needs allocations' 3 percent housing growth occurs and the population grows to fill in the expanded housing. The shape of the pyramid is cylindrical, with a slight bulge in the middle aged population and an increase in seniors, in particular the female senior cohort over the age of 85. Such demographic changes will have implications in the community for healthcare, housing needs, transportation infrastructure, and essential City services. The City must also plan on how to generate revenue for a stagnant population growth.

**Figure 3.6 2035 Population Projections: Natural Growth and Mandated Growth**





### 3.3.2 Community Outlook

During the second community meeting, residents voiced the need for more senior services, senior activities, and senior specific health care for the community. Conversely, the community voiced a concern over retention of its youth population, as many youth choose to leave San Juan Bautista. Some suggestions shared by residents for retaining youth populations include: increasing support services for youth, creating higher education opportunities, and diversifying and increasing job options within the City.

### 3.3 References

- U.S. Census Bureau (2000). Economic Census. Table DP-1: Profile of general demographic characteristics. San Juan Bautista, CA. Retrieved from [factfinder2.census.gov](http://factfinder2.census.gov)
- U.S. Census Bureau (2000). Economic Census. Table DP-1: Profile of general demographic characteristics. San Benito County, CA. Retrieved from [factfinder2.census.gov](http://factfinder2.census.gov)
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- U.S. Census Bureau (2011). American Community Survey 2007 to 2011 5-Year Estimates, Table S0101: Age and Sex. San Juan Bautista, CA. Retrieved from [factfinder2.census.gov](http://factfinder2.census.gov)

## 4 LAND USE

### 4.1 Introduction

The Land Use Element provides a guide for planners, the general public, developers, and decision makers for future development and growth. The main objective of the Land Use Element is to play a “central role in correlating all land use issues into a set of coherent development policies” (OPR, 2003). The Element designates the location, distribution, and intensity of: housing, industry, recreation, education, open space, public facilities and buildings, and waste management facilities. Land use impacts all other elements and is the most representative of the General Plan. The goals and policies in the Element “play pivotal roles in zoning, subdivision and public works decisions” (OPR, 2003).

### 4.2 Land Use Element Requirements and Standards

#### 4.2.1 Requirements

California Government Code Section 65302 requires that the Land Use Element designate land uses in relation to their type, intensity, and general distribution. The Land Use Element considers constraints in land use resulting from physical, legal, and environmental issues and the needs and wants of the community in order to create policies that guide land use, city growth, and quality of life.

Building intensity for each land use should define the most intensive land use allowed under each designation. Based on several court decisions outlined in the appendix of this chapter, the Office of Planning Research recommends that intensity standards include “(1) permitted land uses or building types; and (2) concentration of use” (California, 2005). Table 4.1 provides examples of typical land-use density standards.

#### 4.2.2 Regional and County Requirements

Planning for San Juan Bautista is influenced by several regional agencies such as the California Department of Transportation (Caltrans), the Association of Monterey Bay Area Governments (AMBAG), the Council of San Benito County Governments (COG) and San Benito County (COSB). Documents produced by these agencies impacting land use within the San Juan Bautista Planning Area include:

- Blueprint for Sustainable Growth and Smart Infrastructure by AMBAG - Presents a vision for realizing greenhouse gas targets issued by CARB

(California Air Resources Board) through what are known as “Sustainable Growth Patterns” scenarios.

- COG 2010 Regional Transportation Plan - Sets goals and policies for transportation planning and identifies priority transportation projects in San Benito County.
- San Benito County Regional Housing Needs Plan (2008) - Allocates to the County and cities their share of the region’s projected housing need by household income group through August 31, 2014.
- Monterey Bay Area 2008 Regional Forecast Report by AMBAG - Provides a regional forecast of population, housing, and employment for the Monterey Bay area region spanning the counties of Monterey, San Benito, and Santa Cruz approximately every five years.
- Monterey Bay Region Public Participation Plan (2008) - Describes how public participation will be structured for federally-funded transportation plans, programs, and projects in the region.
- San Benito County Bikeway and Pedestrian Master Plan (2009) - Provides a vision, strategies, and actions for the County’s improvement of bicycle and walking needs.
- Proposed San Benito County 2010 Regional Transportation Improvement Program - A State mandated biennial document describing priority transportation projects for San Benito County.
- San Benito County Regional Park and River Parkway (2013) - A 20-mile-long trail corridor primarily along San Benito River.
- Southern Gateway Transportation and Land Use Study (2006) - Prepared by multiple local agencies as a policy analysis of transportation improvements and review of land-use policies in the Monterey Bay area counties.

**Table 4.1 Example of Land Use Standards**

Dwelling Units Per Acre (DUA)		Maximum Floor Area Ratio (FAR)	
Single-Family detached	Up to 6	<i>Commercial</i>	
Single-Family detached (zero lot line)	6 to 8	Neighborhood/Community	0.3
Two-family detached	8 to 10	Regional	0.4
Row houses	12 to 20	Office	1.0
Stacked townhomes	20 to 30	<i>Industrial</i>	
Walk up apartments	30 to 40	General	0.5
6-story apartments	50 to 60	Limited	0.4
Mixed-use	4.5	Special (business park)	0.4
Higher Density Transit Oriented Development	20		

*Berke, P. et al. Urban Land Use Planning, 2007*



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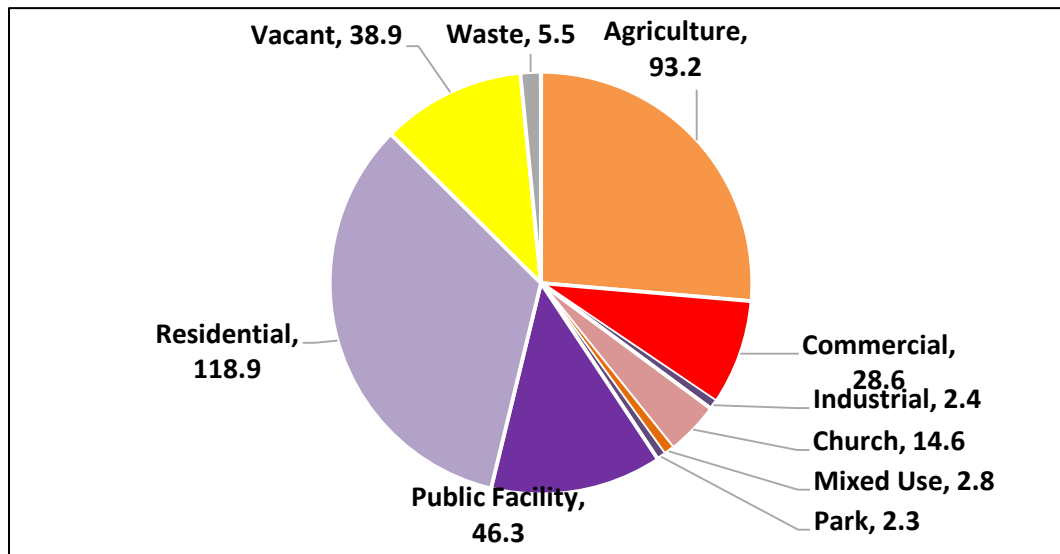
## 4.3 Existing Conditions

### 4.3.1 Land Use Inventory

The San Juan Bautista Land Use Inventory categorized all 661 parcels in the City into the following categories: agriculture, commercial, industrial, mission, mixed-use, multi-family, “other,” park, public facility, single family, and vacant, as shown on Map 4.1. Figure 4.1 shows the acreage and percentage of each land use category. The following sections discuss the acreage and allowed uses for each land use category along with existing land use standards in San Juan Bautista.

The City of San Juan Bautista has an area of 353.3 acres, or 0.55 square miles. Vacant land makes up 38.9 acres of the land area. Residential uses make up 118.9 acres, open space (agriculture and parks) has a total of 95.5 acres, commercial land use covers 28.6 acres, industrial has a total of 2.4 acres in the City, the mixed use land use designation contributes to a total of 2.8 acres, and public facilities cover 60.9 acres. Table 4.2 shows the breakdown of land usage by acreage and percent of total City acreage.

Map 4.1 demonstrates the location of the various land use types throughout the City of San Juan Bautista. Residential land use occupies the heart of the City. Much of the agriculture land use type is located on the periphery of the City. The core of San Juan Bautista’s commercial land use is located in the Historic Downtown.

**Figure 4.1 San Juan Bautista Land Use Distribution Pie Chart (Acres)**

*Land Use Inventory, 2013*

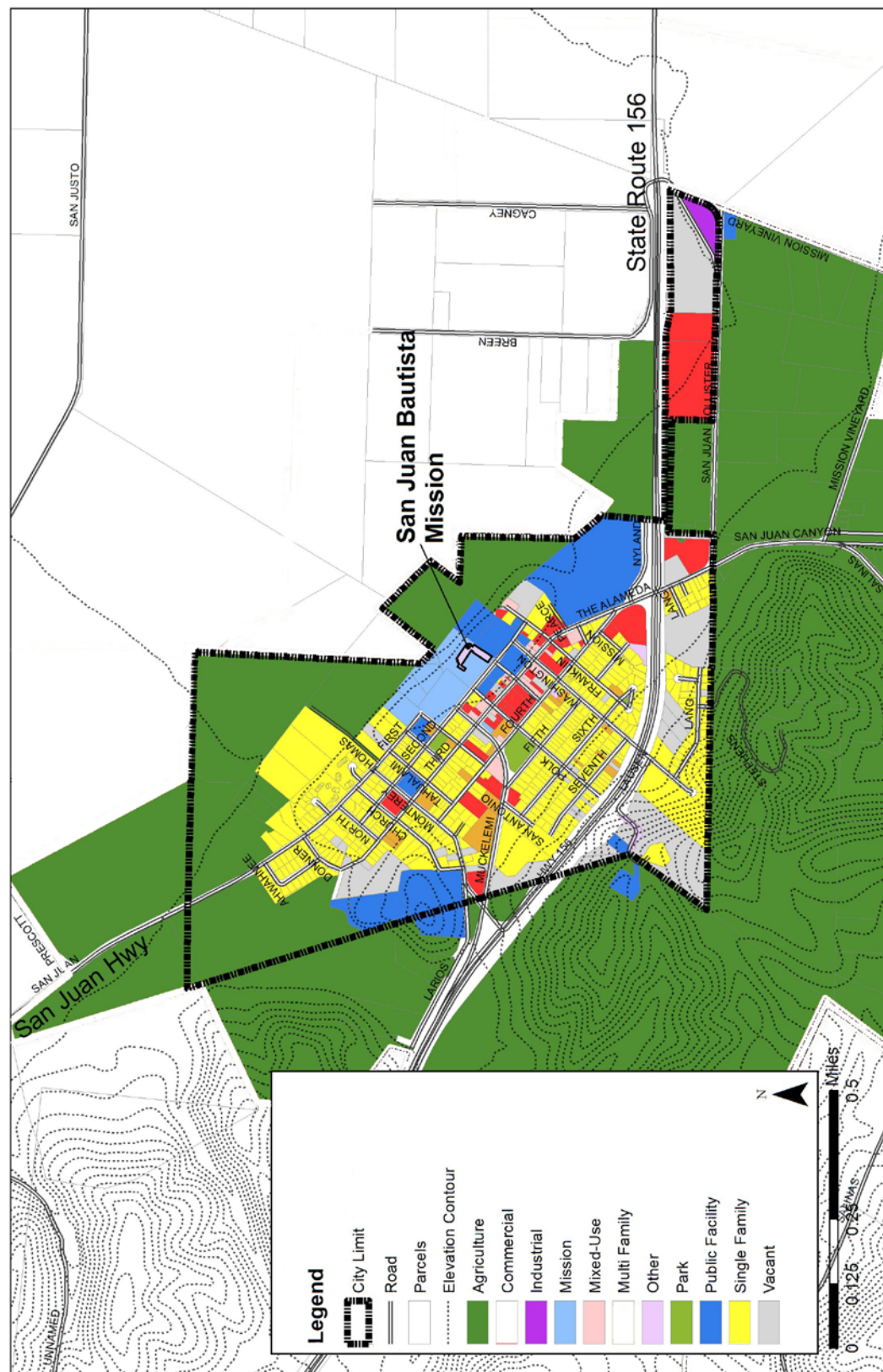
Table 4.2 Land Use Distribution		
Land Use	Acreage	Percent of City Acreage
Agriculture	93.2	26.4%
Commercial	28.6	8.1%
Industrial	2.4	0.7%
Church	14.6	4.1%
Mixed Use	2.8	0.8%
City Park	2.3	0.6%
Public Facility	46.3	13.1%
Residential	118.9	33.6%
Vacant	38.9	11.0%
Waste	5.5	1.6%
Total	353.5	100.0%

#### 4.3.2 Open Space: City Parks and Agriculture

City parks and agriculture occupy 95.4 acres of San Juan Bautista. This is about 26.8% of the total acreage of the city. Map 4.2 shows the location of these uses throughout the City while Table 4.3 shows the details of which percentage of Open Spaces are composed of park and agriculture.

Table 4.3 Open Space Land Use Distribution		
Land Use	Acreage	%
City Park	2.3	2.4%
Agriculture	93.2	97.6%

### Map 4.1 San Juan Bautista Land Use Map



*Land Use Inventory, 2013*

## City Parks

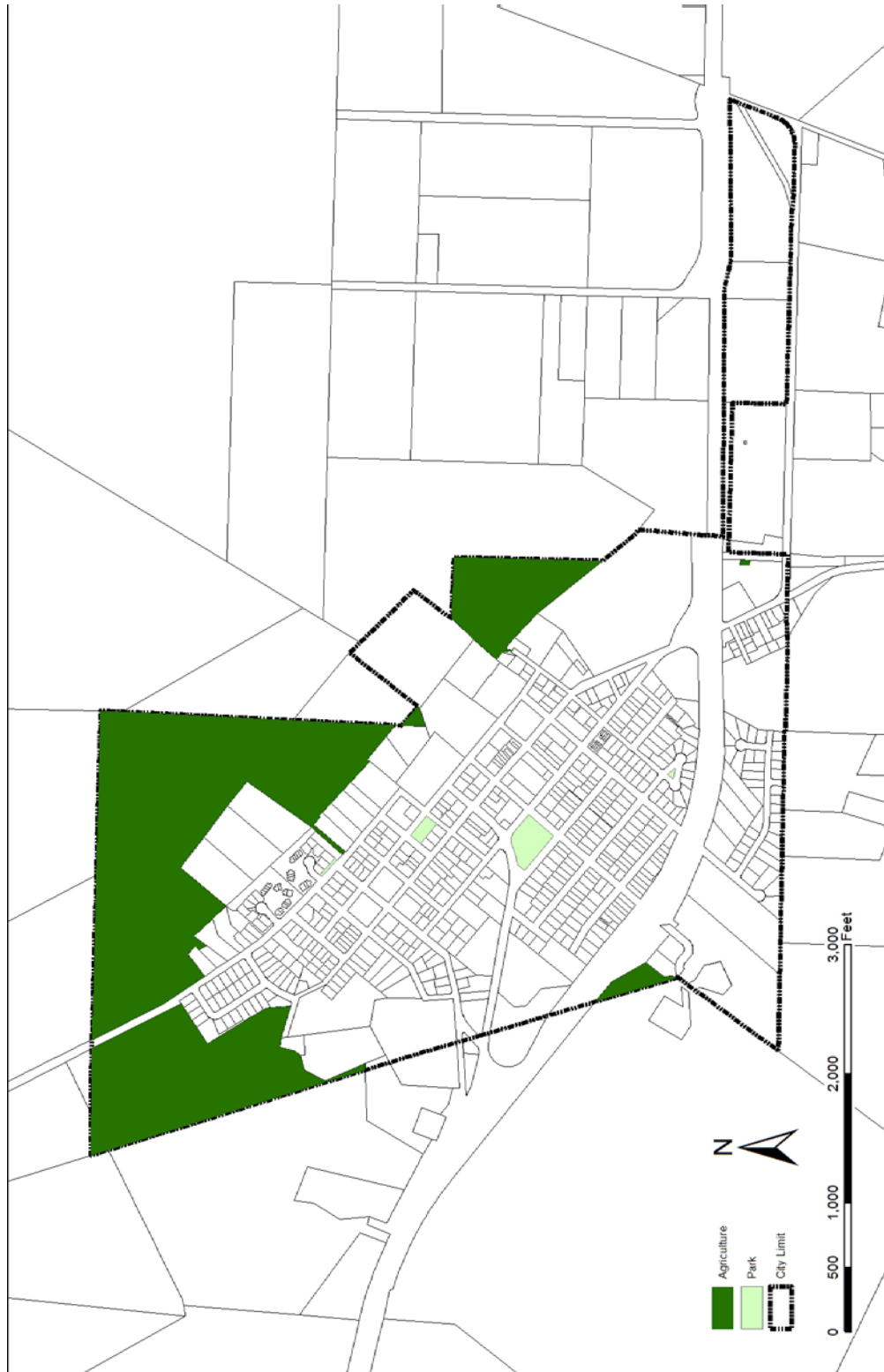
The San Juan Bautista Municipal Code defines parks as districts designed for active and passive recreation and open space areas along streams intended for conservation, future trails, or linear parks. There are two City parks in San Juan Bautista that make up 2.3 acres of City parkland and 0.6 percent of the total City acres. Abbe Park is located between Fifth Street, Fourth Street, Polk Street, and Muckelemy Street. Located on Second Street between San Jose Street and Jefferson Street is the smaller Lauren E. Verutti Memorial Park. Map 4.2 identifies the location of the various Open Space types throughout the City of San Juan Bautista and Table 4.3 illustrates the breakdown of open spaces by acreage and percent of total city acreage. Figure 4.1 shows Verutti Park viewed from Jefferson Street.

**Figure 4.2 Lauren E. Verutti Memorial Park**



*Land Use Inventory, 2013*

Map 4.2 City Parks and Agriculture Land Use Map



Land Use Inventory, 2013



**Figure 4.3 View of City Agricultural Lands in San Juan Valley***Land Use Inventory, 2013*

### **Agriculture**

Agriculture refers to the uses suitable for agricultural activities, including the production of crops, vineyards, orchards, and livestock grazing. Agriculture is a critical component of San Juan Bautista and San Benito County economy. As Table 4.3 demonstrates, agriculture in San Juan Bautista accounts for 93.2 acres within the City. In 2012, San Benito County produced \$297,365,000 worth of crops (Crop Report, 2012). The purpose of the agricultural land use designation is to provide an area of agricultural activity in the area surrounding San Juan Bautista. The majority of these agricultural areas are unimproved except for the occasional processing facility or single-family residence on the parcel. San Benito County allows for single family residences to be placed on productive agricultural land at one single family residence for every five acres, and the County allows one single family residence for every forty acres on agricultural rangeland. In order to encourage the preservation of agricultural uses on agricultural land, subdividing parcels into “ranchettes” (5 acre parcels) is strongly discouraged and larger minimum parcel sizes are strongly encouraged where feasible. Figure 4.2 shows agricultural lands in the San Juan Valley seen from the San Juan Bautista Mission. The Flint Hills and San Benito River are visible to the far left.



**Figure 4.4 Rangeland along San Juan Canyon Road***Google Earth Street View, 2013*

## **Rangeland**

The minimum parcel size for rangeland is 40 acres and no such parcels exist within the City Boundaries. There are several, however, within the Urban Growth Boundary and the Planning area along San Juan Road on the way to Steinbeck Canyon and Fremont Peak. This land-use category designates steep open hillsides that are generally not suitable for development or agriculture due to environmental constraints such as slope, wildlife value, and lack of water. Natural resource conservation, recreation, and grazing are permitted uses. Figure 4.4 shows rangelands along San Juan Canyon Road.

### **4.3.3 Housing**

The Land Use Element, consistent with §65302(a), addresses the distribution of housing to the extent that it is relevant. Residential land use in San Juan Bautista occupies 118.8 acres or 33.6 percent of the land in the City. Low density single-family residential uses are the most common and are dispersed throughout the city. There are a few scattered apartment complexes, some mixed use and medium densities along Third Street, and some single-family attached and a mobile home park along the old San Juan Hollister Road.

The City is surrounded by agricultural land intermixed with very low density rural residential housing. Map 4.3 identifies the locations of the various housing densities throughout the City. San Juan Bautista may be divided into residential density categories using the State of California standards shown in Table 4.4 and Map 4.3.

<b>Table 4.4 Residential Density Types</b>					
<b>Residential Densities</b>	<b>Dwelling Units Per Acre</b>	<b>Acreage</b>	<b>Parcel Frequency</b>	<b>% of Acreage</b>	<b>% of Parcels</b>
Rural Residential	.2 to .5 units per acre (2-5 acre lots)	26.8	6	22.5%	1.2%
Low	.5 to 5 units per acre	50.7	177	42.7%	36.2%
Medium	6 to 10 units per acre	35.9	241	30.2%	49.3%
High	11 to 21 units per acre	5.4	65	4.5%	13.3%
Total		118.8	489	100.0%	100.0%

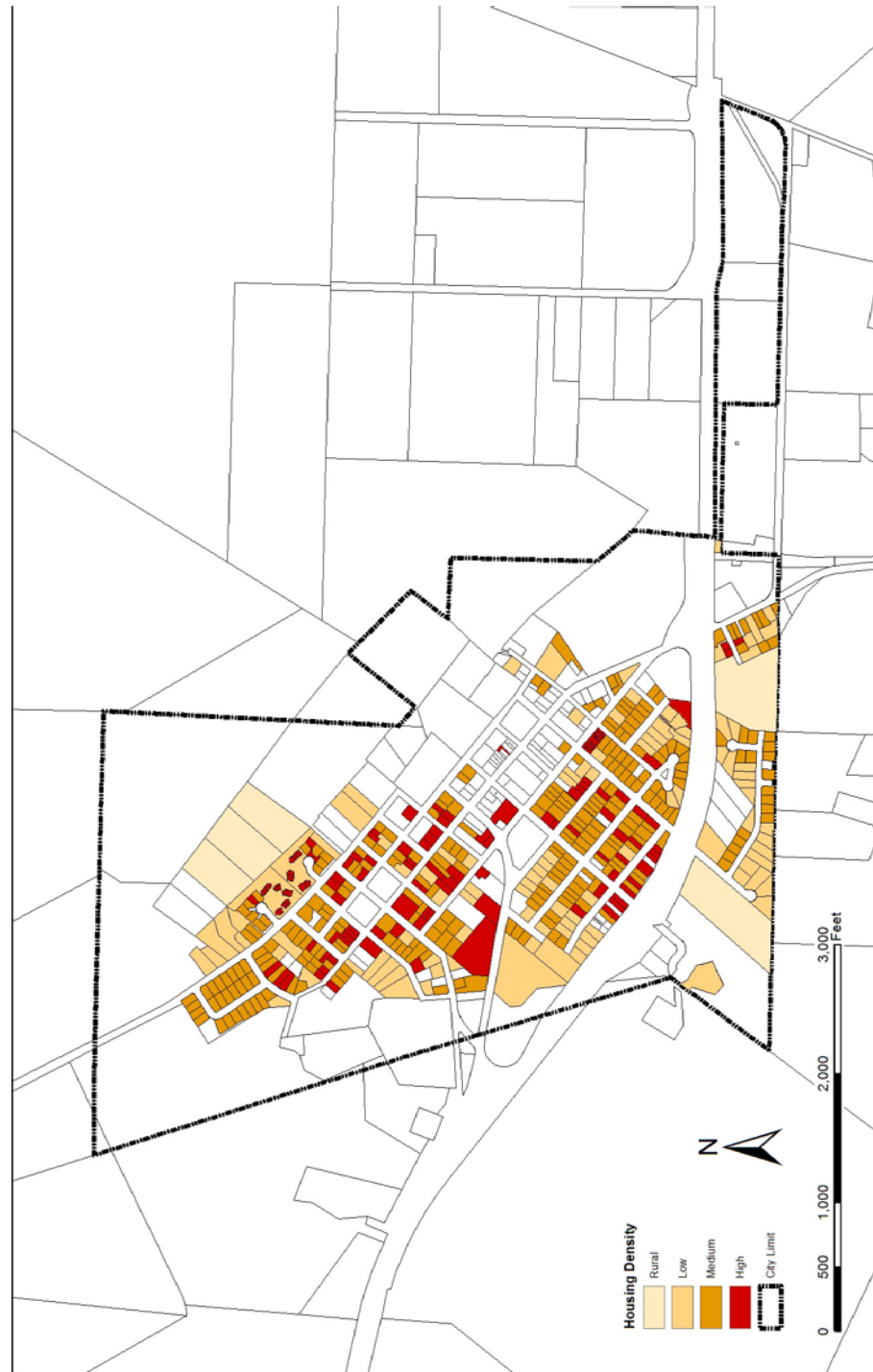
### Housing Development Trends

A large portion of San Juan Bautista's housing structures was constructed between 1940 through 1979. Between 2007 and 2013, due to the economic recession that impacted many cities around the country, there has been no new residential development within the City. Table 4.5 illustrates that only 7 percent of the existing housing structures were built after the year 2000. This equates to approximately 44 housing structures within San Juan Bautista.

<b>Table 4.5 Age of Housing in San Juan Bautista</b>		
<b>Year Structure Built</b>	<b>Number of Structures Built</b>	<b>Percent of Total</b>
Built 2005 or later	44	7%
Built 2000 to 2004	0	0%
Built 1990 to 1999	78	13%
Built 1980 to 1989	53	9%
Built 1970 to 1979	125	21%
Built 1960 to 1969	59	10%
Built 1950 to 1959	57	10%
Built 1940 to 1949	51	9%
Built 1939 or Earlier	130	22%
Total Housing Units	597	100%

*American Community Survey DP04, 2007-2011*

Map 4.3 Residential Density Map



Land Use Inventory, 2013

### High Density Residential and Multi-Family

High density residential and multi-family designates areas suitable for attached housing types or mobile home development at densities of 11 to 21 units per gross acre. Attached housing types include townhomes, duplexes, triplexes, fourplexes, and other multifamily buildings. According to the 1998 General Plan these areas are meant to be located adjacent to or close to services and commercial uses. There are 11 multi-family parcels in San Juan Bautista with a total of 10.25 acres comprising 8.5% of total acreage. High density residential, excluding multi-family units, exist on 65 parcels, covering an area of 5.4 acres or about 4.5 percent of San Juan Bautista's total housing acreage. High Density Residential parcels are dispersed mostly along 4<sup>th</sup> and Monterey Streets. Figure 4.5 shows a high density multi-family apartment complex on Muckelemi Street and Figure 4.6 shows the Mobile Home Park along Old San Juan Hollister Road.

**Figure 4.5 Multi-family Apartment Complex on Muckelemi Street**



*Google Earth Street View, 2013*



**Figure 4.6 Mobile Home Park along the Old San Juan Hollister Road**

*Google Earth Street View, 2013*

### **Medium Density Residential**

Medium Density Residential designates areas suitable for a mix of housing types, with densities not exceeding 10 units per acre. Single family homes on small lots, townhomes, duplexes, triplexes, and fourplexes are allowed. 241 parcels characterized by this density category are scattered throughout the City. Medium density housing covers 35.9 acres, and accounts for 30.2 percent of the total residential acreage. Figure 4.7 shows a single-family attached housing to the west of town on 3<sup>rd</sup> Street.

**Figure 4.7 Single-Family Attached Housing to the Northwest of Town on 3rd Street**

*Google Earth Street View, 2013*

## Low Density Residential

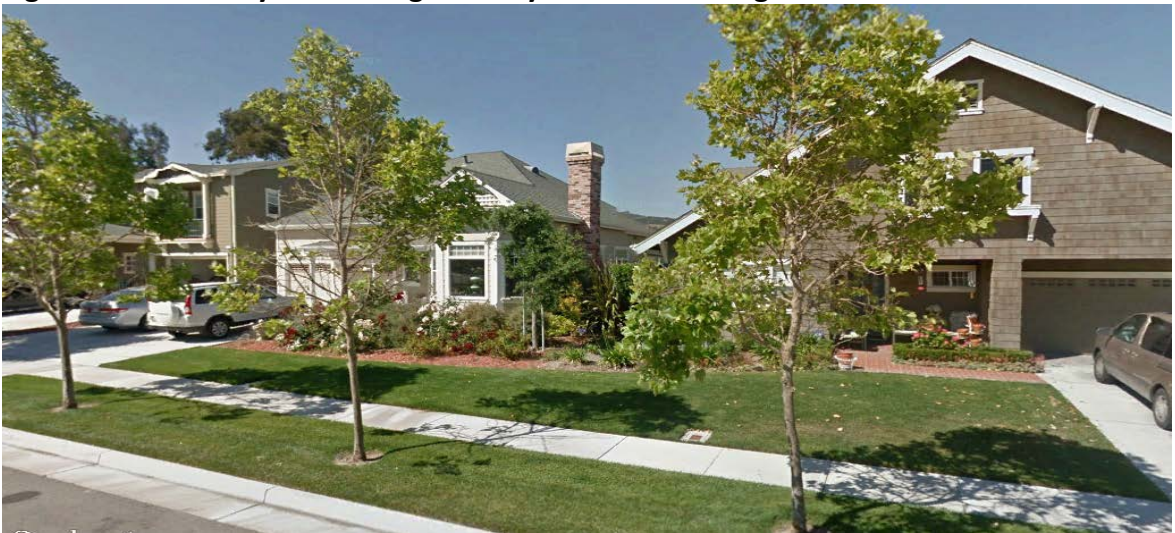
Low density residential designates areas suitable for single-family dwellings at densities from 0.5 to 5 units per acre. Duplexes, granny units, and clustered housing are allowed where a maximum density of 5 units per acre will be maintained. Low density residential includes 177 parcels, covers 50.7 acres of land, and accounts for 42.7 percent of the City's total acreage. Figures 4.8 and 4.9 show single-family residential along Sixth Street and Ahwahnee Street respectively.

**Figure 4.8 Single-Family Residential along Sixth Street**



*Google Earth Street View, 2013*

**Figure 4.9 Relatively recent single-family residential along Ahwahnee Street**



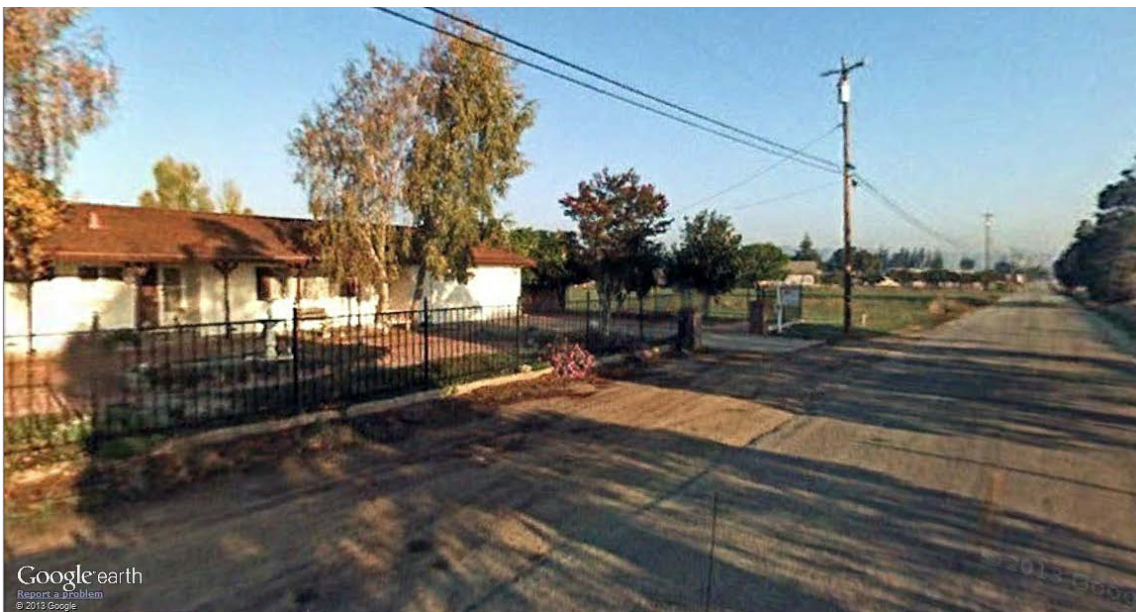
*Google Earth Street View, 2013*



## Rural Residential

Rural Residential designates areas suitable for large lot estate-type housing and ranchettes. The intent of this designation is to preserve the rural character of the large-lot semi-agricultural area southeast of the City. There are 6 parcels in the City characterized by this level of density. This accounts for approximately 26.8 acres of land or 22.5 percent of all residential land within City limits. These parcels are primarily located in the Burns Valley Road area in the northeastern portion of the City. Figure 4.10 shows rural-residential on Mission Vineyard Road within the Planning Area limits.

**Figure 4.10 Rural-Residential on Mission Vineyard Road within Planning Area**



*Google Earth Street View, 2013*

### 4.3.4 Commercial – Office, Retail, and Service

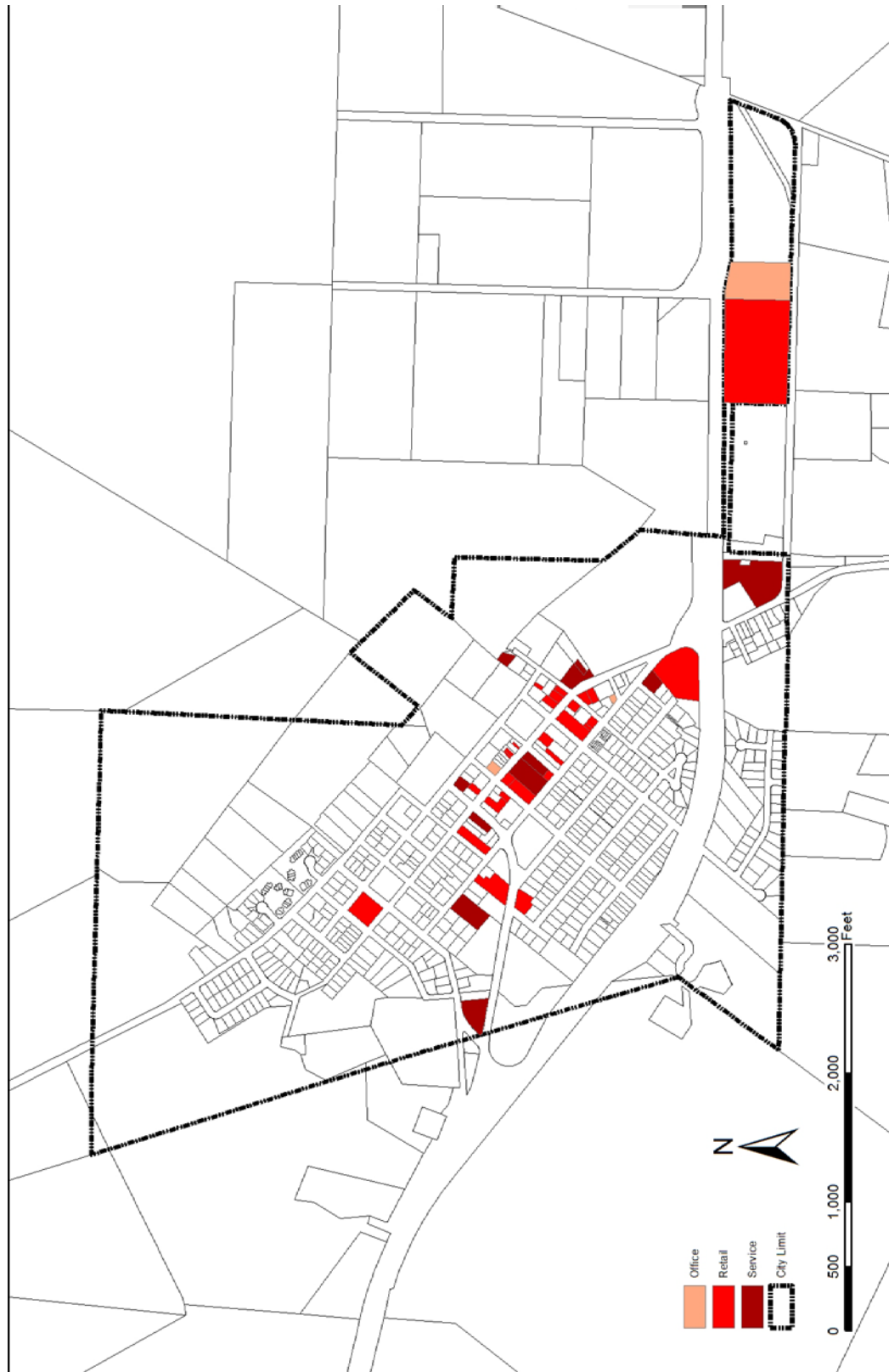
The commercial land use designation refers to a variety of commercial land uses that occur within the planning area. These activities include office spaces, retail location, and service areas. A large portion of San Juan Bautista's commercial activities occurs in the Historic Downtown area where there is a concentration of retail and service activities. Table 4.6 provides a breakdown of the acreage of commercial property along with the percentage of the use in San Juan Bautista. The Figure below, Map 4.4 displays the distribution of the commercial land uses throughout the City. Figure 4.10 shows commercial uses on Third Street in Historic Downtown San Juan Bautista.



**Figure 4.11 Commercial Uses on Third Street in Downtown San Juan Bautista***Land Use Inventory, 2013*

Table 4.6 Commercial Land Use Distribution		
Land use	Acreage	%
Office	3.5	12.2%
Retail	17.5	61.0%
Service	7.7	26.8%
Total	28.6	100.0%

Map 4.4 Commercial Land Use Map



Land Use Inventory, 2013

## Office

Office commercial land use designations include professional, business, and financial services. The office land use designation includes 3.5 acres, one of the smallest land use areas within the City.

## Retail

Retail uses include restaurants, retail stores, and galleries. The retail land use category accounts for 17.5 acres, or 61 percent of the total commercial acreage.

## Service

The service land use category contains uses such as gas stations, hotels, and storage locations. This land use category accounts for 7.7 acres, or 26.8 percent of the total commercial acreage.

### 4.3.5 Public/Quasi-Public Facilities

Public-Quasi Public Facilities land-use designates public, religious, and institutional uses. Typical uses include the Mission San Juan Bautista, the VFW Lodge, and the San Juan Bautista State Historic Park. Public/quasi-public facilities occupy 60.3 acres and make up 6 percent of the City's total land. Map 4.5 displays facilities or lands classified as public and institutional: churches, civic/government uses, community centers, the Fire Department, Police Department, health facilities, right-of-way, schools, and utilities. Figure 4.11 shows the quasi-public lands of Mission San Juan Bautista, currently a Parish Church governed by the Roman Catholic Diocese of Monterey, (O'Hagan, 2013).

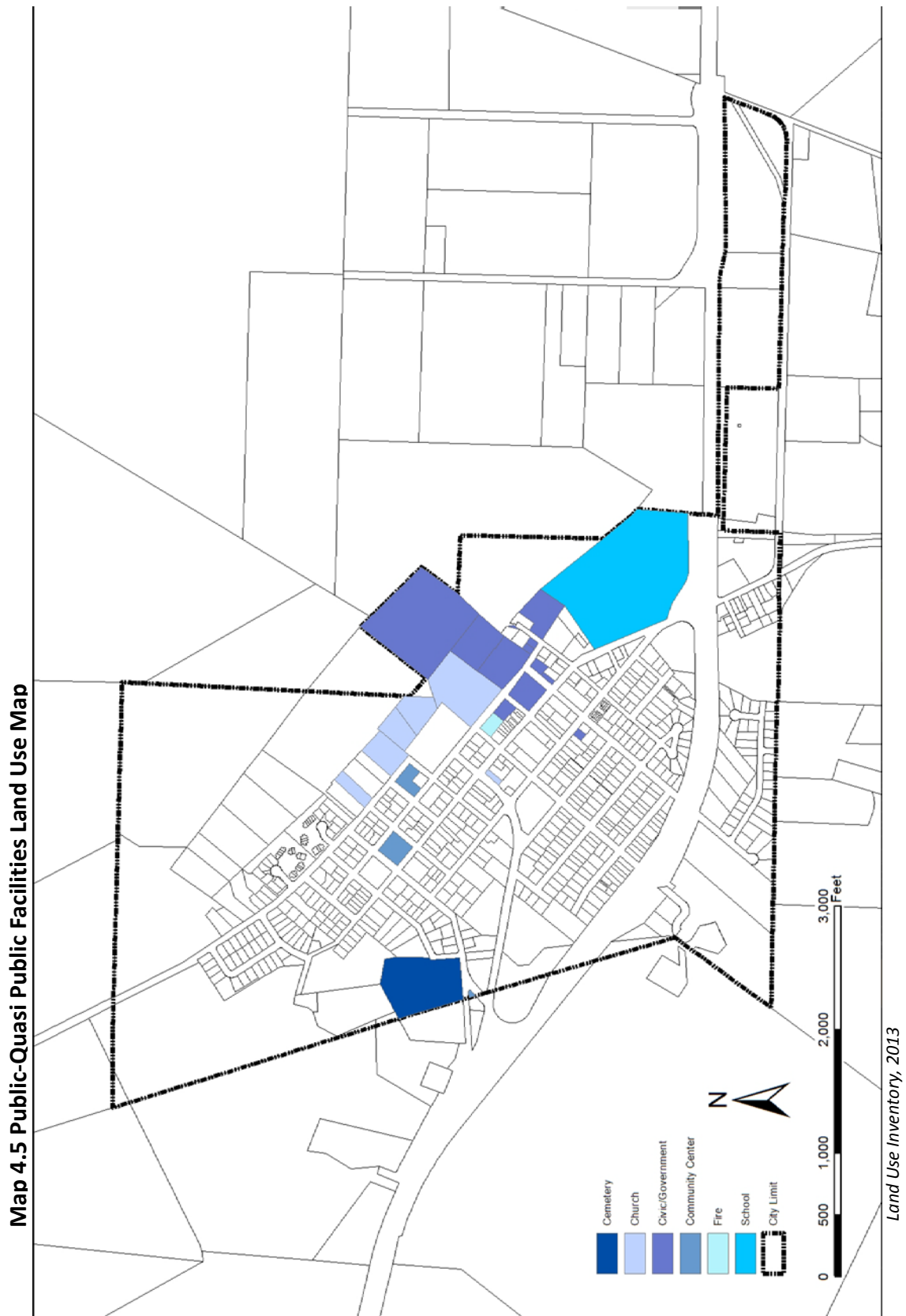
Table 4.7 Public/Quasi-Public Facilities Land Use Distribution		
Land Use	Acreage	%
Church	14.6	24.1%
Civic/Government	18.6	30.9%
Community	1.9	3.1%
Fire	0.4	0.7%
School	18.8	31.2%
Cemetery	6.0	9.9%
Total	60.3	100.0%

**Figure 4.12 Mission San Juan Bautista***Land Use Inventory, 2013*

#### 4.3.6 Industry

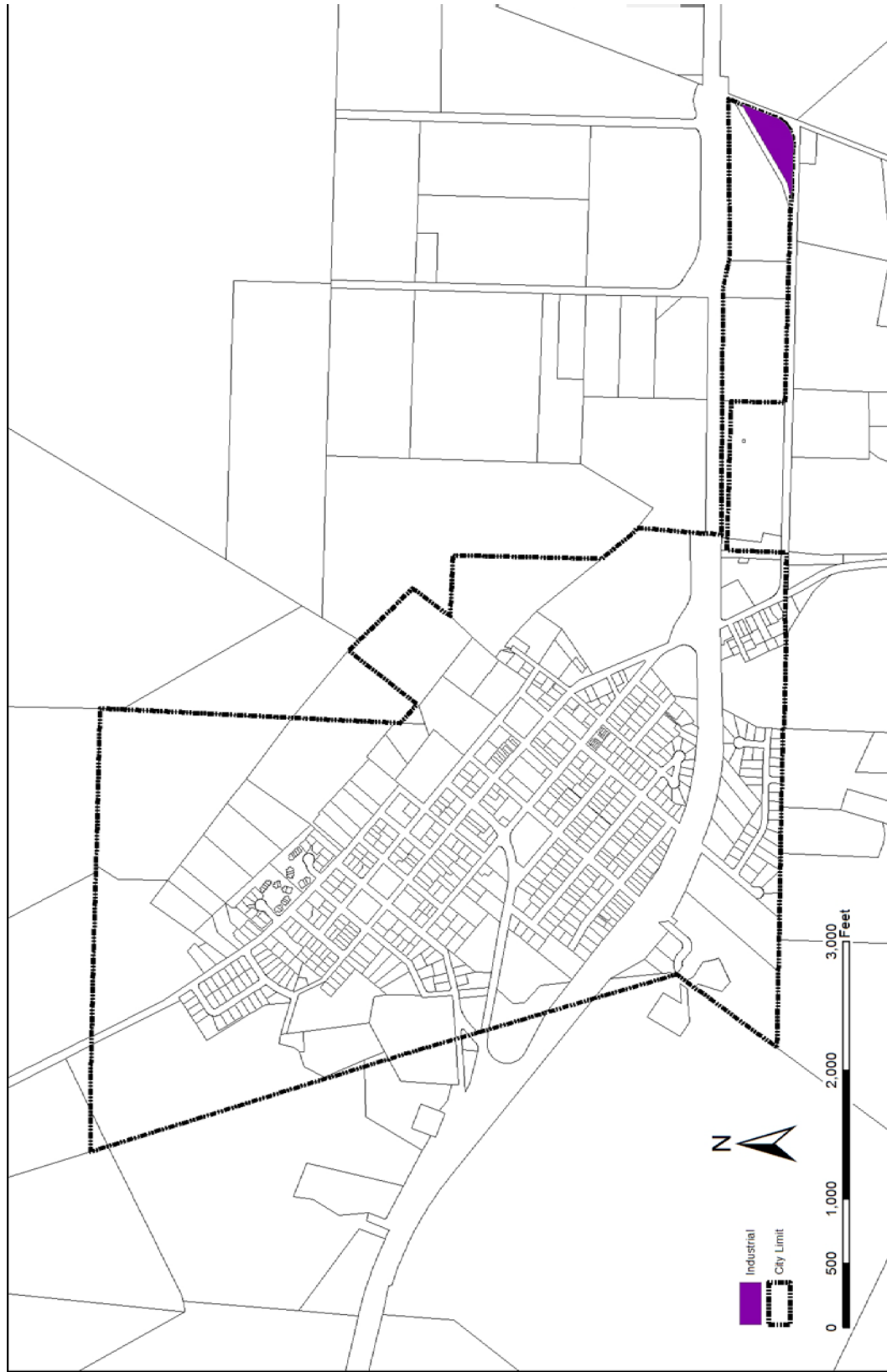
Industry refers to a wide range of industrial activities. Industrial uses account for 2.4 acres of the land in San Juan Bautista, and approximately 0.7 percent of total acreage in the City. Map 4.6 depicts the location of industrial uses in San Juan Bautista. Industrial areas in San Juan Bautista support the development of agricultural services and industries.

Table 4.8 Industrial Land Use Distribution		
Land use	Acreage	%
Industrial	2.4	100.0%





Map 4.6 Industrial Land Use Map



Land Use Inventory, 2013

#### 4.3.7 Mixed Use

There are two types of mixed use within San Juan Bautista: Commercial Mixed Use (CMU) and Residential Mixed Use. The distribution of these two types of mixed use designations are displayed in Map 4.7. Mixed use provides a total of 2.4 of acres, which is 0.8 percent of the total acreage within San Juan Bautista.

Table 4.9 Mixed Use Land Use Distribution		
Land Use	Acreage	%
CMU	0.2	9.9%
Residential/Commercial	2.2	90.1%
Total	2.4	100.0%

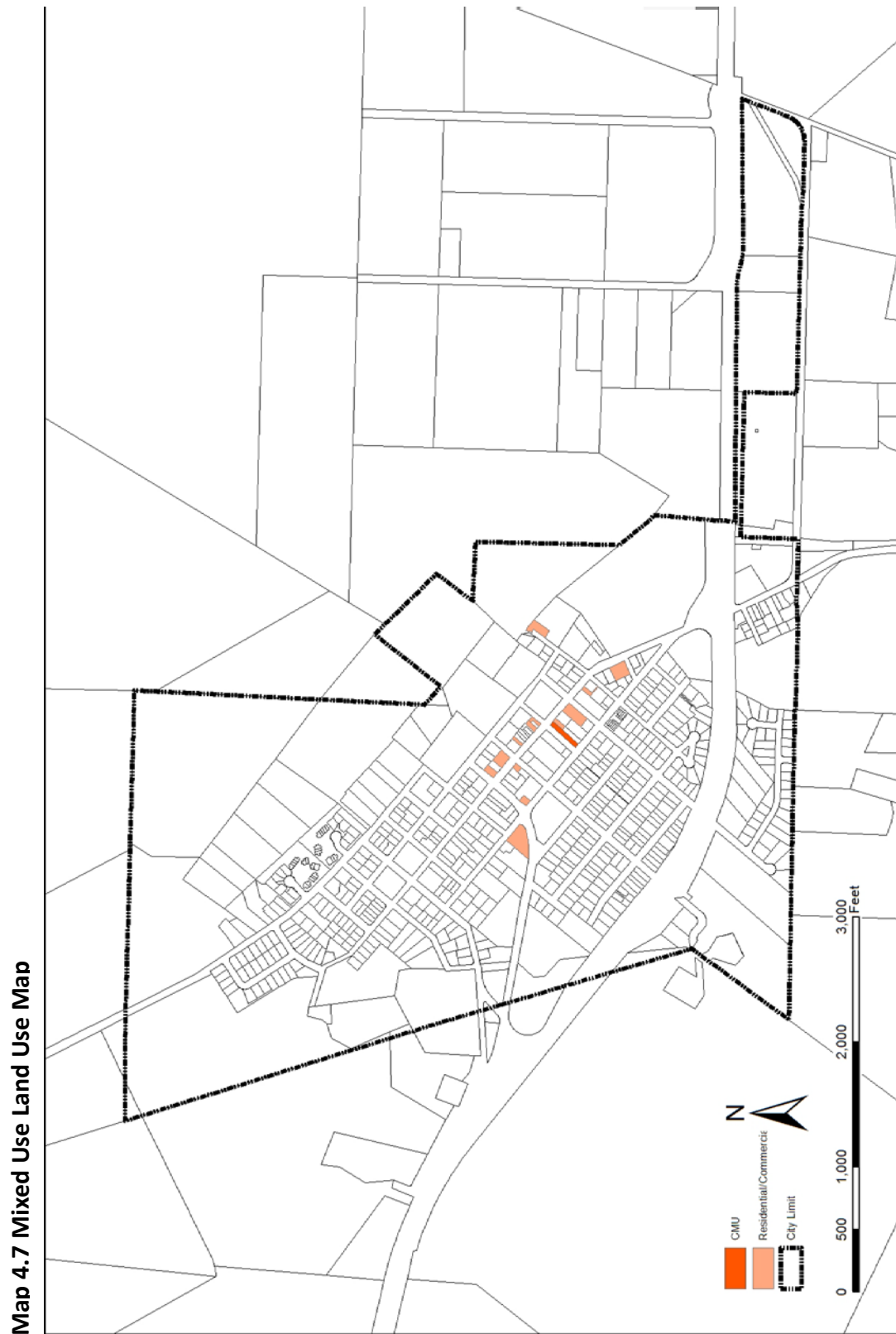
##### Commercial Mixed Use

The San Juan Bautista commercial mixed use designation involves uses such as retail stores, tourist services, restaurants, offices, business, and personal services, hotels and inns, and other similar uses that are pedestrian friendly and conducive to a shopping environment. Projects that are exclusively commercial are allowed within this area. This land use accounts for 0.2 acres, and 9.9 percent of the total mixed land use designation.

##### Residential Mixed Use

The residential mixed use category includes uses described in the commercial mixed use category, but emphasizes residential land use. Upper-store housing is permitted in this area. In the Downtown area, retail and service uses occupy the lower floor with office and residential uses occupying the floors above. This land use category accounts for 2.2 acres, and 90.1 percent of the total mixed use designation.





Land Use Inventory, 2013

#### 4.3.8 Waste

The waste land use type is where public facilities that cleanup, collect, and store solid and liquid waste are located. San Juan Bautista has a total of 5.5 acres that are classified under “waste” land use, as shown in Table 4.10.

The City operates a waste water treatment plant with sufficient capacity to handle the City’s current needs and the growth anticipated by the previous General Plan. The waste water treatment plant can handle 270,000 gallons per day (gpd) in dry weather, and 500,000 gpd in wet weather. In 2012, average daily flows were 176,000 gpd during the peak month of May. The waste water treatment plant is located at 1300 3<sup>rd</sup> Street, San Juan Bautista, CA. Map 4.8 depicts the location of waste facilities in the City. The land uses surrounding the facility are: vacant, agriculture, a cemetery, and a large single family residential parcel.

There is no solid waste landfill in San Juan Bautista. The private contractor, Recology, disposes of the solid waste at the John Smith Landfill in Hollister. For a more in depth analysis of waste refer to Chapter 12, Public Facilities.

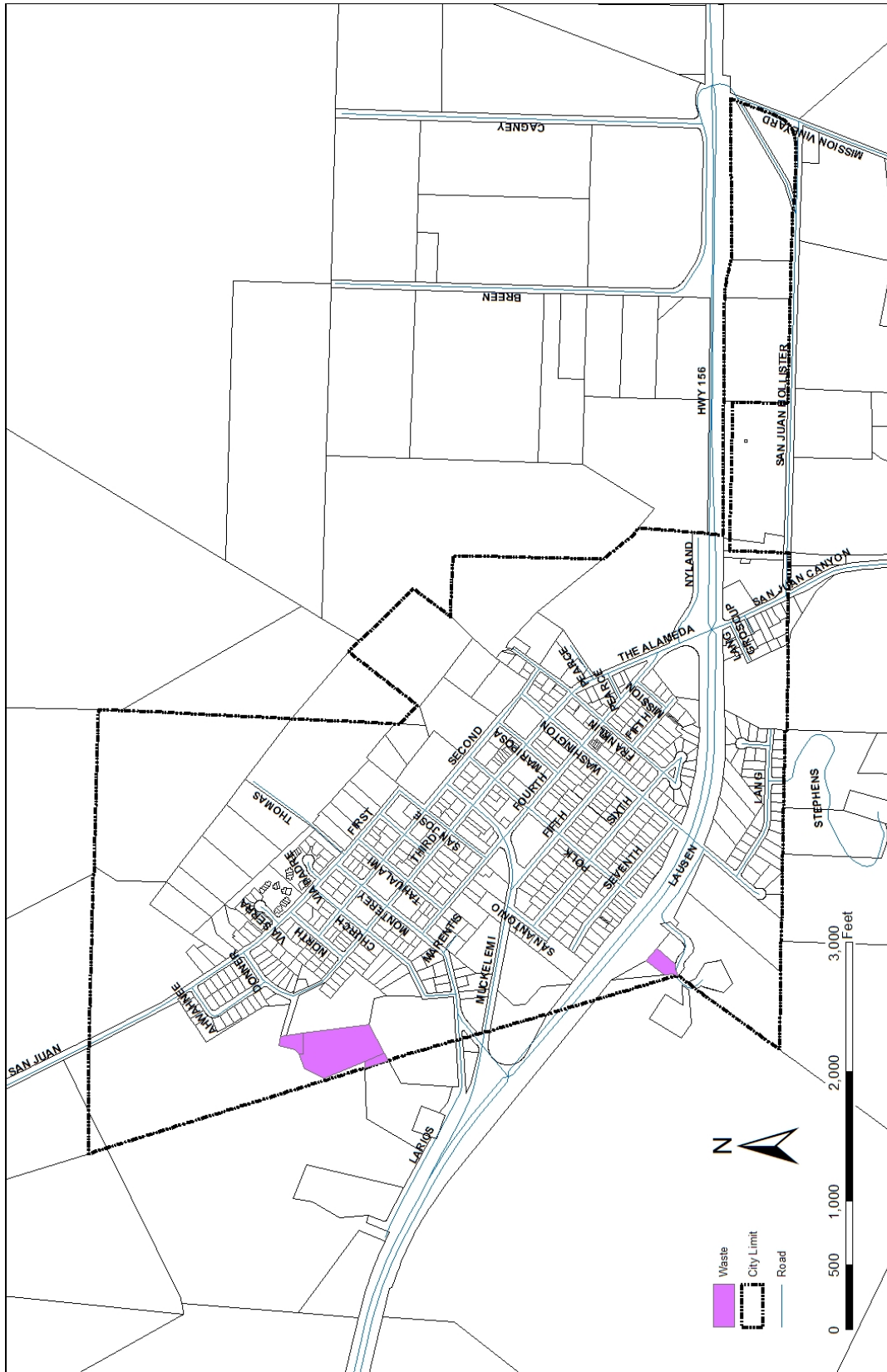
Table 4.10 Waste Land Distribution		
Land Use	Acreage	%
Waste	5.5	100.0%

#### 4.3.9 Vacant Land

There are currently 38.9 acres of vacant land in San Juan Bautista. That amounts to 10.9 percent of the total area of San Juan Bautista. The location and size of vacant land in City limits can be found in Map 4.9.

Table 4.11 Vacant Land Distribution		
Land Use	Acreage	%
Vacant	38.9	100.0%

Map 4.8 Waste Land Use Map



Land Use Inventory, 2013



## 4.4 Emerging Directions

San Juan Bautista has not grown much in the past decade, but that is expected to change. The City needs to decide what land uses to designate for vacant parcels and what type of growth it wants to focus on. At the October 22<sup>nd</sup>, 2013, community meeting, residents of San Juan Bautista shared ideas on what they thought the City should focus on in the future. Here is a list of what residents want to see for the future of San Juan Bautista in regards to the Land Use Element:

- Encourage economic growth by:
  - Increasing the amount of commercial land use in the City
  - Bringing more light industry businesses to San Juan Bautista
- Increase the intensity of development by:
  - Increasing the amount of infill development in the City
  - Increasing the amount of mixed use development in San Juan Bautista
- Control the amount of growth by:
  - Carefully developing the land around the waste water treatment plant
  - Emphasizing land use categories favored by residents

A second community meeting was held on November 12<sup>th</sup>, 2013, to confirm the preferences of members of the San Juan Bautista community. Community members were asked to place dot stickers on a map to indicate locations where they prefer to see growth in San Juan Bautista. The majority of dots were placed at the southeast corner of the city. Dots were also placed along the western border of the City, and a few dots were spread throughout the downtown area of the City. Community members were also asked whether development should focus on fringe development, mixed use development, or vacant lot development. Vacant lot and mixed use development received the most votes, but fringe development was only a few votes behind the other two. Residents of San Juan Bautista want to take advantage of the space they already have, but are open to all development options.

## 4.5 References

Berke, R. P., Godschalk, D.R., Kaiser, E. J., & Rodriguez, D. A. (2006). *Urban Land Use Planning*. Illinois: Board of Trustees.

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## 5 CIRCULATION

### 5.1 Introduction

Circulation refers to the movement of people, goods, and services. In order to have a healthy and vibrant city, there is a need for a connected, efficient, and well maintained circulation system. The circulation element includes an analysis of existing roads, sidewalks, bike facilities, and transit, and seeks to improve the movement of people through the city. By statute, the circulation element must correlate directly with the land use element. The circulation element also has direct relationships with the housing, open space, noise and safety elements. This element provides a summary of existing conditions and needs for transportation infrastructure in San Juan Bautista. This information is used to make policy recommendations in the General Plan.

### 5.2 Existing Conditions

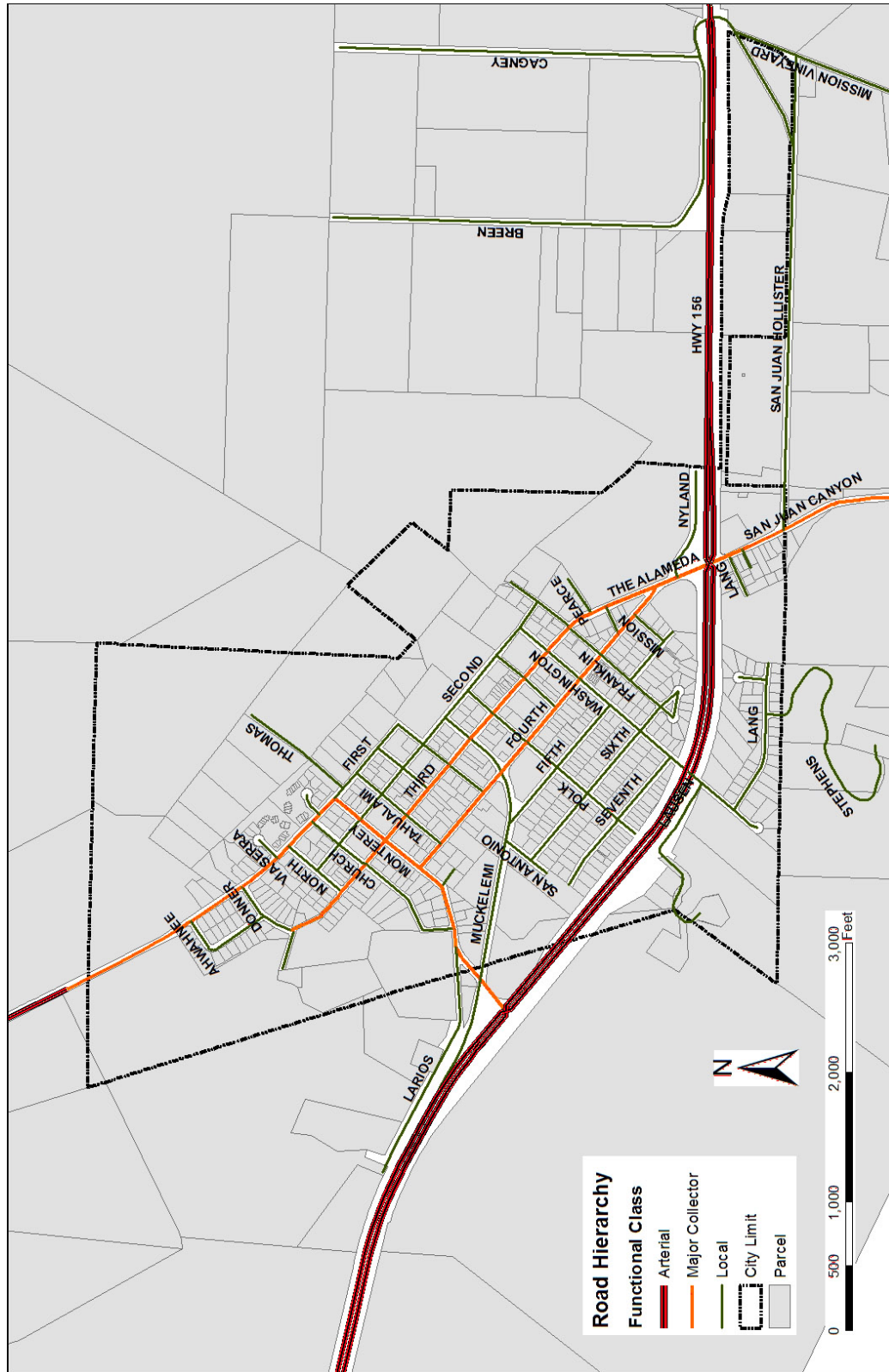
#### 5.2.1 Existing Road Hierarchy

##### Street Classification System

San Juan Bautista uses four levels of street classification that differentiate acceptable volumes, design standards, and various functions of the roads. Map 5.1 depicts the existing road hierarchy.

- **Local:** These streets usually give access to residential areas and typically have one lane in each direction along with sidewalks, curbs, and gutters. Total capacity is about 200 vehicles per hour for both directions. The majority of streets within San Juan Bautista are classified as local streets.
- **Minor Collector:** These streets are essentially the same as local streets but can handle greater traffic volumes (about 400 vehicles per hour). Minor collectors define the downtown area and connect residential areas to commercial areas.
- **Major Collector:** These streets are typically designed the same as minor collectors and local streets, but can have turning bays and auxiliary lanes added to allow access to major developed areas. They also typically connect to arterials, and carry about 600 vehicles per hour. Monterey Street, First Street, Third Street, Fourth Street, The Alameda, and San Juan Canyon are all major collectors.
- **Arterial:** These streets connect major developed parcels and regional highways. Capacity is the greatest at 1,200 vehicles per hour. Arterials are typically designed with turning lanes, and can have medians installed to assist in controlling turning movements. Intersections with lower classified streets can have signalization or stop sign controls. If two or more arterials intersect one another, they are always signalized. Highway 156 and San Juan Highway are the two arterials within San Juan Bautista city limits.

Map 5.1 Existing Road Hierarchy



San Benito County, 2013

### **U.S. Highway/Freeway 101**

U.S. Highway 101 is a major north-south highway/freeway connecting the San Francisco Bay Area and Southern California. It has two lanes in each direction of traffic. The highway is located approximately 1.8 miles west of San Juan Bautista city limits, and connects with State Route 156. Since the majority of San Juan Bautista's citizens commute outside of the City for work, U.S. Highway 101 is a major commute route to other cities such as San Jose to the north and Salinas to the south.

### **State Route 156**

State Route 156 is an east-west highway connecting San Juan Bautista to the nearby City of Hollister. It has two lanes in each direction of traffic. This highway runs through the southern part of the City, and is also a major truck route. Like U.S. Highway 101, it is a major commute route for citizens who work outside of the City, especially in the City of Hollister and Monterey and Santa Cruz Counties.

### **Third Street/The Alameda**

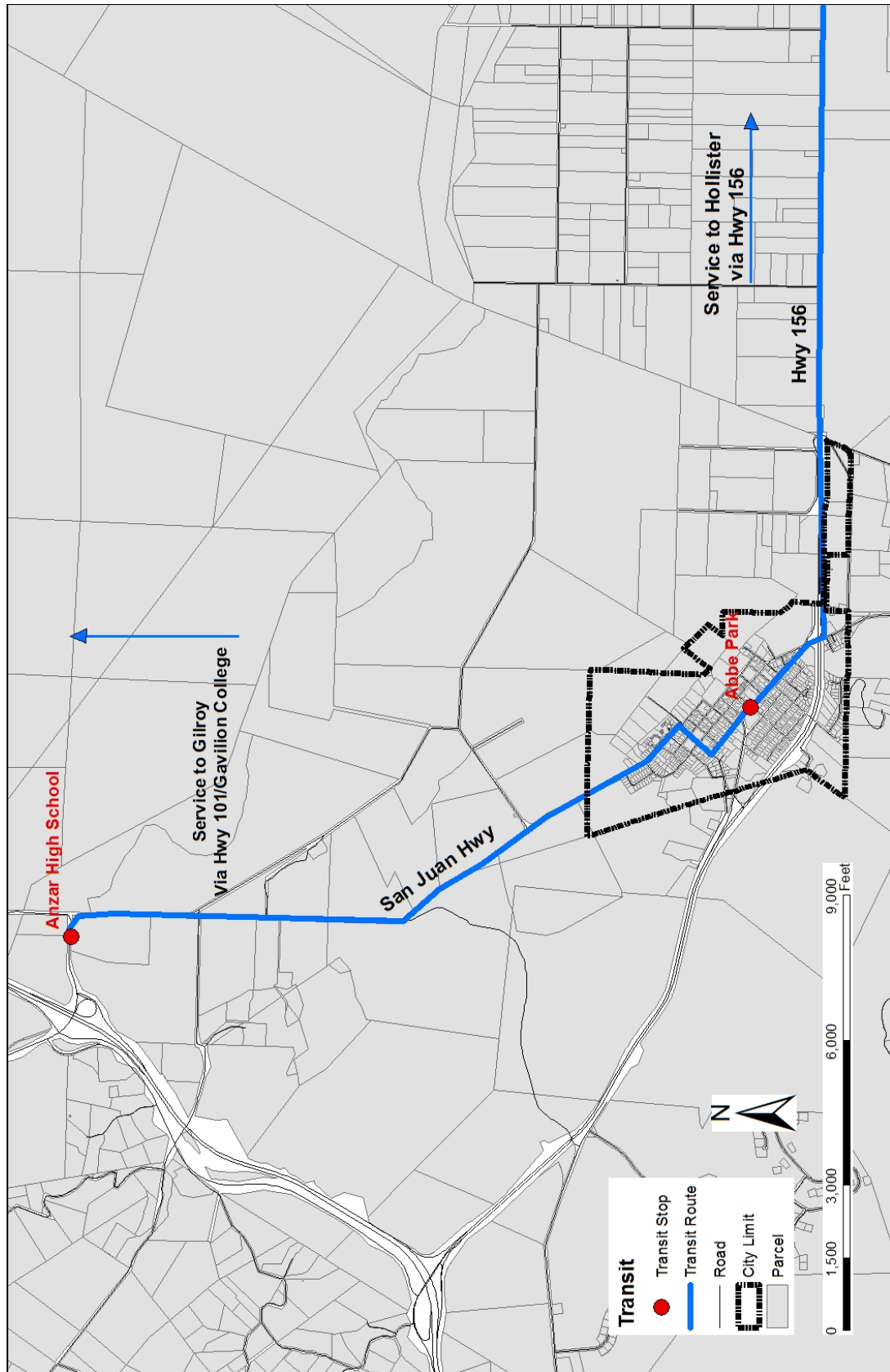
Third Street is considered the main street through downtown. It is classified as a major collector, and the majority of commercial, retail, and mixed-use activities occur along this major thoroughfare. Third Street changes to The Alameda from downtown to the intersection of State Route 156.

## **5.2.2 Transportation Routes**

### **Fixed Route Transit**

San Juan Bautista does not have a fixed route bus service that operates within the City. San Benito County Express provides an inter-county bus service to Gavilan College on weekdays and a bus service to the Gilroy Greyhound Station on the weekends. When San Juan Bautista bus commuters reach Gavilan College or Gilroy, they can travel to the Bay Area by taking a Valley Transportation Authority (VTA) bus, or by taking Caltrain. San Juan Bautista bus commuters can also travel to Salinas by transferring to a Monterey-Salinas Transit (MST) bus. The weekday inter-county bus stops in San Juan Bautista at Abbe Park, and north of the City at Anzar High School. Map 5.2 shows the fixed transit route. The weekday bus serves the City every 20 minutes from 7:00 AM to 8:00 AM, and every hour from 9:00 AM to 5:00 PM. This bus route has limited service during Gavilan College vacation periods. The inter-county bus stops in San Juan Bautista at Abbe Park on the weekends. The weekend bus serves the City every 45 minutes from 8:00 AM to 10:20 AM and from 12:40 PM to 5:35 PM. The San Benito Local Transportation Authority has adopted the following performance standards for their services: a minimum of 60,000 miles between preventable accidents, a 95 percent on-time record, a maximum service frequency between 45 minutes and two hours for the Inter-county bus service, and no more than a 1 percent denial of demand-response service due to capacity constraints.

Map 5.2 Fixed Route Transit



San Benito County Express, 2013

**Paratransit**

The County of San Benito operates a Dial-A-Ride service called the County Express. The County Express operates weekdays and weekends, and serves Hollister, San Juan Bautista, and areas as far as Tres Pinos. The County Express has an ADA Paratransit service, which operates only in Hollister. A non-profit organization called Jovenes de Antano Transit Service provides specialized transportation for elderly and disabled persons in all of San Benito County.

**Truck Routes**

Truck routes can be controlled by the Surface Transportation Act of 1982, California State Department of Transportation (Caltrans), and county or city municipal code; however, San Juan Bautista has no designated truck routes within city limits, except for State Route 156.

**Evacuation Routes**

San Juan Bautista has designated State Route 156, San Juan Highway, and Salinas Road as local evacuation routes. See Chapter 10, Public Safety, for more information on disaster preparedness.

**5.2.3 Regional Transportation Terminals****Air Transportation**

San Juan Bautista does not have an airport within the City. However, it is served by a municipal airport and two commercial airports within the surrounding region. The nearest airport to the City is the Hollister Municipal Airport, which is located at the north end of the City of Hollister, approximately 11 highway miles northeast of the City of San Juan Bautista. The Hollister Municipal Airport has two runways, and supports general aviation services, and serves as the base for the Cal Fire Air Attack Base (City of Hollister). The nearest regional airport is the Monterey Regional Airport (MRY), located approximately 33 miles southwest of the City of San Juan Bautista, in the City of Monterey. According to the MRY website, the airport has two runways, and five airlines currently serve the airport with domestic service to limited stops in the western United States. The nearest international airport is the Mineta San Jose International Airport (SJC), located approximately 48 miles north of the City of San Juan Bautista in the City of San Jose. As of 2012, SJC International Airport has three runways, and serves 8.3 million passengers annually through major and commuter airline service (SJC Annual Status on Airport Master Plan). Refer to Map 5.3 for locations of Regional Transportation Terminals.

## Passenger Rail

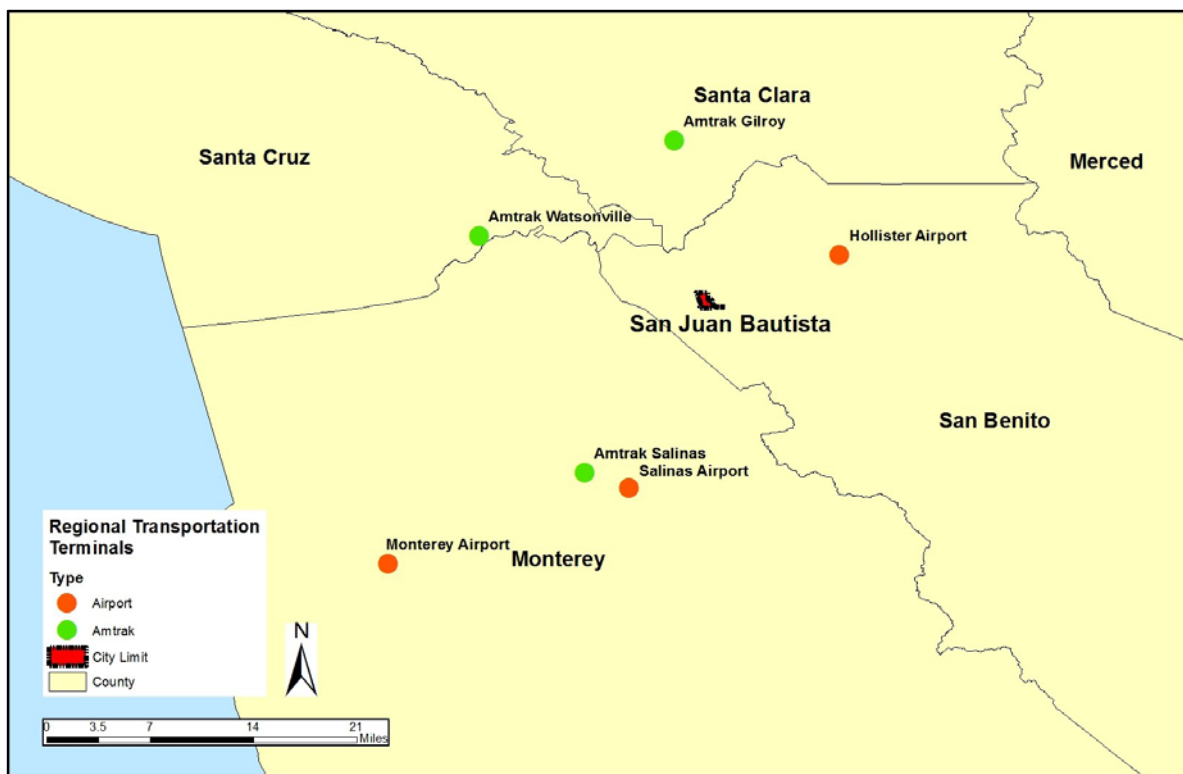
San Juan Bautista does not have existing rail service within the City. The City of Gilroy, approximately 14 miles north of the City, has the most southern Caltrain stop in the system. From this station, limited-stop weekday service is available on Caltrain to multiple cities north of San Juan Bautista, including San Jose, Sunnyvale, Mountain View, Palo Alto, and San Francisco (Caltrain Weekly Timetable). Caltrain does not provide weekend service to Gilroy.

San Benito Council of Governments (San Benito COG) commissioned an analysis on the feasibility of a Hollister/Gilroy Caltrain Extension in June 2000 (San Benito COG, 2000). However, there are no plans to pursue this extension. Instead, due to planned electrification of the Caltrain line south from San Francisco, planning for a separate commuter rail extension from Salinas is underway. This extension, the Salinas-Monterey Rail, or the Capital Corridor Extension, will bypass Gilroy. As of February 2003, this extension will be operated by the Capital Corridor Joint Powers Authority (CCJPA), and has been identified as being an integral element for managing travel demand in the US 101 Corridor. This effort would reestablish regular passenger rail service between San Jose and the City of Salinas in Monterey County, with one or two round-trips a day and stations in Pajaro/Watsonville and Castroville (Bay Rail Alliance, 2013). The Pajaro/Watsonville station would be the closest alternative, as it is approximately 15 miles west of San Juan Bautista, along highway 156 and San Juan Road.

As of March 26, 2013, Caltrain is only planning to electrify the service as far south as the Tamien Rail Station in San Jose. Potential impacts range from the continued provision of diesel rail service from Gilroy to the elimination of Gilroy as a Caltrain transit stop (Bay Rail Alliance, 2013). Refer to Map 5.3 for locations of Regional Transportation Terminals.



### Map 5.3 Regional Transportation Terminals



*Google Earth and US Census TIGER Shape files, 2013*

#### 5.2.4 Existing Road Conditions

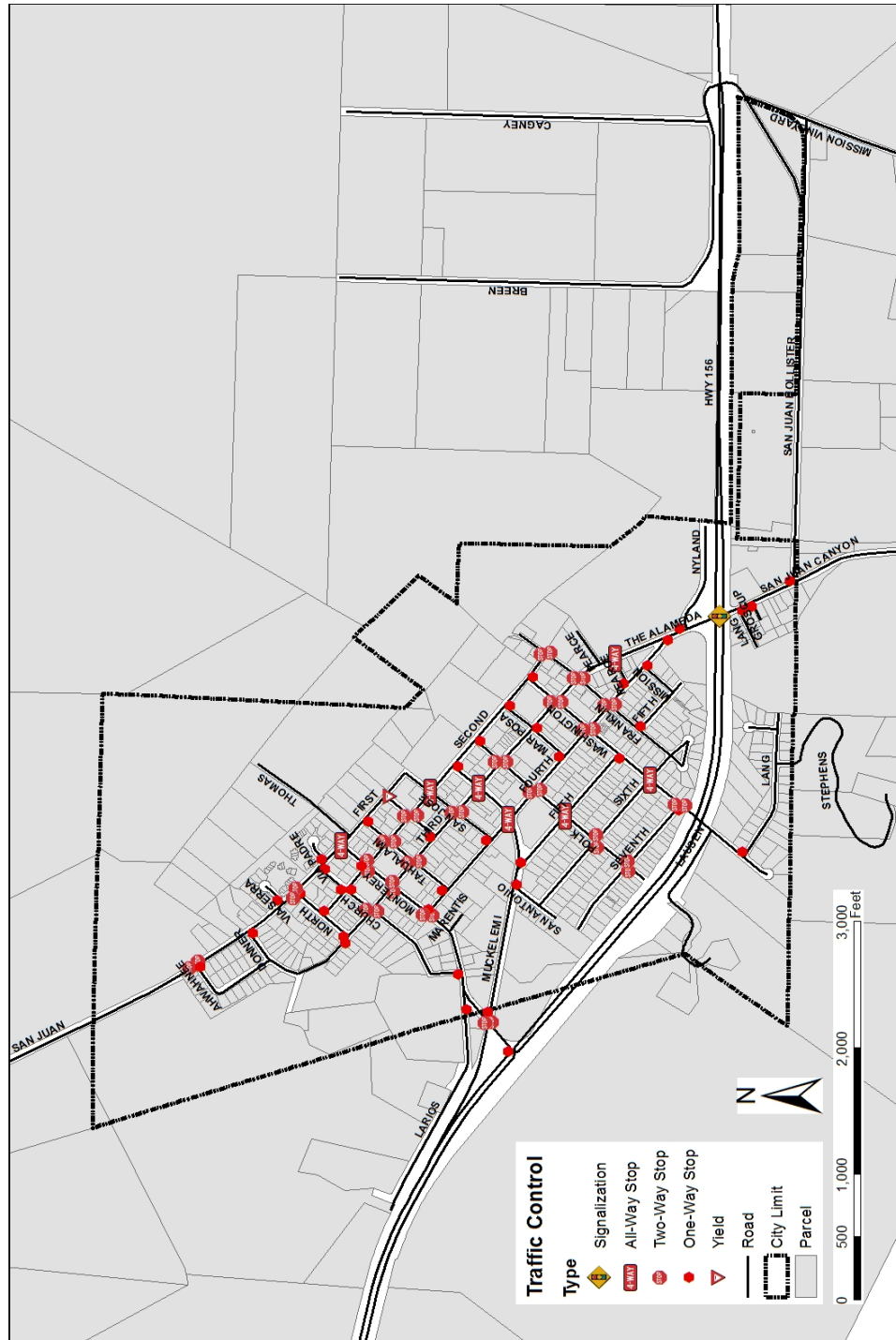
##### Traffic Control

The majority of intersections in the City are stop controlled. The only traffic signal located in San Juan Bautista city limits is at the intersection of The Alameda and highway 156. There are no roundabouts in San Juan Bautista. Map 5.4 shows existing traffic controls.

##### Level of Service

The 2011 annual daily traffic on The Alameda from State Route 156 to Franklin Street is 4,420 vehicles. The Alameda is categorized as a major collector with a capacity of 600 vehicles per hour. The Alameda is operating at an acceptable level of service of D or better. Residential streets are operating at acceptable levels of service.

Map 5.4 Existing Traffic Controls



Google Earth and San Benito Rideshare, 2013

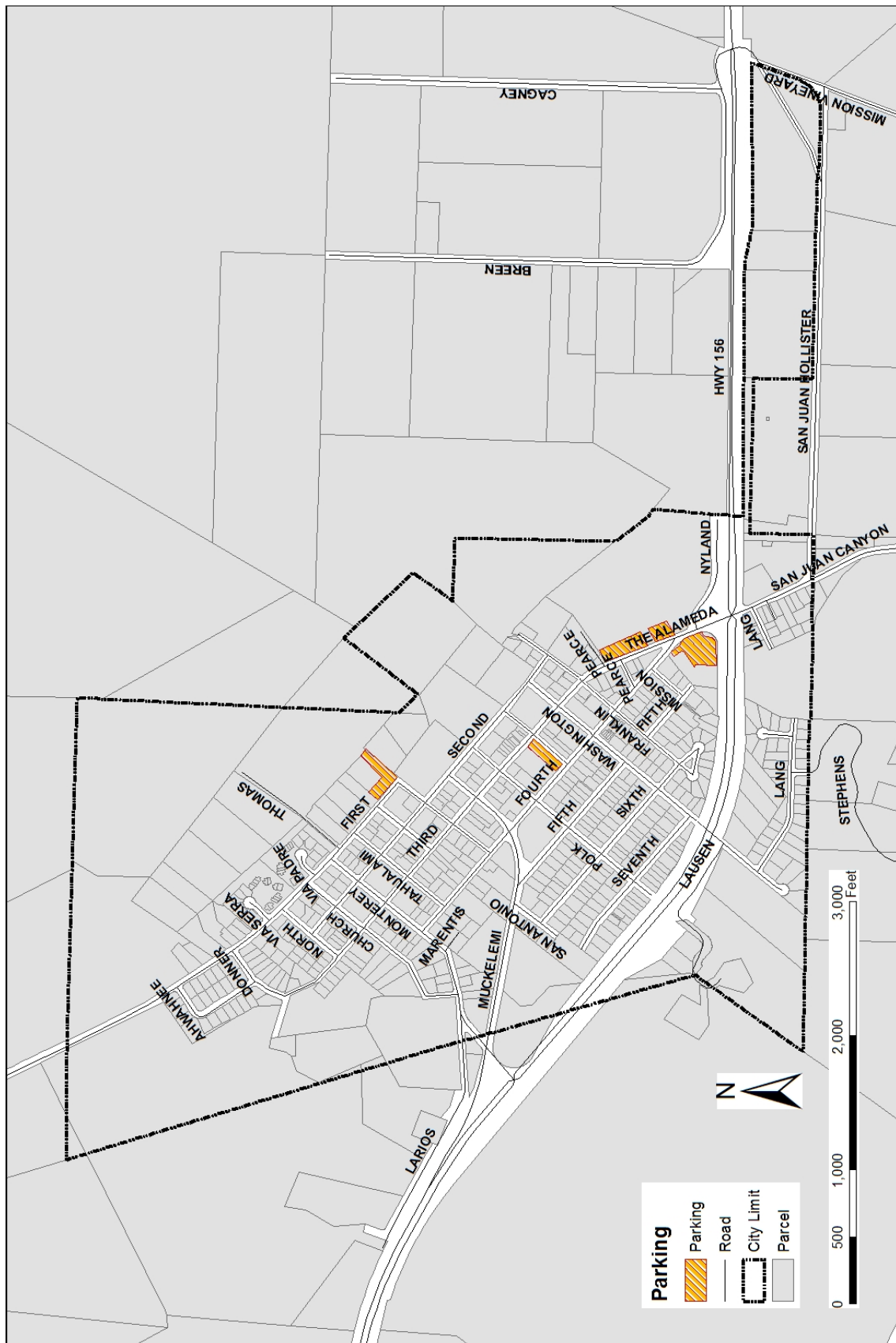
### 5.2.5 Parking Conditions

Almost all public parking in San Juan Bautista is located on-street. Several private businesses have small parking lots, and the post office and Windmill center has the largest parking lot in the City. There are also gravel parking areas by the soccer field and open space fronting The Alameda. At peak times all of the on-street parking is used. There is a need for a municipal parking lot. The 1998 General Plan recommended that the City develop at least one municipal parking lot by 2015, but a lot has not been developed. There is vacant land available on 1<sup>st</sup> Street and San Jose that can be adapted for general use parking for tourists and as parking for the buses that visit the Mission. Casa Marie, which is owned by the Mission, has the other large parking lot in the City, which is only used when events take place.

The City adopted several policies in the 1998 General Plan update to achieve the goal of ensuring an adequate supply of on-street and off-street parking. These policies include: requiring new developments to provide for associated parking demand, pursuing the development of new and temporary lots to serve downtown and special events, and having entrances to these lots on 2<sup>nd</sup> and 4<sup>th</sup> streets rather than 3<sup>rd</sup> street; requiring parking areas to be attractively landscaped; ensuring motorist and pedestrian safety; and encouraging shared parking lots to take advantage of different events that occur at different times. The City does not have access to the Mission San Juan Bautista parking facilities during the times when church services are not in progress, but the City is still interested in coming to an agreement with the Mission.

The Mission generates a high demand for parking, but during church services the Mission opens up a field and courtyard on Mission property to provide parking to those attending the services. The City does not have permission to use the field and courtyard as a municipal lot. Map 5.5 shows off-street parking areas available to the public.

## Map 5.5 Off-Street Parking Areas



Google Earth and field observations, 2013

## 5.2.6 Pedestrian Infrastructure

### Existing Conditions and Need

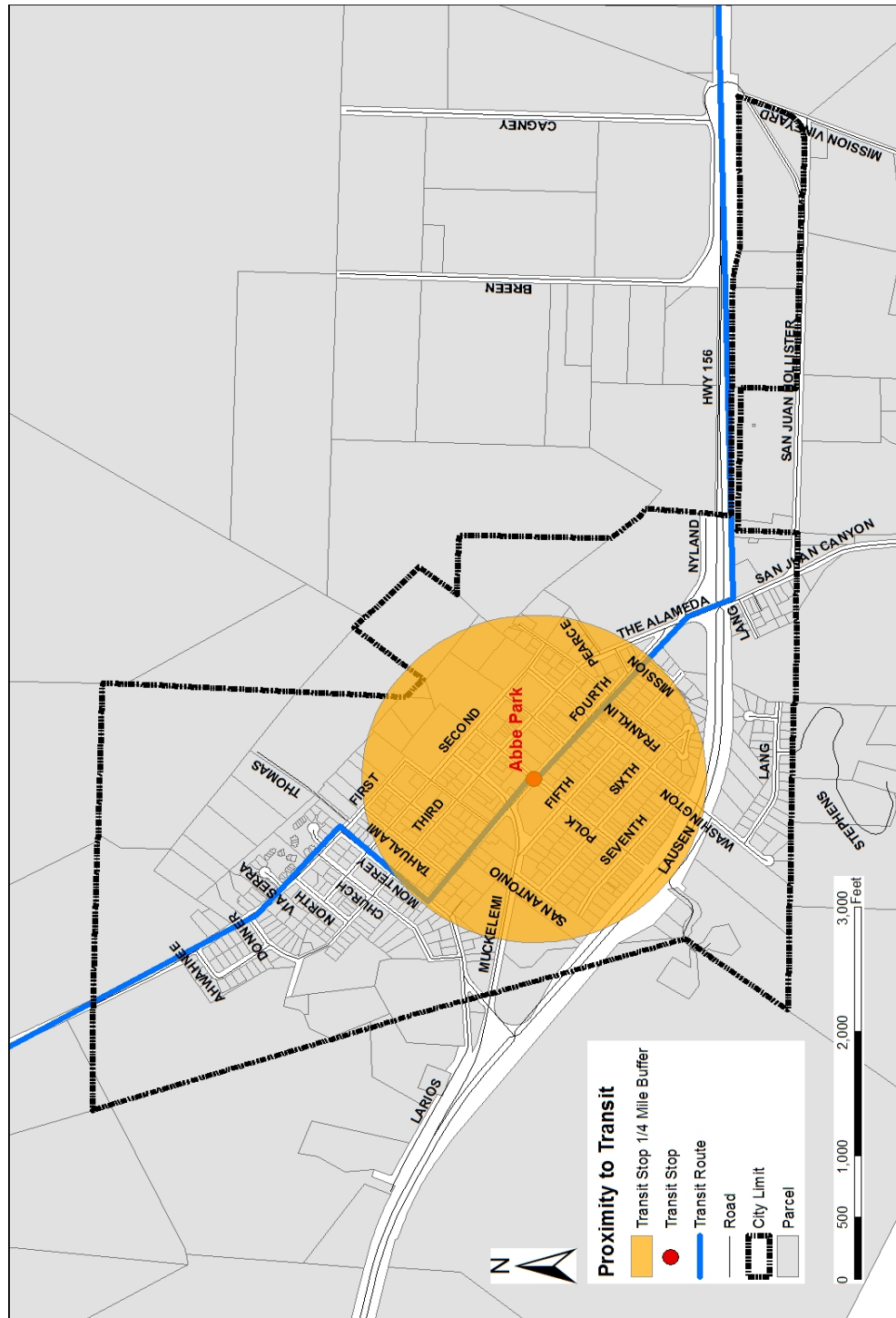
The small scale, historical buildings, and slow pace of the City of San Juan Bautista make it very enjoyable to walk throughout much of the City. Within the City, 5.1 percent, or 36 out of 712, adults walk to work (American Community Survey, 2007 – 2011). Also, a significant portion of the City is within a quarter-mile of the only transit stop at Abbe Park as shown on Map 5.6.

The City is also quite safe for walking. Between 2002 and 2011, California Statewide Integrated Traffic Records System (SWITRS) reported only one pedestrian injury related to an automobile crash. This occurred in 2002, at Franklin Street and Third Street, and the driver was inebriated and exceeding the posted speed limit. Map 5.7 shows pedestrian and bicycle crash locations in San Juan Bautista.

The pedestrian network within the City is disconnected and not accessible to all users. As illustrated in Map 5.8, there are a number of blocks that are missing sidewalks. In these sections, pedestrians either have to walk on dirt, gravel, or in the roadway. Additionally, many of the existing sidewalks are in need of maintenance, as they are buckling due to tree roots or are impeded by shrubbery. Where sidewalks exist, curb ramps have been inconsistently implemented. These conditions do not accommodate all users, and may force users with physical disabilities to share the roadway with automobiles.

Marked crosswalks are available for use at most major intersections within the downtown core of the City on Second, Third, and Fourth Streets. Many of these crosswalks are in need of maintenance to ensure their visibility to automobiles. Map 5.9 shows the availability of marked crosswalks.

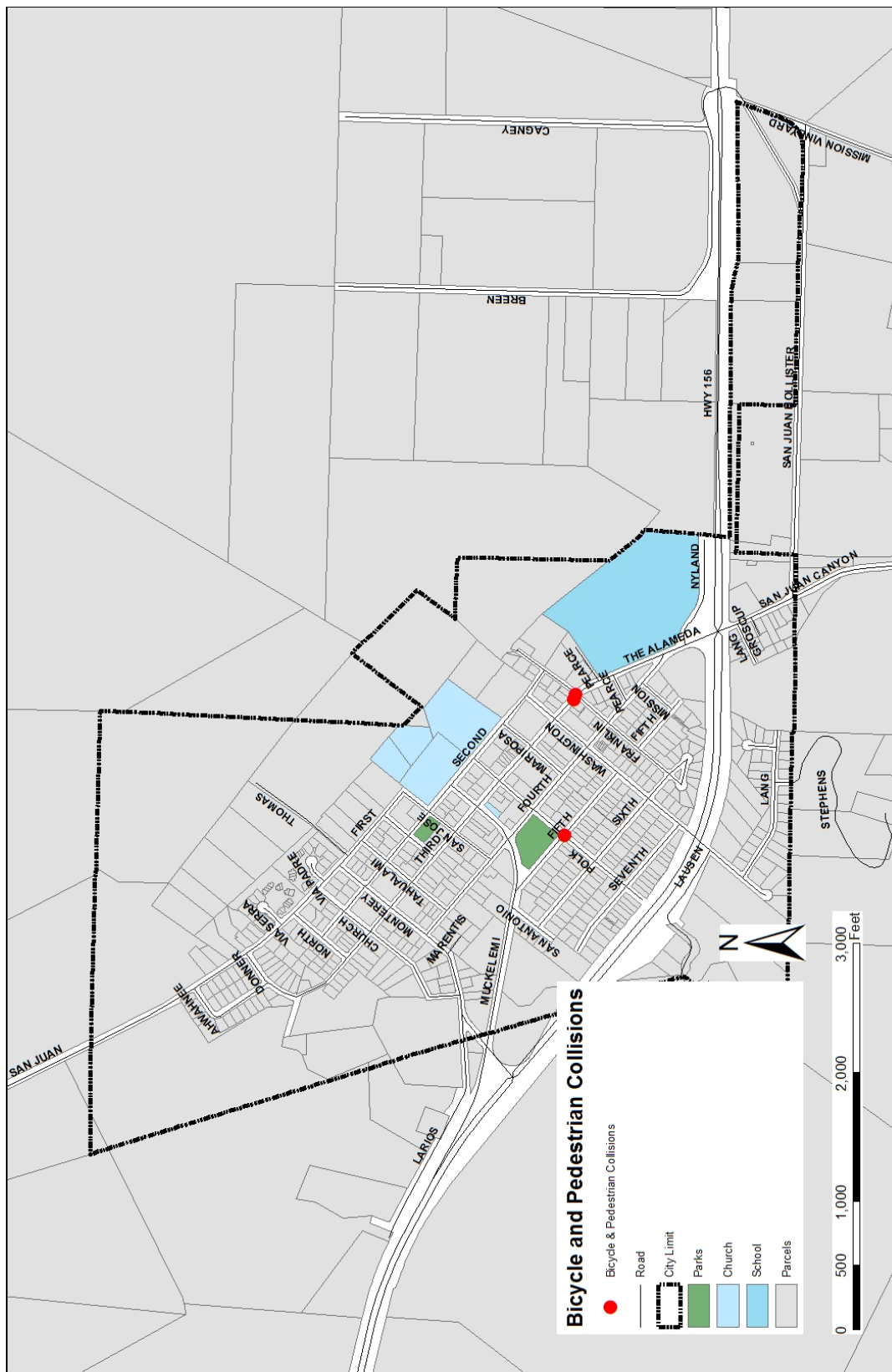
Map 5.6 Land Area within ¼ Mile of Transit Available to the Public



San Benito County Express and San Benito County GIS Portal, 2013

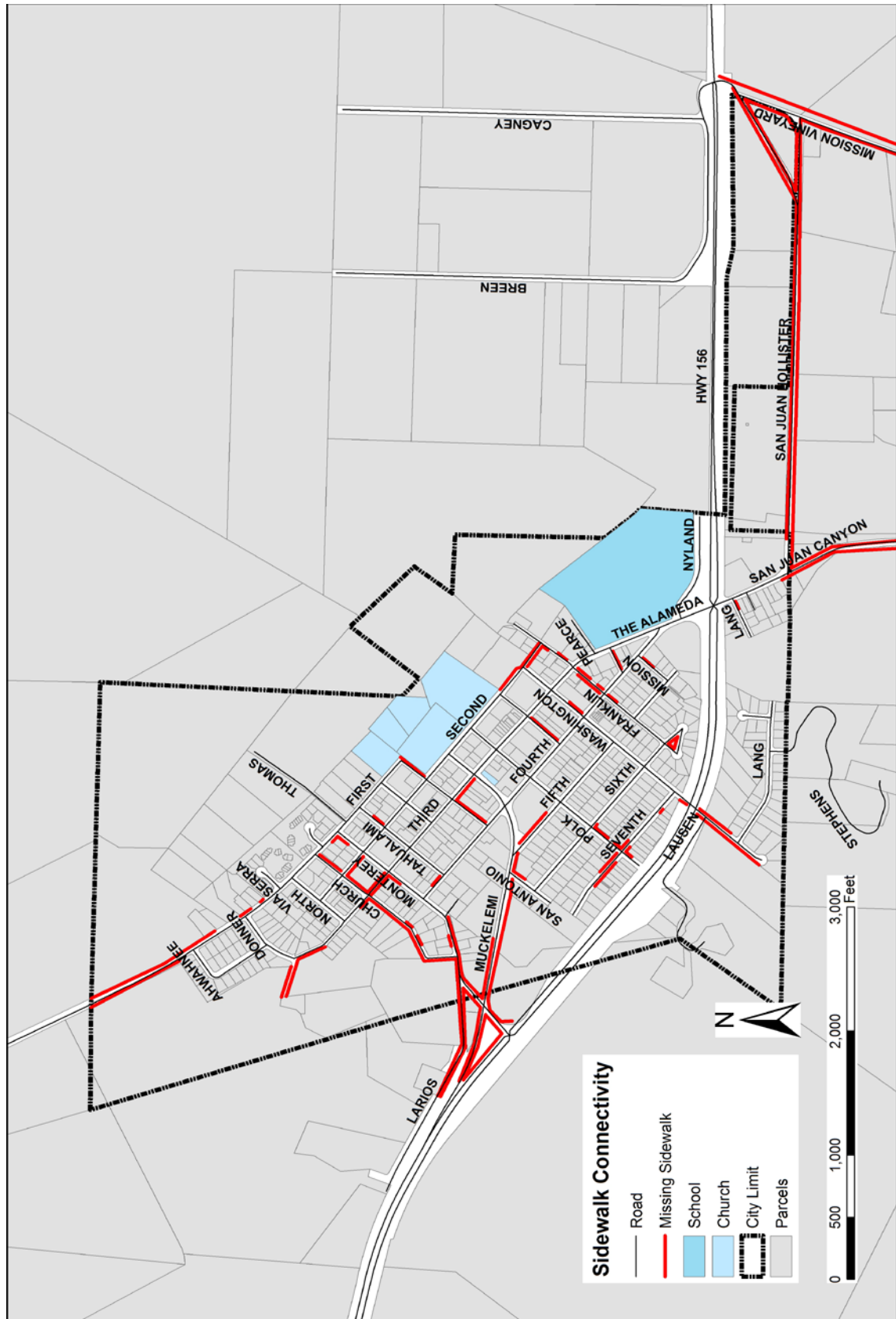


Map 5.7 Pedestrian or Bicycle Crashes in San Juan Bautista, 2002 – 2011



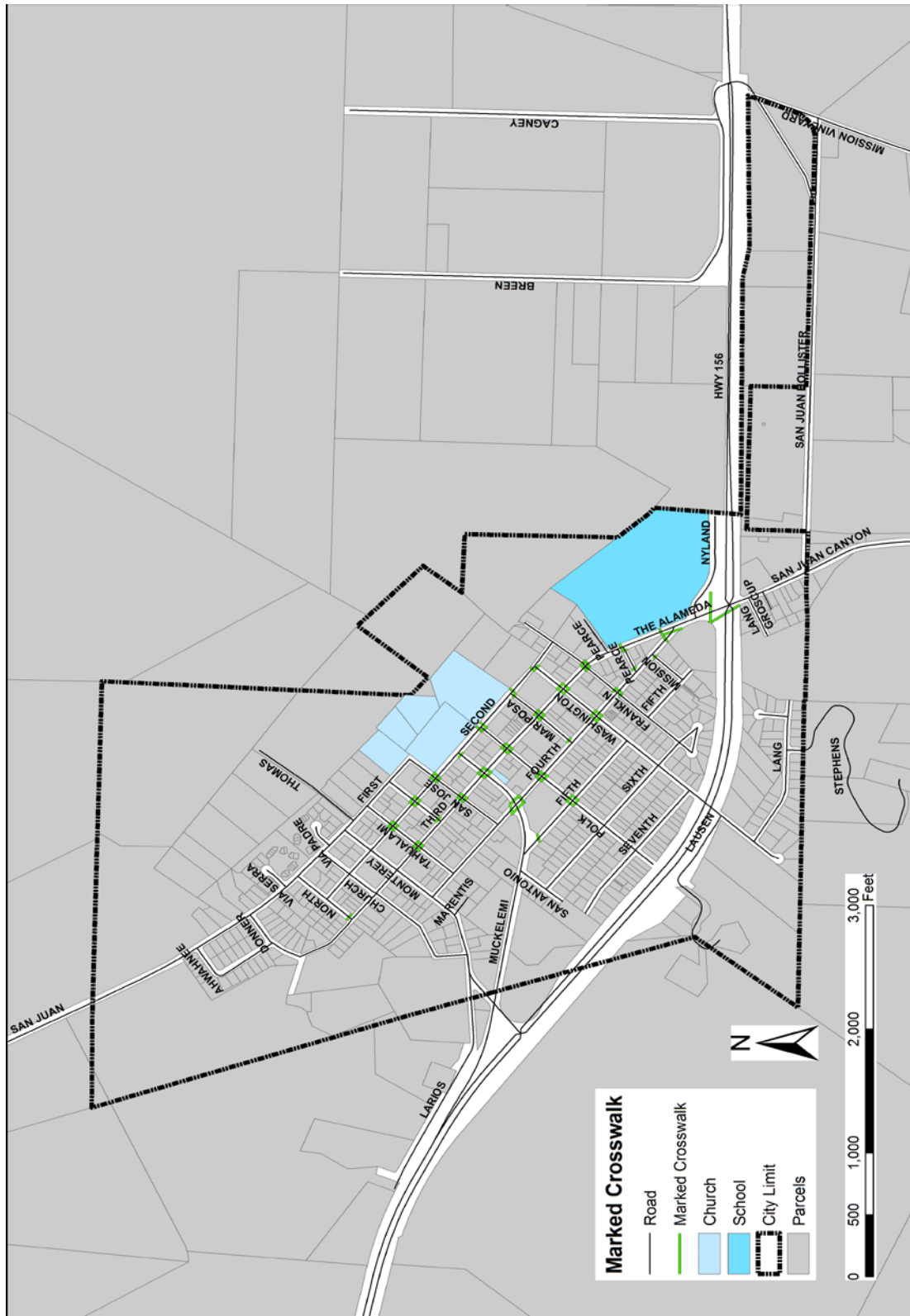
Transportation Injury Mapping System (TIMS); California Statewide Integrated Traffic Records System (SWITRS), 2013

Map 5.8 Sidewalk Connectivity



Google Earth and Field Observations, 2013

Map 5.9 Availability of Marked Crosswalks



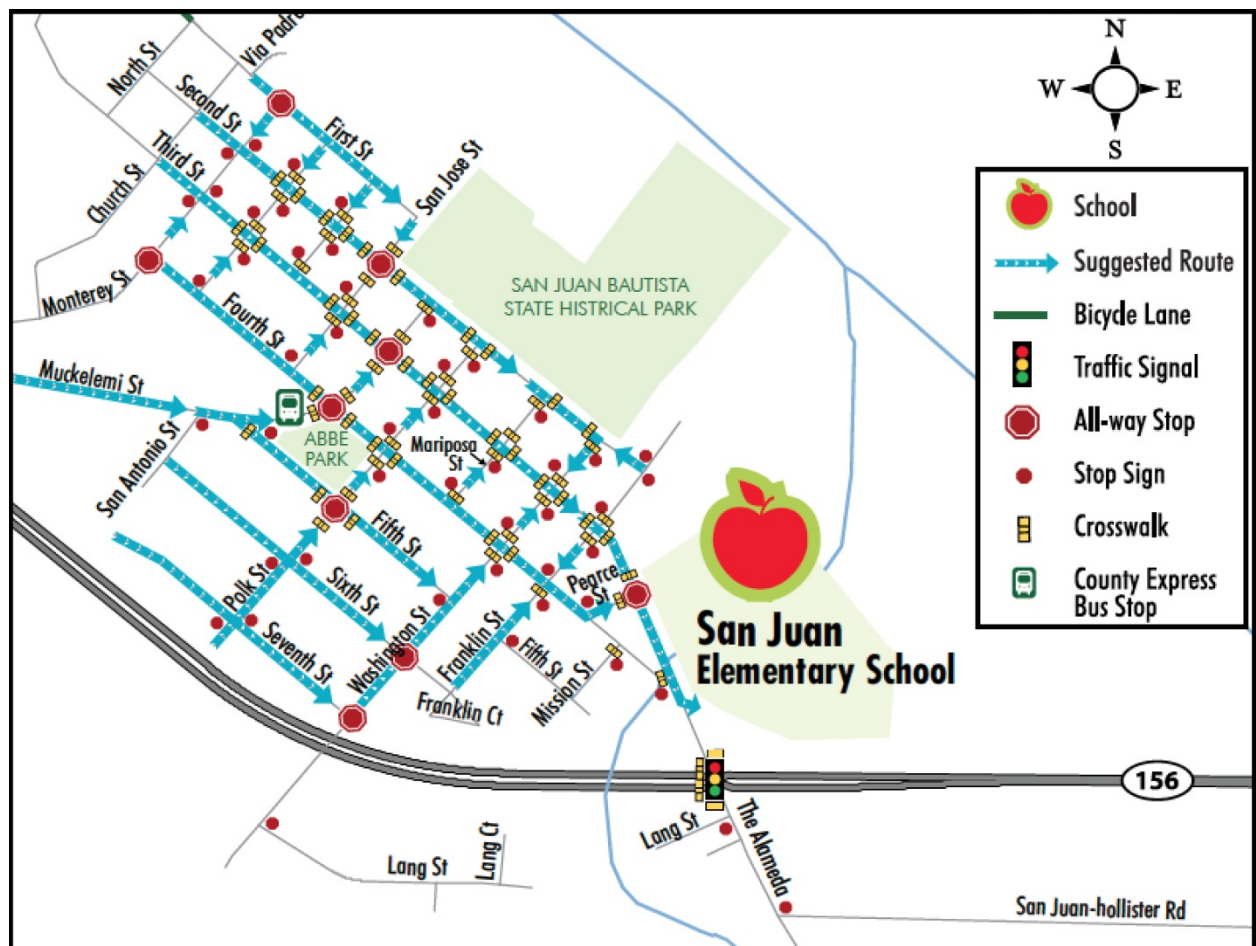
San Benito County Bicycle and Pedestrian Plan, 2009

## Safe Routes to School

Many schools and neighborhoods in San Benito County participate in the National Safe Routes to School Program. Safe Routes to School programming brings schools, parents, city and regional governments, and communities together to make walking and bicycling to school safer and more accessible for children, including those with disabilities, and to increase the number of children who choose to walk and bicycle (CA Safe Routes to School, 2013).

San Juan Elementary, in the City of San Juan Bautista, participates in this program. As illustrated in Map 5.10, a recommended safe pedestrian and bicycle route to the elementary school is identified from most parts of town.

**Map 5.10 Suggested Routes: Safe Routes to School**



*Council of San Benito Governments, 2013*

## Regulations and Programs

According to the Americans with Disabilities Act (1990), sidewalks and curb ramps should meet the following minimum conditions to comply with regulation:

- The sidewalk should have a minimum width of 36 inches
- If the sidewalk is less than five feet in width, turning intervals should be provided every 200 feet
- The sidewalk slope must be less than 1:20
- Curb ramps are required wherever a sidewalk crosses a curb
- Curb ramps must have a slope of less than 1:12, must be at least 36 inches wide, and must contain a detectable warning device with a raised dome surface and contrasting color.

The City also has a number of ordinances in the Municipal Code that pertain to pedestrians:

- **(7-1-400)** When within a business district, no pedestrian shall cross a roadway other than by a crosswalk. Outside of a business district, no pedestrian shall cross a roadway other than by a route at right angles to the curb, and when crossing at any place other than a crosswalk, shall yield the right-of-way to all vehicles upon the roadway. It shall be unlawful for any person to be in any roadway other than in a safety zone or crosswalk; provided that this provision shall not be construed to prevent the necessary use of a roadway by a pedestrian.
- **(7-1-405)** Pedestrian to obey signals. At intersections where traffic is directed by a traffic stop-and-go signal, it shall be unlawful for any pedestrian to cross the roadway other than with released traffic.

Additionally, the General Plan (1998) identifies potential programs that address specific pedestrian needs. In program T-6, a need is identified for the City to stripe and regularly maintain pedestrian crosswalks at intersections and crossing locations Downtown, in the Mission/State Park area, and along The Alameda.

### **5.2.7 Bicycle Infrastructure**

#### **Definitions and Requirements**

According to the California Highway Design Manual (HDM), bikeways in the State of California can have three classifications:

- **Class I Bikeway** (Bike Path). Provides a completely separated right of way for the exclusive use of bicycles and pedestrians with cross flow by motorists minimized.



- **Class II Bikeway** (Bike Lane). Provides a striped lane for one-way bike travel on a street or highway.
- **Class III Bikeway** (Bike Route). Provides for shared use with pedestrian or motor vehicle traffic.

According to San Juan Bautista Municipal Code (11-11-070), "Bicycle racks shall be provided in any parking area in a commercial or mixed use district. Individual bicycle parking spaces shall be provided at a ratio of one (1) bike space for every ten (10) vehicle spaces, with a minimum of one (1) space."

### Existing Network and Facilities

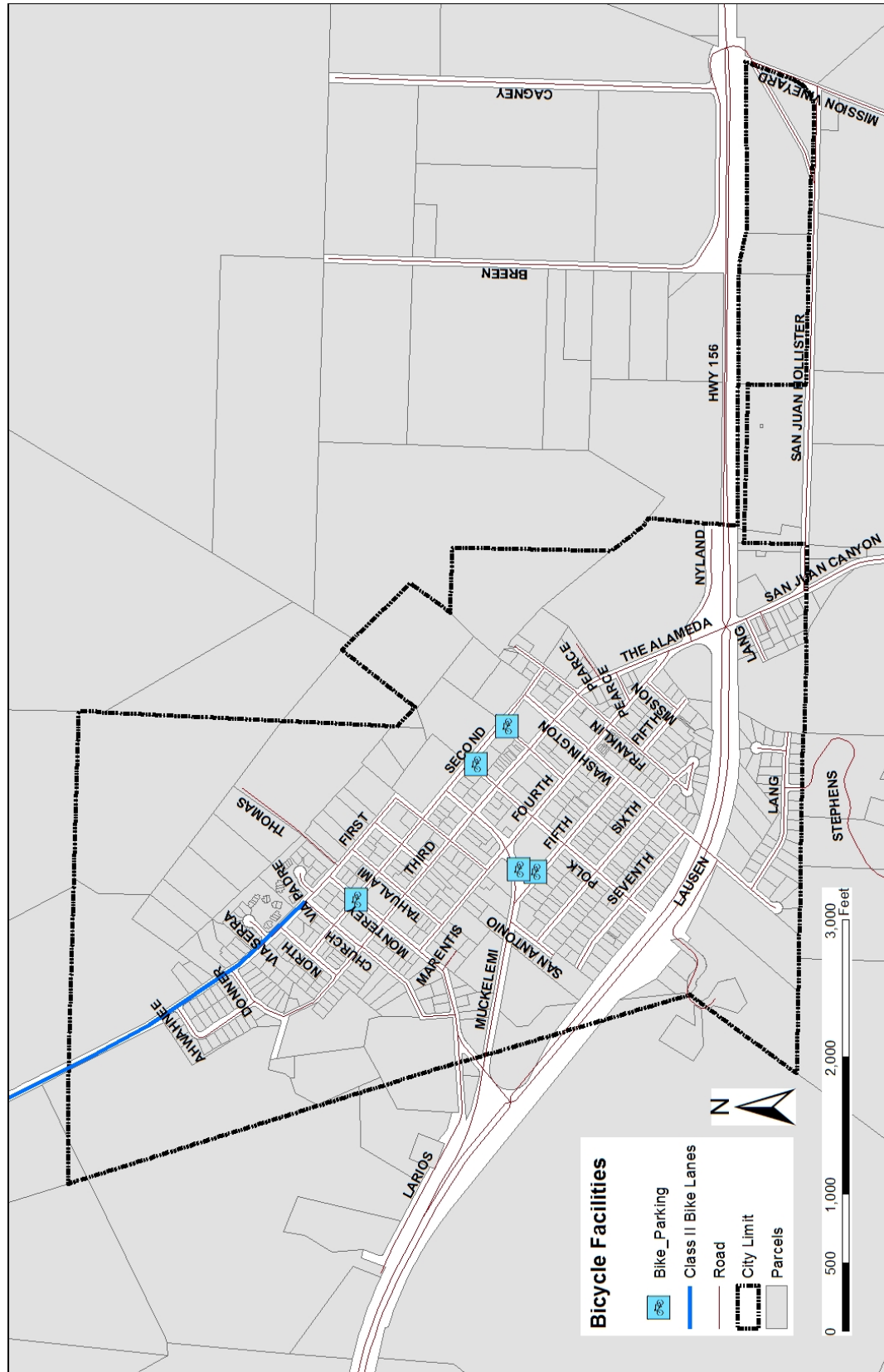
The streets of San Juan Bautista have low speeds and are generally supportive of local bicycle trips; however, these streets have very few bicycle facilities. Since bicycle riding is restricted from sidewalks (SJB Municipal Code, 7-1-515), bicyclists must ride in traffic with automobiles on almost all City streets. Within the City, only 0.3%, or 2 out of 718, adults use their bicycle as transportation to work (American Community Survey, 2007-2011). This is influenced by the number of adults travelling outside of the City to work and the lack of bicycle facilities incorporated into the regional transportation network. As illustrated in Chapter 11, Economic Development section 2.2, 349 City residents leave the City daily to commute to work. The main commuter routes out of San Juan Bautista are along State Route 156 towards Hollister or U.S. Highway 101 and along Old San Juan Highway towards U.S. Highway 101.

The City has an extremely low crash rate for bicycle/automobile incidents. Between 2002 and 2011, California Statewide Integrated Traffic Records System (SWITRS) reported only two bicycle crashes. The first was a bicyclist sideswiped by a vehicle in 2002 at Third Street and Franklin Street. The second was for unknown reasons in 2004 on Fifth Street, near the intersection of Polk Street. Map 5.7 shows pedestrian and bicycle crash locations in San Juan Bautista.

The City has one Class II Bikeway that extends from the intersection of First Street and North Street, north into the County along San Juan Highway. This facility terminates at Anzar High School, just before the intersection of San Juan Highway and San Justo Road. This facility was built in 2009. Field observation of this bikeway noted that the bike lane was marred by gravel and dirt in quite a few sections, but the asphalt condition remains good. Although bike parking is incorporated in the City Municipal Code, its implementation is not evident throughout the community, due to the law only impacting new development. Bike parking facilities are limited and only available at Abbe Park, Luck Park, and at City Hall (San Benito County Bikeway and Pedestrian Master Plan, 2009). Map 5.11 shows existing bicycle facilities.



### Map 5.11 Existing Bicycle Facilities



San Benito County Bikeway and Pedestrian Master Plan, 2009

### **Planned Bicycle Facilities**

According to the San Benito County Bikeway and Pedestrian Master Plan (December 2009), there are multiple planned Class III bikeways within the City, as illustrated in Map 5.12, and two planned Class I Bikeways connecting from the City to the de Anza Trail and San Justo Road. Highway 156, between San Juan Bautista and the City of Hollister, is currently designated as a future Class II Bikeway facility in the San Benito County Bikeway and Pedestrian Master Plan (San Benito COG, 2009). This highway has an average shoulder width of 8 ft., and is used as a principle arterial for truck traffic between the City of Hollister and U.S. Hwy 101 (California Department of Transportation, 2007). There is no current funding or project timeline associated with these planned facilities.

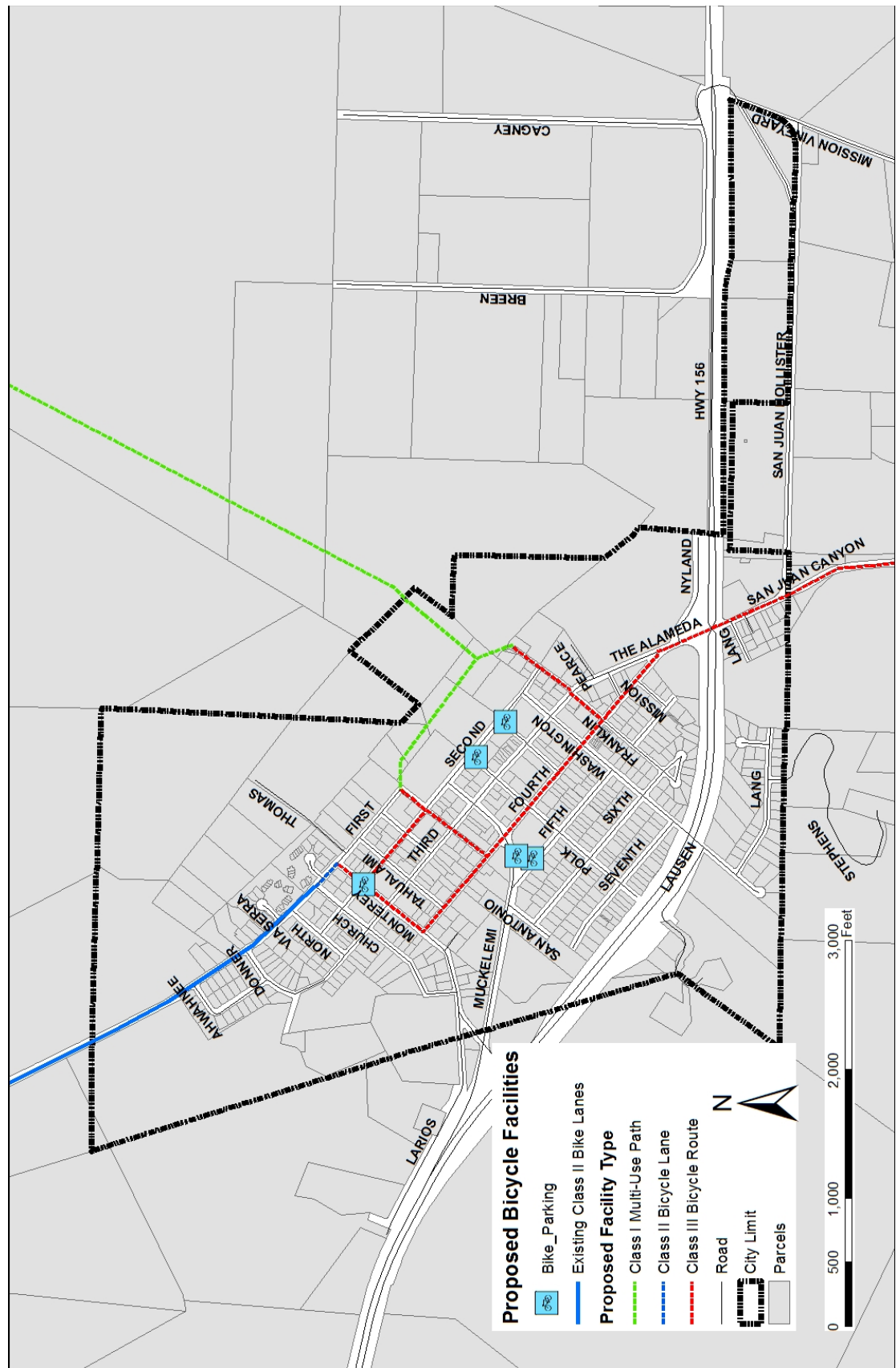
### **5.2.8 Community Characteristics**

This section provides an overview of the travel behaviors of residents of San Juan Bautista. It analyzes vehicle availability, modal split, and travel times of residents, and the subsequent effects that those characteristics have on the overall circulation network of the City.

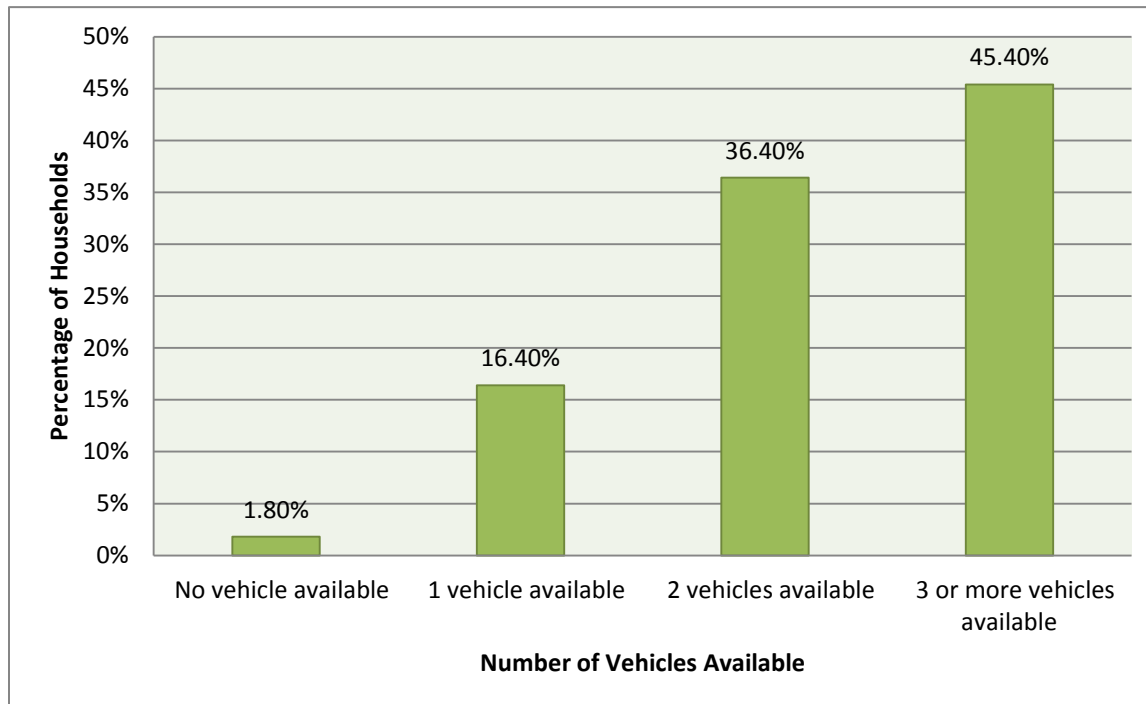
#### **Vehicle Availability**

Figure 5.1 shows the vehicles available per household in the City of San Juan Bautista. Households with access to at least one vehicle make up 98.2 percent of the population. 1.8 percent of the population does not have access to personal motorized transportation. This data, along with other corroborating evidence presented in this document, highlight the automobile dependency or preference of the residents of San Juan Bautista.

Map 5.12 Planned Bicycle Facilities



San Benito County Bikeway and Pedestrian Master Plan, 2009

**Figure 5.1 Number of Vehicles Available per Household in San Juan Bautista, 2011**

*U.S. Census Bureau, Table S0802, American Community Survey, 2007-2011*

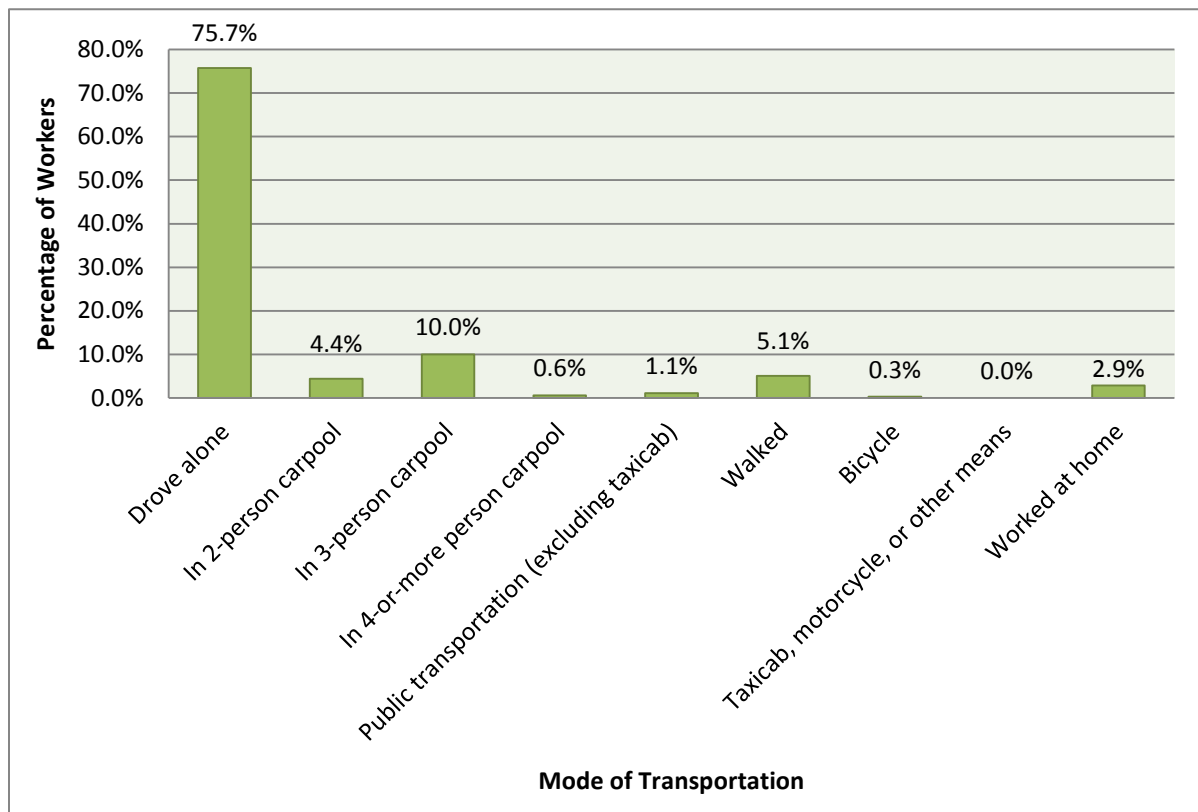
### Modal Split

Figure 5.2 shows the modes of transportation of workers in San Juan Bautista. The majority of workers in San Juan Bautista commute to work in automobiles. Overall 75.7 percent of all residents drive alone and 14.9 percent of workers carpooled. 6.5 percent of workers commuted via alternative modes of transportation including walking and public transit.

Table 5.1 compares mode share for commuters in San Juan Bautista, San Benito County, California, and the United States. Drive alone mode share is comparable to rates of driving alone in California and the United States as a whole. Carpooling rates are higher than rates in the United States and California but lower than rates seen throughout San Benito County. Taking driving alone and carpooling combined into account, the rates of using private vehicles are around 90 percent in San Juan Bautista and San Benito County which is higher than the rates of private vehicle use found in California and the United States. This may be explained by the limited availability of public transportation in San Juan Bautista. The City has a higher rate of transit usage than San Benito County, but overall has a noticeably lower rate of transit usage than the rest of California and the United States. This observed lower rate of transit usage is most likely due to the small

and compact nature of the City. Rates of walking are nearly double the State and national rates. Bicycle usage is near the same as the rest of the nation and the State.

**Figure 5.2 Mode of Transportation to Work of San Juan Bautista Residents, 2011**



*U.S. Census Bureau, Table S0801, American Community Survey, 2007-2011*

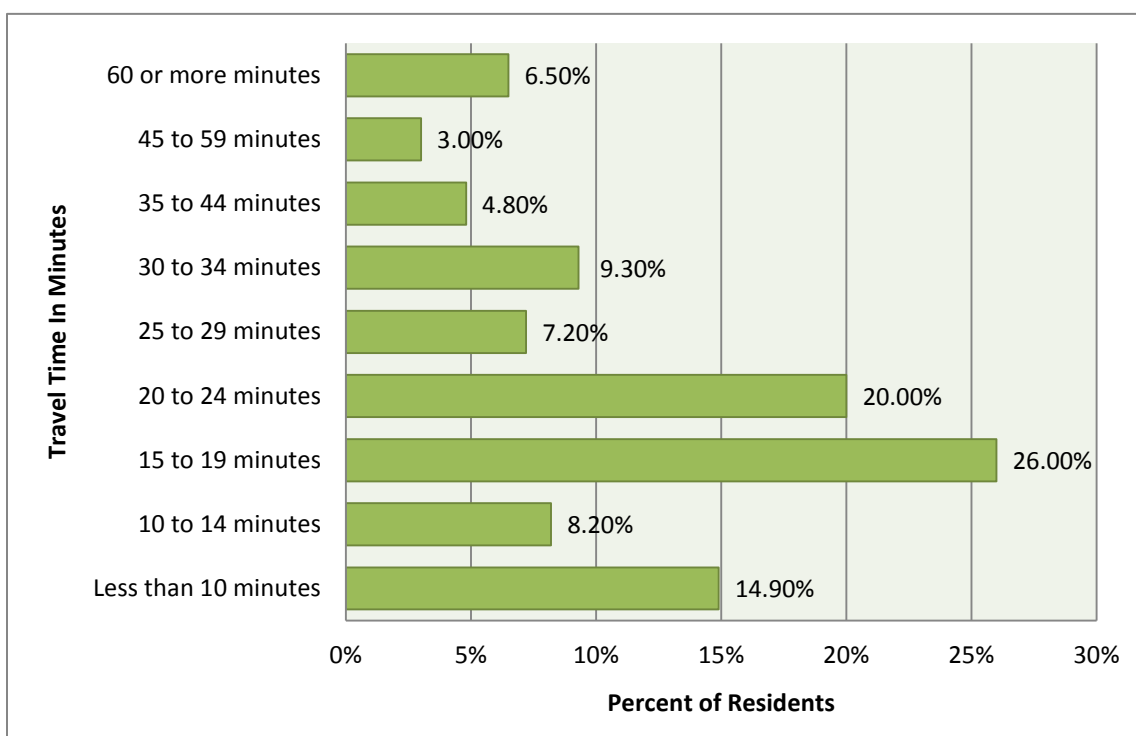
Table 5.1 Modes of Transportation to Work, 2011				
Mode	United States	California	San Benito County	San Juan Bautista
Drive Alone	76.1%	73.0%	73.9%	75.7%
Carpool	10.2%	11.7%	17.1%	14.9%
Public Transit	5.0%	5.1%	0.9%	1.1%
Walk	2.8%	2.8%	1.4%	5.1%
Bike	0.5%	1.0%	0.7%	0.3%
Other	5.4%	6.4%	6.0%	2.9%

*U.S. Census Bureau, Table S0801, American Community Survey, 2007-2011*

## Commute

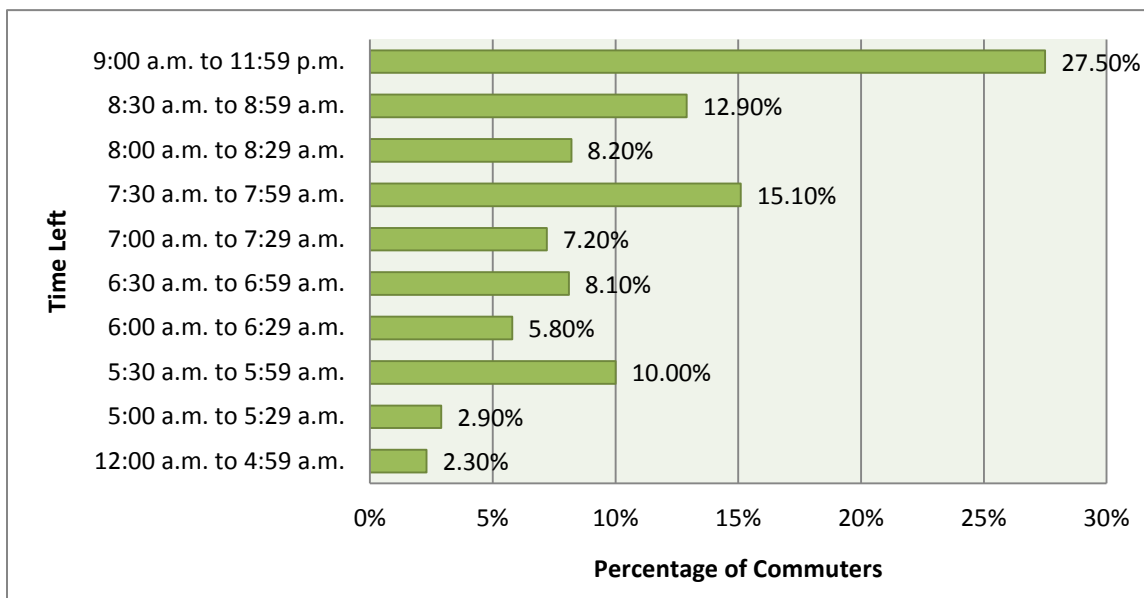
Figure 5.3 shows the lengths of commute times for San Juan Bautista residents. The majority, 46 percent, of San Juan Bautista residents live between 15 to 24 minutes of their places of work. Only 6.5 percent live 60 or more minutes from their places of work. Figure 5.4 shows what time of day commuting actually happens. The majority of trips occur between 9:00 AM and 11:59 PM, but that can be explained by the fact that this category covers the greatest amount of time. The two peak times in the morning are the period between 5:30 AM and 5:59 AM and the period between 7:30 AM and 7:59 AM. Though the commute times are somewhat short, Figure 5.5 reveals that most residents of San Juan Bautista work outside of San Benito County.

**Figure 5.3 Travel Times to Work of San Juan Bautista Residents, 2011**

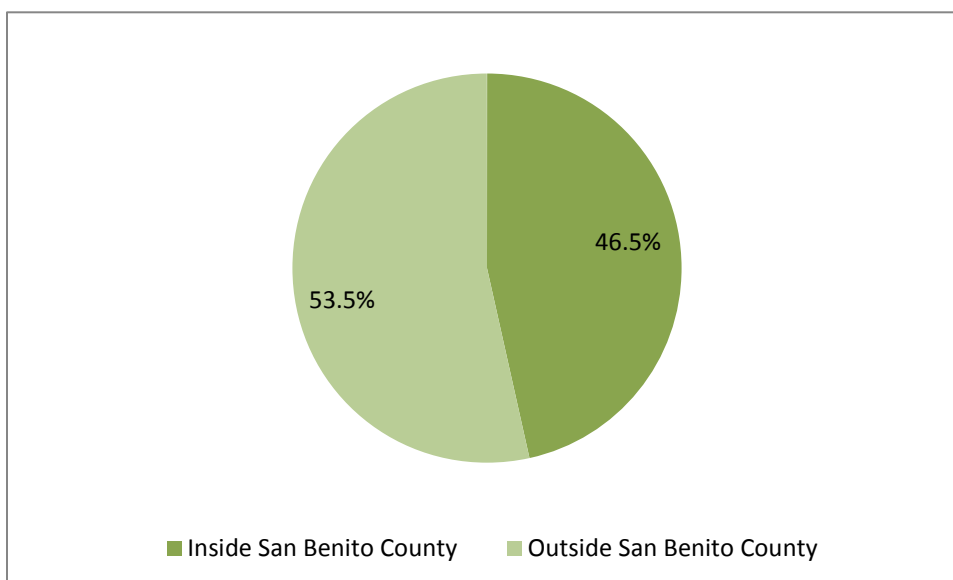


*U.S. Census Bureau, Table S0802, American Community Survey, 2007-2011*



**Figure 5.4 Time of Day Left to go to Work of San Juan Bautista Residents, 2011**

*U.S. Census Bureau, Table S0802, American Community Survey, 2007-2011*

**Figure 5.5 Places of Work of San Juan Bautista Residents, 2011**

*U.S. Census Bureau, Table S0802, American Community Survey, 2007-2011*

## Summary

Research into the City's travel behavior has shown that San Juan Bautista is very dependent on automobile use. Most residents work outside of the County and travel

more than 15 minutes to their places of employment. Walking is more prevalent in San Juan Bautista than in most other locations, but not many are utilizing bikes or public transportation. These findings point to a lack of bicycle and public transportation infrastructure in and around San Juan Bautista.

### 5.3 Emerging Directions

Residents and visitors in San Juan Bautista have overwhelmingly expressed how much they enjoy the walkable nature of the City. They also like the relatively low volume of traffic, central regional location, and the fact that the City is removed from the U.S. Highway 101 corridor.

However, both residents and visitors have also expressed a desire to see more sidewalks, safer streets for bicyclists, more connections from streets and sidewalks to the trail system, way-finding signage, and routine maintenance of pavement and potholes on City streets.

As the City moves forward with planning circulation improvements for 2035, it will be important to keep walkability in mind as a foundation and asset for the City's future. The City is badly in need of consistent annual budget allocations for paving and sidewalk development and repair. In order to increase City funding to cover these needs, the City should look to development of economic goals that increase the tax base. Receiving a Housing Element certification from the State of California will also factor into this funding. A State certified Housing Element will allow the City to compete for community development block grants (CDBG), which can address sidewalk installation and maintenance. The City should also work with the San Benito Council of Governments (San Benito COG) to compete for Regional Transportation Planning (RTP) funding.

San Benito COG has also produced a countywide San Benito County Bikeway and Pedestrian Master Plan (2009). This plan includes an assessment of San Juan Bautista, and contains recommended bicycle and pedestrian improvements throughout the City. The City can look to this Master Plan as a guideline for 2035 pedestrian and bicycle improvements.

Lastly, the City will need to address public mobility throughout the County and Region. In order to allow equitable movement of people to and from employment centers, transportation hubs, medical facilities, and education centers, it is vital that the City develop a connection with the county and regional public transportation systems.

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## 6 HOUSING

### 6.1 Introduction

This chapter addresses San Juan Bautista's existing housing and demographic conditions, future housing needs, and emerging directions. The purpose of this chapter is to provide background information to aid in the creation of the 2015 to 2023 Housing Element of the General Plan. The Housing Element of the General Plan refers to the information provided in this report in order to formulate the goals, objectives, and policies necessary to provide San Juan Bautista with safe, decent, and affordable housing for the next twenty years. The provision of housing is one of the most important issues within the City of San Juan Bautista, and California as a whole.

The most recent Housing Element, which was adopted in 2006, provided guidance for the 2001 through 2009 period. The subsequent Housing Element, under review by the State of California, covers the 2007 to 2014 planning period. Goals and policies of the new update must be consistent with the current Housing Element as well as state law. This Background Report is based primarily on data provided by the 2010 United States Census and a land use inventory conducted by California Polytechnic State University graduate students in October of 2013.

#### 6.1.1 Community Context

The historic City of San Juan Bautista is located in Northwestern San Benito County, approximately 45 miles south of the City of San Jose. San Juan Bautista is known regionally for its Spanish Mission, established in 1796, as well as its historic downtown. San Juan Bautista also enjoys mild and pleasant weather, good soils, and a beautiful natural environment. The City covers roughly 0.7 square miles, and is primarily surrounded by open space and agriculture, which, along with tourism, form the base of the local economy. San Juan Bautista's small town atmosphere and proximity to the Monterey and San Francisco Bay Areas make it an attractive place to visit and to live. This contributes to the shortage of affordable housing for local workers and residents. San Juan Bautista faces the challenge of providing an adequate supply of housing while maintaining the quaint and historic atmosphere that makes it so attractive.

#### 6.1.2 Standards

The statutory requirements of a housing element mandate that the following issues be addressed:

- A review of the previous Housing Element for effectiveness, progress in implementation, and appropriateness of goals, policies, and objectives

- A summary of existing housing needs, including overpayment, overcrowding, special needs housing, units at risk of converting to non-low income uses, and any substandard housing conditions
- A resource inventory, which includes areas available to accommodate the City's share of regional growth, public facilities and lands, and the overall suitability of lands, as well as a summary of the funds available for preservation of housing
- A summary of governmental and non-governmental constraints on the supply of housing
- A summary of programs for identification of adequate sites for housing development, assistance for developing low and middle income housing, removing housing constraints, promoting equal housing opportunity, conserving existing affordable housing, and preserving units at risk of conversion to non-affordable uses
- Quantified housing objectives for each income group

### **State Policy and Authorization**

The Housing Element is a mandatory element of the General Plan, as specified by Article 10.6 of the State of California Government Code Section 65580 through 65590. The Housing Element is the only element that must be updated regularly, and is subject to mandatory review by a state agency. The requirements of the Housing Element mandate that local governments plan for, and provide, an adequate supply of housing to meet their share of regional housing needs. Previously, cities were required to update the Housing Element every 5 years, but with the passage of Senate Bill 375, communities are given 8 years, in order to allow for synchronization with the regional housing needs assessment and the regional transportation plans.

### **Role of the Housing Element**

The Housing Element serves as a guide to address the community's long-term housing needs. It enables the community to systematically make provisions for the adequate supply of housing for all residents.

#### **6.1.3 Regional Context**

San Juan Bautista exists within the economic and social context of San Benito County, and the Monterey Bay Area as a whole. Residents of San Juan Bautista may choose to work, shop, and attend school in the surrounding region, and residents of other cities may choose to do so in San Juan Bautista. Therefore, any analysis of housing needs must include a discussion of regional housing needs rather than simply local needs. The

Housing Element describes how San Juan Bautista will meet its share of the Regional Housing Needs Assessment (RHNA), conducted by the Council of San Benito County Governments (San Benito COG) in 2008.

## 6.2 Existing Conditions

### 6.2.1 Review of Previous Element

The previous Housing Element addresses the 2013 to 2018 planning period. This Element is still in draft form, and has yet to be certified by the State of California. Therefore, the review of the previous Housing Element refers to the draft 2013 to 2018 Element.

### 6.2.2 Social Conditions

#### Housing Tenure

Housing tenure refers to the financial arrangement by which a household obtains housing, with the majority of households being either homeowners or renters. Table 6.1 depicts San Juan Bautista and San Benito County's housing tenure. According to the 2010 US Census, about half (49.3 percent) of San Juan Bautista's 681 housing units were renter occupied. Homeowners occupied 345 housing units, making up the other 50.7 percent. This contrasts starkly with San Benito County as a whole, where 36 percent of housing units are renter occupied and 64 percent are owner occupied.

Table 6.1 Housing Tenure in San Juan Bautista, 2010				
	San Juan Bautista		San Benito County	
	Number	Percent	Number	Percent
Occupied Housing Units	681	100%	16,805	100%
Renter Occupied Housing Units	336	49.3%	5,878	36%
Owner Occupied Housing Units	345	50.7%	10,927	65%

*Census Table DP04*

#### Household Size

Table 6.2 shows a majority of the owner-occupied and the renter-occupied housing units are made up of 1 or 2 person households. It is relatively uncommon to have a housing unit occupied by over 5 persons, or the Census definition of a large household. The average household size is 2.92 persons.

<b>Table 6.2 Household Size in San Juan Bautista, 2010</b>				
<b>Household Size</b>	<b>Owner-occupied</b>		<b>Renter-occupied</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total housing units</b>	<b>345</b>	<b>100%</b>	<b>336</b>	<b>100%</b>
1-person household	71	21%	86	26%
2-person household	144	42%	96	29%
3-person household	47	14%	47	14%
4-person household	43	13%	47	14%
5-person household	23	7%	36	11%
6-person household	11	3%	11	3%
7-or-more-person household	6	2%	13	4%

Census Table QT-H2, 2010

### Households and Families

There is a mix of household types in San Juan Bautista. A quarter of the households in the City have one or more people aged 65 or over and 41.7 percent have one or more people under the age of 18. Table 6.3 shows the share of families is decreasing and the share of single-headed and non-family households is increasing. There is also a drastic increase in households with someone 65 years and over.

<b>Table 6.3 Household Type, 2000 vs. 2010</b>					
<b>Household Type</b>	<b>2000</b>		<b>2010</b>		<b>Percent Change</b>
	<b>Estimate</b>	<b>Percent</b>	<b>Estimate</b>	<b>Percent</b>	
Total households	567	100%	745	100%	
Family households (families)	389	69%	479	70.34%	23%
With own children under 18 years	204	36%	205	30.10%	0%
Married-couple family	284	50%	345	50.66%	21%
With own children under 18 years	139	25%	134	19.68%	-4%
Male householder, no wife present, family	-	-	48	7.05%	
With own children under 18 years	-	-	29	4.26%	
Female householder, no husband present, family	76	13%	86	12.63%	13%
With own children under 18 years	47	8%	42	6.17%	-11%
Nonfamily households	178	31%	202	29.66%	13%
Householder living alone	134	24%	157	23.05%	17%
65 years and over	51	9%	125	18.36%	145%
Households with one or more people under 18 years	218	38%	229	33.53%	5%
Households with one or more people 65 years and over	126	22%	158	23.20%	25%
Average household size	2.73		2.73		0%

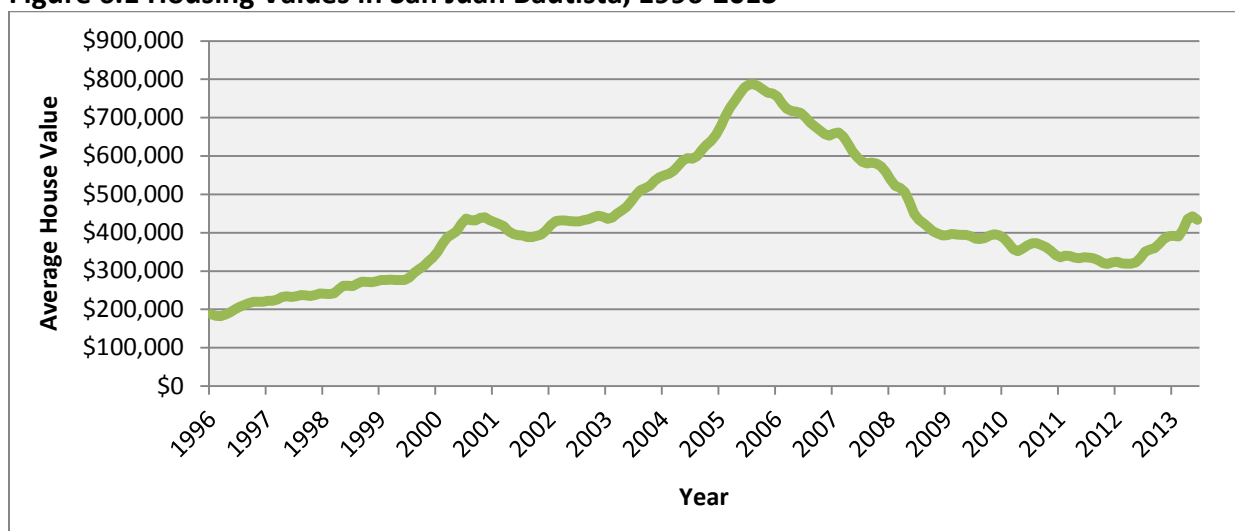
Average family size	3.24		3.21		-1%
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*Census Table DP-1, 2000, 2010*

### 6.2.3 Housing Affordability

San Juan Bautista's median home value was \$375,500 in 2011. This is \$57,400 less than the median cost of a home in the County for the same time period. According to a November 2013 Zillow report, housing values in San Juan Bautista have increased by 29 percent over the past year as the housing market has begun to recover from a decline in recent years as shown in Figure 6.1. The same Zillow report states that in November 2003, the average home value was \$510,800. Census numbers show home values in the City increasing by \$110,400 over the past decade. This mirrors price shifts in the County where home prices increased from \$284,000 to \$432,900 in the same period. The median rent rose from \$806 in 2000 to \$1,357 in 2010.

**Figure 6.1 Housing Values in San Juan Bautista, 1996-2013**



*Average Home Price, zillow.com, 2013*

**Table 6.4 Income Limits for San Benito County, 2013**

Income Level	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low Income	\$17,050	\$19,500	\$21,950	\$24,350	\$26,300	\$28,250	\$30,200	\$32,150
Very Low Income	\$28,400	\$32,450	\$36,500	\$40,550	\$43,800	\$47,050	\$50,300	\$53,550
Low Income	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050
Median Income	\$56,750	\$64,900	\$73,000	\$81,100	\$87,600	\$94,100	\$100,550	\$107,050
Moderate Income	\$68,100	\$77,850	\$87,550	\$97,300	\$105,100	\$112,850	\$120,650	\$128,450

*California Department of Housing and Community Development, State Income Limits, 2013*

Overpayment is defined as paying more than 30 percent of a household's annual income towards housing costs or rent. Households spending more than 30 percent of their income towards housing are considered financially burdened by housing. The state categorizes household incomes into 5 different categories: extremely low-income, very low-income, low-income, median-income, and moderate-income. These are defined as follows: extremely low-income households earn 30 percent or less of the area median family income (MFI); very low income households earn 50 percent of the MFI; low-income households earn 80 percent of the MFI; and median-income households earn 100 percent of the MFI. Moderate-income households earn over 120 percent of the MFI. The income limits for San Benito County are listed in Table 6.4.

Housing affordability can be estimated using a calculation where the November 2013 average home price in San Juan Bautista is paid with a 5 percent down-payment on a 30-year mortgage at 4 percent interest. Using this formula, the monthly mortgage payment would be about \$1,965. This would be affordable for a household earning \$78,600 a year. This payment would be within reach for a household of 4 people earning the median income in the County, which Table 6.4 lists as \$81,100. It would be unaffordable for a household of 4 people on the lower limits of the median income bracket, or below.

**Table 6.5 Cost Burden by Tenure, 2011**

Household Type	San Juan Bautista, California		San Benito County, California	
	Number of Cost Burdened Units	Percent of Total Units Cost Burdened	Number of Cost Burdened Units	Percent of Total Units Cost Burdened
Owner Occupied with a mortgage	89	43%	5054	60%
Renter Occupied	180	54%	3266	58%
Total	269	100%	8,320	100%

*Census Table DP04, 2007-2011*



Overpayment is typically a problem throughout California, because of high housing costs and stagnating incomes. San Juan Bautista and San Benito County both have problems related to overpayment by renters and owners. As seen in Table 6.5, overpayment impacts about half of all households in San Juan Bautista. The burden of overpayment appears to be disproportionately larger for renters than for owners.

Overpayment typically impacts the most financially vulnerable populations. In San Juan Bautista, the lowest income households have the largest share of housing cost burden amongst all income groups. Tables 6.6 and 6.7 display the disproportionate burden that San Juan Bautista's lowest income households face in terms of finding affordable housing. Of households with an annual income less than \$20,000, 89 percent pay more than 30 percent of their total income towards housing costs. There is a gap in income to housing cost burden. Only 19 percent of households earning \$20,000 to \$34,999 are overpaying, whereas all households making \$35,000 to \$49,999, who are owners, are overpaying for housing.

<b>Table 6.6 Homeowner Overpayment for Housing</b>			
<b>Household Annual Income</b>	<b>Estimated Owner Occupied Units</b>	<b># Paying More than 30%</b>	<b>% Paying More than 30%</b>
Less than \$20,000:	19	17	89%
\$20,000 to \$34,999:	16	3	19%
\$35,000 to \$49,999:	31	31	100%
\$50,000 to \$74,999:	25	3	12%
\$75,000 or more:	117	35	30%
<b>Total</b>	<b>208</b>	<b>89</b>	<b>43%</b>

*US Census Bureau, 2007-2011 American Community Survey, Table DP04*

Renters are disproportionately more financially burdened with housing costs than owners. In San Juan Bautista, low-income households feel the financial pressure of the housing market. Most households earning under \$50,000 in annual income are overburdened by rental costs. The proportion of households overpaying decreases as the annual income bracket increases. All 41 of the households making less than \$20,000 annually are paying more than 30 percent of their total income to rent. 92 percent of households earning \$20,000 to \$34,999 are overpaying. This indicates that the City has a need for more affordable rental housing options.

The 2011 ACS found that the median monthly gross rent in San Juan Bautista is \$1,357. To afford this monthly rent, a household would need an income of \$54,280 annually, which is above the income limits for very low and extremely low income households of 4. The financial burden would be even greater on smaller households.

**Table 6.7 Rental Housing Costs as a Percentage of Household Income in the Past 12 Months, 2007-2011**

Household Annual Income	Estimated Renter Occupied Units	# Paying More than 30%	% Paying More than 30%
Less than \$20,000:	41	41	100%
\$20,000 to \$34,999:	79	73	92%
\$35,000 to \$49,999:	28	18	64%
\$50,000 to \$74,999:	98	48	49%
\$75,000 or more:	85	0	0%
Total	331	180	54%

*Census Table B25106, 2007-2011*

### Overcrowding

The Census defines overcrowding as living conditions with more than 1 person per room (DHUD, 2013). Severe overcrowding occurs when 1.5 persons or more occupy a room on average. One out of 10 households in San Juan Bautista lives in overcrowded conditions. Table 6.8 shows that, although there are no households living in severely overcrowded housing in the City, there is still a higher rate of overcrowding in the City than the County as a whole.

**Table 6.8 Overcrowding San Juan Bautista and San Benito County, 2007-2011**

	San Juan Bautista	Percent San Juan Bautista	San Benito County	Percent San Benito County
Occupied Housing Units	554	100%	16785	100%
Overcrowded	58	10%	936	6%
Severely Overcrowded	0	0%	425	3%

*Census Table, DP04, 2007-2011*

### 6.2.4 Housing Allocation for Special Populations

By state law, housing allocations for certain vulnerable populations must be identified. These populations include the elderly, the disabled, farmworkers, the homeless, single-parent households, and large families. These populations may need special types of housing and/or need affordable housing. More details on the health impacts of housing on these populations and more detailed emerging directions on health and housing are located in Chapter 11, Health.

## **Seniors**

The Census defines senior populations as anyone 65 or older. Demographic trends show that San Juan Bautista has an aging population. This is consistent with trends in other developed nations. The 2011 ACS finds that the City has 68 senior-headed households that make up about 10 percent of the population. These senior households face unique issues because of their age and inability to work. Seniors can be on fixed incomes and may have high health care costs.

A majority of seniors in San Juan Bautista are homeowners and do not face the financial burden that senior renters face. Although they may not have overpayment issues, seniors may not be able to maintain their home properly because of health and mobility restrictions. Seniors may require more manageable, smaller housing units. Single-bedroom units would be the appropriate type of housing for this population. The 2000 State of the Cities Comprehensive Housing Affordability Strategy found that 23 percent of all 1 and 2 person elderly headed households were overpaying for rentals. There are no State licensed senior-only housing facilities or congregate care facilities in the City.

## **The Disabled**

Similar to senior populations, the disabled face housing issues because of their health and economic status. Many disabled people are on fixed incomes and may not be able to maintain their homes because of mobility issues. Moreover, disabled community members need housing conveniently located adjacent to vital goods, services, and public transportation facilities. Some of those who are disabled need housing adapted for physical needs including wheelchairs. Furthermore, extra accommodations for live-in staff may be needed.

Access to affordable housing is important for the disabled living on a fixed income. The disabled may disproportionately be impacted by the lack of appropriate affordable housing. Many are unable to work, and those who do earn lower wages.

Disability characteristics were not available for San Juan Bautista in the 2011 ACS. The 2000 Census states that 19 percent of the population has a disability. In the population group 65 and older, 41 percent are disabled. If this number is transferred to today's population, a significant portion of the population (15 percent) would be disabled.

## **Farmworkers**

Farmworker populations are difficult to accurately measure. Many farmworker populations are migrants and will move depending on the season or where labor may present itself. San Juan Bautista is located in an area heavily dependent on agriculture

as a main source of economic revenue. Many farmworkers may also be illegal immigrants and may avoid seeking any sort of assistance. The HCD reports that farmworkers tend to live in overcrowded situations, live disproportionately in housing which is in the poorest condition, have high rates of overcrowding, and have low homeownership rates (HCD, 2013). Farmworkers from immigrant populations may not have a good command of the English language, making it more difficult to find housing. Housing discrimination may also be another difficulty this population faces.

According to the 2011 ACS, 37 workers are employed in the agriculture, fishing and hunting, and mining industries. The 2007 United States Department of Agriculture Census of Agriculture states that there are 2,945 permanent, migrant, and seasonal farmworkers in San Benito County. Of these, 1,458 work less than 150 days per year.

### **Large Households**

Large-family households, as defined by the Census, contain 5-persons or more. Finding homes with sufficient rooms to accommodate large households is more difficult than locating small units. These households are more at risk for overcrowding and overpayment, as larger units may be more expensive. Although a majority of residents live in 1 or 2 person households, 17.9 percent of renters and 11.6 percent of owner-occupied households are large households. There are not sufficient units in the City with 5 or more rooms to prevent overcrowding.

### **Single-Parent Households**

Single-parent households are more likely to be low-income and face an increased chance of overpaying for housing. Not only do these households need access to affordable housing, but they also need access to childcare facilities and other support services. There has been a 4.2 percent increase in female-headed households with children under the age of 18 since 2000 (see Table 6.3). Overall, single parent households constitute 18.5 percent of all households.

### **The Homeless**

Like farmworker households, the homeless population is difficult to measure accurately. Residents report there are not many issues with homelessness in San Juan Bautista. There are no homeless shelters in the City. The Homeless Coalition of San Benito County operates a temporary shelter during the winter.

### 6.2.5 Regional Housing Needs Allocation

As a mandatory requirement of State Housing Law, the Regional Housing Needs Allocation (RHNA) is a critical part of a jurisdiction's periodic update of the Housing Element (Government Code Section 665580 et. Seq.). The California Department of Housing and Community Development makes determinations on the projected housing needs for the San Benito region, and the Council of San Benito Governments determines allocations of housing for each of its jurisdictions. The current cycle for the Regional Housing Needs Assessment is valid from 2007 through 2014.

The RHNA allocates a total of 49 additional housing units to San Juan Bautista. Prior Housing Elements for San Juan Bautista have not been certified because they have not made allocations for a population growth rate of at least three percent per year. Table 6.9 shows the number of units the City must allocate for each income category. The draft Housing Element for 2009 through 2014 takes steps to encourage the development of housing, including the allocation of affordable housing.

<b>Table 6.9 San Juan Bautista Housing Allocation</b>		
	<b>City/County Ordinance Limits</b>	<b>Percent of Total Units</b>
Very Low	11	22%
Low	8	16%
Moderate	10	20%
Above Moderate	20	41%
<b>Total</b>	<b>49</b>	<b>100%</b>

*San Benito County Regional Housing Need, 2008*

The Housing Element must identify suitable sites for these 49 new housing units. There are three ways to satisfy the housing allocation: 1) actual production, 2) rehabilitation/preservation, and 3) available land for development.

The Draft 2009-2014 Housing Element has taken steps to allocate sufficient housing to satisfy the RHNA. The western end of Third Street has been explored as a potential site to allow for high-density housing. This would provide, at minimum, 60 new housing units and would be consistent with the State default density of 20 units per acre for San Benito County. According to the draft 2009 to 2014 Housing Element, the City will provide a combination of possible program and policy solutions for the development of housing. This consists of: an affordable housing ordinance, affordable housing incentives, planned unit developments, and cooperation with non-profits to facilitate the development of affordable housing. Vacant housing sites, mixed-use infill development, and underutilized sites will be used to provide new housing opportunities. A new Mixed-Use District has been established, which identifies potential sites for additional units in the central business district and the two gateways into the City.

Development within the Mixed-Use District must incorporate a certain number of affordable units.

Of the 49 units allocated to the City in the 2008 RHNA, 11 have so far been constructed as shown in Table 6.10. No very-low, low, or moderate-income housing has been constructed.

<b>Table 6.10 Remaining Housing Need, Based on Units Approved/Under Construction</b>			
<b>Affordability Distribution</b>	<b>Credits Toward RHNA</b>		
	<b>RHNA</b>	<b>Units Approved since 2008</b>	<b>Remainder Allocation</b>
Very Low	11	0	11
Low	8	0	8
Moderate	10	0	10
Above Moderate	20	11	9
<b>Total Units</b>	<b>49</b>	<b>11</b>	<b>38</b>

*City of San Juan Bautista, 2010*

### **Units at Risk of Conversion**

There is no low-income public housing in the City. The Santa Cruz Housing Authority allocates a total of 20 Section 8 tenant-based vouchers in San Juan Bautista. The 2009 Housing Element includes a target to conserve these vouchers through 2019.

### **6.2.6 Resource Inventory**

The Housing Element establishes housing needs for all income levels, based on the adequacy of available land supply and funding resources. The following section describes the land resources available to the City. Without a certified Housing Element, such financial resources as community development block grants are not available to the City.

### **6.2.7 Land Use Inventory**

The Cal Poly Graduate Studio inventoried all parcels within San Juan Bautista city limits in October of 2013. The inventory found 38 vacant lots within the City limits. State law requires that the community provide an adequate number of sites for housing to meet the City's regional share of housing needs. Approximately 66 percent of the vacant lots are zoned for housing. Most of the vacant parcels zoned for residential use already have access to public facilities, such as sewage and water systems. Map 6.1 shows all of the vacant parcels within the City.



These vacant parcels are capable of holding up to 124 potential housing units, according to zoning regulations. The RHNA allocation for affordable housing requires the City to provide 8 housing units affordable for low-income residents, and 11 units affordable for very-low income residents. Based on the 2008 RHNA, these identified vacant lots are adequate to meet the City's need for low-income homes.

### 6.2.8 Housing Stock Characteristics

Table 6.11 compares the housing composition of San Juan Bautista with that of the County and the nearby City of Hollister. About 67 percent of San Juan Bautista's housing units are single-family detached and attached homes, 30 percent are in multi-unit buildings, and 2 percent are mobile homes.

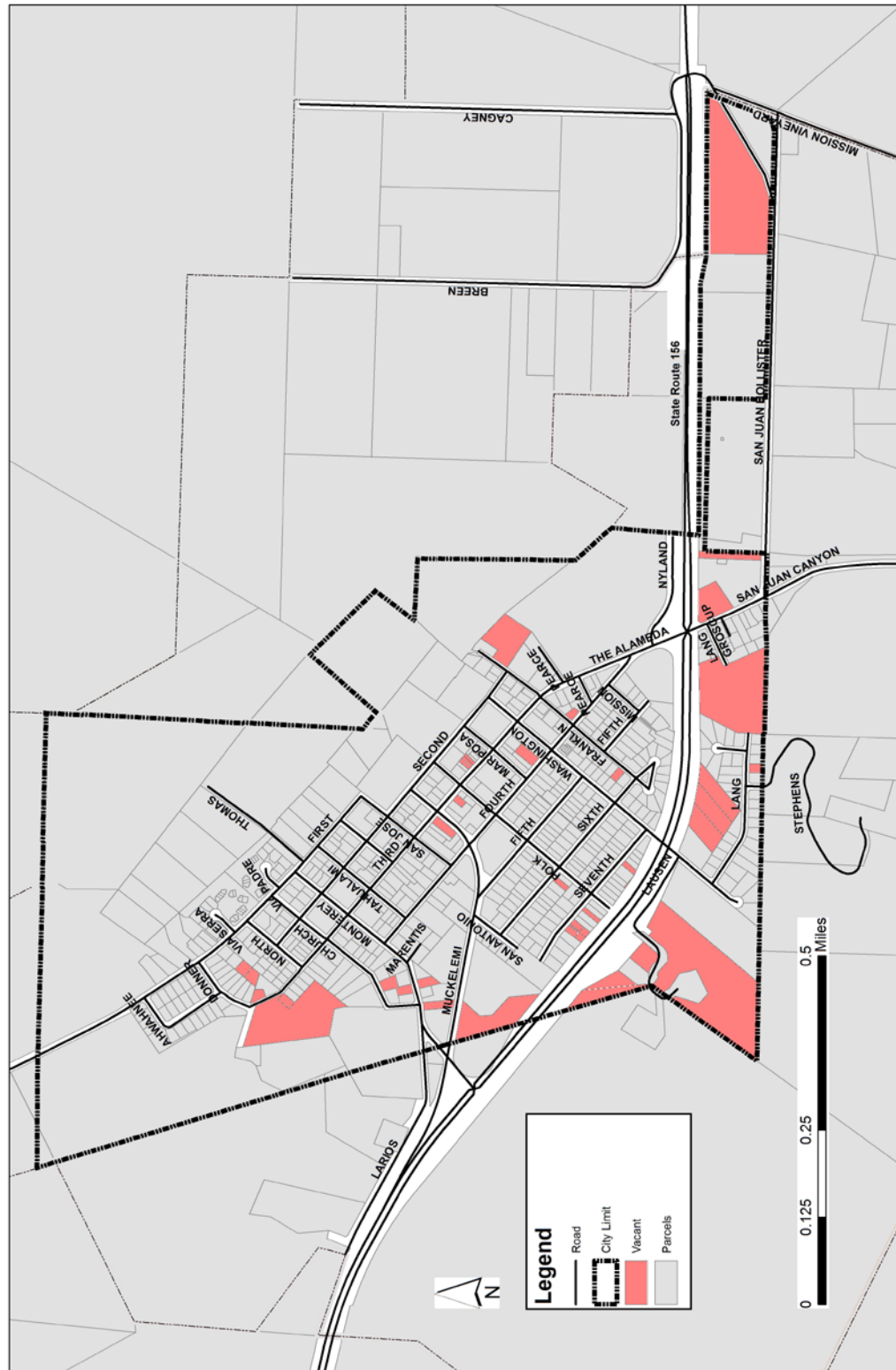
<b>Table 6.11 Housing Unit Profile: San Juan Bautista and Nearby Jurisdictions</b>						
	<b>San Juan Bautista</b>		<b>Hollister</b>		<b>San Juan Bautista</b>	
	<b>Estimate</b>	<b>%</b>	<b>Estimate</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Total housing units	597	100.0%	10,869	100.0%	17,855	100.0%
1-unit, detached	366	61.3%	8,057	74.1%	13,918	78.0%
1-unit, attached	75	12.6%	376	3.5%	807	4.5%
2 units	38	6.4%	447	4.1%	508	2.8%
3 or 4 units	62	10.4%	906	8.3%	996	5.6%
5 to 9 units	16	2.7%	317	2.9%	344	1.9%
10 to 19 units	16	2.7%	187	1.7%	220	1.2%
20 or more units	8	1.3%	227	2.1%	260	1.5%
Mobile home	16	2.7%	352	3.2%	801	4.5%
Boat, RV, van, etc.	0	0.0%	0	0.0%	1	0.0%

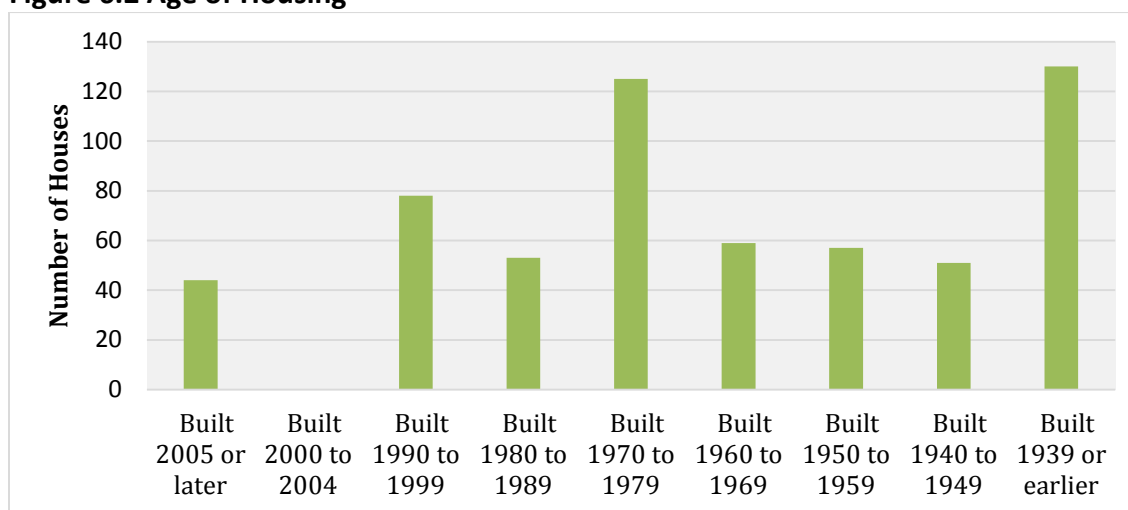
*U.S. Census 2007-2011, DP04*

### Age of Housing

Figure 6.2 shows that the City of San Juan Bautista has seen a trend of little growth or development of new units since the early 1980s. Over 120 new housing units were constructed in the 1970s, fewer units were constructed between 1980 and 1999, and there were no new units built between 2000 and 2004. Most of the City's housing stock is comprised of homes built before the 1960s. These homes are now more than 30 years old, with many of them in need of major upgrades.

Map 6.1 Vacant Parcels within San Juan Bautista



**Figure 6.2 Age of Housing**

Census Table B25034, 2007-2011

**Housing Vacancy**

About 64 housing units in San Juan Bautista were vacant at the time of the 2010 Census, but 33 of these units were not on the market for rent or sale. Some of the vacant housing may be used by migrant workers. The Statewide Housing Plan (1997) suggests that a gross vacancy rate (all vacant units, including those not for sale or rent) of 6 to 8 percent is desirable in an area with a large seasonal labor force. The gross vacancy rate in San Juan Bautista is 8.6 percent. Table 6.12 compares the vacancy rate of for-sale and for-rent housing units in both the City and San Benito County.

<b>Table 6.12 Housing Vacancy: San Juan Bautista and Nearby Jurisdictions 2011</b>				
<b>Vacancy Status</b>	<b>San Juan Bautista</b>		<b>San Benito County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total housing units	597	100.0%	17,855	100.0%
Occupied housing units	554	92.8%	16,785	94.0%
Vacant housing units	43	7.2%	1,070	6.0%
For rent	9	1.5%	67	0.4%
Rented, not occupied	11	1.8%	52	0.3%
For sale only	0	0.0%	243	1.4%
Sold, not occupied	0	0.0%	43	0.2%
For seasonal, recreational, or occasional use	5	0.8%	165	0.9%
For migrant workers	0	0.0%	0	0.0%
Other vacant	18	3.0%	500	2.8%

U.S. Census 2007-2011, DP04; U.S. Census, B25004, 2007-2011

## **Housing Condition**

The Census indicates that about 30 percent of the City's housing stock was built before 1950. This is a higher percentage than in most cities in California and suggests that rehabilitation needs may be higher in San Juan Bautista than elsewhere in the region. The 2013 California Polytechnic land use inventory data shows that 74.49 percent of the houses are in good condition, and only 1.30 percent of the housing is in bad condition. Housing condition was rated as good, fair, poor, or bad based on the appearance of the exterior of the house.

## **Availability of Sites for Housing**

A critical component of the Housing Element is the identification of adequate sites to accommodate projected future housing development. In addition, the Housing Element contains an evaluation of the adequacy of these sites for fulfilling the City's share of regional housing needs.

For this Housing Element update, a parcel-specific vacant and underutilized site inventory was performed using information gathered from a land use inventory, San Benito County GIS, and the County Assessor's database.

## **Larger Vacant Development Sites**

The 4 large vacant sites identified within the last Draft Housing Element (Assessor's Parcel Numbers: 0025200010, 0025100010, 0023500130, 0025100040) have all been developed with low-density housing units.

## **Vacant Infill Sites**

San Juan Bautista has 16 vacant infill residential parcels in the R-1, R-2 and R-3 zoning districts. These parcels have an average lot size of 0.53 acres. Table 6.13 shows the vacant parcels within the City that are zoned for housing, as well as their size and development potential. The total development potential for these vacant sites is approximately 165 housing units.

## **Mixed Use Infill**

The land use inventory found 8 vacant parcels in the Mixed Use Zone. These parcels have a high potential for providing dense growth, since this zone allows for a maximum of 15 units per acre. Mixed Use Zones encourage residential uses on the second floors of commercial buildings, and may also provide affordable housing units.

<b>Table 6.13 Vacant Parcels Zoned for Housing, San Juan Bautista</b>				
<b>APN</b>	<b>Zone</b>	<b>Acres</b>	<b>Max Units/ Acre</b>	<b>Development Potential</b>
22100020	MU	0.07	15	1
22100050	MU	0.17	15	2.5
21300040	MU	0.23	15	3.5
21500030	MU	0.12	15	1.8
21600120	MU	0.06	15	0.8
21600130	MU	0.05	15	0.8
21600140	MU	0.05	15	0.8
21900100	MU	0.31	15	4.6
23500020	MU	3.84	15	57.6
23500300	MU	2.3	15	34.5
24600010	MU	0.14	15	2.1
24700080	MU	0.12	15	1.8
23500130	R1	1.3	0.5-5.0	4
25200010	R1	6.95	0.5-5.0	25
25100010	R1	5.8	0.5-5.0	21
25100040	R1	0.96	0.5-5.0	3
<b>Total Potential</b>				<b>164.8</b>

*Housing Element Update, 2013*

### Secondary Dwelling Units

In 2004, the City revised its Second Unit Ordinance to comply with AB 1866. Second units are permitted in all residential zoning districts as long as they meet the existing development standards. Second units may also be conditionally permitted even if they do not meet up to two such standards. The land use inventory indicates that 71 parcels have secondary dwelling units.

### Financial Resources

San Juan Bautista is a small town with limited financial resources, so it depends on alternative funding sources to support its housing needs. Funding for housing developments can come from various sources: local providers, private non-profit agencies, and state and federal programs. The appendix to this chapter includes a summary of various funding sources for the different housing needs of San Juan Bautista.

### **6.2.9 Constraints on Housing**

Local housing markets can be impacted by multiple constraining factors. The City of San Juan Bautista acknowledges many factors that both encourage and constrain development of housing within the City. This section identifies existing housing constraints, including: market mechanisms, government codes, physical constraints, and environmental constraints.

#### **Governmental**

Governmental constraints are local policies and regulations that impact the pricing and availability of housing, particularly affordable housing. These constraints may include land use controls and local codes as well as on-site and off-site improvement standards.

#### **Land Use Controls**

The City of San Juan Bautista's zoning ordinance includes a range of development standards that impact housing. These include standards for density, parking requirements, lot coverage, lot sizes, unit sizes, floor area ratios, setbacks, moratoria and prohibitions against multi-family housing developments, growth controls, urban growth boundaries, and open space requirements. The General Plan sets forth the City's policies regarding local land development. State housing goals encourage provisions for a variety of housing types to include multi-family housing, factory built housing and mobile homes, and special needs housing.

#### **Codes and Enforcement**

State building laws require the City to maintain building codes and standards that meet Title 24 of the California Code of Regulations. Title 24 is a set of regulations intended to improve buildings constructed in California by conserving energy during construction and maintenance, increasing building life and fire safety, and promoting green design and accessibility. Compliance with the building code updates is necessary for new development. Stringent codes may discourage certain developers from building housing because of increased construction costs.

#### **On-Site and Off-Site Improvement Requirements**

New developments are subject to site improvement regulations and impact assessments. Site improvement requirements address: street widths; curb, gutter, and sidewalk requirements; water and sewer connections; circulation improvement requirements; and other infrastructure necessary to serve new developments.

## **Fees and Exactions**

Fees and exactions include: permit, planning, development and impact fees (e.g., park, school, open space, parking district, general plan amendments, rezone, etc.); in-lieu fees; land dedication requirements (e.g., streets, public utility and other rights-of-way, easements, parks, open space, etc.); and other exactions imposed on developers. The analysis should estimate the total fees compared to typical development costs for multifamily and single family homes. Development exactions are a form of land use regulation where a property owner must provide a payment or property in order to initiate land development. Exactions are a way the costs of increased or new infrastructure are paid by new residents rather than passing the cost on to existing residents. They serve as a way for the City to pass a portion of the cost of public facilities on to a developer at the time that development begins instead of waiting until tax revenues or service charges are collected from residents.

## **Processing and Permit Procedures**

Any new building in the City of San Juan Bautista must submit a building permit application. For this to be approved, the plot plan, foundation plans, complete floor plans, roof plans, framing plans, elevation drawing, sections and detailing, and cross sections of the foundation must be evaluated. An encroachment permit is required when the City's lands (i.e. city streets, rights-of-way, and/or easements) are used in a way that prevents, obstructs, or interferes with its normal use. They are typically required for construction activity taking place on/in public lands or easements such as in streets, sidewalks, and utility easements.

Permitting is applicable for residential development and additional mechanisms that place conditions and performance standards (i.e., Historic District, Community Plan Implementation Zones, Hillside Overlay Zones, Environmentally Sensitive Areas, etc.) on development. Regulations and processes such as design review and planned districts are included in the building permitting process.

### **6.2.10 Non-Governmental Constraints**

#### **Market Constraints (Non-Governmental)**

Market constraints impact the development costs of housing, thus impacting the purchase price and rent for single-family housing and apartments. The general trend for housing costs in San Juan Bautista is influenced by its proximity to Silicon Valley employment centers and limited land resources. These factors combine to increase home prices and rents. Development costs include: construction costs, cost of land, and labor costs.



## **Construction Costs**

Construction costs typically vary widely according to the type of development and environmental conditions. Factors impacting construction costs include: construction type, development scale, materials, site conditions, local amenities, home sizes, and developers' fees. San Juan Bautista is a historic community with a strong desire for new development to be of quality aesthetic design. The International Code Council (ICC) established that the average cost of good quality construction is \$95 per square foot for multi-family homes and \$107 per square foot for single-family homes (City of San Juan Bautista, 2013). Costs are also dependent on project specific conditions, especially concerning soil contamination. The increase in home value in San Juan Bautista from \$265,100 in 2000 to \$375,500 in 2010 may include increased construction costs.

## **Land Costs**

Land costs or raw costs, account for the cost of residential and commercial sites in the City. These costs have been highly variable.

## **Labor Costs**

Labor costs historically have been a fixed cost component of housing construction. These costs have stayed relatively stable. According to the Bureau of Labor Statistics, the national hourly mean wage for residential building construction laborers is \$15.65. The State of California employs roughly 85,000 persons working as laborers with an annual mean wage of \$42,790. In the local Salinas, CA, area roughly 490 persons work as construction laborers.

### **6.2.11 Housing and Neighborhood Conservation**

Section 65583 of the Government Code requires the housing element to address four major areas: code enforcement, housing rehabilitation, preservation of affordable housing, and childcare.

#### **Code Enforcement**

In San Juan Bautista, code enforcement focuses on bringing substandard units into compliance with City building, housing, and property maintenance codes. In addition to municipal code, the City has a Historic Resources Preservation Ordinance and a Lighting Ordinance.

#### **Housing Rehabilitation**

The City does not have a housing rehabilitation program. Housing rehabilitation programs aim to bring housing in poor condition up to better standards.

## **Preservation of Affordable Housing**

The City has very limited stock of affordable housing units; only 4 households are receiving aid through Section 8 Programming. Section 8 vouchers are provided by the Housing Authority of Santa Cruz County.

## **Child Care**

San Juan Bautista is described as a “bedroom community” with the majority of its residents commuting outside the City for work. The need for child care is an issue of considerable concern for residents within the City. The cost of child care is a necessary consideration for those living in San Juan Bautista and surrounding areas.

### **6.2.12 Provision of Housing Assistance**

#### **Section 8 Rental Assistance**

The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay. The County of Santa Cruz Housing Authority administers the Section 8 Rental Assistance program on behalf of San Benito County (for San Juan Bautista). The 2009-2014 Housing Plan notes that there are 4 households in San Juan Bautista receiving Section 8 vouchers.

#### **Application for Grants and Loans**

California State voters approved Proposition 46 and Proposition 1C authorizing over \$2 billion for continued housing programs. Funding available under Propositions 46 and 1C will pay for affordable housing, neighborhood revitalization efforts, supportive housing and supportive services, downtown revitalization, and other programs to help meet the housing needs of communities across the State. These funds are available for San Juan Bautista to apply for once the City’s Housing Element has been approved by the State.

### **6.2.13 Housing Production**

#### **Adequate Sites Program**

#### **Inclusionary Housing Ordinance (Chapter 11-09)**

Under the State Affordable Housing Law, developers are required to set aside a certain portion of units in projects of six or more units for targeted income level groups. Developers who exceed the minimum number of affordable units may be eligible for density bonuses per state law. The City has chosen not to codify density bonus provisions, relying on California Government Code Section 65915 for guidance instead.

### **Partnership with Non-Profit Housing Agencies**

The City has the authority to grant direct financial assistance, land write-downs, regulatory incentives, and/or other forms of assistance to non-profit developers of affordable and special needs housing.

### **Mixed-Use Development**

A large portion of the downtown area is zoned for Mixed-Use (MU) under the 1998 General Plan and Zoning. The City outlines plans in the 2009-2014 Draft Housing Element to amend the MU Zoning District to allow up to 20 units per acre. The City will encourage the highest allowable residential densities in the MU Zone through planned density bonuses and planned unit development.

### **Transitional Housing, Supportive Housing, and Emergency Shelters**

Transitional housing can be defined as temporary (six months to two years) housing for individuals or families making transition to permanent housing or young people making the transition out of the foster care system. Supportive housing is designed for individuals facing long term living challenges that would otherwise be incapable of living independently. An emergency shelter is a facility that provides housing for families or individuals on a limited short-term basis. California State requirements (SB2) mandate transitional housing as a right. The City, by California State law, needs to allow “transitional” and “supportive” housing in all zones allowing residential uses.

## **6.2.14 Fair and Equal Housing Opportunity**

### **Fair Housing Program**

The City supports the State Office of Fair Employment and Housing, CRLA, equal opportunity programs, and non-discriminatory practices.

Chapter 5 of the 2009-2014 Housing Element identifies five overarching goals of the City for the 2015 to 2023 cycle. The goals are as follows:

- Goal 1.0:** Improve, conserve, and preserve safe affordable housing to meet the needs of residents.
- Goal 2.0:** Expand and protect housing opportunities for all economic segments and special needs groups within the community.

- Goal 3.0:** Provide housing opportunity for San Juan Bautista's share of the regional housing need for all income groups.
- Goal 4.0:** Where appropriate, mitigate unnecessary governmental constraints to the maintenance, improvement, and development of housing.
- Goal 5.0:** Ensure fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, family type, ancestry, national origin, color, or other protected status.

These goals outlined above guide the development of programs and policies to ensure the opportunity to achieve statewide standards. The Housing Element is unique in that it is the only section of the General Plan that is state-regulated policy and part of the general social policy.

### **6.3 Emerging Directions**

The following themes emerged as critical to the future of housing in San Juan Bautista and will need to be addressed in the General Plan:

- Creating market incentives for the construction of affordable housing
- Removing governmental constraints
- Promoting development of housing appropriate for seniors, disabled persons, farmworkers, and low-income families
- Encouraging mixed-use housing
- Locating new housing within or closely adjacent to existing development

#### **6.3.1 Community Input**

The citizens of San Juan Bautista provided a range of valuable opinions about housing during the community meetings held on October 22<sup>nd</sup> and November 12<sup>th</sup>, 2013, and during other community outreach events. Some citizens expressed an appreciation of the mix of housing types within the City. Many citizens expressed a desire for more affordable housing. The need for senior housing and an assisted living facility was also frequently mentioned. Citizens expressed concerns about absentee landlords and poor building conditions in some areas. Others expressed the need to fix up dilapidated housing, keep young families from moving away, and provide programs to help first time homeowners.

#### **6.3.2 Conclusions**

The provision of housing is an incredibly important issue for a small city such as San Juan Bautista. San Juan Bautista is subject to the economic forces of Silicon Valley and its surrounding area, but must still provide its share of regional housing needs. The City is

compelled to provide affordable housing for local residents of all income levels, but is constrained by its geography, lack of vacant parcels, and desire to keep its historic small town character. High housing costs place a financial burden on local residents, but also indicate that there is pent-up demand for housing construction within the City. The City can benefit from this demand by requiring housing development that fits within its historic character. With a focus on new strategies, such as mixed-use zoning and in-fill development, the City can encourage both retail and housing simultaneously within its existing boundaries.

Seniors, low-income families, and farmworkers are the three special needs housing populations that the City and local developers should focus their attention on. These populations are not being served by the current housing situation, and may need special help in order to find affordable housing that suits their needs. State certification of the previous housing element will allow the City to apply for state grants, such as community development block grants, which may help to meet these special housing needs.

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## 7 NATURAL RESOURCES & CONSERVATION

### 7.1 Introduction

The Conservation Element addresses the status of an area's natural resources and gives direction for their conservation, development, and utilization. OPR guidelines suggest that the Conservation Element correlates with policies on agriculture, flooding, forests/timber, land reclamation, land use, minerals, soil conservation, water quality, water supply, watersheds, waterways, and wildlife. The Conservation Element of the 2013 General Plan update expands upon the sections on air quality, energy, water, energy conservation, and greenhouse gas emissions. The update also takes into account updated demographic projections, technological advances, and new legislative requirements tied to conservation. The conservation element is divided into five main sections:

1. Soil and mineral resources
2. Plant and animal resources
3. Water resources
4. Air quality
5. Energy and greenhouse gas (GHG) emissions

Each section includes an introduction, standards, regional context, existing conditions, identifying needs, and emerging directions. This structure allows each element to: address how the conditions in San Juan Bautista, as well as the rest of California, have changed since the last General Plan update; describe what has been done to adapt to those changes; and lay out a plan for what direction the City should take moving forward.

### 7.2 Soil & Mineral resources

Soils and minerals are resources that impact the value of land and agricultural yield. It is important to understand the different characteristics of these resources in order to determine the best strategy for managing them.

#### 7.2.1 Standards

##### State Mining & Geology Board

The State Mining and Geology Board represents the State's interest in: the development, utilization, and conservation of mineral resources; reclamation of mined lands; development of geologic and seismic hazard information; and the provision of a forum for public redress (California Department of Conservation [CDC], 2013).

## California Land Conservation Act of 1965

The *California Land Conservation Act of 1965* (Williamson Act) is a voluntary program that provides lower property tax to owners of farmland and open-space in exchange for a 10 year agreement that the land will not be developed or converted to another land use.

## Soil Types

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) delineates soil types into the following categories: prime farmland, soils of statewide importance, and unique farmland.

### *Prime Farmland*

California Department of Conservation (2009) defines Prime Farmland (Class I) as land used in the last four years for irrigated agricultural production and whereas the soil meets the NRCS quality criteria. The United States Department of Agriculture's technical handbook defines Prime Farmland "as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses" (USDA, 2013). Class I soils have little growth limitations and are considered the most valuable farmland.

### *Soils of Statewide Importance*

Soils of statewide importance are those that are nearly prime farmland and produce high yields (USDA, 2013). The California Department of Conservation identifies Clear Lake clay, saline as a soil of statewide importance. Clear Lake clay, saline is the only soil type of this category present in the City.

### *Unique Farmland*

The NRCS define unique farmland as "land other than prime farmland that is used for the production of specific high value food and fiber crops." This category tends to produce "high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods" (USDA, 2013). The California Department of Conservation categorizes lesser quality soils as Farmland of Local Importance, Grazing Land, Urban & Built-up Land, and Other Land (California Department of Conservation, 2013).

### 7.2.2 Regional Context

San Juan Bautista is located along the San Andreas Fault. South and west of the Fault line, the soil is older and more established. North and east of the Fault line, the soil is rich with alluvium deposited by the San Benito River (San Juan Bautista General Plan [SJBGP], 1998).

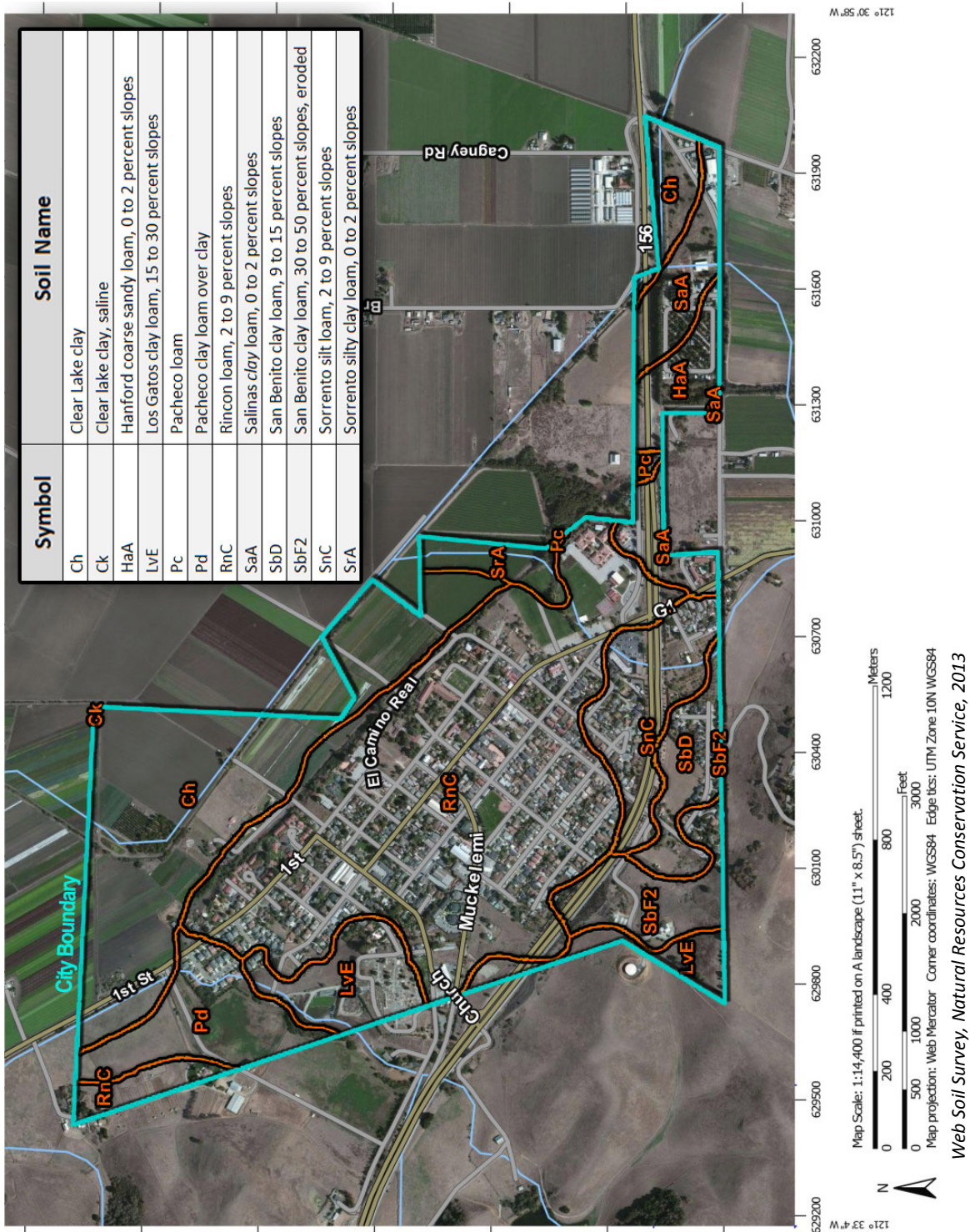
### 7.2.3 Existing Conditions

The Web Soil Survey from the NRCS details the different types of soils found in San Juan Bautista. Map 7.1 and Table 7.1 show that San Juan Bautista has 12 soil types. Two of the major types of soils are Rincon Loam and Clear Lake Clay; both soil types are considered Prime Farmland Soils. Table 7.1 shows all the types of Prime Farmland soils that were found in the Web Soil Survey. The valley floor is largely composed of rich loamy soils and the hillside is composed of coarser, less productive soils. The State hasn't designated any mineral resources within the City's limits. There is no mining within the City limits, but sand and gravel are mined from surrounding areas (SJBGP, 1998).

Table 7.1 San Juan Bautista Soils			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ch	Clear Lake clay	105.2	22.4
Ck	Clear lake clay, saline	0.1	0
HaA	Hanford coarse sandy loam, 0 to 2 percent slopes	12.2	2.6
LvE	Los Gatos clay loam, 15 to 30 percent slopes	30.6	6.5
Pc	Pacheco loam	1.3	0.3
Pd	Pacheco clay loam over clay	27.6	5.9
RnC	Rincon loam, 2 to 9 percent slopes	192.6	41
SaA	Salinas clay loam, 0 to 2 percent slopes	24.8	5.3
SbD	San Benito clay loam, 9 to 15 percent slopes	16.9	3.6
SbF2	San Benito clay loam, 30 to 50 percent slopes, eroded	20.9	4.4
SnC	Sorrento silt loam, 2 to 9 percent slopes	26.6	6.1
SrA	Sorrento silty clay loam, 0 to 2 percent slopes	8.9	1.9
<b>Totals for Area of Interest</b>		<b>470</b>	<b>100</b>

*United States Department of Agriculture, Natural Resources Conservation Service, 2013*

Map 7.1 San Juan Bautista Soil Map



<b>Table 7.2 Prime Farmland Soils</b>	
<b>Symbol</b>	<b>Name</b>
Ch	Clear Lake clay
HaA	Hanford coarse sandy loam, 0 to 2 percent slopes
Pc	Pacheco loam
Pd	Pacheco clay loam over clay
RnC	Rincon loam, 2 to 9 percent slopes
SaA	Salinas clay loam, 0 to 2 percent slopes
SnC	Sorrento silt loam, 2 to 9 percent slopes
SrA	Sorrento silty clay loam, 0 to 2 percent slopes

*California Department of Conservation, 2013*

#### **7.2.4 Identifying Needs**

Agriculture is an important part of the City's economy, so it is imperative to maintain the health of soil and mineral resources. The majority of the soil found in the City is considered Prime Farmland, so the City needs to protect this valuable resource (USDA, 2013). No minerals were specifically identified as present in the City, so no action is required (CDC, 2013). Chapter 10, Public Safety discusses potential hazards related to soils.

#### **7.2.5 Emerging Directions**

In order to protect the soil resources, it will be important to maintain agricultural and open space. Chapter 8, Open Space, further details the local agricultural resources in an economic and policy context. One strategy to protect these lands is the *California Land Conservation Act of 1965*, which is described in Agricultural Preservation, section 7.3.2. Another soil conservation strategy is the incorporation of Low Impact Development strategies within the built environment. Paved surfaces modify the natural hydrology in ways that may increase soil erosion. Low Impact Development seeks to mimic natural hydrology, helping to reduce the rate of erosion near urban spaces.

#### **7.2.6 Community Input**

One prominent theme in the community meetings was the preference to keep the small town atmosphere of San Juan Bautista. The community members appreciate how San Juan Bautista is surrounded by agricultural and open space land. This preference to



support agriculture directly reflects the importance of maintaining high nutrient soil for future use. This goal closely correlates with the emerging directions from Chapter 8, Open Space.

### **7.2.7 Conclusions**

Agricultural lands surround San Juan Bautista and contribute to the City's small town atmosphere. Agriculture is also a large economic resource, so the maintenance of its high quality soil is a priority for the City.

## **7.3 Plant & Animal Resources**

This section provides an overview of the existing conditions of biological resources in San Juan Bautista, California. A summary of the regulatory framework and general standards relating to biological resources is included, followed by descriptions of those resources.

### **7.3.1 Standards**

#### **Federal Regulations**

##### *Clean Water Act*

Section 404 of the Federal *Clean Water Act of 1972* established a permit program to regulate the discharge of dredged or fill material into navigable waters of the United States. This program regulates fill for development, water resource projects, infrastructure development, and mining projects, unless the activity is exempt. Many normal agricultural practices are exempt. Section 401 (Certification) lists additional requirements for permit review. Certification from the California Regional Water Quality Control Board is also required when a proposed activity may result in discharge into navigable waters (Environmental Protection Agency [EPA], 2013).

##### *Federal Endangered Species Act*

The *Endangered Species Act of 1973* (ESA) is a program to conserve threatened and endangered plants and animals and their habitats. The law requires federal agencies to ensure that actions they authorize, fund, or carry out are not likely to risk the existence of any listed species or the destruction of designated critical habitat. The law also prohibits any action that causes a taking of any listed species of endangered fish or wildlife (U.S. Fish and Wildlife Service [USFW], 2013).

### *Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act*

The *Migratory Bird Treaty Act of 1918* provides that it is unlawful to take migratory birds, their eggs, feathers, and nests. A migratory bird is any species or family of birds that live, reproduce, or migrate within or across international borders at some point during their annual life cycle. The Bald and Golden Eagle Protection Act offers additional protection to all bald and golden eagles. The U.S. Fish and Wildlife Service enforces both acts and reviews federal agency actions that may affect such species (USFW, 2013).

### **State Regulations**

#### *California Fish and Game Code § 1601 – 1616*

*California Fish and Game Code § 1601-1616* regulates the modification of streams, rivers and lakes. Modification is defined as diverting or obstructing the natural flow of, or substantially changing or using any material from the bed, channel, or bank of any river, stream, or lake (California Department of Fish and Wildlife [CDFW], 2013).

#### *California Endangered Species Act*

The California Department of Fish and Game (CDFG) administers the *California Endangered Species Act of 1984* (CESA), which regulates the listing and take of endangered and threatened species. The definition of “take” includes harassing, pursuing, or harming a species. The CESA operates in conjunction with the Federal ESA. A take may be permitted by CDFG through implementing a management agreement. Under State law, the CDFG is authorized to review projects for their potential impacts to listed species and their habitats (CDFW, 2013).

#### *Porter-Cologne Water Quality Control Act*

The Regional Water Quality Control Board (RWQCB) regulates the discharge of waste that could affect the quality of the State’s waters. Projects that do not require a federal permit may still require review and approval by the RWQCB. In most cases, the RWQCB requires the integration of water quality control measures into projects that will require discharge into waters of the State. Most projects are required to implement Best Management Practices (BMPs) during construction phases (State Water Resources Control Board, 2013).

#### *California Native Plant Society*



The California Native Plant Society (CNPS) is a non-governmental conservation organization that has developed a list of plants of special concern in California. The following explains the designations for each plant species:

- List 1A – Considered to be extinct
- List 1B – Considered rare, threatened, or endangered in California and elsewhere
- List 2 – Considered rare, threatened, or endangered in California, but is more common elsewhere
- List 3 – CNPS lacks necessary information to determine if it should be assigned to a list
- List 4 – Limited distribution in California

### 7.3.2 Regional Context

San Juan Bautista is an agricultural town surrounded by mostly agricultural land uses. Agricultural and open space uses in the City can be seen in Figure 4.3. The City is in the San Benito River Valley, and the San Juan Creek flows through the City and provides nutrients and habitat for wildlife (CDFW, 2013).

### 7.3.3 Existing Conditions

#### Habitats

Habitats are characterized by particular species of plants and animals that influence and utilize the physical environment. The following descriptions provide details on existing habitats located in and around the City of San Juan Bautista:

**Agricultural fields** are the largest plant community in the City (SJBGP, 1998). The majority of the fields are covered by crop plants. Birds and small mammals who can adapt to man-made spaces are present on the farmlands, but more sensitive species aren't found in these spaces.

**Grassland and Woodland** communities are the most ecologically productive communities in the City. South and West of the City are grasslands, which are covered by non-native grasses, forbs, wildflowers, and oak trees. The woodlands are limited to the slopes of San Juan Canyon and the edges of ravines and include oaks, buckeye, laurel, toyon, madrone, and manzanita, among other plants. Both communities provide habitat for an extensive array of wildlife, including larger mammals like skunks, foxes, badgers, coyote, mountain lions, and deer (SJBGP, 1998).

**Riparian areas** are located along the San Juan Creek and other drainage channels. The riparian area draws a wide variety of species including willows, oaks, sycamores, cottonwoods, blackberry, coyote bush and tules. On the drier slopes, the *coastal scrub*

community consists mostly of poison oak, coyote bush, manzanita, and blackberry (SJBGP, 1998). The majority of the City consists of mostly non-native species in private yards and parks (SJBGP, 1998).

**Wetlands** occur in several man-made agricultural ponds and the streambeds of some of the larger creeks. These areas are inhabited by several species, such as cattails, rushes, amphibians, and birds (SJBGP, 1998).

### Protected Species

Table 7.3 lists several protected animal species that may be present in the San Juan Bautista area. The California Tiger Salamander is the only threatened species confirmed as present in the City (SJBGP, 1998). This species' habitat is near agricultural ponds in grassland areas, and it lays its eggs in the burrows of ground squirrels and pocket gophers. Table 7.4 lists the protected plant species that are present in habitats similar to the ones found in the City.

Table 7.3 Special Status Animals			
Scientific Name	Common Name	Federal Status	California Status
<i>Pelecanus occidentalis californicus</i>	California brown pelican	Delisted	Delisted
<i>Rana draytonii</i>	California red-legged frog	Threatened	None
<i>Ambystoma californiense</i>	California tiger salamander	Threatened	Threatened
<i>Vireo bellii pusillus</i>	Least Bell's vireo	Endangered	Endangered
<i>Ambystoma macrodactylum croceum</i>	Santa Cruz long-toed salamander	Endangered	Endangered
<i>Oncorhynchus mykiss irideus</i>	Steelhead – central California coast DPS	Threatened	None

*California Department of Fish & Wildlife, 2013*

**Table 7.4 Special Status Plants**

Scientific Name	Common Name	California Native Plants Society List
<i>Chorizanthe douglasii</i>	Douglas' spineflower	4.3
<i>Arctostaphylos gabilanensis</i>	Gabilan Mountains manzanita	1B.2
<i>Plagiobothrys chorisianus</i> var. <i>hickmanii</i>	Hickman's popcornflower	4.2
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>	Hooker's manzanita	1B.2
<i>Clarkia lewisii</i>	Lewis' clarkia	4.3
<i>Piperia michaelii</i>	Michael's rein orchid	4.2
<i>Ceanothus rigidus</i>	Monterey ceanothus	4.2
<i>Castilleja latifolia</i>	Monterey Coast paintbrush	4.3
<i>Chorizanthe pungens</i> var. <i>pungens</i>	Monterey spineflower	1B.2
<i>Arctostaphylos pajaricensis</i>	Pajaro manzanita	1B.1
<i>Eriogonum nortonii</i>	Pinnacles buckwheat	1B.3
<i>Plagiobothrys diffusus</i>	San Francisco popcornflower	1B.1
<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	Seaside bird's-beak	1B.1
<i>Lomatium parvifolium</i>	Small-leaved lomatium	4.2
<i>Eriastrum virgatum</i>	virgate eriastrum	4.3
<i>Piperia yadonii</i>	Yadon's rein orchid	1B.1

California Department of Fish & Wildlife, 2013

### 7.3.4 Identifying Needs

San Juan Bautista is home to a variety of plants and animals, including special-status species. These various communities contribute to the character of the City's open space and natural landscapes. In order to maintain its agricultural character, the City needs to continue to protect its native plants and animals. Chapter 8 provides more details on the standards and regulations protecting open spaces.

### 7.3.5 Emerging Directions

The City should continue to implement State and Federal Regulations. Additional strategies to conserve wildlife may include public outreach.

### 7.3.6 Community Input

The community wants to protect its agriculture and natural habitats. Most comments were supportive of keeping the rural character of the City and providing space for outdoor recreation. Some concerns were stated about heavy pollen-producing landscape plants, which may cause health problems.

### **7.3.7 Conclusions**

San Juan Bautista is surrounded by agricultural fields, so pristine habitats are rare. These few habitats are important to preserve, because the region has several endangered or threatened species that may inhabit these locations.

## **7.4 Water Resources**

Conservation of water resources is a vital component of the health and sustainability of a city. Despite the plentiful water resources of the area, a combination of inadequate treatment facilities, weak or non-existent standards for agricultural runoff, and a lack of conservation standards have contributed to poor water quality in the area. While this topic is covered in depth in the Public Facilities and Services Element, water systems in California are very dynamic, and the two are inextricably linked. This section covers the applicable standards, regional context, existing conditions, needs, and emerging directions of water conservation in the City of San Juan Bautista.

### **7.4.1 Standards**

Senate Bill X7-7 (SBX7-7), enacted in November 2009, requires water suppliers to increase water use efficiency. It is divided into two sections, Urban Water Conservation and Agricultural Water Conservation, and has separate requirements for each.

For Urban Water Conservation, the legislation set an overall goal of a 20% reduction in per capita water usage by December 31, 2020, with an interim goal of at least 10% by December 31, 2015. The bill required water suppliers to create urban water management plans by 2011 that included baseline daily per capita water use, a water use target, an interim water use target, and compliance daily per capita water use. It also created a Commercial, Institutional, Industrial (CII) task force to develop and implement urban best management practices. If, by 2016, water suppliers do not meet the water conservation requirements established by this bill, they will not be eligible for state water grants or loans. For San Benito County, the baseline was set at 161 gallons per capita per day (gpcd), with an interim goal of 145 gpcd, and a 2020 target of 129 gpcd. Outdoor landscape irrigation will be a potential target for this additional conservation, as it makes up 50% of residential water use.

The requirements for Agricultural Water Conservation are less specific, but also call for the creation of Agricultural Water Management Plans (AWMP) by December 31, 2012 that will be updated by December 31, 2015 and every five years after that. In addition, by July 31, 2012, suppliers will be required to measure the volume of water delivered to

customers, and the Department of Water Resources (DWR) will: adopt regulations that provide for a range of options that agricultural water suppliers can use to comply with the measurement requirement, adopt a pricing structure for water customers based at least in part on quantity delivered, and implement additional efficient management practices. If, by 2013, agricultural water suppliers do not meet the water management planning requirements established by this bill, they will not be eligible for state water grants or loans. The Supplemental Documentation required by the DWR to meet the requirements of SBX7-7 for San Benito County was submitted at the end of 2012, and the full AWMP will be completed in 2014.

#### **7.4.2 Regional Context**

The Water Resources Association of San Benito County (WRASBC) provides water conservation services to water customers from the City of San Juan Bautista, the City of Hollister, the Sunny-slope County Water District, and the San Benito County Water District, and is governed by representatives from each of those agencies. WRASBC provides incentives for water conservation and does outreach activities around the county, including: school presentations, field trips for students to water treatment and reclamation plants, classes and workshops, maintaining a demonstration garden in downtown Hollister that shows water efficient irrigation and landscaping practices, bill inserts, and Water Awareness Month activities in May. In addition, the WRASBC is a member of the California Urban Water Conservation Council, which requires prospective members to sign a Memorandum of Understanding (MOU) in which they pledge to develop and implement fourteen comprehensive conservation Best Management Practices (BMPs). This organization works closely with the Bureau of Reclamation and the California Department of Water Resources to:

Develop, implement, and promote innovative water conservation and efficiency strategies, assist the Council's membership to achieve water conservation and efficiency goals, develop partnerships with key institutions and organizations that can effectively promote and/or require conservation, support and expand public awareness, education, and technical assistance, and build and sustain the Council's ability to fulfill its long-term mission and objectives. (California urban water, 2011, p.9)

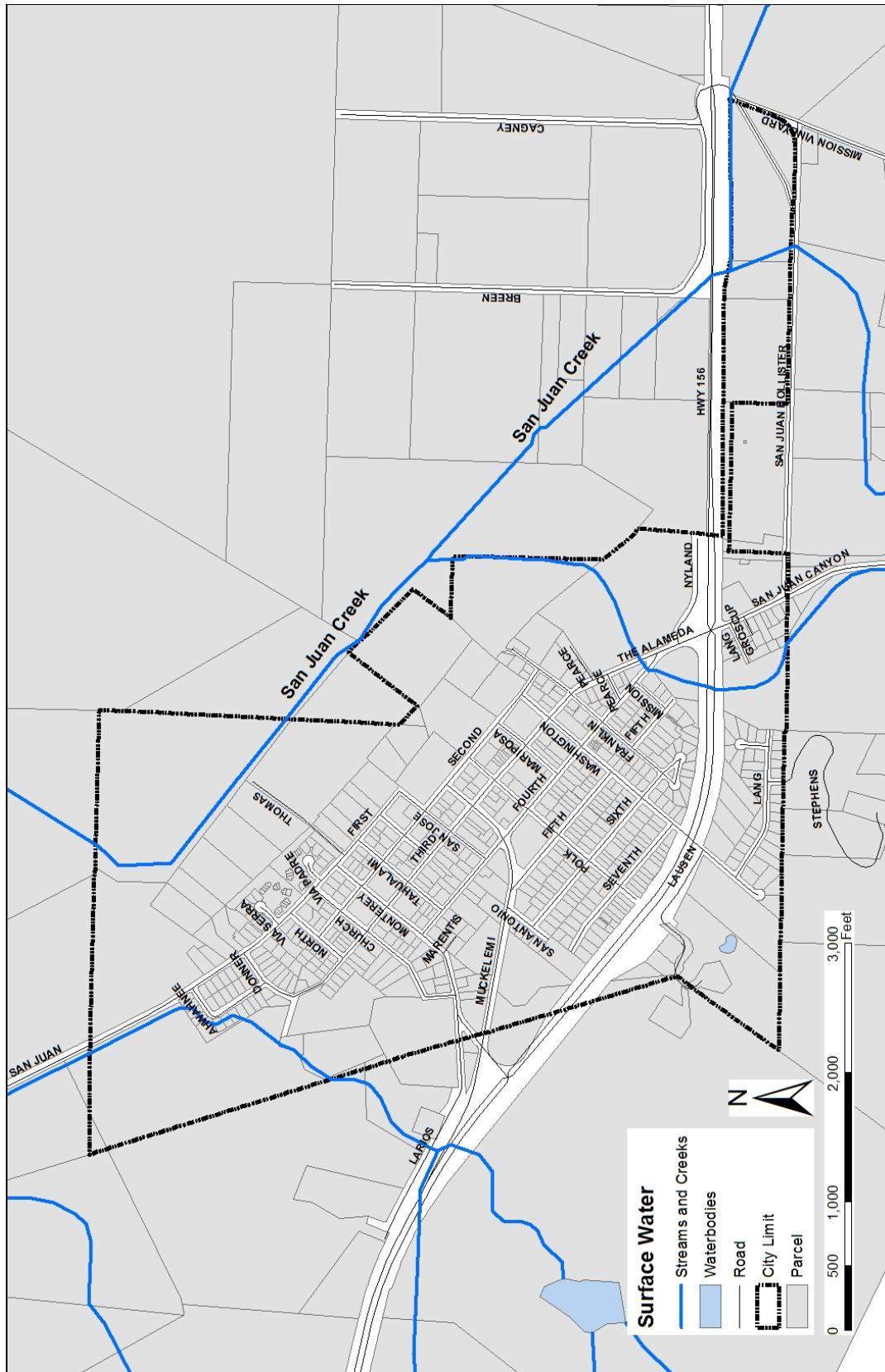
#### **7.4.3 Existing Conditions**

Map 7.2 shows the major creeks and drainage-ways in the Planning Area. Runoff generally flows north in creeks and ditches to the San Benito River. The San Benito River, in turn, flows to the Pajaro River, which flows to Monterey Bay. In the San Juan Valley, most of the creeks have been altered by farming and have been routed into man-made channels. San Juan Creek is the largest of the watercourses, flowing north from San Juan

Canyon and through the Mission Vineyard area before passing under Highway 156 and continuing to the northwest. A tributary to San Juan Creek follows the west side of San Juan Canyon Road, crosses vacant land between the two ends of Lang Street, passes under Highway 156 and behind the Alameda Plaza Shopping Center, and joins San Juan Creek just east of the rodeo grounds. Both San Juan Creek and the tributary have flood plains defined by the Federal Emergency Management Agency (FEMA).

In addition to surface water, a groundwater basin underlies most of the San Juan Valley, providing the main potable water source for San Juan Bautista. Groundwater has been pumped from the San Juan Valley for irrigation since the 1870s, sometimes with adverse consequences. Due to concerns over falling groundwater levels in the late 1970's, the San Benito County Water District created a benefit assessment district ("Zone 6") to finance and construct a pipeline delivering water for agricultural irrigation from the Central Valley via San Luis Reservoir. Deliveries of this 'blue valve' water began in 1987, and groundwater levels have stabilized since then.

Map 7.2 Major Creeks and Drainage-ways



U.S. Census TIGER/Line Shape files, 2013



Both surface and ground water is prone to water pollution from sources like urban and agricultural runoff and treated effluent. In the San Juan Bautista area, water pollution traditionally comes from “non-point” sources like streets, parking lots, construction sites, quarries, and farmland. Rainwater carries pollutants from these sources to storm drains, ditches, creeks, and ultimately the San Benito River. Since the 1998 General Plan, however, treated wastewater has become the biggest source of water pollution in the City of San Juan Bautista, resulting in a ‘cease and desist’ order from the Central Coast Regional Water Quality Control Board (CCRWQCB) in 2001 and a citation from the California Department of Health Services (CDHS) in 2002. The majority of the pollution comes from the use of residential water softeners and agricultural runoff, which makes its way into the groundwater through inadequately treated wastewater and runoff. A new ‘pellet plant’ has been designed to treat groundwater to higher standards before going to customers, and will eliminate the need for customers to have water softeners in their homes. A search for funding sources for the plant is currently underway. The status of water infrastructure and solutions to water quality issues are covered in depth in the Public Services element.

#### **7.4.4 Identifying Needs**

In addition to meeting the water conservation targets put in place by SBX7-7, public outreach will need to be intensified. Improving the quality of groundwater is key to maintaining water security in San Juan Bautista. However, accomplishing this will require a combination of new infrastructure and changes in personal water use habits and technology, which will require rate increases and a high level of public participation. Effectively conveying to the public the importance of these changes to the future economic and environmental health of San Juan Bautista needs to be an integral component of the policies and objectives of water conservation.

#### **7.4.5 Emerging Directions**

Since the last General Plan, several important water resource problems emerged. Over the last decade, however, most of these problems have been identified, quantified, and addressed through either legislation or administrative action. The creation and utilization of the WRASBC for water conservation services has allowed the City to begin moving towards state mandated conservation goals, and capital improvement projects dealing with existing water infrastructure are being created to address water quality issues and needs. Following through with these goals and projects will allow the City to be more responsible stewards of water resources, but will require additional educational, public outreach, and legislative action.

#### **7.4.6 Community Input**

Concerns about poor water quality, lack of adequate water infrastructure, high water rates, and the placement of both existing and future water treatment facilities were expressed in the community outreach meetings. Judging by the high number of responses that involved water, it is clear that the general public is familiar with local water issues.

#### **7.4.7 Conclusions**

Water quantity and quality are high priority issues in most California communities. San Juan Bautista has ample water resources, but the lack of oversight of both agricultural runoff and water treatment facilities has led to water quality issues that must be addressed. This will require a more intense focus on conservation, education, public outreach, and legislation. These efforts should revolve around changing the way people in the City of San Juan Bautista view, understand, and utilize water resources and infrastructure. Having a safe and secure water supply is a vital component of the City's present and future economic and environmental health.

### **7.5 Air Quality**

Air quality is an important part of a healthy community. San Juan Bautista is fortunate to have relatively good air quality compared to the rest of California, but air pollution issues do exist. This section outlines the federal and state regulatory environment regarding air quality, the local context of air quality, and the emerging needs, trends, and directions of air quality within San Juan Bautista and its immediate environment.

#### **7.5.1 Standards**

The Federal *Clean Air Act of 1970* (FCAA), passed in 1970 and amended in 1970, 1977, and 1990, established the basis for controlling air pollution in the United States. This act empowers the United States Environmental Protection Agency (USEPA) to establish National Ambient Air Quality Standards (NAAQS) for six of the most serious air pollutants, known as "criteria pollutants." These criteria pollutants include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, particulate matter smaller than 10 micrometers, and particulate matter smaller than 2.5 micrometers. NAAQS, depicted in Table 7.6, limit the "concentration" of a pollutant, which is the amount of pollutant per unit volume of air. Each pollutant is periodically measured and declared to be within the concentration limit (in attainment) or outside the limit (non-attainment). NAAQSs are designed to protect "sensitive receptors", such as children, the elderly, and those with compromised immune systems, from air pollution. However, healthy adults should be able to tolerate occasional exposure to air pollution concentrations higher than the

NAAQSs without experiencing adverse effects. In addition to the NAAQSs, California has established its own ambient air quality standards (AAQS) for four additional pollutants: sulfates, lead, hydrogen sulfide, and visibility reducing particles (also known as smog). Table 7.5 depicts California's AAQS.

Table 7.5 California State Ambient Air Quality Standards			
Pollutant		Averaging Time	Standard Level
Ozone		1-Hour	.09 ppm
		1-Hour	.07 ppm
Carbon Monoxide		1-Hour	20 ppm
		8-Hour	9 ppm
Nitrogen Dioxide		1-Hour	.18 ppm
		Annual	.030 ppm
Sulfur Dioxide		1-Hour	.25 ppm
		24-Hour	.04 ppm
Particulate Matter	PM 2.5	Annual	12 micrograms per cubic meter
	PM 10	Annual	20 micrograms per cubic meter
		24-Hour	50 micrograms per cubic meter
Sulfates		24-Hour	25 micrograms per cubic meter
Lead		30-Day Average	1.5 micrograms per cubic meter
Hydrogen Sulfide		1-Hour	.03 ppm
Visibility Reducing Particles		8-Hour	See note
Vinyl Chloride		24-Hour	.01 ppm
<b>Legend:</b> ppm-parts per million. <b>Note:</b> The ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe standards to “instrumental equivalents”. The statewide standard, “extinction of 0.23 per kilometer” is equivalent to the standard set in 1969. The Lake Tahoe Air Basin standard, “extinction of 0.07 per kilometer” is equivalent to the standard set in 1976.			

*California Air Resources Board, 2013*

Table 7.6 National Ambient Air Quality Standards					
Pollutant		Primary/ Secondary	Averaging Time	Standard Level	Form
Carbon Monoxide		Primary	8-Hour	9 ppm	Not to be exceeded more than once a year
			1-Hour	35 ppm	
Lead		Primary and secondary	Rolling 3 month average	0.15 micrograms per cubic meter	Not to be exceeded
Nitrogen Dioxide		Primary	1-Hour	100 ppb	98 <sup>th</sup> percentile, averaged over 3 years
		Primary and secondary	Annual	53 ppb	Annual mean
Ozone		Primary and secondary	8-Hour	0.075 ppm	Annual fourth-highest daily maximum 8-hour concentration, averaged over 3 years
Particulate Matter	PM 2.5	Primary	Annual	12 micrograms per cubic meter	Annual mean, averaged over 3 years
		Secondary	Annual	15 micrograms per cubic meter	Annual mean, averaged over 3 years
		Primary and secondary	24-Hour	35 micrograms per cubic meter	98 <sup>th</sup> percentile, averaged over 3 years
	PM 10	Primary and secondary	24- Hour	150 micrograms per cubic meter	Not to be exceeded more than once per year on average over 3 years
Sulfur Dioxide		Primary	1-Hour	75 ppb	99 <sup>th</sup> percentile of 1-Hour daily maximum concentrations, averaged over 3 years
		Secondary	3-Hour	0.5 ppm	Not to be exceeded more than once per year
<b>Legend:</b> Primary standards- public health protections. Secondary standards- public welfare protection. Ppm-parts per million. Ppb-parts per billion					

US EPA, 2013

## 7.5.2 Regional Context

The City of San Juan Bautista is located in the North Central Coast Air Basin (NCCAB), which is regulated by the Monterey Bay Unified Air Pollution Control District (MBUAPCD). MBUAPCD is responsible for “air monitoring, permitting, enforcement, long-range air quality planning, regulatory development, education and public information activities related to air pollution monitoring” and meeting AAQs for criteria pollutants “as required by the California Clean Air Act and Amendments (HSC Section 40910 et seq.) and the Federal Clean Air Act and Amendments (42 U.S.C. Section 7401 et seq.)” (MBUAPCD, 2013). The closest air quality monitoring station to San Juan Bautista is located on Fairview Road in Hollister. Map 7.3 depicts the NCCAB, which consists of Santa Cruz, San Benito, and Monterey counties.

The MBUAPCD adopted its most recent triennial air quality control plan in 2013. This plan focuses primarily on forecasting and controlling emissions of reactive organic gasses and nitrogen oxides.

**Map 7.3 Map of North Central Coast Air Basin**



*California Air Resources Board, 2008*

### 7.5.3 Existing Conditions

#### Meteorological Conditions

In California, air quality is highly influenced by local weather, geography, and environmental conditions, including wind patterns, temperature, and precipitation.

San Juan Bautista has a Mediterranean climate, with dry warm summers and mild winters. Average temperatures range from a low of 49 degrees Fahrenheit in December, to a high of 68 degrees Fahrenheit in August. Hot summer temperatures can sometimes exacerbate air pollution problems, especially ozone. Photochemical ozone is one of the most serious air quality issues. San Juan Bautista has relatively low average rainfall, receiving only about 13 inches per year. Table 7.7 depicts the average monthly rainfall and temperature for San Juan Bautista.

<b>Table 7.7 Average Monthly Rainfall and Temperature</b>		
<b>Month</b>	<b>Average Rainfall (in)</b>	<b>Average Temperature (Degrees Fahrenheit)</b>
January	2.6	49
February	2.49	52
March	2.26	54
April	0.93	57
May	0.35	62
June	0.09	65
July	0	67
August	0.03	68
September	0.17	67
October	0.58	62
November	1.4	55
December	1.93	49
<b>Total</b>	<b>12.83</b>	

NOAA, 2013

Winds typically blow from the west, but are capable of blowing in from any direction. Winds can sometimes carry in polluted air from the Central Valley to the East or the San Francisco Bay Area to the North.

### Air Quality Attainment Status

Table 7.8 displays the air quality attainment status for state and national thresholds for seven air pollutants. As of January 2013, the NCCAB is out of attainment for ozone and PM<sub>10</sub>, and “unclassified” for CO. The NCCAB is currently in attainment of all national level air quality standards.

Table 7.8 State Ambient Air Quality Standards			
Pollutant		Averaging Time	Standard Level
Ozone		1-Hour	.09 ppm
		1-Hour	.07 ppm
Carbon Monoxide		1-Hour	20 ppm
		8-Hour	9 ppm
Nitrogen Dioxide		1-Hour	.18 ppm
		Annual	.030 ppm
Sulfur Dioxide		1-Hour	.25 ppm
		24-Hour	.04 ppm
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		24- Hour	50 micrograms per cubic meter
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Hydrogen Sulfide		1-Hour	.03 ppm
Visibility	Reducing Particles	8-Hour	See note
Vinyl Chloride		24-Hour	.01 ppm
<b>Legend:</b> ppm-parts per million. <b>Note:</b> The ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe standards to “instrumental equivalents”. The statewide standard, “extinction of 0.23 per kilometer” is equivalent to the standard set in 1969. The Lake Tahoe Air Basin standard, “extinction of 0.07 per kilometer” is equivalent to the standard set in 1976.			

*California Air Resources Board, 2013*



#### **7.5.4 Identifying Needs**

The most pressing air quality need for San Juan Bautista is to come into attainment for ozone and PM10. Only one air basin in California is currently in attainment with both of these standards as of 2013; however San Juan Bautista should strive to reduce emissions in these areas in order to achieve its regional air quality goals. Possible sources of PM10 include dust from agricultural operations and vehicle exhaust from Highway 156. Summer wildfires also contribute periodically to ozone and particulates.

#### **7.5.5 Emerging Directions**

Air quality in San Juan Bautista, and much of California, has been steadily improving since the passage of the federal and state clean air acts. According to the MBIPCD “long-term trends for ozone concentrations at monitoring stations throughout the NCCAB show that progress has been made towards achieving the standards”(MBUAPCD, 2013). However, increasing temperatures due to climate change may cause an increase in wildfires. Map 7.4 shows how the risk of wildfires will increase in the area around San Juan Bautista. Increased wildfires may lead to problems with smoke, ozone, and particulate matter.

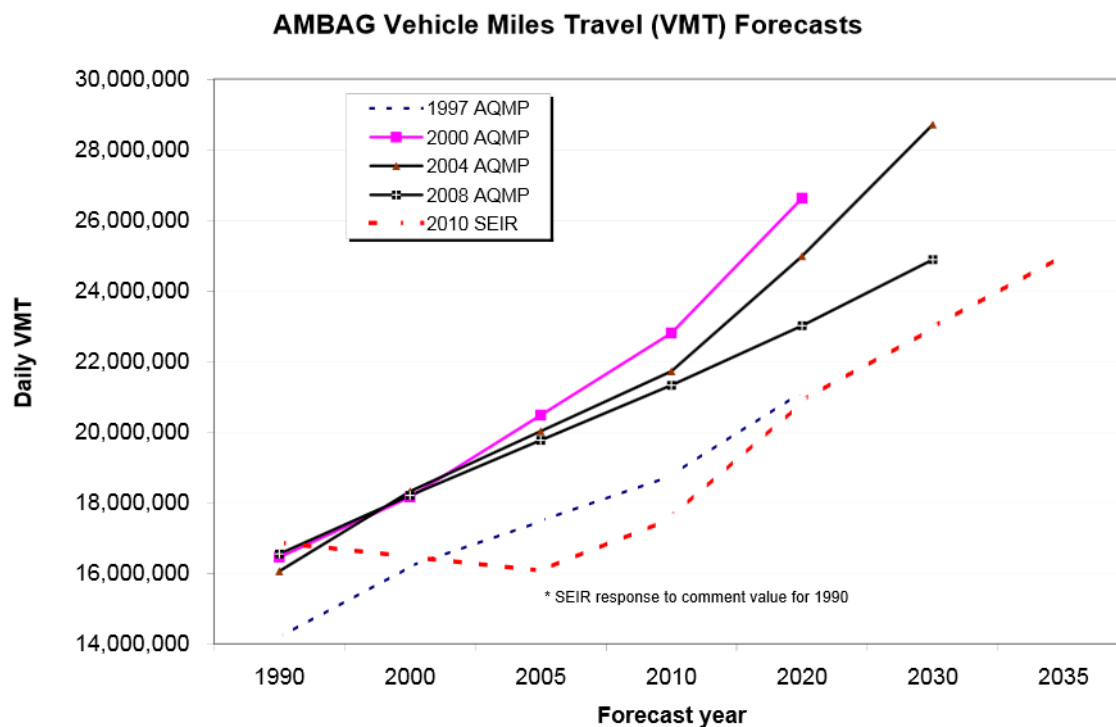
Any future changes in air quality will also affect public health, as many people are highly sensitive to poor air. This relationship is further explored in the “environmental quality” section of Chapter 14: Public Health.

### Map 7.4 Regional Wildfire Risk Map



*Public Interest Research Program, 2013*

In addition to pollution from increasing wildfires, the City may also experience an increase in emissions from vehicles. Figure 7.1 depicts the Association of Monterey Bay Area Governments (AMBAG) regional vehicle miles traveled (VMT) forecast. This forecast predicts an increase in average yearly VMT through at least 2035. This increase may lead to greater air pollution from vehicles, including nitrogen oxide and particulate matter.

**Figure 7.1 Vehicle Miles Traveled (VMT) Forecast**

*AMBAG, 2010*

### Community Input

None of the comments received in Community Meeting 1 related directly to air quality. However, many participants mentioned that they were happy that San Juan Bautista has great weather. Air quality can often be taken for granted, so perhaps the lack of comments is a testament to San Juan Bautista's relatively clean and clear air.

### 7.5.6 Conclusions

San Juan Bautista does not have serious problems with its air quality. However, the City should strive to comply with regional emissions targets set by the MBUAPCD.

## 7.6 Energy and Greenhouse Gas Emissions

This section provides an overview of the energy use and greenhouse gas emissions associated with the City of San Juan Bautista, its businesses, and its residents. Energy is used by almost every facet of modern life, from residential water heating to commuting and agriculture. The majority of that energy is derived from fossil fuels, and thus releases heat-trapping gasses into the atmosphere, contributing to global warming. In this respect, the emissions of greenhouse gasses (GHG) from energy use is inevitable. The amount and type of energy used by residents of San Juan Bautista, however, is not inevitable. A myriad of new technologies, programs, and policies have been put in place in order to help reduce energy use and transition to cleaner sources of energy. California has made a strong commitment to reducing energy use through updates to the California Building Code (CBC), state fuel efficiency standards, the Renewable Portfolio Standard (RPS) for electrical utilities, and incentives for energy efficient appliances and electronics. San Juan Bautista has the opportunity to do its part to help reduce energy use and the City's impact on the environment. This section summarizes the amount and type of energy used by the residential, commercial, and transportation sectors of the economy of San Juan Bautista. It also summarizes the physical, regulatory, and environmental context in which energy is used, and how energy efficiency programs are implemented. It then details needs and issues regarding energy and greenhouse gasses and suggests emerging directions for how San Juan Bautista can move forward with reducing its overall energy use and GHG emissions.

The San Juan Bautista Energy Action Strategy (EAS), released in 2013, formulates strategies for the residential and non-residential (commercial/ industrial) sectors of the economy. The (EAS) also includes community wide strategies that cross sector boundaries. These strategies are then further organized by the projected annual energy savings (measured in MMBtu), projected annual cost savings (measured in US dollars), and projected annual GHG reduction (measured in MTC02e) in order to estimate community benefit and provide a means for prioritizing strategies.

The Association of Monterey Bay Area Governments [AMBAG] Energy Watch staff worked closely with city staff from San Juan Bautista, PG&E, and Local Governments for Sustainability to identify existing energy usage by sector and identify and prioritize energy action strategies by sector. This led to the production the City of San Juan Bautista Greenhouse Gas Emissions Inventory [GHG Emissions Inventory] (2010) and the City of San Juan Bautista Draft Energy Action Strategies report (2013), respectively.

### 7.6.1 Standards

In 2010 the City of San Juan Bautista, with the help of AMBAG, completed a GHG inventory in order to begin the GHG emission reduction process. This assessment was conducted with the intention of satisfying the requirements of the *California Global Warming Solutions Act of 2006*, including Assembly Bill 32 (AB32) and Senate Bill 97 (SB97). AB32 requires that, by 2020, the state's greenhouse gas emissions be reduced to 1990 levels. SB97 amended statutes of the *California Environmental Quality Act of 1970* (CEQA) to specifically establish that GHG emissions and their impacts qualify as subject to CEQA review. It is therefore required that the General Plan address both current community GHG emissions and emerging directions for GHG emission reduction.

The goals of the City, as demonstrated in City of San Juan Bautista Draft Energy Action Strategy ([EAS], [Energy Action Strategy], 2013), are consistent with the State-recommended goal for local governments to reduce GHGs by 15% below 2005 baseline levels by 2020. The EAS does not, at this point, propose any strategies to reduce transportation related GHG emissions.

### 7.6.2 Regional Context

San Juan Bautista's 2005 GHG Inventory provides estimates of total GHG emission from five sectors of San Juan Bautista's economy: residential, commercial/industrial, transportation, waste, and wastewater treatment. The emissions are divided into three "scopes" which detail the location of the emissions. Scope 1 includes direct emissions within the city, such as those from a natural gas heater. Scope two includes indirect emissions, such as those from a nearby power plant that supplies power to the City. Scope 3 includes the emissions associated with the manufacture of materials. All emissions are listed in Metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>e), in order to use a standard measure of atmospheric warming potential across multiple gasses. Table 7.9 lists 2005 estimated emissions by sector and scope. Overall, San Juan Bautista emitted 9,917 tons of CO<sub>2</sub>e per year. The largest source of scope 1 emissions in San Juan Bautista is the transportation sector. This sector emitted 4,399 tons of CO<sub>2</sub>e per year, constituting 44% of total GHG emissions. The commercial/ industrial sector emitted the largest share of scope two emissions, with 1,577 tons of CO<sub>2</sub>e, or 16% of overall emissions. The residential sector emitted about half as much scope 2 CO<sub>2</sub>e as commercial/industrial with 817 tons of CO<sub>2</sub>e.

<b>Table 7.9 Community Green House Gas Emission Inventory (Metric tons CO<sub>2</sub>e)</b>				
<b>Sector</b>	<b>Scope 1</b>	<b>Scope 2</b>	<b>Scope 3</b>	<b>Total</b>
Residential	1,459	816		2,275
Commercial/ industrial	701	1,577		2,278
Transportation	4,399			4,399
Waste	637			637
Wastewater Treatment			328	328
<b>Total</b>	<b>7,196</b>	<b>2,393</b>	<b>328</b>	<b>9,917</b>

*Association of Monterey Bay Area Governments, 2010*

Table 7.10 shows estimates of total community wide emissions by economic sector. The emissions from the Residential sector were 2,430 MTCO<sub>2</sub>e or 44 percent of total community emissions in 2005. The Commercial/ Industrial sector emissions were 1,468 MTCO<sub>2</sub>e, or 26 percent of total community emissions. Lastly, emissions from waste generation accounted for 289 MTCO<sub>2</sub>e or 5 percent of total community emissions.

<b>Table 7.10 Community GHG Emissions by Sector (metric tons CO<sub>2</sub>e)</b>					
<b>2005 Community Emissions by Sector</b>	<b>Residential</b>	<b>Commercial / Industrial</b>	<b>Travel on Local Roads</b>	<b>Waste Generation</b>	<b>TOTAL</b>
CO <sub>2</sub> e (metric tons)	2,430	1,468	1,397	289	5,585
% of Total CO <sub>2</sub> e	44%	26%	25%	5%	100%
MMBtu	635,393	325,481			960,874

*San Juan Bautista Greenhouse Gas Emissions Inventory, 2010*

## Transportation

Transportation typically accounts for a significant percentage of a community's greenhouse gas emissions. In San Juan Bautista, the amount of greenhouse gasses released from transportation was estimated by AMBAG to be 4,399 Metric tons of CO<sub>2</sub>e. 74.3 percent of the total transportation emissions came from travel on state highways, while 25.8 percent came from travel on local roads. One gallon of fuel, when burned, releases 887 grams of CO<sub>2</sub> (AMBAG, 2010).

## Residential

According to the City's 2010 GHG Emissions Inventory, San Juan Bautista's residential sector generated an estimated 2,430 metric tons of CO<sub>2</sub>e in 2005. This estimate was calculated using 2005 electricity and natural gas consumption data provided by PG&E. Table 7.11 depicts the GHG emissions associated with the residential sector

<b>Table 7.11 Residential Emissions by Source (metric tons CO<sub>2</sub>e)</b>			
<b>Residential Emission Sources 2005</b>	<b>Electricity</b>	<b>Natural Gas</b>	<b>TOTAL</b>
MTCO <sub>2</sub> e	838	1,592	2,430
% of Total CO <sub>2</sub> e	34%	66%	100%
MMBtu	173,395	461,998	635,393

*San Juan Bautista Greenhouse Gas Emissions Inventory, 2010*

Thirty-four percent of total residential sector emissions, 838 metric tons of CO<sub>2</sub>e, come from electricity use. Whereas 1,592 metric tons of CO<sub>2</sub>e, or 66 percent of total residential emissions, come from natural gas use. Residential natural gas use typically includes heating of buildings, heating of water, and cooking. Residential electricity use typically includes lighting, appliances, and in some cases, water heating and cooking.

## Commercial/ Industrial

According the City's 2010 GHG Emissions Inventory, San Juan Bautista's commercial and industrial sectors generated an estimated 1,468 metric tons of CO<sub>2</sub>e, or 26 percent of total community emissions in 2005. As noted, in the GHG Emissions Inventory, PG&E was not able to provide a breakdown between commercial and industrial electricity and natural gas consumption due to the California Public Utilities Commission (CPUC) 15/15 rule. The 15/15 Rule was adopted by the CPUC in the Direct Access Proceeding (CPUC Decision 97-10-031) to protect customer confidentiality. If the number of customers in the complied data is below 15, or if a single customer's load is more than 15 percent of the total data, categories must be combined before the information is released. The calculations used for the Commercial/ Industrial section of the GHG Emissions Inventory include electricity and natural gas information, provided by PG&E, as well as estimates for direct access (DA) electricity and natural gas provided directly to industries by other utilities. For this reason, the City has drafted strategies to address "Non-Residential" emissions in order to focus efforts on the emissions from both the Commercial and Industrial Sector in the City's Draft Energy Action Strategies report ([Energy Action Strategy], 2013).



### 7.6.3 Identifying Needs

In 2010 the City of San Juan Bautista, with the help of AMBAG, completed a GHG inventory in order to begin the GHG emission reduction process. This assessment was conducted to comply with the *California Global Warming Solutions Act of 2006*, including Assembly Bill 32 (AB32) and Senate Bill 97 (SB97). AB32 requires that by 2020 the state's greenhouse gas emissions be reduced to 1990 levels and SB97 amended CEQA statutes to specifically establish that GHG emissions and their impacts qualify as subjects for CEQA review. It is therefore required that the General Plan address both current community GHG emissions as well as emerging directions for GHG emission reduction.

### 7.6.4 Emerging Directions

#### Transportation

National trends show per person vehicle miles traveled (VMT) decreasing during the 2008 recession and subsequently continuing to fall despite the modest economic recovery that followed. San Benito County's daily estimated VMT in 2008 fell to its lowest level since 1990 (AMBAG). In addition, the Corporate Average Fuel Economy (CAFÉ) standards have become more stringent, meaning that vehicle fleets are to become more fuel efficient. These two long-term trends bode well for the transportation sector, as VMT and fuel efficiency are the two most important factors governing GHG emissions from transportation. However, due to population growth and economic acceleration, AMBAG's most recent VMT forecast predicts overall VMT increasing steadily until 2030. AMBAG and MBUAPCD have both developed strategies for reducing the use of single person autos, which contribute the lion's share of GHG emissions from vehicles.

#### Residential

According to the Energy Action Strategy (EAS) (2013), the overall energy (electricity and natural gas) consumed by the Residential sector has increased by 6.5% between 2005 and 2011. During that same period of time, Residential electricity usage increased by 3%, while Residential natural gas usage increased by 8.1%. The GHG emissions associated with residential electricity and natural gas are directly affected by increased use; they are also affected by the emissions associated with PG&E energy generation.

The EAS formulates strategies for the Residential and Non-Residential (Commercial/Industrial) sectors. The Energy Action Strategy also includes Community Wide strategies that cross sector boundaries. These strategies are then further organized by the projected annual energy savings (MMBtu), projected annual cost savings (\$), and projected annual GHG reduction (MTCO<sub>2</sub>e) in order to estimate community benefit and provide a means for prioritizing strategies.

The residential sector strategies discussed in the report range from incentivized home improvements to point-of-sale residential energy efficiency retrofits. The Whole Home Retrofit Program (RES-1) incentivizes energy-saving home improvements on a single-family residence and 2-4 unit buildings. In monitoring the effectiveness of this strategy at reducing GHG emissions, dependency on housing tenure should be considered. The Residential Weatherization strategy (RES-2) aims to reduce GHG emission produced by the Residential sector by increasing energy efficiency in the existing building stock. The strategy incentivizes small repairs such as weather-stripping, adding insulation, and replacing inefficient appliances as a means to increase property values and decrease utility costs. The final residential strategy, Residential Energy Efficiency Retrofits at Time-of-sale (RES-3) is essentially a Residential Energy Conservation Ordinance (RECO) where energy efficiency retrofits are triggered either at the point-of-sale or major renovation of the property.

### **Commercial/ Industrial**

While Commercial and Industrial Sector emissions are combined in the City's GHG Emissions Inventory, the City focuses on Non-Residential Sector strategies in the Draft EAS report. These strategies focus on reducing emissions associated with retail uses, such as emissions from the City's hospitality industry.

The non-residential sector strategies that the report brings forward range from a business certification program to energy efficiency campaigns for the retail and hospitality sectors.

The Green Business Certification Program (NR-1) is a certification program that businesses can opt into as a means to communicate support and commitment to GHG reduction strategies. This program can provide businesses the opportunity to show support for green programs.

The Retail Energy Efficiency Campaign (NR-2) aims to reduce GHG emission produced by the City's Retail sector by incentivizing energy efficiency upgrades through discounts on energy efficient equipment and appliances and streamlining the permitting and inspection processes for participating establishments.

The Hospitality Energy Efficiency Campaign (NR-3) strategy has the same structure as the Retail Energy Efficiency Campaign, but is focused more specifically towards the hospitality industry with cost-effective upgrade options for businesses, including: kitchen equipment, refrigeration equipment, heating and air conditioning equipment, high-efficiency variable speed motors, high-efficiency lighting equipment, and more. Streamlining the permitting and inspection processes for participating establishments is also an incentive of this program.

The Right Lights Program (NR-4) is an incentive program that provides subsidies for energy efficiency upgrades for lighting and refrigeration equipment.

Finally, the Third Party Commissioning program (NR-5) aims to set up a systematic process applied to existing buildings that have never been commissioned to ensure that their systems can be operated and maintained according to the owner's needs. Commissioning is the process of ensuring that systems are designed, installed, functionally tested, and capable of being operated and maintained according to the owner's operational needs. Commissioning is normally done every three to five years in order to maintain top levels of building performance and/or following other stages of the upgrade process to identify new opportunities for improvement. Proving a streamlined commissioning process through a certified third party can lower building operating costs by reducing demand, energy consumption, and time spent by management or staff responding to complaints. It can also increase equipment life and improve tenant satisfaction by increasing the comfort and safety of occupants.

### **Renewable Energy**

Renewable energy, defined as energy that is produced with limited to net zero greenhouse gas emissions, can be an effective opportunity for a compact community such as San Juan Bautista. Renewable energy options span usage sectors, and can be identified in transportation and building/ industrial operations. Renewable energy can also be used as a means to develop and promote ecotourism, promoting San Juan Bautista as a "green city".

#### **7.6.5 Community Input**

There were no comments about GHG emissions during community outreach. Residents, however, mentioned the high cost of alternative energy.

#### **7.6.6 Conclusions**

The emission of GHGs into the atmosphere is a global problem that requires local solutions. California has emerged as a national leader in GHG reduction, with the passage of AB 32 and SB 375. San Juan Bautista has taken steps to save energy and reduce its GHG emissions over time. The City's GHG inventory provides an important base of knowledge, from which GHG reduction strategies can be planned. The City's EAS outlines many such strategies, which are intended to reduce emissions from all of the City's economic sectors. The reductions in energy use achieved by these strategies will not only reduce GHG emissions, but also save residents and businesses money on their electricity and natural gas bills. The transportation sector contributes the largest share of the City's GHG emissions, at 44%. Due to the mobile nature of the transportation sector, efforts to reduce transportation emissions will require a comprehensive

approach, integrating land use and circulation strategies in order to encourage walkability and non-polluting transit modes.

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## 8 OPEN SPACE

### 8.1 Introduction

The Open Space Element of the General Plan is dedicated to the long-range preservation and conservation of open space and agricultural land. Open space is defined by the California Governor's Office of Planning and Research (OPR) General Plan Guidelines as any parcel or area of land or water that is essentially unimproved and devoted to open space use (OPR, 2003). According to these guidelines, the Open Space Element must address the following topics:

- Preservation of natural resources
- Managed production of resources
- Outdoor recreation
- Public health and safety
- Trail-oriented recreational use
- Retention of all publicly owned corridors for future use
- Integration of city and county trail routes

The Open Space Element must meet State requirements defined in Sections 65302(d) and 65302(e) of the California Government Code. According to these requirements, the Open Space Element must contain goals and policies concerned with managing all open space areas, including undeveloped lands and outdoor recreation areas. Specifically, the Open Space Element includes open space that is used for outdoor recreation, for the managed production of resources, for the preservation of natural resources, and open space that is left undeveloped for public health and safety reasons. The California Government Code mandates that all general plans include an open space element. For the urban City of San Juan Bautista, and greater San Benito County, it is important that open space is preserved to the maximum extent possible.

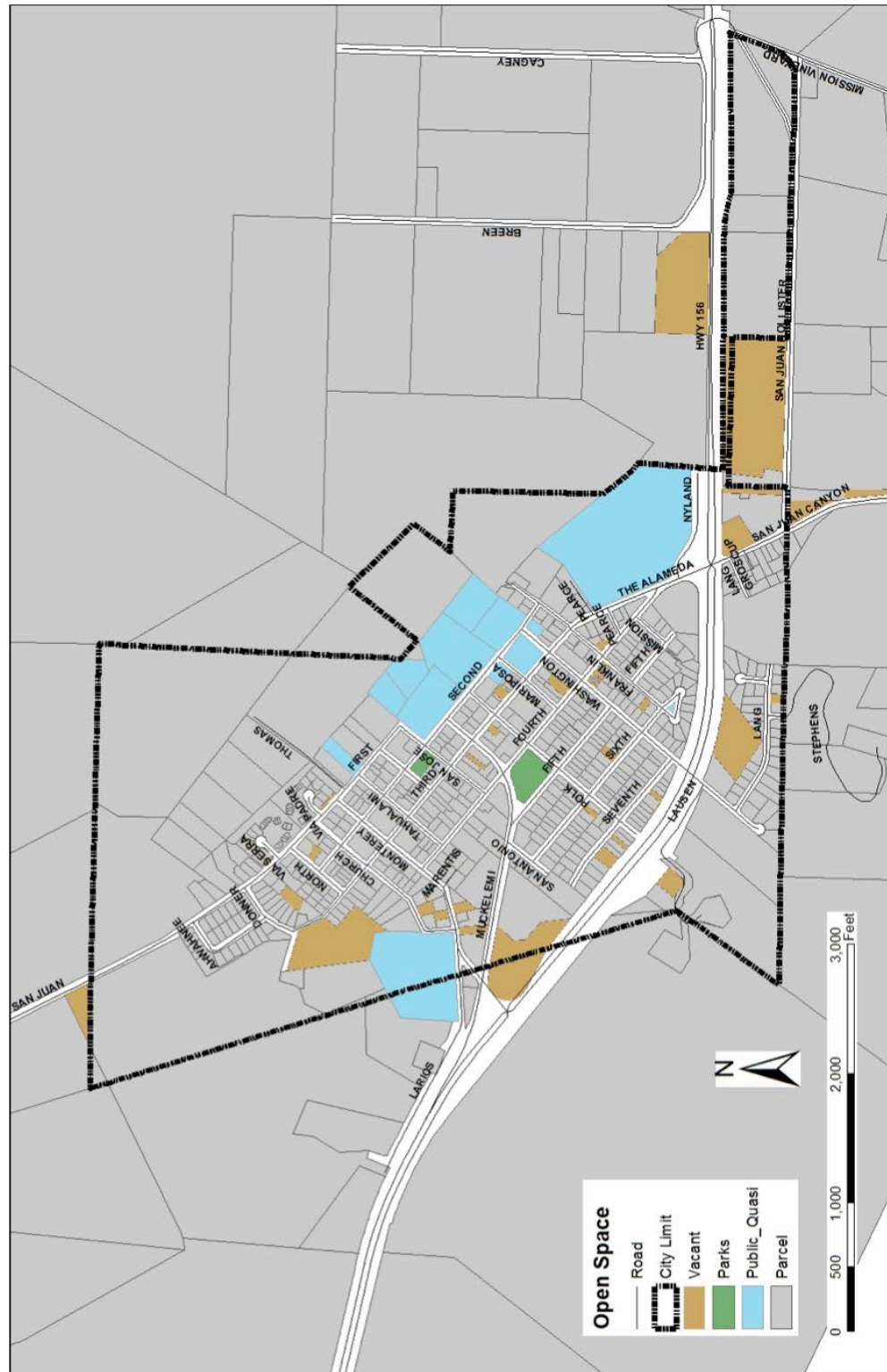
Because of the importance of open space for recreation, as well as for agricultural land and resources, the Open Space Element is divided into two categories:

- Active and Passive Open Space for Recreation
- Agricultural Resources

The Open Space Element is very broad in scope, creating an overlap of issues with several other elements. For example, the analysis of "preservation of natural resources" can be seen in Chapter 7, Conservation, and the analysis of "public health and safety" are both addressed in Chapter 10, Public Safety and Chapter 14, Health. Additional conditions and policies pertaining to Open Space can be found in: Chapter 4, Land Use; Chapter 11, Economic Development; Chapter 12, Public Facilities; and Chapter 13, Historic Preservation and Community Design. Map 8.1 shows the location of open space in and around San Juan Bautista.



### Map 8.1 Open Space Map



*Land Use Inventory, 2013*

### **8.1.1 Regional Context**

#### **San Benito County**

Open space serves many functions for San Juan Bautista's landscape by defining the urban edge of the City and providing a scenic backdrop to the City. South of the City are wooded hills providing the ecological benefits of plant and animal habitats. To the north and the east, the San Juan Valley's rich soils create prime agricultural land and open space. Open space along the San Andreas Fault and San Juan Creek protects the public from potential seismic and flood hazards (City of San Juan Bautista, 1998, p. 5-1).

#### **San Juan Bautista Urban Growth Boundary**

San Juan Bautista's Urban Growth Boundary was adopted in order to contain urban development and ensure development does not leapfrog onto prime agricultural lands. A goal of the 1998 Land Use Element (Goal L-1) is to maintain San Juan Bautista as small compact town surrounded by open space and agriculture (City of San Juan Bautista, 1998). The City must work closely with San Benito County to maintain agricultural zoning designations in the San Juan Valley and Gavilan foothills to promote infill and city-centered growth instead of sprawl (City of San Juan Bautista, 1998, p. 5-9).

## **8.2 Active and Passive Open Space for Recreation**

The Active and Passive Open Space for Recreation section provides an inventory of the location, physical conditions, and resources of San Juan Bautista's parks and recreational lands, public and private use facilities, trails, and bike corridors. This chapter includes the existing conditions of regional, community, and neighborhood open spaces as well as standards and regulations to manage these resources. Topics covered include:

- Parks and outdoor recreation
- National, State, Regional, and County Trails and Local Paths
- Corridors for future use

Findings of this Chapter, along with community aspirations, create emerging directions that will help guide future policies and land use decisions relating to San Juan Bautista's active and passive open space recreation.

### 8.2.1 Existing Conditions

Information on the existing condition of City active and passive open space for recreation for San Juan Bautista was gathered from existing documents including: the San Juan Bautista General Plan of 1998, the San Benito County General Plan of 1985, the San Benito County Parks and Recreation Facilities Master Plan of 2010, input from community meetings, site visits, and a land use inventory conducted by California Polytechnic State University students in October 2013. Table 8.1 and Table 8.2 show existing amenities within the City's open space that were used for active and passive recreation in 2013.

#### Parks and Outdoor Recreation

The quantity and quality of parks and recreational facilities are essential in planning a strong happy community with quality open space. They contribute to the health and quality of life of San Juan Bautista residents and visitors. San Juan Bautista provides a limited level of recreational services, which include a volunteer-run summer recreation program and a senior exercise program (City of San Juan Bautista, 1998, p. 5-7). For more information on existing access to City parkland in San Juan Bautista refer to Chapter 14, Health: Access to Active and Passive Open Space for Recreation.

#### City Parks

The Cal Poly Land Use Survey and additional research indicated that San Juan Bautista has 2 neighborhood parks totaling 2.3 acres. The National Recreation and Park Association (NRPA) park standards and the San Benito County Parkland Classification system are used to analyze existing park conditions. Table 8.1 shows existing City park recreational facilities as follows.

1. **Abbe Park:** On Polk and Fourth Street. 1.8 acres.
2. **Lauren E. Verutti Memorial Park:** On Third and San Jose Street. 0.5 acres.

NRPA defines a neighborhood park as an area for intense recreational activities such as field and court games and picnicking. Neighborhood parks may also have playground apparatus areas (Berke & Godschalk, 2006, p. 416). According to the NRPA's recreation and open space standards, a neighborhood park should provide 1 to 2 acres of City parkland per 1,000 people. San Juan Bautista provides 1.4 acres per 1,000 people.

The San Benito County Parks and Recreation Master Plan defines a neighborhood park as the traditional urban recreational and social focus of the neighborhood. Neighborhood parks should allow for recreational and social activities that cannot be accommodated in residential yards due to size or density limitations. They should be

designed for both active and passive recreation activities and meet specific needs of the neighborhood and address the needs of all age groups and physical abilities.

<b>Table 8.1 Existing City Park Recreational Facilities</b>			
		<b>City Parks</b>	
		Abbe Park	Verutti Park
<b>Facilities</b>	Community Room(s)		
	Picnic Facilities	X	X
	Lighting	X	
	Playground		X
	Toddler Play Area		
	Baseball Field	X	
	Softball Field	X	
	Basketball Court		
	Tennis Court		
	Horseshoe Pit		
	On-Site Parking Lot		
	Bicycle Rack		
	Restroom	X	X
	Shade Structure		X
	Benches	X	X
	Monuments/Statues	X	
	Art (murals/sculpture, etc.)		
	Water Fountains		X
	Ponds/Lakes/Streams/Rivers		
	Views	X	
	EV Charging Station	X	
	Total Acres	1.8	0.5
	<b>Total Acres Citywide</b>	<b>2.3</b>	

*Land Use Inventory, 2013*

Recreational facilities found in a neighborhood park are preschool- and elementary-age play areas, picnic areas, shaded seat areas, open grass areas for informal play, and limited sports fields for league play (San Benito County Parks, 2010, p. 47). According to the San Benito County Parkland Classification system, the City should provide 3 to 10 acres, with a 5-acre minimum preferred, of neighborhood parkland within the City. Using the minimum 5 acres, the City has a deficiency of City owned parkland by 8.81 acres. The City concluded in the 1998 General Plan that the deficiency is offset by the State Park, Mission, and School, which all provide open space and recreational facilities for public use (City of San Juan Bautista, 1998, p. 5-8).

### Public/Quasi-Public Open Space

Public/Quasi-Public Open Space refers to land that functions as open space and is not defined as a City Park. This includes the San Juan Bautista State Historic Park and Old Mission San Juan Bautista, which both serve the community with recreational space, open views, and a rich cultural amenity. The Carl Martin Luck Memorial Library and San Juan Bautista Cemetery District also provide open space for the community. Currently, the Public/Quasi-Public Open Space totals approximately 38 acres. Table 8.2 lists the various Public/Quasi-Public Open Spaces and existing recreation facilities.

<b>Table 8.2 Existing Public/Quasi-Public Recreational Facilities</b>					
	<b>State Park</b>	<b>Church</b>	<b>School</b>	<b>Library</b>	<b>Cemetery</b>
	San Juan Bautista Historic Park	Mission San Juan Bautista	San Juan School	Carl Martin Luck Memorial Library	San Juan Bautista Cemetery
Community Rooms					
Picnic Facilities					
Lighting					
Playground					
Toddler Play Area					
Baseball Field					
Softball Field			X		
Basketball Court			X		
Tennis Court			X		
Horseshoe Pit					
On-Site Parking Lot				X	
Bicycle Rack				X	
Restroom	X			X	
Shade Structure	X				
Benches		X		X	
Monuments/Statues	X				
Art (murals/sculpture, etc.)					
Water Fountains	X			X	
Ponds/Lakes/Streams/Rivers					
Views	X				X
EV Charging Station					
Total Acres	6.5	15.8	9.4	0.4	6

<b>Total Acres Citywide</b>	<b>38.1</b>
-----------------------------	-------------

*Land Use Inventory, 2013*

**San Juan Bautista State Historic Park:** The State Park encompasses more than 6 acres, which includes a free picnic area, open lawn, restrooms, historic buildings, and maintenance yards on the property (San Juan Bautista General Plan, 1998, p. 5-8). The open lawn is the center focal point of the Park's plaza and takes up 2 acres of the 6.5 acre park.

**Mission San Juan Bautista:** The Mission includes a 10 acre rodeo ground north of the Church, but the area is presently not in use (San Juan Bautista General Plan, 1998, p. 5-8). The Mission grounds in use total 15.8 acres.

**San Juan School:** San Juan Bautista has one public school in its City limits that provides recreational opportunities, and these facilities can be used when the school is not in session. The school provides education for grades K-8. The School contains playfields, basketball courts, and tennis courts that can be rented for non-school use at a nominal fee (San Juan Bautista General Plan, 1998, p. 5-8). A land use inventory was conducted in October 2013 to confirm the public recreational facilities. Currently, the School totals 18.8 acres, and open space makes up approximately half of this acreage.

**Carl Martin Luck Memorial Library:** The Carl Martin Luck Memorial Library dedicates approximately half of its 0.9 acre parcel to open space with grass, trees, benches, and a bike rack.

**San Juan Bautista Cemetery District:** The City has one major cemetery, which adds greatly to the landscaped open space in the City. The cemetery constitutes an important asset to the City. San Juan Bautista has a high standard of landscaping and maintenance, and being the highest elevation in the City, the cemetery provides clear views of many sections of the City. As such, it represents a major landscaped feature. The Cemetery totals 6 acres.

### **Regional Parks**

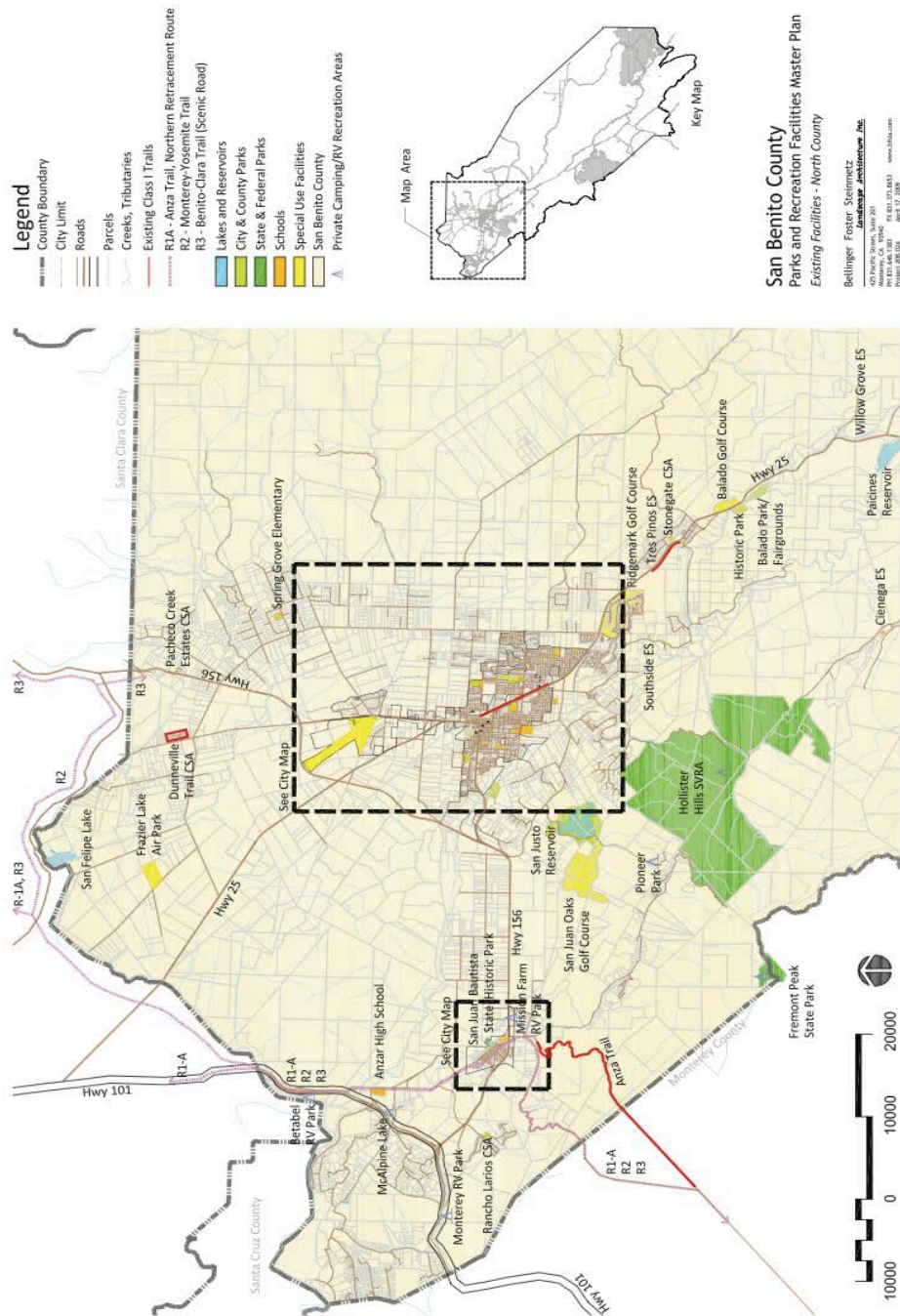
There are a number of Federal, State, County, and private open spaces, recreational facilities, and trails available around San Juan Bautista. Regional open space includes Fremont Peak State Park, Hollister Hills State Vehicular Recreation Area, Pinnacles National Monument, Clear Creek, McAlpine Lake and Park, and the San Juan Bautista de Anza National Historic Trail. Map 8.2 shows all existing park and recreation facilities in North San Benito County. Below are descriptions of the major Regional Parks and Trails in the area.

**Fremont Peak State Park:** This Park is 162 acres and features hiking trails, expansive views of Monterey Bay, and access to the higher peaks of the Gavilan Range. Other

views include the San Benito Valley, Salinas Valley, and the Santa Lucia Mountains east of Big Sur. There are 4 miles of moderate trails among the pine and oak woodlands in the park that are home to many birds and mammals. There are camping and picnic facilities in the park with drinking water available. Twenty-one primitive oak-shaded campsites with views of Monterey Bay have tables, fire rings, and pit toilets. There are two campsites (Valley View and Oak Point) and one group site (Doe Flat) that can hold 50 campers (California Department of Parks and Recreation, 2013). The park also features an astronomical observatory with a 30-inch telescope that is open for public programs on selected evenings.



Map 8.2 San Benito County Existing Park and Recreation Facilities – North County



San Benito County Parks and Recreation Facilities Master Plan, 2010

**Hollister Hills State Vehicular Recreation Area:** There are two areas to the park: Upper Ranch and Lower Ranch. The Upper Ranch area is 800 acres, with about 24 miles of trails used for 4-wheel drive recreation and for 4-wheel drive and motorcycle special events; a fenced motocross track is also located here. The Upper Ranch has two family campgrounds: Sycamore and the Obstacle Course Camp. Each campground accommodates about 60 people, but only Sycamore Camp has showers. Camping at Hollister Hills requires no reservations and all sites are available on a first-come, first-served basis. The camping fee is \$10 per night. The Ranger Station provides campsites and fee information. No hookups are available in the campgrounds (California State Parks, 2013).

The Lower Ranch Section is 3,300 acres set aside for motorcycle and ATV use only, with about 128 miles of trails and several hill climbs. There are also two picnic areas, a practice Motocross Track, an ATV Track for 3 and 4-wheeled vehicles, a TT track, a mini-bike trail, and a mini-track. Riding is allowed from sunrise to sunset. The Lower Ranch has five campgrounds. All campsites have restroom facilities, and Walnut Camp has showers (California State Parks, 2013).

**San Justo Reservoir:** Constructed by the U.S. Bureau of Reclamation and managed by San Benito County. Due to a Zebra Mussel infestation, the Reservoir and Recreational Area are closed to the public (San Benito County, 2013).

**Pinnacles National Monument:** This Park is 38.3 sq. miles. The Park offers camping, hiking, rock climbing, and wildlife and wildflower viewing (National Park Service, 2013).

**Clear Creek:** Clear Creek is a 9.9 mile-long tributary of the San Benito River. The creek is the site of a Bureau of Land Management (BLM) natural recreation area that is currently closed due to an asbestos hazard. The Clear Creek area is known for its mineral abundance. The headwaters area of the creek is the only known location of gem quality benitoite, the designated California State Gem (U.S. Department of the Interior, 2013).

### **Private Recreation Areas**

**McAlpine Lake and Park:** This Park has a lake that is open to fishing without a license and a bait-and-tackle shop. It includes shaded campsites for both tents and recreational vehicles with fire pits and barbeque facilities (McAlpine Lake & Park, 2013).

**Mission Farm RV Park:** Mission Farm RV is located about a mile from downtown San Juan Bautista. Surrounded by trees, Mission Farm has 140 full hookup sites, with shaded sites available, and 1 pull through site. The Park has a clubhouse, restrooms, showers, laundry, propane, and Wi-Fi (San Juan Bautista California, 2013).

### **National, State, Regional, and County Trails and Local Paths**

Map 8.3 shows non-motorized trails and paths in and around San Juan Bautista. They include the following:

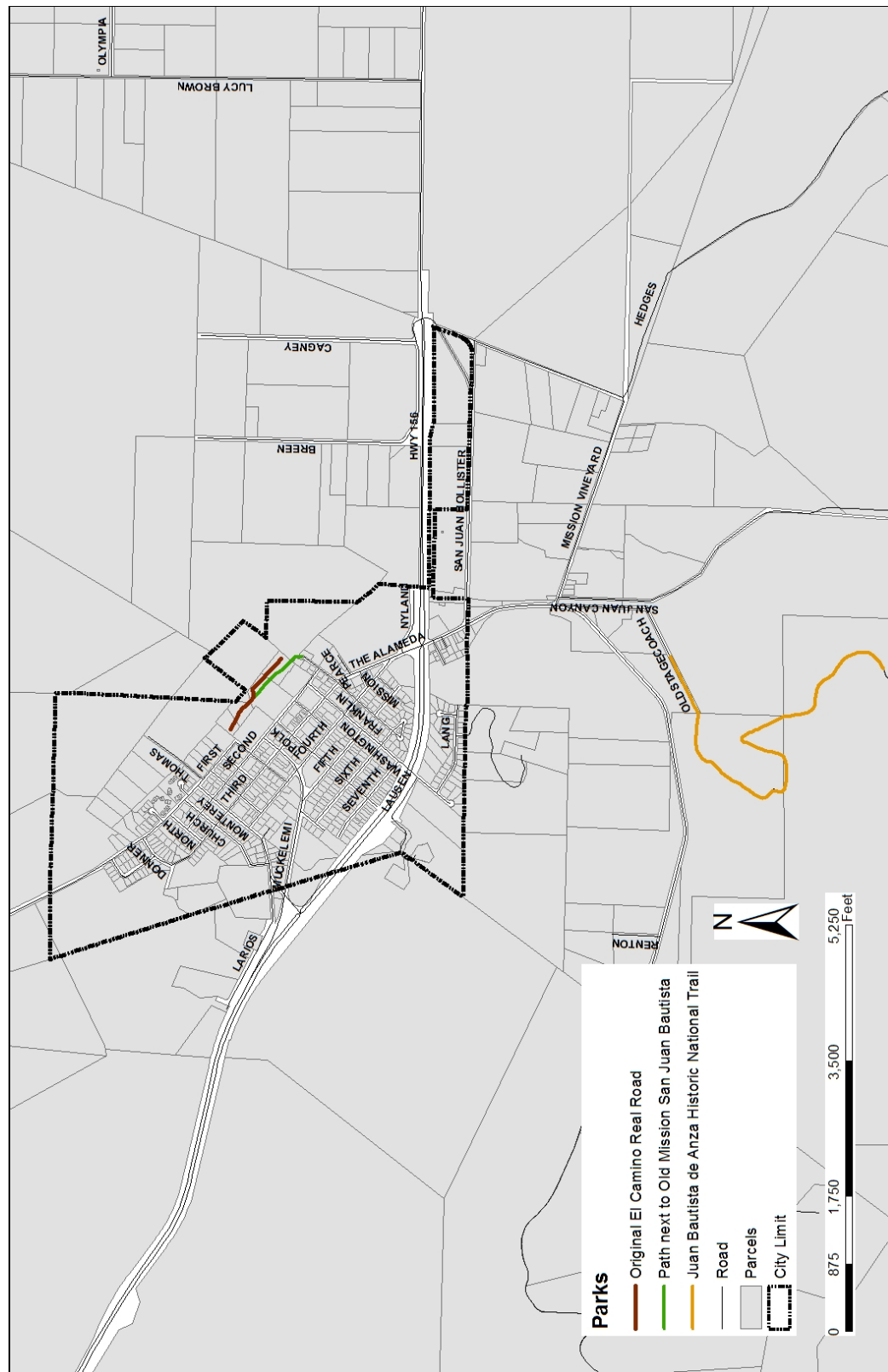
**Juan Bautista de Anza National Historic Trail:** The 1,200 mile Juan Bautista de Anza National Historic Trail commemorates, protects, marks, and interprets the route traveled by Anza and the colonists between 1775 and 1776 from Sonora, Mexico (New Spain) to Alta California. The route leads to their settlement and established mission and presidio in present-day San Francisco, California. The Anza Trail was designated a National Historic Trail by Congress in 1990 through an amendment to the National Trails System Act (16 U.S.C. 1241-51) (Juan Bautista de Anza, 2013). There is a trailhead off San Juan Canyon Road on Old Stage Road less than 1 mile from the City.

### **Bicycle and Walking Paths in San Juan Bautista**

**Bicycle Path:** There is one striped bike lane on both sides of the street for one-way travel in the City. It is classified as a Class II Bikeway. The bike path starts at the intersection of First Street and North Street, and continues north along San Juan Highway, ending at Anzar High School. Refer to Chapter 5, Circulation, for detailed information on bicycle and walking paths.

**Original El Camino Real Road:** A section of the original El Camino Real Road runs along the State Historic Park and Mission San Juan Bautista. It is approximately  $\frac{1}{4}$  of a mile long. This section heads down the bluff from the Mission plaza following a broad valley (along the path of the San Andreas Fault) northwards toward San Francisco. The trail is flat and wide and made of dirt. It is well maintained, making the trail accessible to walkers and runners. Cultural landmarks, agricultural fields, and natural open space surround the trail (California State Parks, 2013).

### Map 8.3 Non-Motorized Trails and Paths, San Juan Bautista, CA



Land Use Inventory, 2013

## **Corridors for Future Use**

There is a potential corridor between the City of Hollister and the City of San Juan Bautista located approximately 10 miles west of Hollister. Trails within this corridor would facilitate green connections between the County's two cities as well as link the regional Anza trail just south of San Juan Bautista. Trails within this corridor would also connect to the Hollister Hills State Vehicle Recreation Area, the San Justo Reservoir, San Juan Oaks Golf Course, and Cienega Road, with ultimate connections from there to points of interest within South County (San Benito County Parks, 2010, p. 43).

### **8.2.2 Standards and Regulations**

There are standards and regulations associated with evaluating and creating open space for parks and recreation in San Juan Bautista. These include Federal, State, County, and City regulations. They include the Americans with Disabilities Act (ADA), the National Recreation and Park Association (NRPA) standards, the Quimby Act (CA Government Code Section 66477), and County resources.

#### **Americans with Disabilities Act (ADA)**

The Americans with Disabilities Act of 1990 (ADA) provides the national standard for pedestrian accessibility. ADA prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and City government services, public accommodations, commercial facilities, and transportation (Americans with Disabilities Act, 2013). This includes access to recreational facilities. Specifics of how ADA standards affect San Juan Bautista can be found in Chapter 5, Circulation.

#### **Quimby Act (California Government Code Section 66477)**

The Quimby Act allows a city to use its own discretion in adopting different local standards. For example, new development may be required to provide adequate open space, which according to this standard is 3 to 5 acres per 1,000 people. If San Juan Bautista has chosen to comply with the Quimby Act, the City would require at a minimum a total of approximately 4.86 acres of open space.

#### **National Recreation and Park Association (NRPA) Standards**

The National Recreation and Park Association (NRPA) requires certain standards on parkland acres compared to populations in three different park categories: Neighborhood, Community, and Regional. The overall standard for all City parkland is

approximately 6.25 to 10.5 acres per 1,000 people. The standard for neighborhood parks is between 1 and 2 acres of park space per 1,000 people. The standard for community parks is between 5 and 8 acres per 1,000 people. The standard for regional parks is between 5 to 10 acres per 1,000 people (Urban Land Use Planning, 2006, p. 416).

San Juan Bautista has 2 neighborhood parks totaling 2.3 acres. The City population in 2011 was 1,619 (ACS, 2013). San Juan Bautista meets NRPA standard for neighborhood parks in providing approximately 1.4 acres per 1,000 people, but does not meet the overall City parkland standard of providing 6.25 to 10.5 acres of City parkland for 1,000 people. Table 8.3 assesses the adequacy of San Juan Bautista's city parks using an estimated population of 1,619 people (ACS, 2013).

Table 8.3 Application of NRPA Standards to the City of San Juan Bautista			
Standard	Calculated Need	Existing	Deficiency
Neighborhood (1-2 acres per 1,000 population)	2-4 acres	2.3 acres	0 acres
Community (5-8 acres per 1,000 population)	10-16 acres	0 acres	10-16 acres
Total City Parkland (6.25 – 10.5 acres per 1,000)	12.5-21 acres	2.3 acres	10.2-18.7 acres

*Urban Land Use Planning, 2006*

### San Benito County Open Space Element

**Ratio of Parks to Population:** Recreational facilities for existing and new development in the unincorporated areas of San Benito County shall be provided to meet the needs of the population based on a ratio of 5 acres of parkland per 1,000 persons (San Benito County Open Space, 1995)

### San Benito County Parks and Recreation Facilities Master Plan

San Juan Bautista has two neighborhood parks totaling 2.3 acres. San Juan Bautista does not meet San Benito County parkland classification standard for parkland. Using the 5 acre preferred minimum for parkland, the City needs to provide at least 2.7 additional acres of City parkland. Table 8.4 shows the San Benito County Parkland Classification by park category.



<b>Table 8.4 San Benito County Parkland Classification</b>			
<b>Class</b>	<b>Neighborhood Park</b>	<b>Neighborhood/School Park</b>	<b>Community Parks</b>
<b>Size</b>	3-10 acres (5 acre minimum preferred)	2-10 acres	10 acre minimum (20 acre preferred)
<b>Service Area</b>	Neighborhood	Neighborhood	County-wide
<b>Service Group</b>	Neighborhood residents in walking distance	Residents within walking distance and school students	All County residents including community and school groups; neighborhood park function; regional residents
<b>Description</b>	Social focus of the neighborhood, allowing for recreational and social activities; active and passive recreation; all age groups and physical abilities; "sense of place"	Similar in size and function to a neighborhood park; located adjacent to a school; recreation can be combined with the school site; scheduling and use need to be determined	Focus on meeting the recreational needs of the greater community; group activities and other recreation not recommended for neighborhood parks; "destination" parks with special facilities; landscaping to enhance community identity
<b>Potential Facilities</b>	Should be based on neighborhood and County needs; preschool and elementary aged play areas; hard courts (basketball, tennis, etc.); specialty courts (horse shoes, etc.); picnic area; shaded seating; open grass area; security lighting; walk and bike trails; dog-off leash area	Same as neighborhood parks	Same as neighborhood parks plus: lit sports fields for night use; concession stand; restrooms; off-street parking; amphitheater; multi-use community center; nature center; gymnasium; aquatic facility; water features; group picnic areas; equestrian facilities; group camping

*San Benito County Parks and Recreation Facilities Plan, 2010*

### **San Benito County Trails Master Plan**

The San Benito County Parks and Recreation Facilities Master Plan envisions a series of trails to connect the cities of San Juan Bautista and Hollister, schools, places of employment, local parks, and regional parklands. Newer developments include plans for trails and parks to expand this interconnected recreational system (San Benito County,



2010, p. 8). The San Benito County Trails Master Plan is not completed. Until the trails Master Plan is completed, it is recommended the County utilize Santa Clara County Trail Standards on an interim basis.

According to the San Benito County Parks and Recreation Facilities Master Plan, the San Benito County Trails Master Plan should address (2010, p. 47):

- Trail alignment alternatives - Alignments should focus on maximizing use of existing publicly owned lands and easements where feasible
- Types of trails - Pedestrian only versus mixed-use
- Trail operations and maintenance roles and responsibilities
- Cost and Funding

Interim trail priorities may begin prior to completion of the Trails Master Plan. The following are recommended (San Benito County Parks and Recreation Facilities Master Plan, 2010, p. 47):

- San Benito River Parkway
- Safe Routes to School
- Priority trails as identified in the San Benito County Bikeway and Pedestrian Master Plan
- Trails on existing publicly owned lands

### **Santa Clara County Trail Standards**

Trail routes are categorized into three hierarchies. These are:

- **Regional Trail Routes:** Trails of National, State, or regional recreational significance that extend beyond the borders of the County.
- **Sub-Regional Trail Routes:** Those trails that provide regional recreation and transportation benefits by providing continuity between cities and convenient, long-distance trail loop opportunities that link two or more Regional Trails.
- **Connector Trail Routes:** Those that provide convenient means of access from urban areas to the trail network of Regional and Sub-Regional Trails or that connect County parks (Santa Clara County, 1995, p. 5).

### **School District, State, and Church Agreements**

Agreements with the School District, State Park, and Mission are needed to ensure continued public access to recreational facilities and open space on respective properties (San Juan Bautista General Plan, 1998, p. 5-11).

## 8.3 Agricultural Resources

San Juan Bautista's vast agricultural landscape provides residents and visitors with open space and pleasant views. San Juan Bautista's open space is mostly prime agricultural land, making it one of its most precious assets. The City has a rich agricultural history due to its fertile soils and mild climate, providing a year-round growing season. The rich soils of the San Juan Valley produce a plethora of fruits and vegetables, creating not only pleasant aesthetics, but also economic value. As in many California cities, urban development with greater economic value is encroaching on agricultural land uses and activities. The existing conditions of San Juan Bautista's open space and agricultural lands are outlined along with current policies and programs to preserve these resources.

### 8.3.1 Existing Conditions

Within the City of San Juan Bautista, 93 acres of land are in agricultural production. An additional 70 acres of agricultural land is found around the City. There are 87 acres of Class I, Prime Farmland soils in production and 27 acres of Farmland of Local Importance soils in production within the City limits (CA Department of Conservation, 2013). These are the lands with the greatest agricultural potential.

### Crops and Economic Value

San Juan Bautista's climate consists of sunny weather with ocean breezes, which allows for the cultivation of "warm season" (squash, tomatoes) and "cold season" (lettuce) vegetables (City of San Juan Bautista, 1998, p. 5-3). The agriculture production of San Benito County with the most economic value is vegetable and row crops. Table 8.5 shows existing agricultural commodities and their market value between 2009 and 2012, depicting the large economic sector agriculture represents for both the City and County.

<b>Table 8.5 Agricultural Commodities by Category and Market Value, San Benito County, 2009-2012</b>				
<b>Rank</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
Field Crops	\$20,612,000	\$26,962,000	\$27,315,000	\$30,231,000
Fruit and Nut Crops	\$41,190,000	\$35,613,000	\$44,480,000	\$37,112,000
Vegetable and Row Crops	\$207,831,000	\$171,120,000	\$159,512,000	\$153,433,000
Cattle	\$15,636,000	\$16,639,000	\$14,175,000	\$12,169,000
Other Livestock/Livestock and Poultry Products	\$12,486,000	\$13,031,000	\$9,974,000	\$9,972,000
<b>Totals</b>	<b>\$297,755,000</b>	<b>\$263,365,000</b>	<b>\$255,456,000</b>	<b>\$242,917,000</b>

*San Benito County Agriculture Commissioners Crop Reports, 2012*

## Soils

In addition to the characteristics of soils found in Chapter 7, Conservation, soils can be classified according to their field crop growing capability. Growing capability is based on the soil's ability to support crops, along with other factors such as climate and water availability. These soil classifications and land use categories are defined in Table 8.6 with acreages in San Juan Bautista as of 2012. 87 acres of the City's agricultural lands, representing 53% of all agricultural areas within San Juan Bautista city limits, are considered Prime Farmland.

Map 8.4 identifies the location of these land use categories as designated by the State Department of Conservation. The most valuable farmland, "Class I," is concentrated on the northeast part of the Planning Area along San Justo and Lucy Brown Roads. The State defines "Soils of Statewide Importance," as those used for the production of irrigated crops. These exist on the south side of Prescott Road (City of San Juan Bautista, 1998, p. 5-3).

<b>Table 8.6 Agricultural and Other Land Use Categories, San Juan Bautista, CA, 2012</b>				
<b>Land Use Category</b>	<b>Definition</b>	<b>Acres</b>	<b>% of Mapped City Acres</b>	<b>% of Total Agricultural Acres</b>
Prime Farmland	"...best combination of physical and chemical features able to sustain long-term agricultural production...has soil quality, growing season, and moisture supply needed to produce sustained high yields." In irrigated production some time during the previous four years.	87	19.3%	53.4%
Farmland of Local Importance	"...of importance to the local agricultural economy as determined" by the County Board of Supervisors.	27	6.0%	16.6%
Grazing Land	"Land on which the existing vegetation is suited to the grazing of livestock." Minimum mapping unit is 40 acres.	49	10.9%	30.1%
Urban and Built Up Land	"...occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel." Used for residential, industrial, commercial, and other developed purposes.	280	62.1%	n/a
Other	Examples include rural residences, brush, timber, wetland, confined animal facilities, etc.	8	1.8%	n/a
<b>Total</b>	<b>FMMP Mapped City Limits</b>	<b>451</b>	<b>100.0%</b>	<b>n/a</b>

*San Benito County, 2010; California Department of Conservation, Farmland Mapping and Monitoring Program, 2013*





## Farmland Conversion

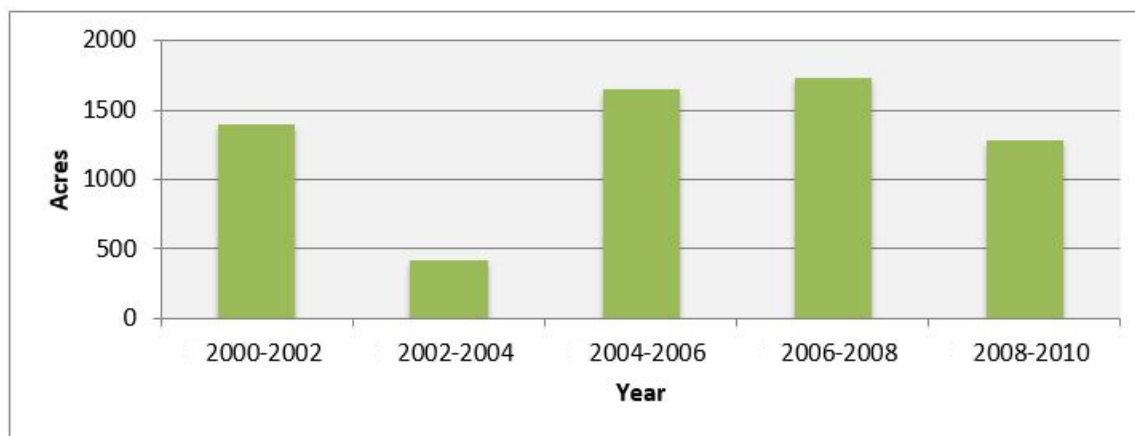
Most farmland surrounding cities has a high potential for being developed by growing urbanization. Table 8.7 explains the amount of agricultural land that has been converted in San Benito County from 2008 to 2010. During these two years, about 61,000 acres of agricultural land was lost in the County, resulting in a 13% decrease. 7% of that land, or 2,106 acres, was Prime Farmland.

<b>Table 8.7 Farmland Conversions, San Benito County, 2008-2010</b>			
<b>Land Use Category</b>	<b>Acreage Inventoried</b>	<b>Acreage Lost</b>	<b>% Change</b>
Prime Farmland	28,701	2,106	-7%
Farmland of Statewide Importance	6,587	700	-11%
Unique Farmland	2,399	355	-15%
Farmland of Local Importance	23,234	5,056	-22%
<b>Important Agricultural Land Subtotal</b>	<b>60,921</b>	<b>8,217</b>	<b>-13%</b>

*California Department of Conservation, Farmland Mapping and Monitoring Program, 2013*

Farmland conversion over time can be seen in Figure 8.1, which shows the acres of Prime Farmland lost every two years since 2000. These numbers also include the acreage gained for each category. 2002 to 2004 was a successful year in agricultural preservation with less than 500 acres converted. The following periods have maintained a steady conversion rate of about 1,500 acres of Prime Farmland every two years.

**Figure 8.1 San Benito County Agricultural Land Conversion**



*California Department of Conservation, Farmland Mapping and Monitoring, 2013*

## Water Use

During the last two decades there has been concern over dropping groundwater levels; therefore, changes have been made to the San Juan Valley water supply. In 1976, the San Benito County Water District constructed a pipeline to deliver water for agricultural irrigation from the Central Valley via the San Luis Reservoir. It began deliveries in 1987, which has helped stabilize groundwater levels. Agricultural production has resulted in negative impacts on water quality due to its environmental pollution from the use of pesticides, herbicides, grading, runoff, and livestock waste (City of San Juan Bautista, 1998, p. 5-4). See Chapter 7, Conservation for more information.

### 8.3.2 Agricultural Preservation

#### State and County Resources

**Williamson Act:** Also known as the California Land Conservation Act, the Williamson Act is a voluntary contract between cities or counties and landowners. This program reduces property taxes based on agricultural use rather than open land market prices. The State reimburses the lost tax dollars annually through “subvention payments.” The State Budget of 2009 suspended such payments, but existing Williamson Act contracts are still valid. The program exists to help farmers keep their land without succumbing to pressures of urbanization.

The contracts are renewed annually unless they are terminated by the landowner or local government with a non-renewal notice. The requirements a property must meet in order to qualify under the Land Conservation Act of 1965 (the Williamson Act) are as follows:

- The agricultural use is consistent with the general plan,
- The existing uses conform with the Agriculture district,
- The property has been in agricultural production for a period of five years prior to the date of application for the contract,
- The property must be a minimum of ten acres under single or joint ownership, and
- Minimum contract length is ten years  
(California Department of Conservation, 2010)

Table 8.8 gives the total acreage for San Benito County lands as of 2011. Of the 893,440 acres, 126,400 acres are City, County, State, and Federally Owned and 584,600 acres are under the Land Conservation Act.



**Table 8.8 Williamson Act Statistics, San Benito County, 2011**

Land	Acres
Total San Benito County Acreage	893,440
City, County, State and Federally Owned Acres	126,400
Total Acres Under Williamson Act including Non-renewals	584,600

*San Benito County Assessor's Office, 2011*

Map 8.5 depicts existing agricultural land in Williamson Act contracts along with soil classification in San Juan Bautista. There are no existing contracts within city limits, however, within the planning area boundary there are both Prime and Non-Prime classified agriculture lands in Williamson Act contracts.

**Farmland Security Zones:** Farmland security zones are a new addition to the Williamson Act, providing a twenty-year renewable contract with greater tax reductions. The land must also be classified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance. The land is assessed at 65 percent of its Williamson Act or Proposition 13 value, whichever may be lower. San Benito County and San Juan Bautista currently have no agriculture lands under the Farmland Security Zone program (California Department of Conservation, 2010).

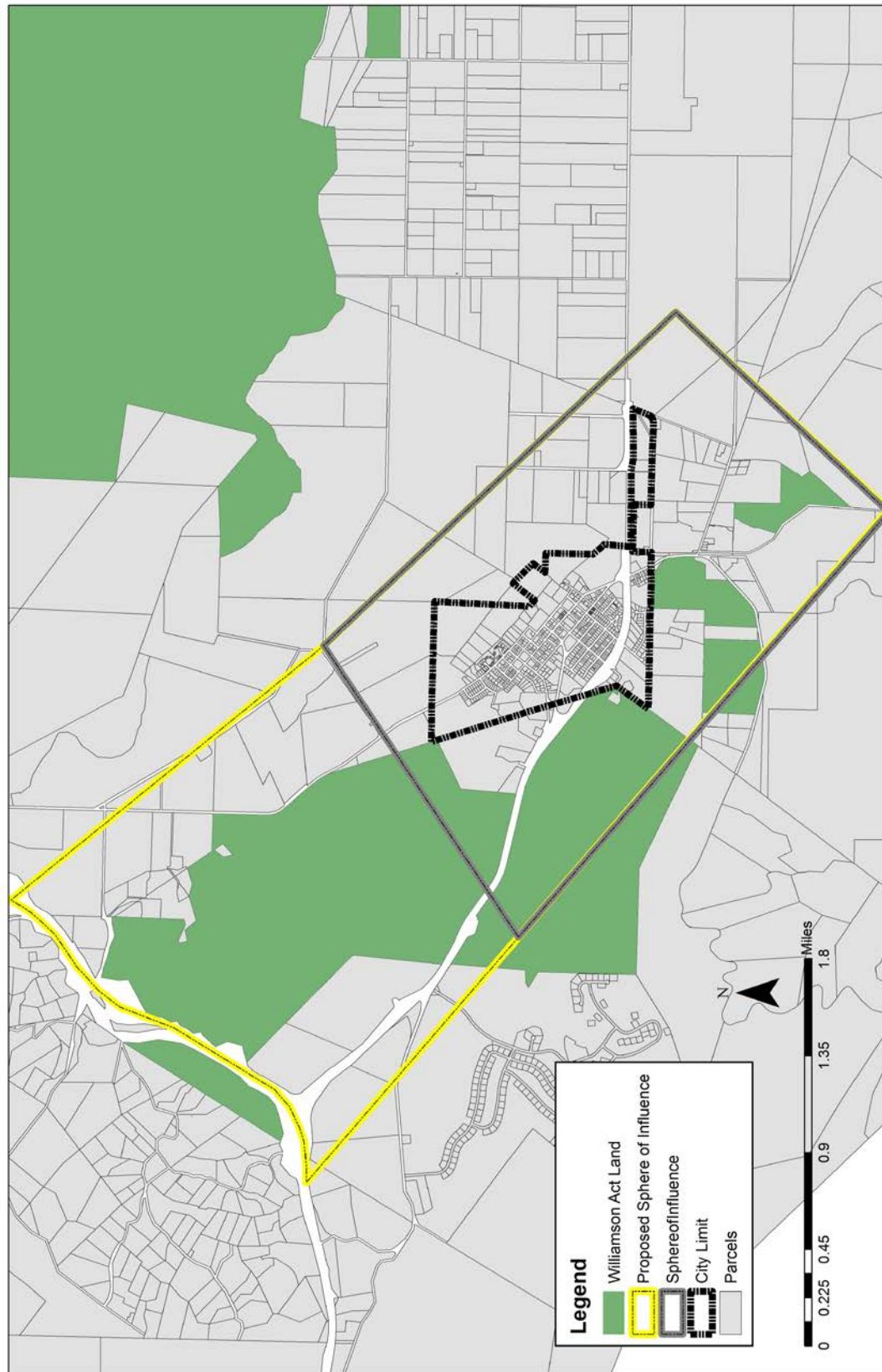
**Local Agency Formation Commission (LAFCO) Boundary Controls:** Under California's Cortese-Knox-Hertzberg Act, each county has a LAFCO with the power to review proposals for city or special district expansion. Their boundary decisions can influence local patterns of urbanization and their impact on agricultural land. San Benito County LAFCO is a five-member body with two members from the Board of Supervisors, two from city councils in the county, one public member, and three alternate members, one from each category. State law requires the consideration of agricultural land and open space preservation in all decisions related to urban expansion (San Benito County, 2010).

**Federal Emergency Management Agency:** The San Benito County General Plan of 2013 states that there is a high rate of agricultural productivity in the 100-year flood plain/groundwater recharge area. The land should be retained in agriculture to serve dual open space functions (San Benito County Open Space Element, 2010). To identify parcels of agricultural land within the flood plain refer to the 100-year flood plain map in Chapter 10, Public Safety.

### **City Resources and Techniques for Agricultural Preservation**

**Zoning:** Zoning is a major regulatory tool in protecting agriculture from urbanization. The zoning designation for agriculture in San Juan Bautista is Agriculture (A). The objective of the Agriculture (A) district is to promote the long-term conservation of land in agricultural use in and around San Juan Bautista. In order to be zoned Agriculture, a minimum lot area of 5 acres is required (City of San Juan Bautista, 2012). 73 acres are currently zoned Agriculture in San Juan Bautista.

Map 8.5 San Benito County Agriculture Lands in Williamson Act Contracts



San Benito County Assessor's Office, 2003

**General Plan Policies:** San Juan Bautista's 1998 General Plan has policies for protecting agricultural uses. Some of these policies of agricultural preservation are listed below:

- **Policy L-4:** Maintain a deliberate and noticeable edge to the urban area to help maintain the sense of San Juan Bautista as an agricultural community surrounded by open space. Any development outside the Urban Growth Boundary should be very low in profile and should preserve the natural and aesthetic features of the landscape as much as possible.
- **Policy L-29:** Encourage San Juan Bautista's growth to occur on those non-hillside lands that have the lowest value for commercial agriculture.
- **Policy L-30:** Discourage "ranchette" development except in areas where it already exists and where further "infill" would not threaten the viability of commercial farming operations or the conservation of open space.
- **Policy L-31:** Allow agricultural industries on land designated for agriculture only when these uses will not interfere with farming on adjacent sites and when an on-site location is necessary for processing operations.
- **Policy L-32:** When new parcels are created in agricultural areas, require lot line locations, which minimize the subdivision's impact on agriculture on the base parcel and adjoining properties.
- **Policy L-33:** For development that abuts agricultural land, require site plans that minimize potential conflicts with agricultural operations. Less sensitive uses such as parking, roads, storage, and landscaping should be sited adjacent to the agricultural areas. Residential backyards should not directly abut areas planned for long-term agriculture.

**Transfer of Development Credits (TDC):** The San Benito County Board of Supervisors created the Transfer of Development Credits Advisory Committee in 2004 to research and recommend methods for the preservation of agricultural industries and environmentally sensitive open spaces in the County. They developed a set of TDC principles in order to protect private land values and agricultural productive lands. These guidelines are recommended for incorporation into a Transfer of Development Credits and Clustering Ordinance (San Benito County Agriculture, 2010).

### **Purchase of Easements**

**Agricultural Conservation Easements:** Agricultural Conservation Easements are voluntary programs that combine landowner compensation and regulation by eliminating development rights from parcels. The economic benefit is the difference between its value in agricultural use and its development potential/market value. Landowners negotiate the terms of the easement, which is sold to a government agency or non-profit land trust, who is then responsible for monitoring parcel use to ensure

compliance with easement terms. These terms are legally recorded in the property deeds and therefore run with the land and are not affected by ownership changes. Agricultural conservation easements are a tool used to keep the land in agricultural production and avoid urbanization (San Benito County Agriculture, 2010). San Juan Bautista has no existing agriculture land protected with conservation easements (CA Conservation Easement Registry, 2013).

**California Farmland Conservancy Program:** The California Farmland Conservancy Program (CFCP) provides funding for purchasing farmland conservation easements in order to encourage long-term private stewardship of conservation easements. San Benito County currently has no CFCP funded easements (California Department of Conservation, 2013).

**Right-to-Farm Ordinance:** The Right-to-Farm Ordinance addresses problems of urban growth impacting agricultural land by protecting existing agricultural activities from nuisance laws. This is an education and disclosure measure, not regulatory (San Benito County Agriculture, 2010). San Juan Bautista, the County of San Benito, and the State of California all have Right-to-Farm ordinances designed to protect legal agricultural operations. The program is successful, as the County Agricultural Commissioner averages less than two complaints per year regarding active agricultural operations (San Benito County Agriculture, 2010).

## 8.4 Emerging Directions

Throughout the months of October and November 2013, community meetings were held and informal surveying was done in San Juan Bautista to better understand residents', business owners', and citizens' concerns and aspirations for open space. The following subsections discuss findings from community outreach efforts.

### 8.4.1 Community Input

Two Community Meetings were conducted in the Fall of 2013, featuring informal surveys engaging the City of San Juan Bautista to find its constraints and opportunities. Community input revealed a theme and emerging direction that may be summarized as: To preserve open space and agriculture with opportunities for selective growth.

### Active and Passive Open Space for Recreation

Views are essential to promoting natural beauty and country culture of the City. Community members value the protection of the City's surrounding hills and view sheds. Through the placement of buildings, land use, and other standards, including the urban growth boundary, the City can continue to find ways to celebrate the scenic resources and small town character of San Juan Bautista.

The community also expressed their devotion to the Mission and State Historic Park open space, included as a part of the Public/Quasi Public recreation lands discussed in this chapter. Preservation of this unique infrastructure is essential, and residents expressed concern over stakeholder cooperation and communication among the City, Diocese, and State Parks as a necessary ingredient for enhancing resident and tourist experiences. Also, there is the desire for more cultural activities, including education and interpretive information about the history and ecological value of the area.

According to GIS analysis and County standards, City parkland is limited for much of the community. From these standards, neighborhood parks do not satisfy the requirements needed for public parks. In relation, the community expressed the need for more activities in public spaces such as parks, especially for the youth and teens. Finally, open space management for public safety could be a more coordinated process. Few plans developed by the City, County, and regional agencies identify this need, especially in relation to flooding and wildfire. More detailed information can be found in Chapter 10, Public Safety.

The community expressed the need for State and City parklands to increase coordination through regular communication between public agencies responsible for operations and management. Joint use agreements foster partnerships between cities, the County, school districts, and other agencies (San Benito County Parks, 2010, p. 9).

The City also lacks a trail system connecting San Juan Bautista to a larger regional network. The provision of a public trail system would benefit community members desiring more recreational access. The County envisions a series of trails connecting the cities of San Juan Bautista and Hollister, schools, places of employment, local parks, and regional parklands. Newer developments include plans for trails and parks to expand this interconnected recreational system (San Benito County Parks, 2010, p. 8). Programs that can assist in the creation of a trail system are as follows:

- The Recreational Trails Program provides funds nationally for non-motorized trail projects specifically under the Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users-LU (San Benito County Bikeway and Pedestrian Master Plan, 2009, p. 10-2).
- The Rivers, Trails, and Conservation Assistance Program (RTCA) is a National Parks Service program which provides technical assistance to establish and restore greenways, rivers, trails, watersheds, and open space (San Benito County Bikeway and Pedestrian Master Plan, 2009, p. 10-3).
- The Wildlife Conservation Boards Public Access Program provides funding for the acquisition of lands or improvements that preserve wildlife habitat or provide recreational access for hunting, fishing, or other wildlife-oriented activities including interpretive trails, river access,

and trailhead parking areas (San Benito County Bikeway and Pedestrian Master Plan, 2009, p. 10-4)

### **Agricultural Resources**

The surrounding agricultural land is important for the preservation of the quiet rural atmosphere that people of San Juan Bautista desire. The existing policies and programs designed to protect the agricultural resources and economy need to be kept in place and promoted, including the Williamson Act and Right-to-Farm Ordinance. San Juan Bautista needs to assess the County statistics on farmland conversion in order to create more programs to protect Prime Farmland. The City could also benefit from conservation easements and the California Farmland Conservancy Program. Education and outreach should be priority for landowner engagement and interest.

More innovative strategies for providing opportunities for this economic sector could include farmers' markets, Community Supported Agriculture, and urban agriculture programs. Community members also expressed the desire for better integration of agriculture into business opportunities for agro-tourism.

### **8.4.2 Conclusions**

Open space is essential in representing the historic small town feel of San Juan Bautista. The agricultural fields and rolling hills surrounding the City create the scenic resources community members repeatedly mentioned. The historic resources of the Mission and State Parks are influential in the preservation of San Juan Bautista's character. The policies and programs in place have been successful in preserving these land uses and creating an urban growth boundary. Further communication and cooperation from key stakeholders could improve community cohesion and create more opportunities for future growth. The creation of a network of trails has the potential to increase use of open space.



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## 9 NOISE

### 9.1 Introduction

#### 9.1.1 Purpose

The purpose of the Noise Element is to limit the exposure of residents to excessive noise levels. It serves as a guide to create a set of noise control policies and programs that minimize excessive noise exposure for the City's residents.

The Noise Element is closely related to the Land Use, Circulation, and Housing Elements. It is therefore used to guide decisions regarding suitable locations for land uses such as new housing and other sensitive uses relative to roadways and other noise generators.

#### 9.1.2 Legal Requirements

In 1976, the first guidelines to the Noise Element ensured that the Element was in compliance with Health and Safety Code Section 46050.1. In 1984, revisions were made to the guidelines to reflect the decisions of three court cases. The cases described below increased the flexibility of local governments in analyzing issues within the local planning area. These cases are outlined in the Governor's Office of Planning and Research [OPR] 2003 guidelines.

In the case of *Camp v. County of Mendocino* (1981) 123 Cal. App.3d 334, it was determined that the Noise Element is required to quantify noise levels and inventory current and expected noise exposure. This data must be supported by monitoring data.

The decision in the case of *Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal. App. 3d 1176, determined that the Noise Element needed to be included in the land use decision-making process.

The decision in the case of *Guardians of Turlock's Integrity v. City of Turlock* (1983) 149 Cal. App. 3d 584, stated that a Noise Element is required in a general plan.

#### 9.1.3 State Metric Standards

The Noise Element requires the use of one of two metrics. The first is the community noise equivalent level (CNEL) metric, which is used mainly in relation to noise produced by aircraft. The second is the day-night average level ( $L_{dn}$ ) metric, which is a simplified version of the CNEL metric. The San Juan Bautista Noise Element uses the  $L_{dn}$  metric. Table 9.1 displays the definitions for the CNEL and  $L_{dn}$  metrics along with several other important terms and definitions used in the Noise Element.

#### 9.1.4 California Noise Insulation Standards

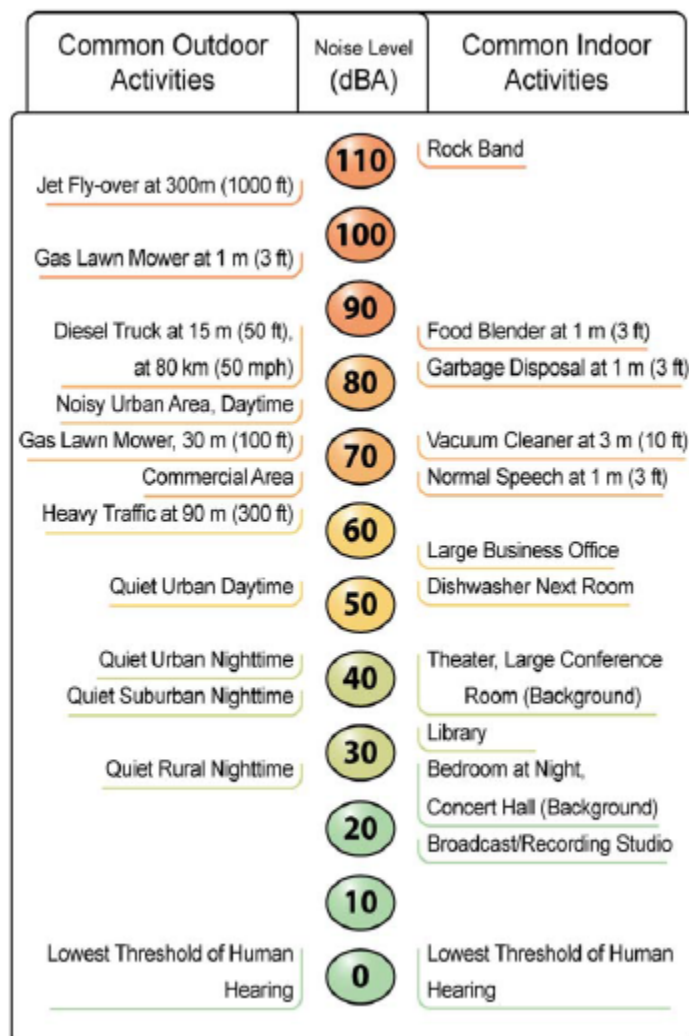
The California Noise Insulation Standards, in the California Administrative Code, Title 25, Chapter 1, Subchapter 1, adopted on February 22, 1974, establish that new residential development located within a noise contour of 60 dB produced by a transportation source must be designed to a level such that interior noise levels do not exceed 45 dB.

#### 9.1.5 Local Noise Standards

The 1998 San Juan Bautista General Plan established the use of the  $L_{dn}$  metric. The City uses the US Department of Housing and Urban Development standard of 60 dB as the maximum acceptable level for exterior noise in new residential developments and 45 dB as the maximum acceptable level for interior noise in new residential developments. Figure 9.1 shows noise level comparisons of common noise producers. Noise as a result of heavy traffic at 300 feet is about the loudest noise source that should be heard in an exterior residential area. A theater is the loudest noise source that should be heard in an interior residential area.

Table 9.1 Relevant Noise Terms and Definitions	
Term	Definition
Decibel (dB)	A unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
A-weighted level	The sound level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise (denoted dBA).
CNEL	Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.
$L_{dn}$	Day-Night Average Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.
Noise Contours	Lines drawn about a noise source indicating equal levels of noise exposure.

*Governor's Office of Planning and Research, 2003. General plan guidelines*

**Figure 9.1 Relative Noise Levels for Common Activities**

*San Benito Route 156 Improvement Project Final EIR*

## 9.2 Existing Conditions

### 9.2.1 Mobile Noise Sources

Transportation is the primary source of mobile noise in San Juan Bautista. The main sources are the following:

**State Route (SR) 156** is the major noise source in San Juan Bautista. SR 156 is a 4 lane highway to the east of the intersection at The Alameda and a 2 lane highway to the west of The Alameda. SR 156 is a major trucking route connecting the Central Coast and the Bay Area in the west to the Central Valley in the east. The 2012 average annual daily traffic (AADT) on SR 156 is about 24,000 vehicles (Caltrans, 2012).

**The Alameda/Third Street** is the primary thoroughfare in San Juan Bautista and the City's major connection to SR 156. Motorcycles use this street, and are a significant noise producer. Buses bringing visitors to the Mission enter town from The Alameda and contribute to the noise profile.

There are no rail lines in or near San Juan Bautista. There are also no plans to bring any rail lines to San Juan Bautista in the future.

San Juan Bautista does not have an airport. Noise from aircraft flying overhead has not been identified as a problem.

### **9.2.2 Stationary Noise Sources**

Stationary noise sources refer to land uses that generate noise as well as temporary noise sources, such as construction activity. There are a couple of light industrial land uses in San Juan Bautista located in the southeast part of town, but they are not in close proximity to residential land uses and are not significant noise producers compared to mobile noise sources in the City.

### **9.2.3 Noise Contour Map**

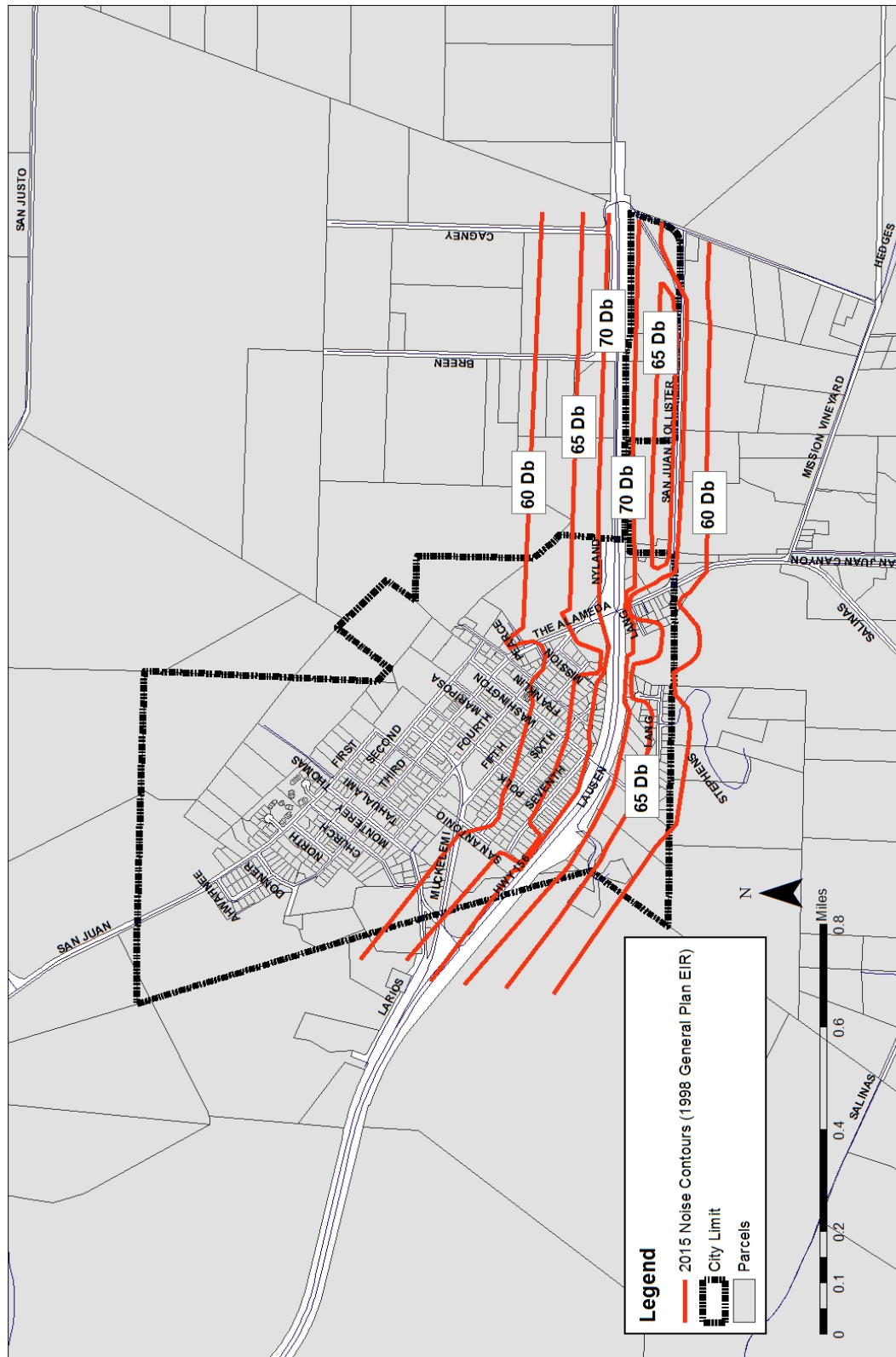
Map 9.1 is a noise contour map with SR 156 as the sole noise source. This map was produced based off a noise contour map produced for the San Juan Bautista General Plan EIR done in 1998 by Charles Salter Associates. Every successive line shows a 5 dB decrease in noise produced from SR 156. Development within the 65 dB and louder zones must consult the Noise Element before approval. These noise contours are based on project peak hour summer 2015 traffic.

### **9.2.4 Sensitive Noise Receptors**

The Office of Planning and Research identifies the following as sensitive receptors of noise: hospitals, convalescent homes, schools, churches, and sensitive wildlife habitat. Map 9.2 shows sensitive noise receptors and noise producers in San Juan Bautista. The following are noteworthy:

- There are no hospitals in San Juan Bautista.
- There are no convalescent homes in San Juan Bautista.
- San Juan Elementary School, located on Nyland Drive, is bordered by SR 156 to the south and The Alameda to the west.
- The San Juan Bautista Mission is located on Second Street a block north of The Alameda.
- Glad Tidings Church is located on Third Street in a quiet neighborhood.

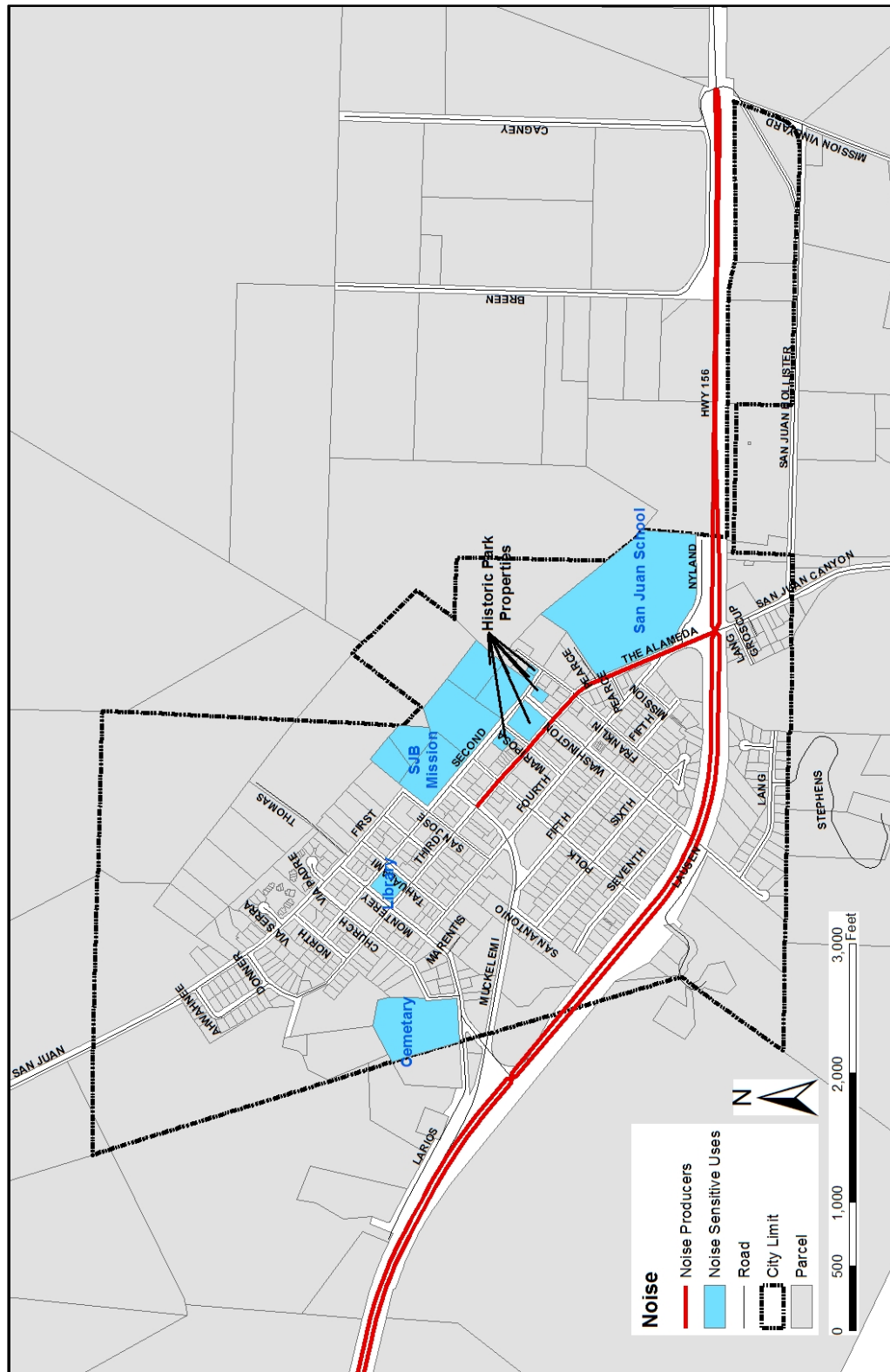
Map 9.1 Noise Contour Map of San Juan Bautista



San Juan Bautista General Plan EIR, 1998



Map 9.2 Sensitive Noise Receptors and Noise Producers in San Juan Bautista



Land use inventory, 2013

## 9.3 Emerging Direction

### 9.3.1 Community Input

During the first community meeting held on Tuesday, October 22<sup>nd</sup>, 2013, members of the San Juan Bautista community expressed concerns about the level of noise generated by motorcycles along The Alameda. Members of the community also showed a desire to bring more light industrial activity to San Juan Bautista. This land use is a possible stationary noise source. Noise programs and policies should be consulted when deciding where to place future light industrial land uses.

A follow-up meeting on November 12<sup>th</sup>, 2013 sought confirmation on community feelings about significant noise producers in San Juan Bautista. Community members placed dots on a map of San Juan Bautista to show where there are excessive amounts of noise. The majority of dots were placed on Third Street in front of the bars where the motorcyclists park their motorcycles. Another concentration of dots was placed at the intersection of State Route 156 and The Alameda. Community members were also asked to identify what noise source bothered them the most, given the choices of SR 156, vehicular traffic on The Alameda, and motorcycles. There was a split between SR 156 and motorcycles, with 13 votes for SR 156 as the most bothersome noise source and 14 votes for motorcycles as the most bothersome noise source. Each community member was allowed one dot to place on the map, and one dot to identify the noise source that bothered them the most.

### 9.3.2 Conclusions

San Juan Bautista is a quiet city without many noise producers, but noise levels can increase as the City of San Juan Bautista and San Benito County grow. During community meetings and the “plan van” activities, many members of the community identified the quiet nature of the City as one of the strengths of the community.

Any expansion of SR 156 east can increase the noise emitted from the highway. Future land use decisions near the highway must take this into account.

Community members identified motorcycles as the noise source they would most like the City to address in the General Plan. Community members have also expressed a wish for more light industrial land use in the City. Future land use decisions in the City will need to ensure that the quiet character of San Juan Bautista is maintained.

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## 10 PUBLIC SAFETY

### 10.1 Introduction

The Public Safety Element is a required element in any General Plan in the State of California, according to the General Plan Guidelines published by the Governor's Office of Planning and Research (OPR). The Public Safety Element addresses the protection of humans and property from natural and man-made hazards. At a minimum, the Public Safety Element must address seismic, geologic, fire, and flood hazards. Local governments often include other components, such as hazardous materials.

The first priority for San Juan Bautista is to identify hazards within the City's boundaries. Hazard maps can help determine which strategies and policies will best reduce the risks of identified hazards. The purpose of this chapter is to provide both the existing conditions and emerging directions for public safety-related issues for inclusion in the San Juan Bautista General Plan. This Chapter includes discussion on the following hazards:

- Faults
- Earthquakes
- Ground Shaking
- Expansive Soils
- Liquefaction
- Landslides
- Fire
- Flooding
- Hazardous Materials
- Crime

#### 10.1.1 Regulations

State and local regulations on development pertaining to seismic and geologic hazards include the Seismic Hazards Mapping Act (Public Resources Code 2690), the *Alquist-Priolo Earthquake Fault Zoning Act* (Public Resources Code 2621), the *Unreinforced Masonry Law* (Public Resources Code 8875), and the California Building Code. Flooding standards are dictated by the Federal Emergency Management Agency (FEMA). The California Department of Forestry and Fire Protection (CAL FIRE), the California Health and Safety Code, and Title 19 of the California Code of Regulations set fire standards.

#### 10.1.2 Relationship with other General Plan Elements

The Public Safety Element overlaps with components of all of the other elements, and it is important to unify these into an effective policy and decision-making guide. Under the legal mandate for internal consistency within the General Plan, the policies outlined in the General Plan document must be unified and support one another. For example, the Land Use Map proposing high-density residential land use in the middle of a designated landslide area on the Public Safety Element map would represent a direct conflict not allowed under this section. Other General Plan elements that should consult the Public Safety Element include Land Use, Housing, Open Space, Conservation, Noise, Public Facilities, and Health.

### **10.1.3 Emergency Preparedness**

Citywide and Countywide plans and programs have outlined emergency response procedures that will allow a quick response to a variety of disasters. An Emergency Operations Plan is a plan that outlines procedures and identifies responsible agencies to respond to earthquakes, flooding, tsunamis, hazardous material incidents, civil defense conditions, and other emergencies. Education and emergency response plans are important for the city's effectiveness in response to an emergency. The City of San Juan Bautista's most recent Emergency Operations Plan was adopted in 2005. This Plan is due for an upgrade, and key elements of an Emergency Operations Plan should be included in the General Plan update.

San Benito County has prepared the San Benito County Emergency Preparedness Plan, recently updated in the San Benito County 2035 General Plan. It includes provisions for the entire County, including San Juan Bautista. This plan includes the following sections under emergency preparedness:

- Emergency Preparedness
- Exercises
- Multi-Hazard Mitigation Plan
- Regional Catastrophic Preparedness Plan
- Emergency Operations Center
- Location of Critical Facilities
- Road Capacity
- Disaster Volunteer Program
- Education Programs
- Development Restrictions in High Risk Areas
- Climate Change Monitoring and Adaptation
- Public Awareness of Climate Change

In the event of a major earthquake, flood, or other disaster, the County Plan calls for San Juan Bautista to set up an Emergency Operations Center with an assigned Radio

Amateur Civil Emergency Service (RACES) operator. Most local responsibilities are assigned to the Fire Department.

## **10.2 Existing Conditions**

### **10.2.1 Seismic/Geologic Hazards**

This section addresses existing hazards related to the seismic and geologic setting of San Juan Bautista. This discussion covers earthquakes, faults, ground shaking, soil stability, liquefaction, expansive soils, and landslides.

#### **Faults, Earthquakes, and Ground Shaking**

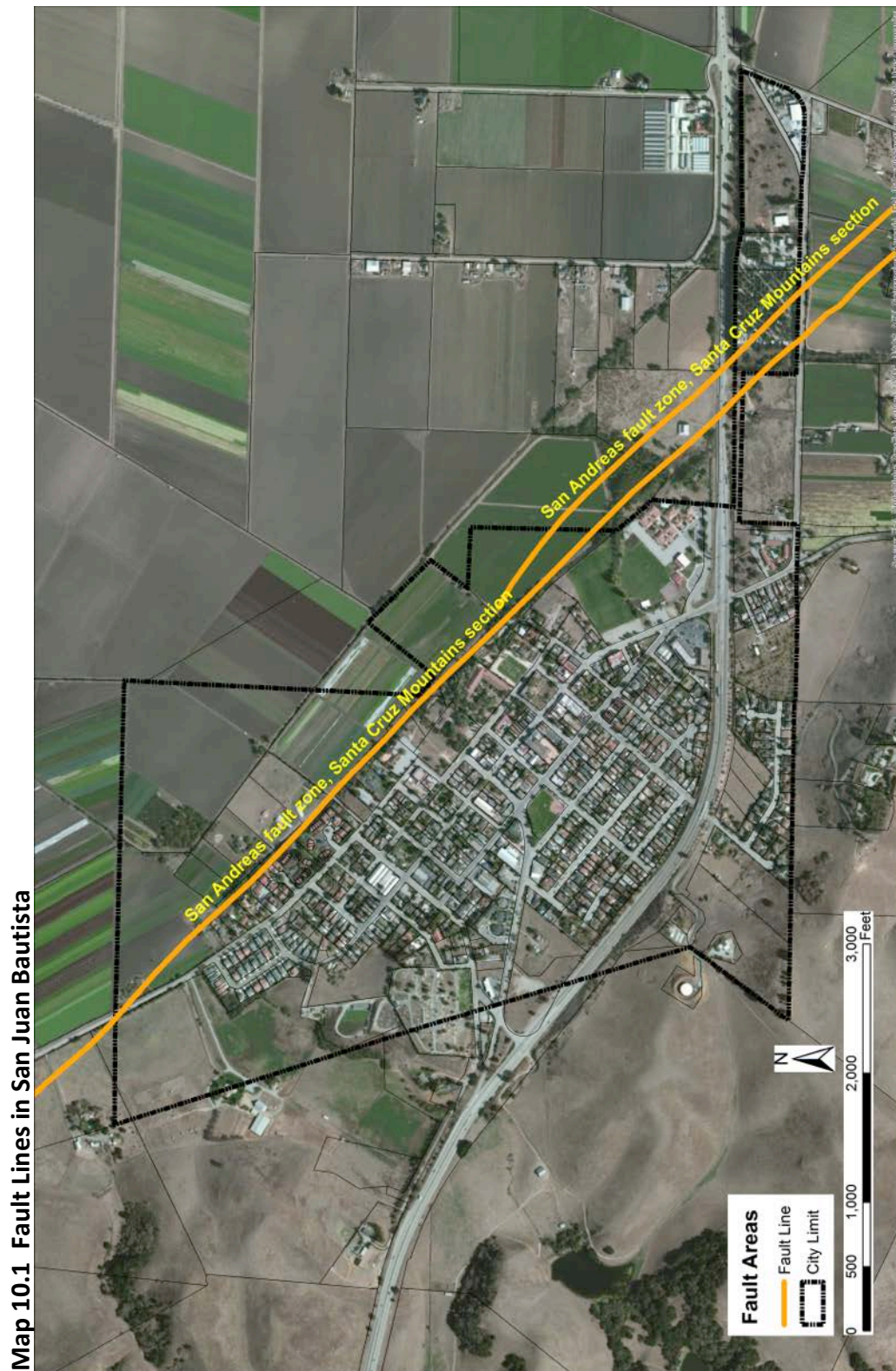
A fault is a geologic fracture along which blocks of the Earth's Crust on either side have moved, relative to one another, parallel to the fracture. The term "earthquake" is used to describe both a sudden slip on a fault and the resulting ground shaking and radiated seismic energy caused by the slip, as well as other sudden stress changes in the Earth such as volcanic or magmatic activity.

Ground shaking is the movement of the Earth's surface from earthquakes. Ground shaking is produced by waves that are generated by a sudden slip on a fault, which propels them through the Earth and along its surface.

The San Andreas Fault system is the dominant geologic feature of the area, running in a northwest to southeast direction. This fault system is considered to be the major seismic hazard in California and has historically caused significant damage in San Benito County (City of San Juan Bautista, 1998). Large earthquakes were recorded in 1838, 1865, 1890, 1906, and 1989. However, the portion of the San Andreas Fault in San Juan Bautista only causes relatively minor earthquakes because it is a "creeping fault." Elsewhere, the San Andreas Fault is locked and causes major earthquakes. However, the creeping fault section in San Juan Bautista is constantly moving at about three centimeters per year (Geology Café, 2010).

The sections of the San Andreas Fault to the north and south of San Juan Bautista generate very large earthquakes. Geologists predict a moderate to high probability that a quake, similar to the 1989 Loma Prieta earthquake (magnitude 7.1), on the San Andreas Fault will occur between the Pajaro Gap to the north and San Juan Bautista during the next fifty to one hundred years (City of San Juan Bautista, 1998). The City is also prone to ground shaking from earthquakes on the Calaveras Fault, 8 miles east, and smaller faults located several miles to the north and south (City of San Juan Bautista, 1998). Map 10.1 shows the faults located within San Juan Bautista and its sphere of influence.





United States Geological Survey, 2013



### **Expansive Soils, and Liquefaction**

Expansive soil refers to earth soil and rock that swells and contracts depending on the amount of water that is present. Liquefaction occurs when water-saturated soil loses strength and stiffness in response to applied stress, such as earthquake ground shaking or other sudden change in stress condition, causing it to behave like a liquid. Both expansive soils and liquefaction occur predominantly in clay soils. Though the City contains mostly loam soil types, San Juan Bautista does have some clay soils. However, the likelihood of expansive soil is slight due to the absence of heavy flooding or extensive clay soil. Likewise, the likelihood of liquefaction is present, but also slight, due to the slow ground shaking movements caused by the San Andreas “creeping fault”.

### **Landslides**

Landslides are the rapid downslope movement of soil, rock, and rock debris. Landslides usually occur naturally during earthquakes, but they can be made worse by improper construction. The risks are greatest where there are steep slopes, weak or shallow soils, saturated ground, earthquake faults, or extensive grading. There is evidence of past landslides on the hillsides south of the City and near Old Stagecoach Road; however, the City’s topography makes the likelihood of landslides within the City boundary unlikely.

#### **10.2.2 Fire Hazards**

San Juan Bautista is in a dry, Mediterranean climate with annual rainfall of approximately 12 inches (CAL FIRE, 2012). Most of the precipitation occurs during November through April, leaving vegetation and other fire fuel dry for the remaining months of the year. However, the frequency of severe fire weather is low (CAL FIRE, 2012).

Regional topographic conditions within San Benito County can have a considerable effect on wild land fire behavior and the ability of firefighters to suppress those fires. Steep slopes and canyon alignments are conducive to channeling, deflecting, concentrating, or dispersing winds. This creates extremely erratic fire conditions, especially during wind-driven fire events. Much of the topography within the city is generally flat; however, there are increased slopes in the northwest area of the city, as well as west of Highway 156. The predominant wind direction is northwest, with average speeds between 7 and 10 miles an hour, although wind patterns fluctuate due to the influence of topography (CAL FIRE, 2012).

San Juan Canyon is an area southwest of the community of San Juan Bautista, bordered by State Highway 156 to the north, Fremont Peak to the west, Hollister Hills State Vehicular Recreation Area (SVRA) to the east, and Wildhorse Canyon to the south. According to the San Benito-Monterey Unit Strategic Fire Plan (2012), the San Juan Canyon area is targeted to reduce available wild land fuels. The 2012 Strategic Fire Plan identifies the need for wild land fuel management adjacent to single and multi-family

structures located in remote areas and large ranches with limited access and egress routes.

The California Department of Forestry and Fire Protection (CAL FIRE) has a legal responsibility to provide fire protection within State Responsibility Area (SRA) lands. The designation of SRA lands depends on land ownership, population density, and land use (CAL FIRE, 2013). The City of San Juan Bautista is located within a Local Responsibility Area, therefore within the City, fire protection services are provided by the San Juan Bautista Fire Department, which is jointly run with the City of Hollister Fire Department and San Benito County Fire Department. However, the lands adjacent to the city limits are within a SRA.

A fire risk map is created using GIS data from the California Department of Forestry and Fire Protection's Fire and Resources Assessment Program. This program assists local governments by providing detailed fire mapping and informing local fire management policies. Map 10.2 shows both high and moderate risks of fires in developed areas that interface with wild land vegetation.

### **Regulatory Framework**

The regulatory framework for wild land and urban fires in California is provided in Title 19 of the California Code of Regulations. These regulations pertain to fire prevention and engineering measures for new construction. Their purpose is to establish minimum standards for the prevention of fire and for the protection of life and property against fire, explosion, and panic. These regulations govern the use and maintenance of any building (CAL FIRE, 2013).

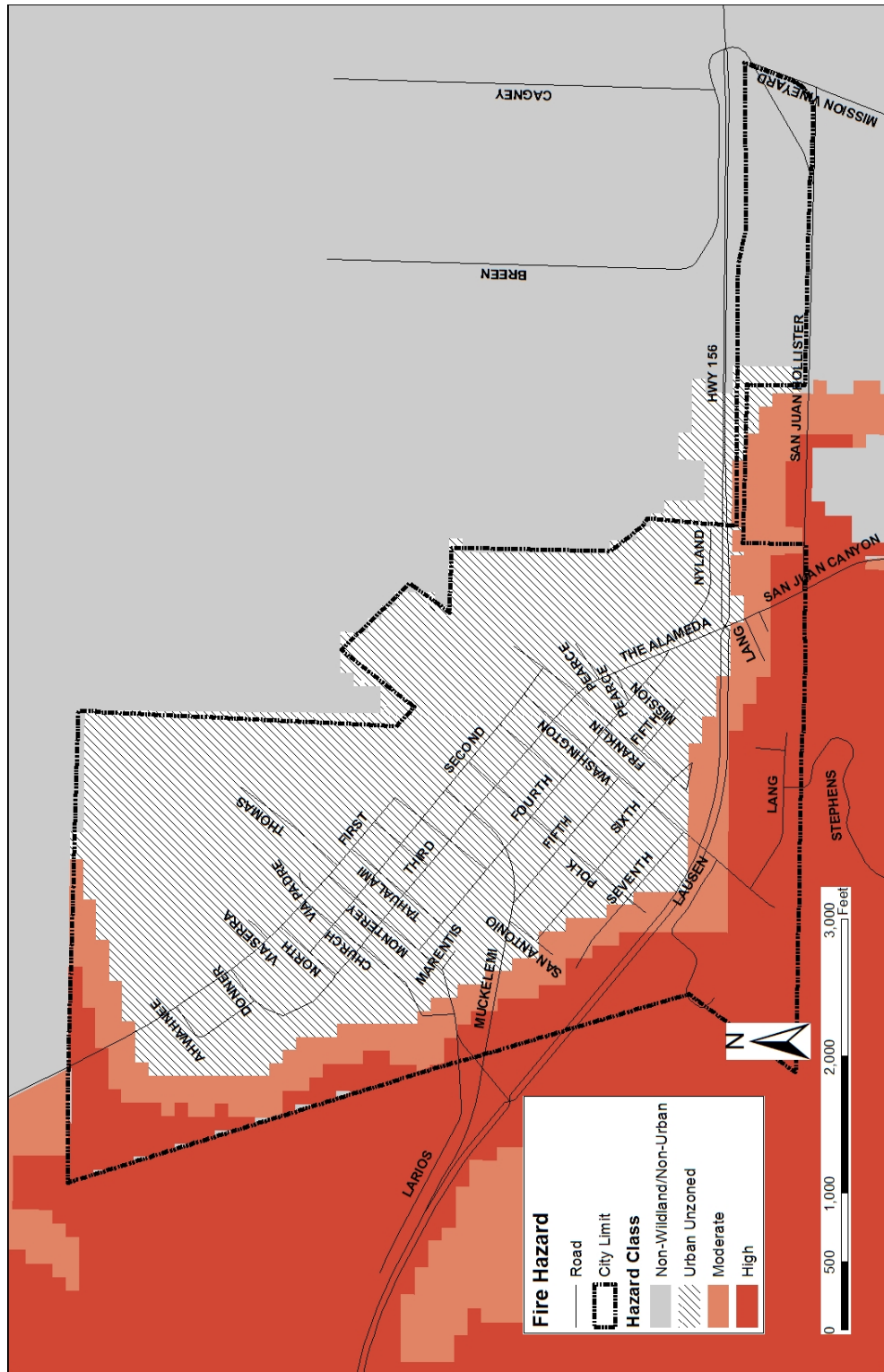
#### **10.2.3 Flood Hazards**

There are several issues that contribute to flood hazards. These include heavy precipitation, failures of levees and dams, rising sea levels, and tsunamis. Heavy precipitation, combined with inadequate infrastructure to accommodate the additional flow of water, can lead to flooding. Additionally, the improper maintenance or design of levees and dams can lead to failure and flooding. Earthquakes may also trigger breakdowns of levees and dams.

### **Flooding**

Flood risks are usually located in areas within close proximity of creeks, streams, and waterways. Map 10.3 shows the areas of the City that are subject to risks of flooding, based on the flood insurance rate map issued by FEMA. The map shows the one hundred year floodplains in San Juan Bautista and the City's sphere of influence.

Map 10.2 Fire Hazard in San Juan Bautista



California Department of Forestry and Fire Protection (CAL FIRE), 2012

The nearest natural creek is Pescadero Creek, which is 1.25 miles away and causes flood warnings nearly every season, but has not flooded since 1997. San Juan Bautista can prepare for flood hazards by prohibiting new development in these high flood risk areas.

### **Dam Failure**

Dam failure presents only a small risk to San Juan Bautista. Earthquakes can cause levees and dams to break down (California Department of Water resources, 2010). The San Justo Reservoir dam is in close proximity to San Juan Bautista, and flooding could reach San Juan Bautista in the event of dam failure. Keeping the dam and levees properly maintained is critical to mitigating the risks of flooding from dam failure; however, the risk of the San Justo Reservoir dam failing is minimal.

### **Sea Level Rise and Tsunami**

San Juan Bautista is located approximately 14 miles from the coastline and is 217 feet above sea level. Given the City's location, sea level rise and tsunamis are not a potential risk for flood hazard.

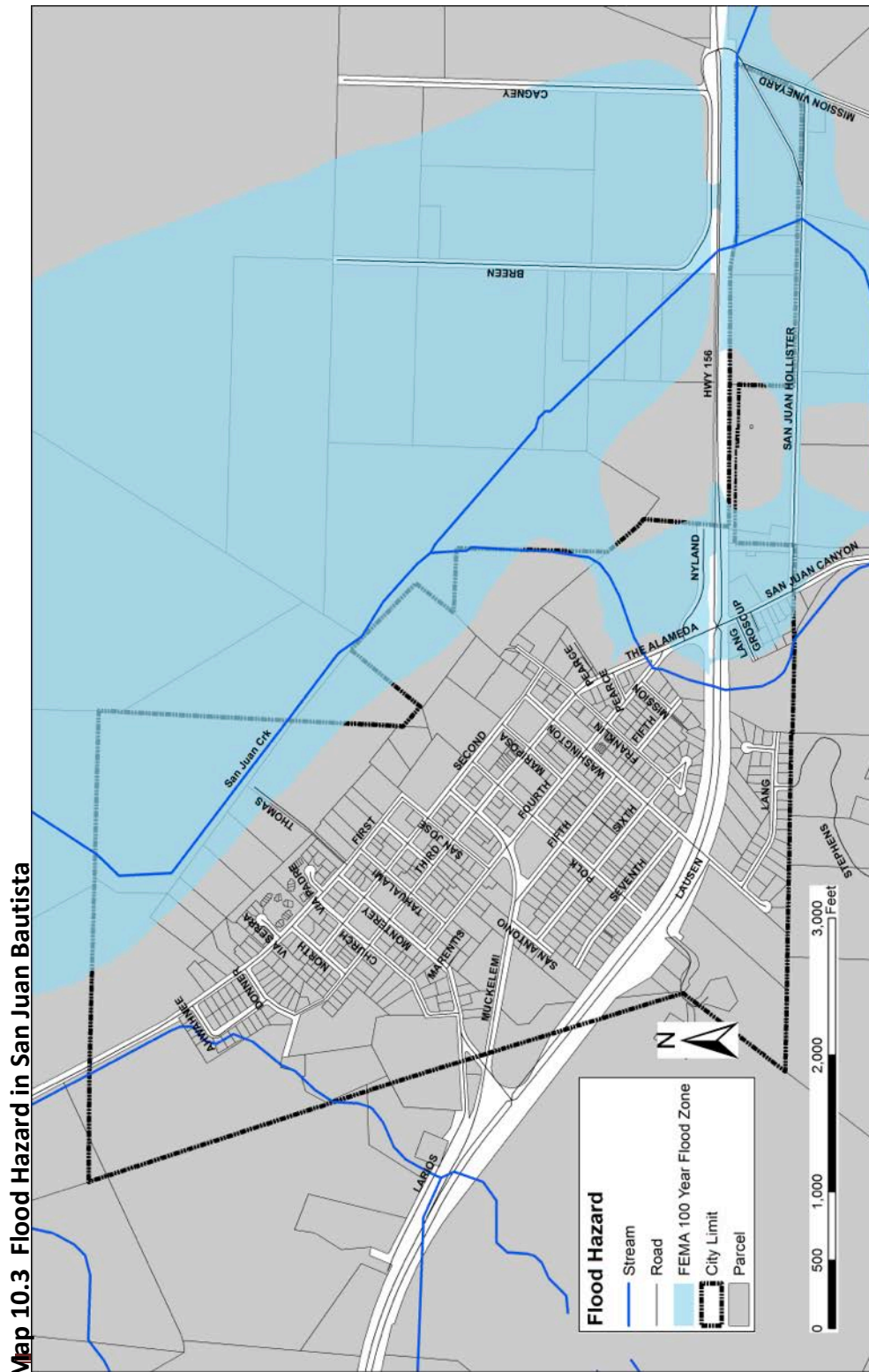
## **10.2.4 Hazardous Materials**

### **Hazardous Chemicals**

The Department of Toxic Substances Control's (DTSC's) 'EnviroStor' (2013), and the State Water Resources Control Board's (SWRCB's) 'Geotracker' (2013), provide online geocoded data in the form of interactive maps. These tools can assist in identifying sites that have known contamination or sites for which there may be reasons to investigate further. The EnviroStor database includes facilities that are authorized to treat, store, dispose of, or transfer hazardous waste. In addition, EnviroStor includes the following site types: Federal Superfund sites on the National Priority List (NPL); State response sites, including military facilities and State Superfund sites; voluntary cleanup; and school sites that are being evaluated by DTSC for possible hazardous materials contamination. The EnviroStor database also contains current and historical information relating to permitted facilities, as well as facilities in the process of correcting hazardous waste violations. Geotracker contains regulatory data about leaking underground storage tanks (LUST) and investigations regarding hazardous waste spills, leaks, and cleanup sites. The Geotracker database also contains information about public drinking water wells.

There are no State designated contaminated hazardous waste and substances sites within the City of San Juan Bautista (Department of Toxic Substances Control, 2013). However, there are 3 sites that contained Leaking Underground Storage Tanks (LUST) (State Water Resources Control Board, 2013). Of these 3 locations, only 1 case, located at 101 The Alameda in San Juan Bautista, remains open to remediation. Wells were

installed to monitor groundwater quality near this location, which was formerly a gas station. The remaining cases have been cleaned up and are classified as closed.



## **Agricultural Operations**

Hazardous materials such as pesticides, herbicides, and fertilizers are regularly used by agricultural operations in San Juan Valley. This could create the potential for a number of conflicts if farmland is urbanized. First, past applications of chemicals may create build-ups of substances in the soil that are hazardous to humans. Second, there may be soil contamination problems in specific areas where chemicals are stored, regularly mixed, or accidentally spilled. Third, there may be problems associated with leaking underground fuel tanks. There is also the potential for future problems where new urban uses are sited adjacent to farms where chemicals continue to be applied.

The other hazard associated with agricultural operations is the potential impact of chemical sprays "drifting" from farms to nearby residential areas. This is particularly a problem when strong winds blow across San Juan Valley. However, San Benito County has over 67 organic growers, and at the County level, hazards from pesticide use are minimal (San Benito Crop Report, 2013). Prospective homebuyers in residential areas near agricultural areas where sprays are applied may be issued "right to farm" disclosure notices, which protect the rights of farmers and ranchers who are following accepted farming practices, including spraying.

## **Regulatory Framework**

Hazardous materials are defined by Title 22 of the California Code of Regulations and governed by the Federal Hazardous Materials Transportation Act of 1975 (42 USC Section 1801 et seq.) and the Resource Conservation and Recovery Act of 1976 (42 USC Sections 6901 et seq.).

The transportation, storage, and disposal of hazardous materials are subject to a variety of Federal, State, and local regulations. The Federal Hazardous Materials Transportation Act of 1975 (49 USC Section 1801 et seq.) aims to ensure the safe transport of hazardous materials via water, rail, highway, air, or pipeline transport. Subtitle C addresses hazardous waste generation, storage, treatment, and disposal. Subtitle I requires monitoring and containment systems for underground storage tanks that hold hazardous materials.

The State Health and Safety Code (Chapter 6.5) regulates the transport, treatment, and disposal of hazardous wastes. Chapters 6.67 and 6.75 respectively deal with above ground and underground petroleum storage tanks, while Chapter 6.7 regulates underground storage of other hazardous substances. The Department of Toxic Substances Control issues policies and regulations concerning hazardous materials.



### 10.2.5 Crime

Table 10.1 indicates that from 2005 to 2010, crime in San Benito County has steadily decreased. Overall, community members have expressed that San Juan Bautista is a safe place. However, some community members desire additional police presence on a more consistent basis, as the City only has a San Benito County deputy on duty within the city limits part time during the week.

For a discussion of the relationship of crime to community health and public spaces, please refer to Section 11.3.7, Safe Neighborhoods and Public Spaces.

<b>Table 10.1 Crime Statistics through August 2010 for Major Crime in San Benito County</b>						
	<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
Homicide	1	0	1	1	0	1
Rape	4	3	8	5	2	1
Robbery	2	8	1	0	4	1
Assault	43	104	115	107	119	100
Burglary	72	104	114	138	141	149
Theft	107	156	176	186	133	195
Motor Vehicle Theft	7	4	11	16	8	15

*San Benito County Sheriff's Office Website, 2010*

## 10.3 Identifying Needs and Emerging Directions

### Public Safety Needs

The City of San Juan Bautista uses a variety of strategies and plans to manage aspects of hazards within the City boundaries in addition to the Public Safety Element of the



General Plan. Other strategies and plans can include emergency preparedness and response plans, hazard mitigation plans, and disaster recovery plans. Included in each of these plans are policies and procedures that guide hazard management before, during, and after the impact of a hazard. However, each hazard management plan is typically developed separately and rarely integrated into any one centralized policy document for a community. Integrating key components of these plans into a Safety Element provides extensive benefits to a community.

### **Emerging Directions**

The community outreach process helped to identify public safety emerging directions and the locations of public safety concerns. Many community members expressed concerns that the intersections along Highway 156 would inadequately handle emergency ingress and egress situations. Additionally, community members expressed the need for a comprehensive emergency preparedness plan.

## **10.4 Conclusion**

Public Safety recurs in other elements such as Land use, Open Space, and Housing. All information provided in this chapter is essential in order to adequately prepare for, and protect the City from, natural and man-made hazards. By examining the existing conditions in the City and identifying the preferences of the community from the outreach efforts, the planning team can inform policies regarding the Public Safety in the General Plan update.

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# 11 ECONOMIC DEVELOPMENT

## 11.1 Introduction

The Economic Development chapter provides an overview of the existing economic conditions in San Juan Bautista. This Chapter analyzes factors that contribute to the development and sustainability of the San Juan Bautista economy. Furthermore, this Chapter analyzes the role of San Juan Bautista's economy within San Benito County and the greater planning area. Cities have the opportunity to guide development through appropriate land use designations that foster sustainable economic development. Current definitions of land uses, available land for each use, and the relationship between land uses are explained in more depth in Chapter 4, Land Use.

In the State of California, land use designation falls under the responsibility of local jurisdictions. The development and arrangement of land uses help to facilitate economic development and growth. An appropriate balance of diverse employment opportunities and housing types are necessary for economic development in San Juan Bautista. This balance can be accomplished through the development of policies and programs that provide support to the economy and housing. San Juan Bautista must work to identify its economic strengths and weaknesses to provide support for developing industries and to remain competitive in the region.

An effective Economic Development Element can establish a consistent set of policies to provide local government direction on how to:

- Retain local businesses
- Attract new industries
- Support the tax base
- Sustain the ability to provide public services for current and future residents (OPR, 2003)

Economic development goes beyond policy development. An Economic Development Element creates a specific economic development strategy.

The Economic Development Element can assist in balancing the needs of housing and land uses that generate revenue since adequate land must be provided for both types of uses. This chapter analyzes employment statistics, industry trends on a local and regional level, economic data provided by the Census, and an overview of the City's economic outlook. Additionally, the chapter explores the needs of the community and identifies emerging directions of San Juan Bautista's economic potential.

## **11.2 Existing Conditions**

### **11.2.1 History of Economy and Industries**

Much of the following information comes from the Historic San Juan Bautista Plan, which was adopted in February 2002, and the City of San Juan Bautista General Plan Land Use Element.

The size and economic character of the City of San Juan Bautista is shaped by past events, its natural environment, and its rich historical character. In 1797, the Mission San Juan Bautista was established, and its activities have strongly influenced community development for the past two hundred years. Throughout the early to mid- 1800s, growth was fueled by the City's central location on the El Camino Real, mining activity in the Diablo Range, and the California gold rush. By the time of the Civil War, San Juan Bautista had some 3,000 residents and was one of the largest towns in the region.

The City lost the opportunity to have the railroad run through town to Hollister in 1869, which, coupled with a smallpox epidemic and fire, brought an end to the City's growth. By 1900, San Juan Bautista's population dwindled to about 400 people. Population loss was further compounded by the State's decision to locate the new Highway 101 and interchange west of the City.

The City experienced a housing boom in the late 1970s, which increased the population by 50 percent. As a reaction to the sudden and rapid growth, the General Plan was rewritten to restrict housing growth so that housing would not be allowed to double any sooner than the year 2000. It was also decided that development allocations should be awarded based on merit rather than chance.

City growth was further restricted by problems at the sewer plant. New construction was slowed by declining capacity during the 1980s and was effectively halted by the Regional Water Quality Control Board from 1988 to 1991 when effluent quality from the plant failed to meet State standards. Today, San Juan Bautista's surrounding fertile agricultural land and historic buildings remain important economic resources for the City.

### **11.2.2 Existing Land in Economic Use**

The City of San Juan Bautista has the following land use designations for economic uses: commercial mixed-use, retail, office, industrial, agriculture, museum, residential/commercial, and the Mission. Using information extracted from the land use inventory in Chapter 4, these combined uses account for 411 total acres of land. Map 11.1, Land in Economic Use, shows the geographical location of land in economic use,

with clustering occurring downtown along 3<sup>rd</sup> Street and on the agricultural peripheries. Commercial mixed-use, retail, museum, and residential/commercial land uses cover 20.35 total acres, while office and industrial cover 15 total acres, and agricultural land covers 72 total acres.

### **11.2.3 Vacant Commercial Land**

Map 11.2 shows the approximately 17 acres of vacant parcels within the City boundaries that are zoned for commercial purposes. These parcels are considered underutilized because they are not serving their full economic potential. Future economic development should prioritize these vacant parcels to better serve the community through employment opportunities, sales tax revenues, and enhancing of the City's visual character.

Table 11.1 further clarifies the areas of specialization for San Juan Bautista in context of the County. San Juan Bautista is specialized in the following industries: retail trade; finance and insurance; real estate and rental and leasing; professional, scientific, educational, management, administrative, and waste management services; health care and social assistance; arts, entertainment, and recreation; accommodation and food services; and other services, except public administration.

Over 60% of the San Juan Bautista and San Benito County workforce, aged 16 years and over, are employed. The remainder of the population is not in the workforce or is unemployed.

### **11.2.4 Employment Statistics**

#### **Top Employment Industries**

##### **San Juan Bautista**

Major employers within the City of San Juan Bautista include the Mission, State Parks, and the San Juan School. The two largest private employers are True Leaf Farms and Willis Construction Company, which are technically outside of city limits but maintain San Juan Bautista mailing addresses. The California Employment Development Department lists True Leaf Farms as an employer in the size class of 250 to 499 employees, and describes the business as a provider of farm management services. The California Employment Development Department lists Willis Construction as an employer in the size class of 50-99 employees, and describes the business as a manufacturer specializing in concrete products. Both True Leaf Farms and Willis Construction rank in the top 25 largest employers in San Benito County.



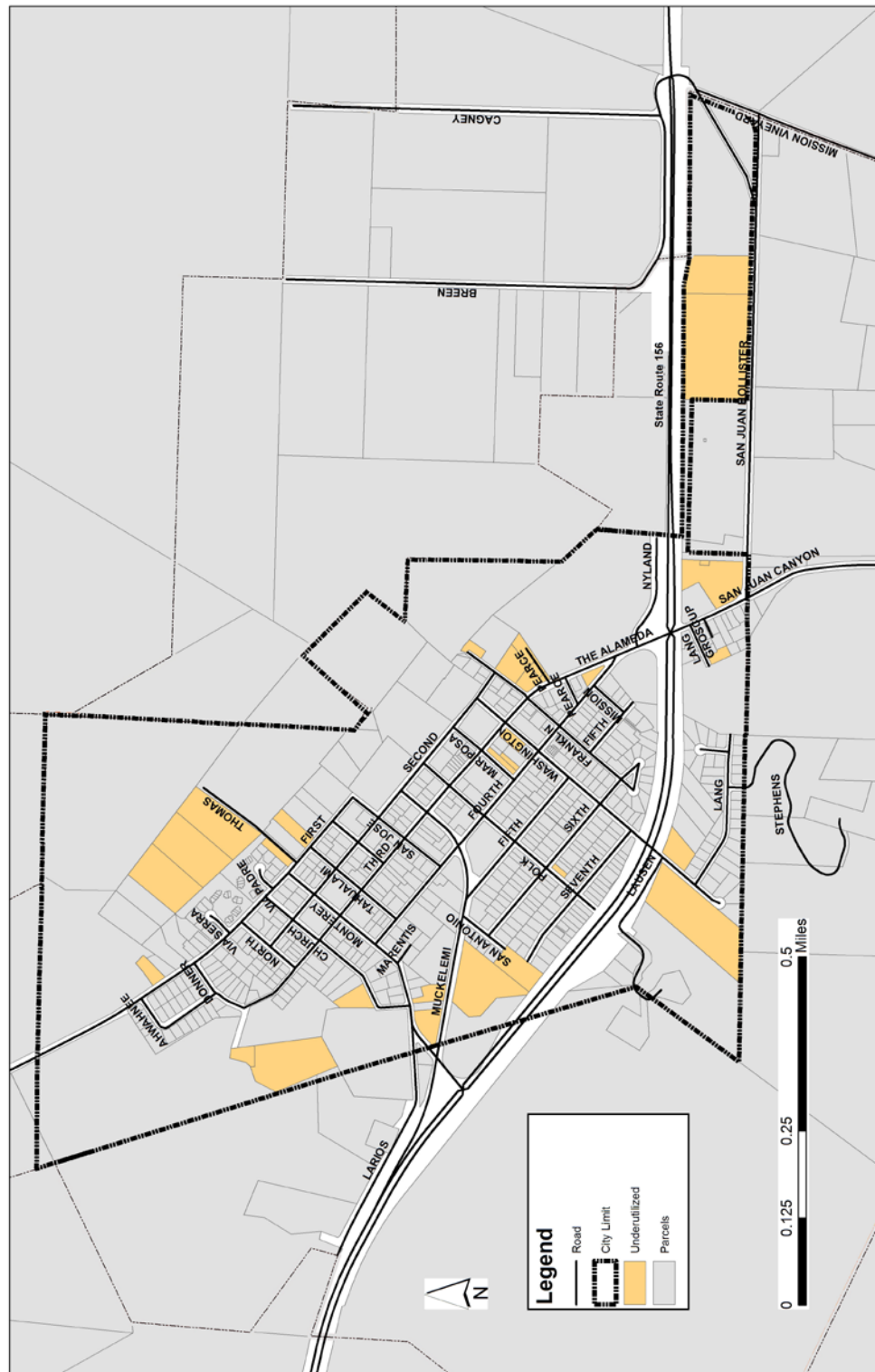
Map 11.1 Land in Economic Use



California Polytechnic Land Use Inventory, 2013



### Map 11.2 Underutilized Land



California Polytechnic Land Use Inventory, 2013

**Table 11.1 Employment by Industry and Location Quotient, 2007-2011**

Industry	San Juan Bautista, CA		San Benito County, CA		Location Quotient
	Estimate	Percent	Estimate	Percent	
Civilian employed population 16 years and over	751	100%	24,917	100%	
Agriculture, forestry, fishing and hunting, and mining	37	5%	2,443	10%	0.50
Construction	40	5%	2,192	9%	0.60
Manufacturing	77	10%	3,107	13%	0.82
Wholesale trade	20	3%	1,250	5%	0.54
Retail trade	99	13%	3,026	12%	1.09
Transportation and warehousing, and utilities	4	1%	964	4%	0.13
Information	0	0%	218	1%	0.00
Finance and insurance, and real estate and rental and leasing	47	6%	1,525	6%	1.03
Professional, scientific, and management, and administrative and waste management services	111	15%	1,977	8%	1.87
Educational services, and health care and social assistance	159	21%	4,287	17%	1.23
Arts, entertainment, and recreation, and accommodation and food services	100	13%	1,779	7%	1.87
Other services, except public administration	48	6%	812	3%	1.94
Public administration	9	1%	1,337	5%	0.22

Census Table DP03, 2007-2011

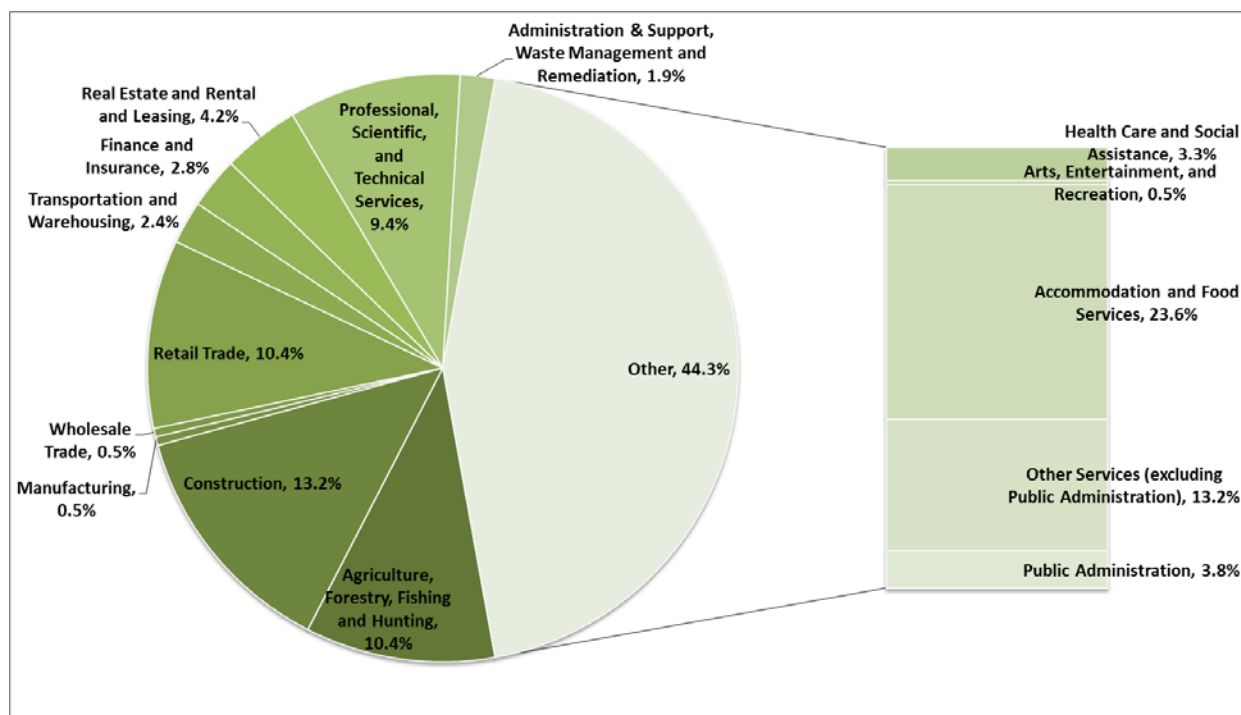
## Regional

San Juan Bautista's economy is influenced by the larger regional economy of San Benito County. The County has a total population of 56,884, making it one of the smaller counties of California. Employment industries are thus limited and include area schools, the Sheriff's Department, and other County services such as trash collection. Of the top

25 largest employers in San Benito County, 22 are based in the City of Hollister, the major regional economy. Neighboring counties, including Monterey, Santa Clara, Santa Cruz, and Fresno, also influence San Benito County's economy.

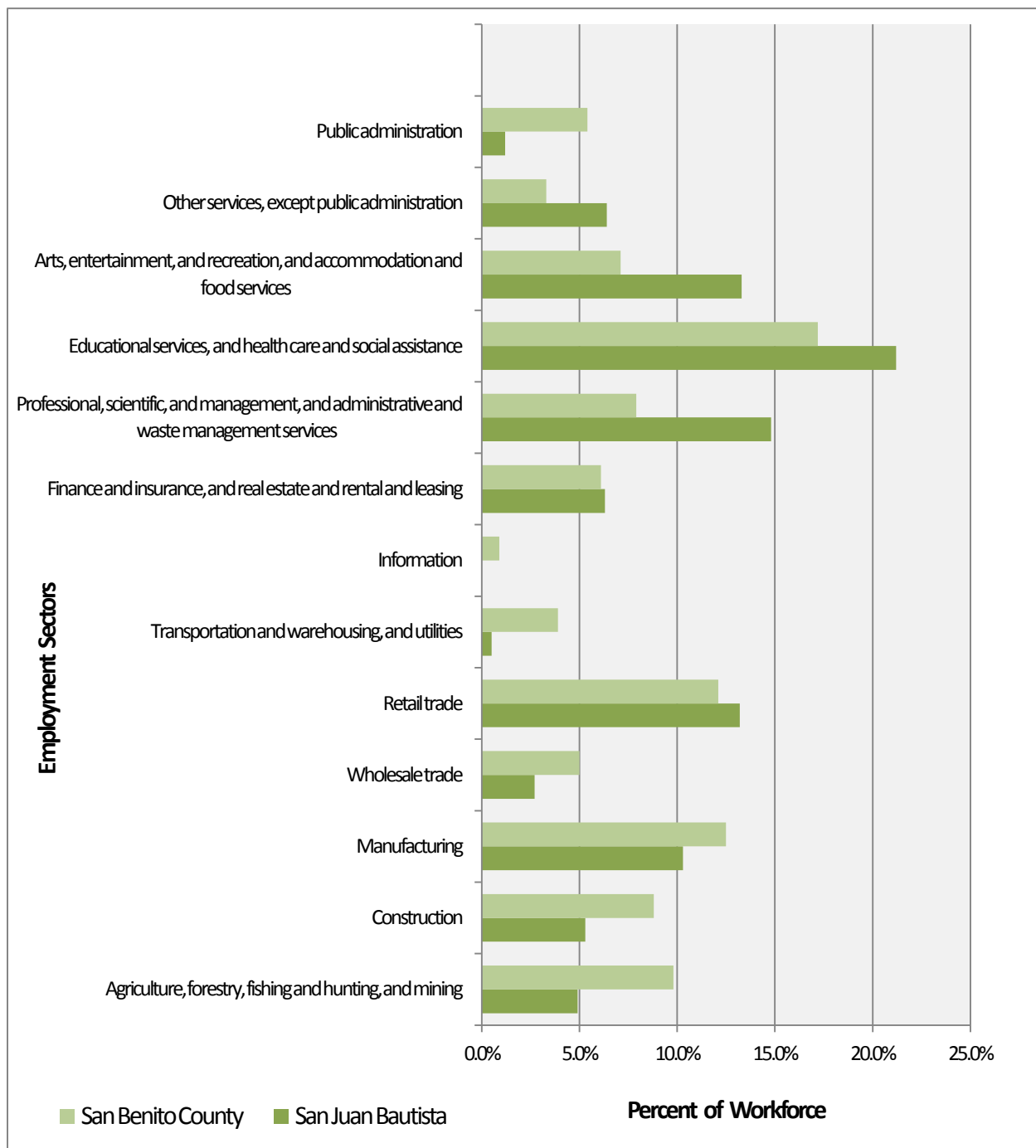
Figure 11.1 illustrates the distribution of the different employment sectors in San Juan Bautista by percentage employed. Figure 11.2 compares the percentage of the workforce employed in the different employment sectors in San Juan Bautista and San Benito County.

**Figure 11.1 Employment by Industry San Juan Bautista and San Benito County, 2011**



LEHD: On the Map, 2011

**Figure 11.2 Employment by Industry San Juan Bautista & San Benito County, 2007-2011**

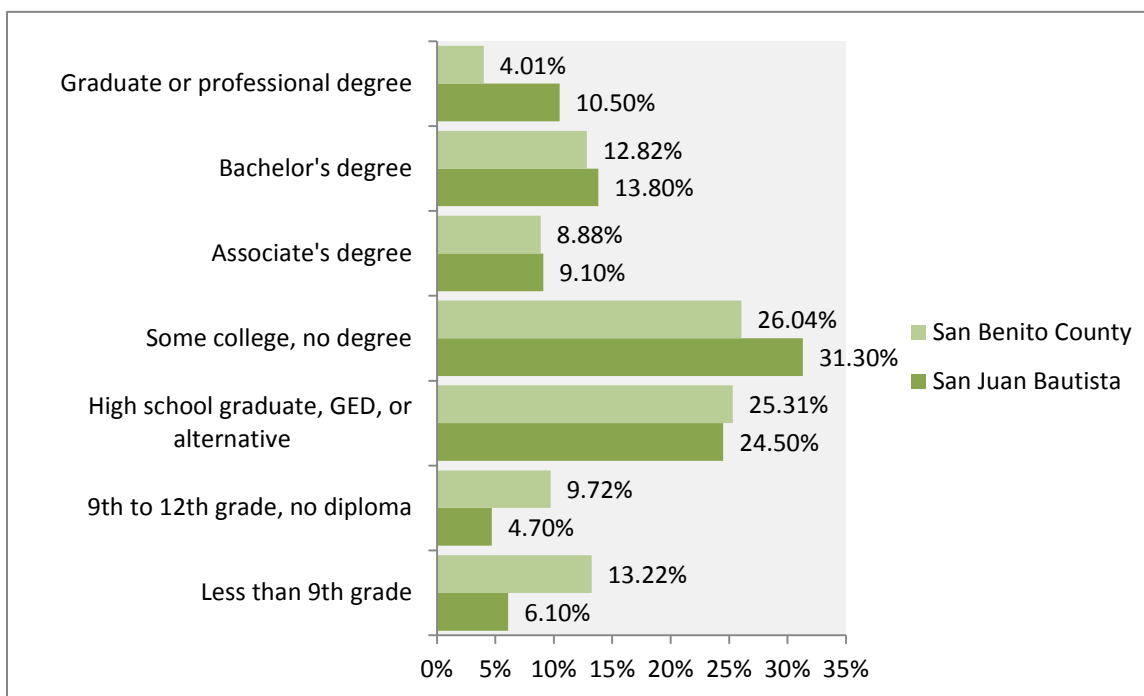


Census Table DP03, 2007-2011

### 11.2.5 Education vs. Employment

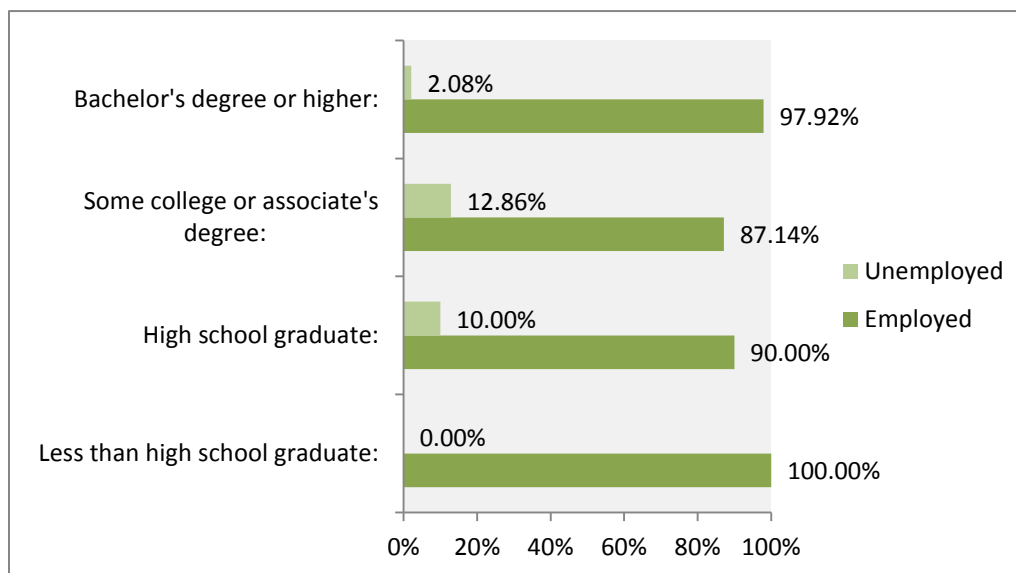
Among residents of employment age living in San Juan Bautista, about a third possess an Associate, Bachelor's, or Graduate degree, as seen in Figure 11.3. 90 percent of the residents aged 18 to 34 do not have a college degree (ACS, 2011). This suggests that San Juan Bautista may not have the demand for high skill jobs or jobs that require a lot of training. Residents with a high degree of educational attainment most likely commute out of the area to seek appropriate employment opportunities with higher pay or greater opportunities for advancement. Residents with higher incomes have greater ability to maintain a high quality of life. For more information on how educational attainment and access to economic opportunities may impact community health see Chapter 14, Health.

**Figure 11.3 Educational Attainment by Age, 2011**



Census Table B15001, 2007-2011

A majority of residents of all educational levels travel out of the area to seek employment because of the limited number and types of jobs in San Juan Bautista. Despite the limitations on the number and types of jobs within San Juan Bautista, about 9 out of 10 civilian workers at all levels of educational attainment found employment, as shown in Figure 11.4. This signifies residents are able to find work matching their skill levels regionally.

**Figure 11.4 Educational Attainment by Employment Status, 2011**

*Census Table B23006, 2007-2011*

The distribution of educational attainment for San Benito County is similar to that of San Juan Bautista. The City has a slightly greater proportion of residents with Bachelor's and Graduate or Professional degrees. Residents in the City with higher levels of education can experience a greater skills-to-job mismatch because of the lack of high wage professional occupations in the City and County.

### 11.2.6 Standards and Employment Measures

The performance of a local economy may be measured according to the following criteria:

- Jobs to Labor Force Ratio
- Jobs to Housing Balance
- Employee Commute Patterns

These criteria can provide indications of economic health when put into perspective against similar data for the region, state, or nation where the City resides.

#### Jobs to Labor Force Ratio

Job to labor force ratio measures the amount of employment to the number of employable residents. The ideal ratio should be 1:1 according to research (Weitz 2003), but this may not account for imbalances of skills to available local jobs. San Juan Bautista has a job to labor force ratio of 0.87:1, which is below the ideal ratio, but is within the target range defined by research. This calculation used the total number of

jobs from the 2007 Economic Census within San Juan Bautista's zip code divided by the population in the labor force from the 2011 ACS. According to the Census on a map of inflow/outflow data, most residents leave the City to work. Figure 11.6 shows that a substantially large proportion of all resident workers leave the City to work, while nearly half as many commuters come into the City for work.

### 11.2.7 Jobs to Housing Balance

Jobs-to-housing balance is a ratio measuring the amount of employment to the number of housing units within a given area of analysis (Weitz, 2003). Achieving a more balanced jobs-housing ratio would ideally reduce commuting among residents. Lengthy commute times can be indicative of a shortage of jobs within the study area. Furthermore, extended commutes can be costly to residents and decrease quality of life.

The ideal job-to-housing ratio is 1.5:1 (Weitz, 2003). This is calculated for San Juan Bautista, using the total number of employed residents living within the City boundaries divided by the total number of housing units. The resulting ratio is 0.67:1, which is far below the optimal ratio of 1.5:1. This indicates a surplus of housing in San Juan Bautista. This also indicates appropriate or affordable housing for the workers coming into San Juan Bautista may not exist. As shown in Figure 11.5, only 8 of the 398 employed residents of San Juan Bautista live and work in the City. This indicates that there is a job shortage in San Juan Bautista, and that the City is largely a "bedroom community".

**Figure 11.5 Inflow/Outflow Diagram for San Juan Bautista, CA 2011**





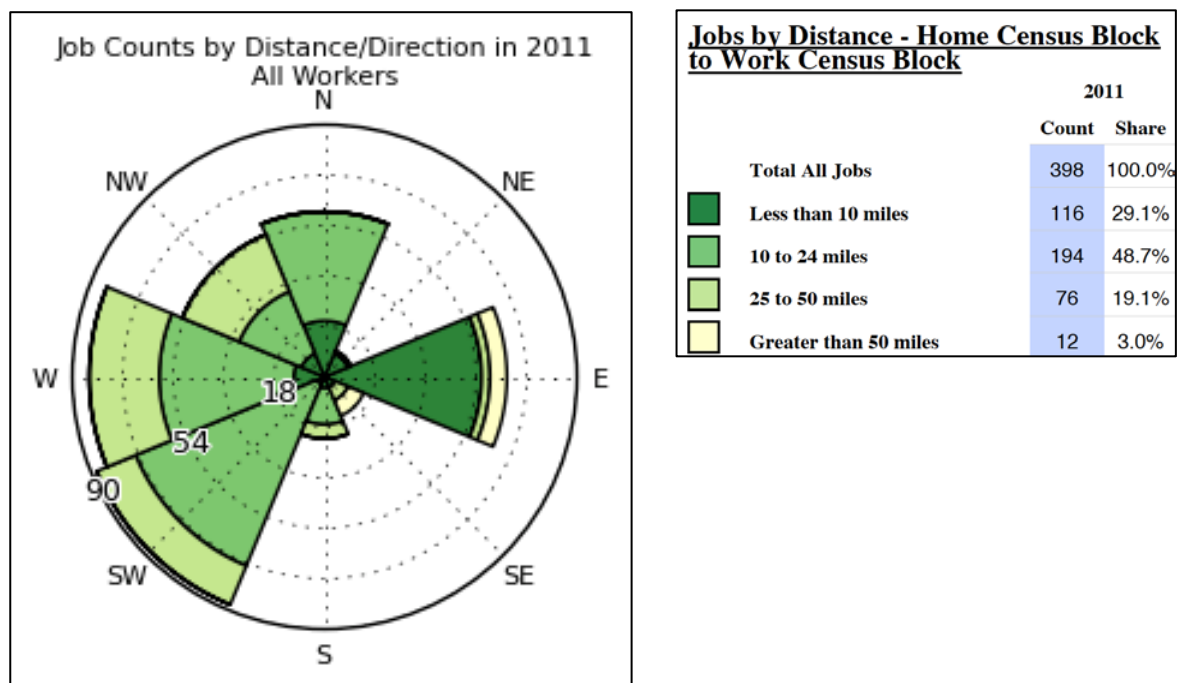
*US Census, On the Map, 2011*

Almost a quarter of the employed residents within San Bautista work low-skill accommodation and food service industry jobs, and may not be able to afford the cost of housing within the City. According to the criteria established by research, San Juan Bautista may suffer from a Type 4 job imbalance where many of the jobs within the City are low skill jobs, but there are not many opportunities for skilled workers. Both of the major employers in San Juan Bautista are well suited for lower skilled laborers.

### 11.2.8 Commute for San Juan Bautista Residents

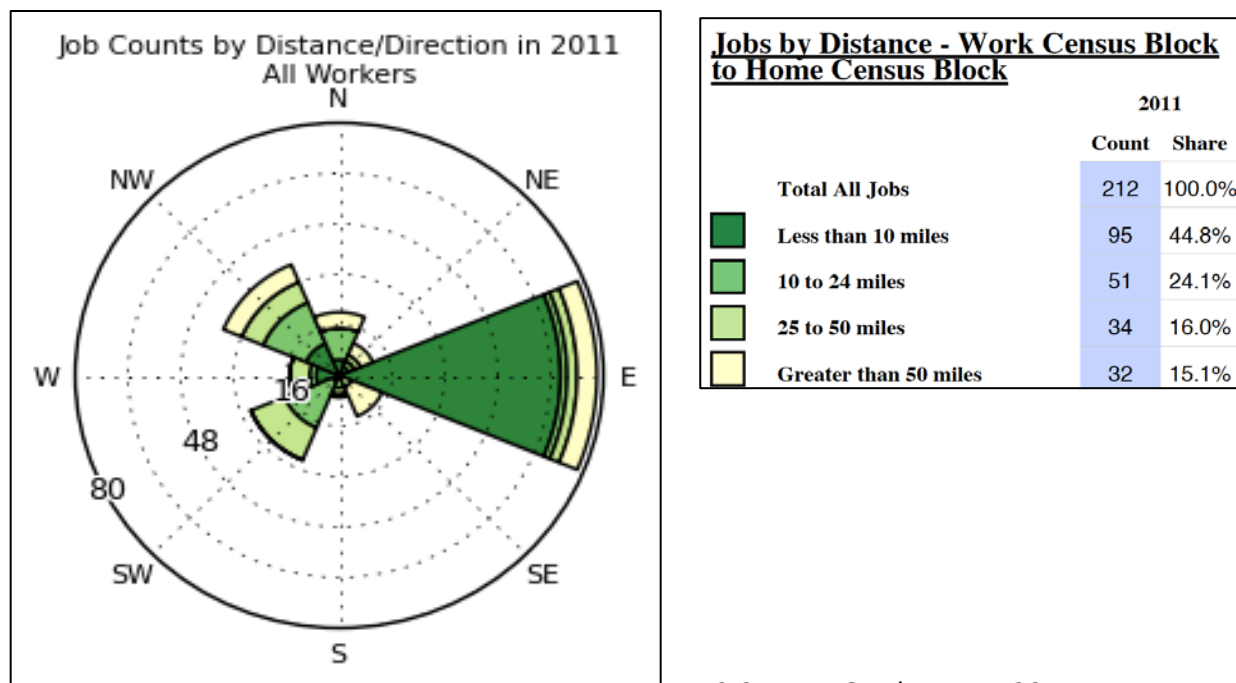
Figure 11.6 shows a radar map with job counts by distance and direction. This map shows that a majority of San Juan Bautista residents travel 10 to 50 miles from their home to their place of employment, with a median commute time of 22.8 minutes. This is further evidence of the shortage of appropriate jobs for residents within the City. The radar also shows the direction residents travel for employment is distributed towards Salinas, Hollister, Gilroy, and Monterey.

**Figure 11.6 Radar Map of Direction of Residents' Commute, 2011**



*US Census, On the Map, 2011*

Mapping the direction of workers' commutes into San Juan Bautista from elsewhere shows the majority of workers are commuting from approximately 10 miles east, in the direction of Hollister. This is shown in Figure 11.7.

**Figure 11.7 Radar Map of Direction of Workers' Commute, 2011***US Census, On the Map, 2011*

### 11.2.9 General Economic Outlook

A diverse and healthy economy contributes to the development of a community's quality of life. Businesses provide important tax revenue for the City and offer employment and services to residents. The small budget of San Juan Bautista cannot afford the misappropriation of funds and requires that the City make effective and efficient choices with the funds available.

### 11.2.10 Businesses

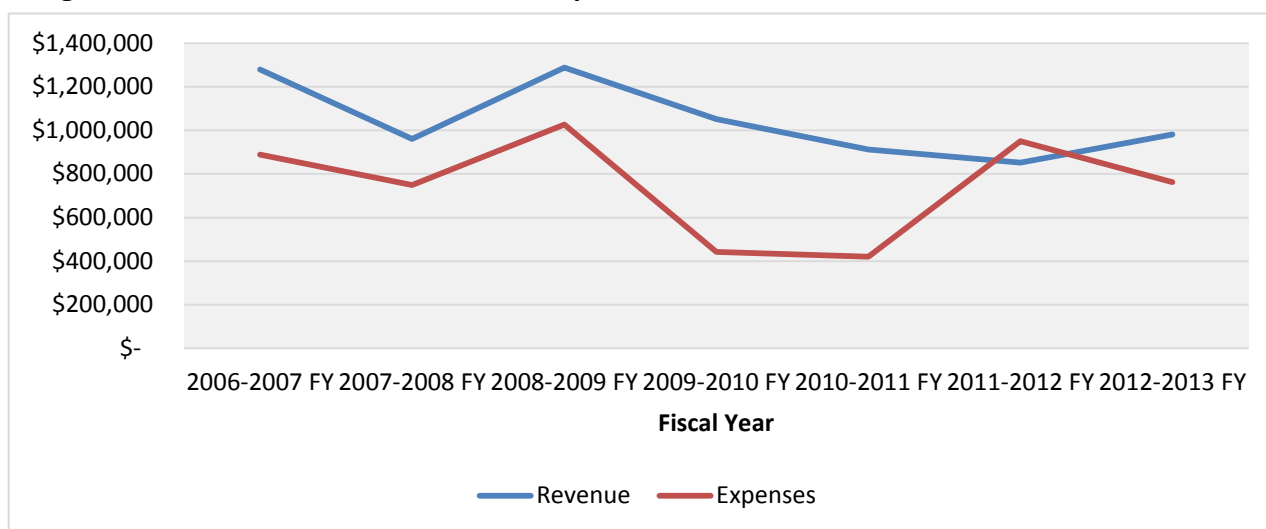
San Juan Bautista, like many cities throughout the country, was hit hard by the recent recession. However, San Juan Bautista has seen an increase in the number of business licenses issued in the City as shown in Table 11.2. The number of business licenses has increased since 2010, when only 49 business licenses were issued, but this number has decreased by 4 percent in 2013.

**Table 11.2 Number of Business Licenses by Year in San Juan Bautista, 2010-2013**

Year	Number of Business Licenses	Percent Change
2013	*118	-4%
2012	123	45%
2011	85	73%
2010	49	N/A
<i>City of San Juan Bautista, 2013</i> <i>*10 month data</i>		

### 11.2.11 City Budget

The City operates a total of eight funds, including the City General Fund. San Juan Bautista 2012-13 FY budget had an income of \$2,950,689 for all funds, with \$981,546 of the income coming from the General Fund. The General Fund for the City has remained consistent over the past seven fiscal years as shown in Figure 11.8

**Figure 11.8 General Fund Revenues & Expenditures for San Juan Bautista: 2006-13**

*City of San Juan Bautista. Treasurer, 2013*

The City Treasury handles claims regarding payments, purchasing, and the receiving of income. Generally, San Juan Bautista's primary revenues of the General Fund are derived from property taxes and "Other Tax Revenue." Due to the recent economic

downturn, the City has kept General Fund income and expenses below one million dollars for the past three fiscal years.

The General Fund normally operates at a surplus, ending in a positive cash balance. The only instance in the past several years of the expenses exceeding income in the General Fund occurred in the 2011-12 fiscal budget, with a negative cash balance of \$97,633. At the end of the 2012-13 FY budget, the General Fund ended in a positive cash balance of \$219,866.

## 11.3 Emerging Directions

The City of San Juan Bautista will need to focus on improving the economic conditions for residents over the next 20 years. City officials will need to maintain fiscal stability through a balanced budget and look for opportunities to increase revenue and finance new programs in accordance with the General Plan. A major hindrance for the City is a lack of a cohesive and actionable economic vision. With the development of an updated General Plan that contains supporting guidelines and objectives to attract and encourage new economic growth and the development of a restored chamber of commerce, the City will need to prioritize business advancement and job creation as a solution to the current economic and employment situation. As shown in Map 11.2, there are several vacant parcels within the City which can accommodate new businesses. The City should concentrate development of new industry on these parcels to help with the expansion of job opportunities for City residents.

### 11.3.1 Agriculture

Agriculture remains important in San Juan Bautista and throughout San Benito County, which has registered a recent increase in the amount of agricultural production. Table 11.3 shows that the value of crop production in San Benito County increased by 13 percent in 2012, totaling \$297,755,000, and that production continued to increase over three consecutive years.

Table 11.3 San Benito County Crop Production, 2008-2012		
Year	Crop Totals	Percent Increase from Previous Year
2012	\$297,755,000	13%
2011	\$263,365,000	3%
2010	\$255,456,000	5%
2009	\$242,917,000	-7%
2008	\$262,032,000	-11%

*San Benito County, Crop Report, 2012*

The area also has 67 organic growers that grow on approximately 8,250 acres (Crop Report, 2012). San Juan Bautista and San Benito County remain important in the development of agricultural products in the area for the foreseeable future.

### **11.3.2 Cultural Tourism**

Tourism remains a key economic function in San Juan Bautista. The City of San Juan Bautista has many historical amenities that help drive the tourist economy. The largest tourist draw of cultural and historical significance in the City is Mission San Juan Bautista. Established in 1797, it is the fifteenth of the twenty-one missions in the state of California, and is under the supervision of the Diocese of Monterey. As of 2009, Mission San Juan Bautista reported an annual visitor rate of 75,000 per year (City of San Juan Bautista, 2009). The Mission's preservation and continued influence on the community will be integral as the City moves forward.

In the area surrounding Mission San Juan Bautista is San Juan Bautista State Historic Park. The State Park oversees several structures that were built in the 1800s as well as four main museums. The State Park provides guided tours to patrons of the park. The State Park provides an additional tourist attraction that brings many visitors to the area. The City needs to coordinate with the Diocese of Monterey and the San Juan Bautista Historic Park in order to maximize the potential of the City's unique attractions.

Areas surrounding San Juan Bautista provide amenities for those who enjoy the outdoors and nature. The 1,200-mile San Juan Bautista De Anza National Trail passes through San Juan Bautista. The trail follows the route that Lt. Colonel Bautista de Anza took as he led over 200 people to San Francisco to establish a settlement (National Park Service, 2013).

### **11.3.3 Viticulture Tourism**

With its prime location in the heart of California's Central Coast wine region, the City is in a position to capitalize on viticulture tourism. The County of San Benito's Chamber of Commerce lists six wineries in the County, including Pietra Santa, DeRose, Calera, and Leal in neighboring Hollister. The City's proximity to Highway 101 and possession of prime soils caused by the San Andreas Fault make it an ideal location for local wine tastings and viticulture related tourism. The City could better capitalize on existing vacant and agricultural land by promoting vineyards and wineries in their place. When these venues offer tastings and hospitality they become major tourist draws, and could boost sales tax revenues and employment opportunities for San Juan Bautista.

#### **11.3.4 Creating Notoriety**

Although San Juan Bautista has gained a great amount of notoriety for being a city of history, other parts, such as the historic downtown, go largely unnoticed. Many residents have voiced opinions on how the City needs more advertisement to bring visitors not only to the mission area, but to various parts of the City. The creation of a Chamber of Commerce can contribute to the development of other areas of the City. A Chamber of Commerce can promote local businesses and help to strengthen business ties in the community.

#### **11.3.5 Zoning Flexibility**

As noted in Chapter 4, Land Use, a possible economic development strategy the City could use is to allow for more commercial and light industrial land uses. This would help achieve diversification of employment opportunities within the City. It could also help attract new industry and increase revenue. Residents voiced interest in this strategy during the 1<sup>st</sup> and 2<sup>nd</sup> community meetings.

#### **11.3.6 Community Feedback**

During the first community meeting on October 22<sup>nd</sup>, 2013, community members expressed a desire to see a greater diversity of economic activity in San Juan Bautista. They specifically wanted to see more local serving businesses, more local jobs, increased tourism, and a more united business community. This was further confirmed during the second community meeting on November 12<sup>th</sup>, 2013, when community members showed a preference for service/retail jobs and increased historic and viticulture related tourism.

San Juan Bautista continues to rely upon tourism to bolster its economy because of its rich historical resources, which distinguish it from other cities in the region. Critical historical decisions have kept the City small and the economy stagnant. Future directions for the City should focus on diversifying the economy through governmental and market mechanisms, as well as strengthening the tourist economy, and working with the multiple stakeholders in the City to create a defined economic vision.

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## 12 PUBLIC FACILITIES AND SERVICES

### 12.1 Introduction

The Public Facilities and Services Element provides a snapshot of the state of public facilities and services in the City of San Juan Bautista. The Public Facilities and Services Element ensures that service standards are adequate and that future community needs are planned for and met. The analysis of these components provides the policy basis to guide short-term documents, such as the capital improvement program and the annual capital budget.

Public facilities and services are the backbone of a city and essential to its continued operation and development. Quality of life in San Juan Bautista is dependent upon the quality of schools, fire protection, and police protection. Community health and environmental quality are dependent upon essential infrastructure components such as the drinking water distribution system and the storm and wastewater collection facilities. While the State does not mandate that general plans have a separate public facilities element, the topics covered under this component are essential to planning for San Juan Bautista's future.

The specific topics in this chapter include: infrastructure for water supply, storm water, and wastewater; recycling and solid waste disposal services; police services; fire services; school facilities; and library facilities. The California Governor's Office of Planning and Research guidelines suggest that the public facilities element should cover these topics. Map 12.1 shows the locations of public facilities in San Juan Bautista.

### 12.2 Existing Conditions

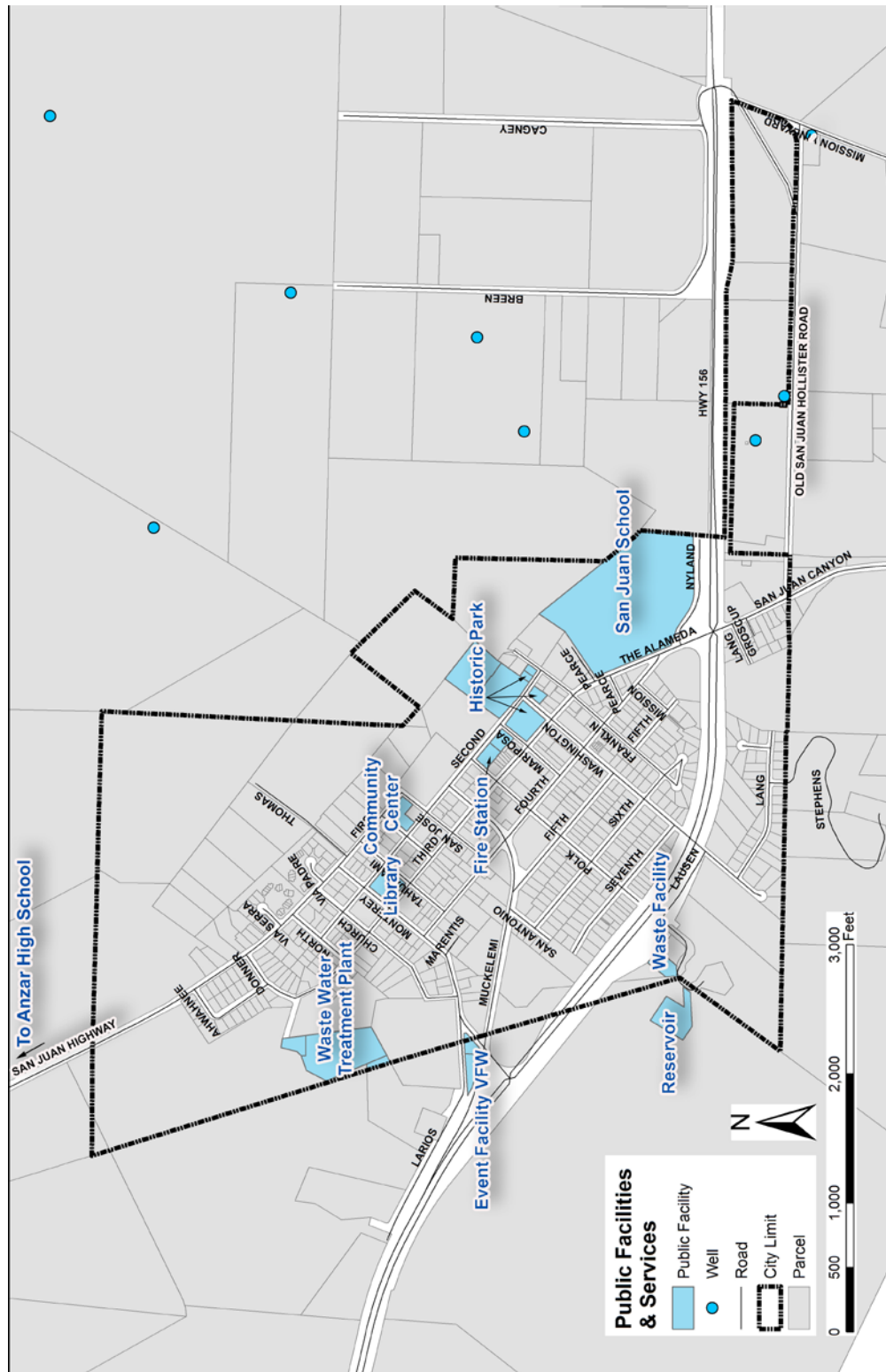
#### 12.2.1 Standards

The Existing Conditions section examines each part of Public Facilities and Services element in the context of State standards. Failure to meet State standards in any category will be addressed in the Emerging Directions section.

#### 12.2.2 Water

The water situation in San Juan Bautista has changed significantly since the 1998 General Plan. These changes were the result of problems with every aspect of water management in the City: water, sanitary sewer, and drainage. As a result, the solutions pursued contain parts that address all three. This integrated approach, which acknowledges the dynamic nature of the water system, spans multiple elements of the General Plan and will be a key component moving forward.

Map 12.1 Public Facilities in San Juan Bautista



Land use inventory and City of San Juan Bautista

The City of San Juan Bautista is the area's municipal water supplier. It owns and operates three wells, but only one is in use due to water quality issues. In 2013, average daily water use in the City ranged from a low of 166,000 gallons per day (gpd) in February, to 350,000 gpd in the peak month of May. As of 2009, when a new steel tank was installed, the reservoir capacity of the water treatment plant is 1,250,000 gallons. It is treated and then distributed through a series of 4" to 8" mains. The wells and reservoir locations are indicated in Map 12.1.

San Juan School has its own well and distribution system, and residents in the more remote parts of the City's Urban Service Area and outside the Urban Service Area get their potable water from private wells. The San Benito County Water District provides water, referred to as "blue valve" water because of the color of the valve that denotes its origin, to the agricultural areas of the City. A pipeline brings water from the Central Valley Water Project, San Luis Reservoir, and the San Felipe Water Project to the area. The San Felipe Project has an annual allocation of 1.2 acre-feet of water per acre for agricultural use in San Juan Bautista. Farms supplement this with water pumped from private wells.

### **12.2.3 Sanitary Sewer**

The City of San Juan Bautista provides sewer services to most properties within the city limits. Most residents in the unincorporated area are on private septic systems. The City contracts with Bracewell Engineering, Inc. for the operation and monitoring of the sewer collection system and the wastewater treatment plant. The collection system includes two lift stations, and the treatment plant system has been upgraded from the original aerated pond system to a sequencing batch reactor (SBR) and sludge storage with flow equalization of the treated effluent from the SBR. It can handle an average dry weather flow of 270,000 gpd and a wet weather flow of 500,000 gpd. In 2012, average daily flows ranged from 176,000 gpd during the peak month of May to 148,000 gpd during the low month of February, with an annual average flow of 159,000 gpd. Treated effluent that can be reused for irrigation is pumped from the recycled water storage tank of the treatment plant through a separate piping system, known as the "purple pipe" system, to public parks in the City. Effluent that cannot be reused is discharged into a drainage channel adjacent to the plant that is a tributary to San Juan Creek, which flows 3.5 miles to the San Benito River. The treatment plant is located at the end of Third Street, as shown in Map 12.1.

The wastewater treatment plant was upgraded to tertiary treatment in the 1990s to address a Cease and Desist Order from the Regional Water Quality Control Board (RWQCB) for sub-standard effluent quality, but in 2001 the RWQCB issued another Cease and Desist Order, CDO 01-106, to reduce the Total Dissolved Solids (TDS) in the effluent from the waste water treatment plant. Then, in 2002, the State of California Department of Health Services issued the City a Citation for Noncompliance for Nitrate

Maximum Contaminant Level Failure. These two actions forced the City to shut down Well #3 and spend the next six years addressing these issues. Among other things, this involved more in-depth monitoring of water quality and reporting to the California Department of Health Services (DHS), updating the Emergency Notification Plan (ENP), and taking out an \$11.2 million dollar Certificate of Participation loan to improve water and wastewater infrastructure in 2008. While the City is able to provide water that satisfies State standards to its customers, the quality of the groundwater has continued to deteriorate, forcing the City to shut down Well #2 in addition to Well #3. The City is working on finding an emergency backup supply in case Well #1 becomes contaminated, as well as raising funds for a 'Pellet Plant' that can treat groundwater from all three wells prior to delivering it to customers. This will allow the City access to all three wells again and increase the quality of municipal water. Treating the groundwater before delivery will eliminate the need for residents to use water softeners, which are the largest source of water pollution in San Juan Bautista. Reducing the salinity of the wastewater going to the wastewater treatment plant, which disinfects the water but does not address salinity, will also allow more of it to be recycled and used for agricultural irrigation.

#### **12.2.4 Drainage**

Storm drainage is not a major issue in San Juan Bautista due to both the low average annual rainfall and the uncommon nature of storms with intense rainfall. Storm water is conveyed through storm drains, roadside ditches, and some surface drainage ways such as curbs and gutters. There is no coordinated drainage system, but curb and gutter installation is required for parcels upon which new construction takes place. Runoff follows the prevailing contours to the north and east, flowing towards the area below the San Andreas Fault. During heavy rains storm water can collect in low spots and cause short-term flooding before it evaporates or is absorbed.

#### **12.2.5 Solid Waste**

The Integrated Waste Management Department is responsible for the oversight of landfill operations and the County refuse/recycling contract. In addition, this department serves as the lead agency for the San Benito County Integrated Waste Management Regional Agency, which consists of the unincorporated County and the cities of Hollister and San Juan Bautista. This agency is responsible for compliance with the State of California mandated waste diversion goal of 50% (AB 939), and this goal has been achieved in the County. This agency also manages the county-wide Household Hazardous Waste Management program and Small Quantity Generator program for qualifying business hazardous waste.

The City sends an estimated 836 tons of waste to John Smith Road Landfill per year. The countywide average residential per-capita disposal rate in 2012 was 2.41 pounds per-

capita per day (ppd), or 0.44 tons per-capita per year. The 2012 statewide average disposal rate was 4.3 ppd, the lowest state disposal rate to date.

The Crazy Horse Canyon Landfill, once a destination for the landfill waste of San Juan Bautista, reached capacity in 2009 and is no longer in operation. Undiverted landfill waste is sent to the John Smith Road Landfill, located at 2650 John Smith Road, Hollister CA 95023. The landfill opened in 1968 and is operated by County of San Benito Integrated Waste Management Department. The facility is permitted to receive up to 1,000 tons of waste per day and is estimated to continue operation to 2025 if the landfill were to receive 850 tons per day (TPD), or 2032 at 500 TPD (San Benito County, 2008). The facility has a remaining capacity of 4,625,827 Cubic Yards as of March 22, 2013.

Refuse collection services are provided to residential, commercial, and industrial users by a private carrier under contract with the City. As of 2013, Recology San Benito County is under contract with the City of San Juan Bautista, the City of Hollister, and the unincorporated area of San Benito County. A variety of waste reduction programs are available to City residents, including curbside recycling and organic material collection, composting facilities, commercial on-site recyclables pickup, school recycling programs, public outreach and education efforts, and special or hazardous waste handling programs.

#### **12.2.6 Police Services**

The San Benito County Sherriff's Department, under contract with the City, provides law enforcement services within the City. A new Sherriff Sub-Station is expected to be located in the San Juan Bautista Fire Station located at 311 Second Street.

The Sheriff's Office and County Jail are located in the City of Hollister. The deputy sheriff is generally on duty for four 12-hour shifts, followed by three 12-hour shifts, alternating between the two shift schedules every week. During off-duty periods, law enforcement is provided within the overall County beat structure. Responses to calls in San Juan Bautista are made by the closest patrol available at the time of the call. Response time varies from about 1 minute when the deputy sheriff is on duty to up to an hour during off-duty periods. Neighborhood Watch meetings are held the second Thursday of each month at the San Juan Bautista City Hall. Refer to Section 10.2.5 in the Public Safety Element for information regarding crime statistics in San Juan Bautista.

#### **12.2.7 Fire Protection**

The San Juan Bautista Fire Department provides fire suppression, emergency medical services (basic life support), fire prevention, weed abatement, public education, and rescue and extrication services to an area encompassing 70 square miles. The Department also provides first response to hazardous material incidents but does not



provide cleanup or abatement. Their services are provided through a contractual agreement with the San Benito County Fire Department to an area extending from Highway 101 on the west, to Union Road on the east, and from the San Benito River in the north, to the Gabilan Mountains in the south (San Benito-Monterey Unit, 2012).

The San Juan Bautista Fire Station is located at 311 Second Street as shown in Map 12.1. Equipment includes two fire engines owned by the City, one fire engine owned by the County, and a 2,000-gallon water tender. The Department is staffed by 3 to 4 firefighters on a daily basis. On extended call events, staff reserves are activated from multiple local fire departments. Maximum response time to calls within city limits is about 7 minutes; response times to calls outside city limits average about 12 minutes; however, more remote areas may take longer to reach (San Benito-Monterey Unit, 2012).

As the population of the City grows, it may become necessary to add additional firefighters; however, the standard that should be used to evaluate future staffing and equipment needs will be based on response time to calls within city limits in 7 minutes or less.

#### **12.2.8 Schools**

San Juan Bautista is served by the Aromas San Juan Unified School District (ASJUSD). The District covers approximately 100 square miles in western San Benito County, northern Monterey County, and eastern Santa Cruz County. It includes the City of San Juan Bautista and the unincorporated community of Aromas. The ASJUSD was formed in 1991 from territory formerly under the jurisdiction of the San Juan Union School District and the Pajaro Valley Unified School District. It includes elementary/middle schools in San Juan Bautista (San Juan School) and Aromas (Aromas School) and Anzar High School about two miles north of the City.

District wide enrollment at the K-8 level was 910 during the 2011-2012 school year, with 410 students at San Juan School and 400 students at Aromas School. San Juan School has 26 classrooms, one gym, a media center that houses the library and 38 computers along with a cafeteria and staff lounge (Aromas San Juan Unified School District, 2011). A second computer lab with 54 computer stations was added to the school for the 2012-2013 school year. Playgrounds include an enclosed kindergarten playground and a primary playground. Aromas School was originally constructed in 1948 and modernized in 2004-05 (Aromas San Juan Unified School District, 2011). Additions included a new gym and parking lot. New kinder and upper-grade play structures were added in 2011 and fencing was completed in fall of 2011. The campus has 23 classrooms, one gym, one library, two computer labs with 35 computers each, a staff lounge, and a playground. As of 2011, more than 50% of the student instructional facilities are located in portable facilities, which are in questionable condition (Aromas San Juan Unified School District, 2011).

Anzar High School is located at 2000 San Juan Highway. During the 2011-2012 school year, 401 students in grades 9-12 were enrolled at Anzar High School. The school was constructed in 1997. There are 16 classrooms, one gym, one library, three computer labs, a vocational education building, and several athletic fields. Lack of a cafeteria, no performing arts facility, and a shortage of classrooms continue to be a challenge for the staff and programs. In 2012, Anzar High School did not meet Adequate Yearly Progress (AYP) standards set forth by the Federal No Child Left Behind (NCLB) Act, and was identified for Program Improvement (PI) (Aromas San Juan Unified School District, 2011). All public schools in the state are evaluated annually by the California Department of Education to assess compliance with NCLB provisions. Anzar High School was designated a Year 1 Program Improvement School. Schools with Year 1 designations are required to take action to address their poor performance.

### **12.2.9 Libraries**

The San Juan Bautista City Library is located at 801 Second Street, as shown in Map 12.1. The library is open six days a week, but closes early on Saturdays - at 1pm.

The building was constructed in 1979 and contains approximately 8,000 books. The Library offers free computer use with internet access on 6 public-use computers, and soon will acquire two new laptops. Spanish and English books and video materials are available from the Library; additional materials are available via interlibrary loans from Monterey County Free Library Systems. The San Juan Bautista Library services approximately 700-800 patrons per week. No programs are currently offered at the Library.

### **12.2.10 Youth Services**

There are no youth facilities in the City; however, youth clubs and services are available in San Benito County. County youth services include the San Benito County 4-H Club.

## **12.3 Emerging Directions**

### **12.3.1 Water**

Shortly after the adoption of the 1998 General Plan, serious water quality issues arose. Since then, the City has done extensive work to quantify, analyze, and address these issues and bring potable water quality in the City up to state standards. In addition, closer attention to the quality of agricultural runoff and infrastructure projects such as the proposed 'pellet plant', once funded and implemented, will allow the City to further increase groundwater quality. Some of these costs will have to be passed on to rate

payers, who are already concerned about the high cost of municipal water. Working in conjunction with water conservation efforts to link water conservation to lower water bills could potentially alleviate some public displeasure while helping the City meet state per capita water consumption goals.

### **12.3.2 Sanitary Sewer**

Improvements to the sanitary sewer infrastructure have brought wastewater in the City up to state standards, and should be able to accommodate the growth projected in this General Plan. Attention should be paid to the siting of any additional wastewater treatment facilities required in the future, as some public concern over olfactory issues were raised during public meetings held on October 22<sup>nd</sup> and November 12<sup>th</sup>, 2013. Research into additional areas where treated effluent can be used for irrigation could help with reducing the amount of more expensive potable water used for that purpose.

### **12.3.3 Drainage**

While there are no critical drainage issues, a coordinated curb, gutter, and drainage system could address periodic flooding issues and increase neighborhood aesthetics. Existing policies regarding installation of curbs and gutters should be continued and possibly expanded, and incentives for curb and gutter upgrades could be explored. Mapping areas with and without existing curbs and gutters could help in these efforts.

### **12.3.4 Police Services**

The response time for police is well below the national average of five minutes when the San Benito County Sheriff is on duty in San Juan Bautista; however, the response time can rise above the national average during off-duty hours. Maintaining or improving the response time if crime increases or as the population within San Juan Bautista grows should be the goal.

### **12.3.5 Fire Protection**

Fire services within San Juan Bautista are improving due to the transition of the Department from a volunteer staff base to a paid full-time staff base; however, response time to calls both within city limits and outside city limits should be reduced as population or the built environment within and surrounding San Juan Bautista grows. In extended call events the Department is able to utilize reserve firefighters and equipment from San Benito County and other nearby counties, which augment the firefighting capacity of the Department and its ability to respond to events in a timely manner.

### **12.3.6 School Facilities**

Aromas San Juan Unified School District (ASJUSD) facilities within the City of San Juan Bautista are generally in good condition according to inspections in 2011. Overall, the District needs to improve academic performance to meet Federal standards. Expansion of educational attainment opportunities, including adult and senior education opportunities in San Juan Bautista, is desired.

### **12.3.7 Youth Services**

There are no youth facilities in San Juan Bautista. The community expressed that expansion of youth facilities and programs in the City is desired.

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## 13 HISTORIC PRESERVATION & COMMUNITY DESIGN

### 13.1 Introduction

The Historic Preservation & Community Design element is not a required element of the general plan. The element covers historic preservation, community and connection, as well as community form and spatial definition. The City of San Juan Bautista's motto is "The City of History." San Juan Bautista boasts a very active Historic Preservation Society and celebrates its local history through many events year round.

The purpose of this element is to help establish a set of policies that would help to identify and preserve historic resources in San Juan Bautista. The following sections identify historic and architecturally significant buildings, outline historically significant events and connections, and inform design standards for City-wide design guidelines. "Historic preservation is not only an important part of San Juan's character, it is vital to the City's future economic prosperity" (San Juan Bautista Historic Element, 1998 General Plan). The City's rich sense of history and unique character draws hundreds of thousands of visitors to the town each year. The goal of this element is to provide a continued emphasis on historic preservation looking forward to 2035.

*Historic preservation provides cultural as well as economic benefits. San Juan Bautista's older buildings give identity, character and continuity to the City. They provide a context for understanding and appreciating the past. Many place names, works of particular architects, and sites associated with important events or people have been preserved in San Juan Bautista and should continue to be preserved in San Juan Bautista and should be preserved in the future. These features give the City a strong sense of identity and create a sense of belonging. Historic resources provide one of the strongest elements of the small town, rural character that residents want to protect. (San Juan Bautista General Plan Historic Preservation Element, Page 9-6)*

### 13.2 Historic Preservation

#### 13.2.1 Introduction

Historic Preservation is defined as: an endeavor that seeks to preserve, conserve, and protect buildings, objects, landscapes, or other artifacts of historic significance. It tends to refer specifically to the preservation of the built environment.



Roger Grimsley, San Juan Bautista City Manager describes San Juan Bautista as “a Preserve America City.” Grimsley continues, “San Juan Bautista has a rich historic heritage including a Historic District with 13 National Register eligible buildings, hosts two State Parks and the largest Mission in California, and is just a wonderful place to visit” (San Juan Bautista City Hall News Blog). The City of San Juan Bautista is a Certified Local Government (CLG) with an interest in preserving and enhancing the buildings, structures, places, and landscapes within the City that reflect the historical and cultural elements of the City’s past, preserve the City’s heritage, and promote the appreciation and enjoyment of the historic resources for residents and visitors alike. The purpose of this element is to help write policy that will inform land use planning regarding preservation, help promote tourism, and install pride in the community.

In 1935, the San Juan Bautista Historical Preservation Society, in association with the California State Parks Commission, designated the State Historic Park as the Mission Plaza, the Plaza Hotel, the Castro Breen Adobe, and other nearby buildings. The San Juan Bautista Historical Society was chartered in 1965, but a Local Historic District and Preservation Ordinance was not officially adopted until 1979.

The previous Historic Preservation Element of the 1998 General Plan outlines the goal of maintaining the integrity of local historic resources by allowing a combination of preservation, rehabilitation, restoration, and reconstruction within the City to encourage alterations and infill development that respects and enhances the City’s historic feel. It is crucial to maintain an updated inventory of local historic resources to assist the City with management and planning for the future. This information will serve to inform land use policy, planning, and preservation; help promote tourism; and install pride and dedication in the community.

### **13.2.2 Existing Documents**

The City has published multiple documents on reporting the historical context, its community form, possible funding sources for rehabilitation, a plan for preservation and development, and zoning to support the community’s enduring spatial definition. The documents include the following:

#### **The San Juan Bautista Historic Preservation Plan**

The San Juan Bautista Historic Preservation Plan [Historic Preservation Plan] (2013), provides the overall framework for historic preservation and economic enhancement and includes specific improvement projects, policies, and implementation strategies. While the Plan focuses primarily on the City’s Historic District, it also recognizes that it is the City in its entirety that is historic, unique, and special. Therefore, the Historic San Juan Plan also consistently proposes more comprehensive and far-reaching preservation, enhancement, and economic development measures. The plan is broken

up into three main sections, as follows: Historic San Juan Bautista: Where We've Been, Where We Are; Historic San Juan Bautista: Where We're Going; Historic San Juan Bautista: How We're Going to Get There.

### **San Juan Bautista Cultural Resource Inventory Summary and Pictorial (SJCRISP)**

The San Juan Bautista Cultural Resource Inventory Summary and Pictorial is a resource that summarizes the existing historic resource inventory of San Juan Bautista and defines this identification and recognition as a starting point for further work on historic and cultural asset protection and definition. The San Juan Bautista Cultural Resource Inventory Summary and Pictorial also recognizes that funding availability and issues surrounding historical preservation of both public and private land can have a drastic impact on preservation efforts. The Inventory also addresses possible funding sources.

### **Zoning Ordinance Recommendations Report**

The Zoning Ordinance Recommendations Report aims to support the San Juan Bautista Historic Preservation Plan, the San Juan Bautista Cultural Resource Inventory Summary and Pictorial, and the San Juan Bautista General Plan. The Zoning Ordinance Recommendations Report supports these other documents through specific implementation tools.

### **Historical Resources Inventory and Context Statement**

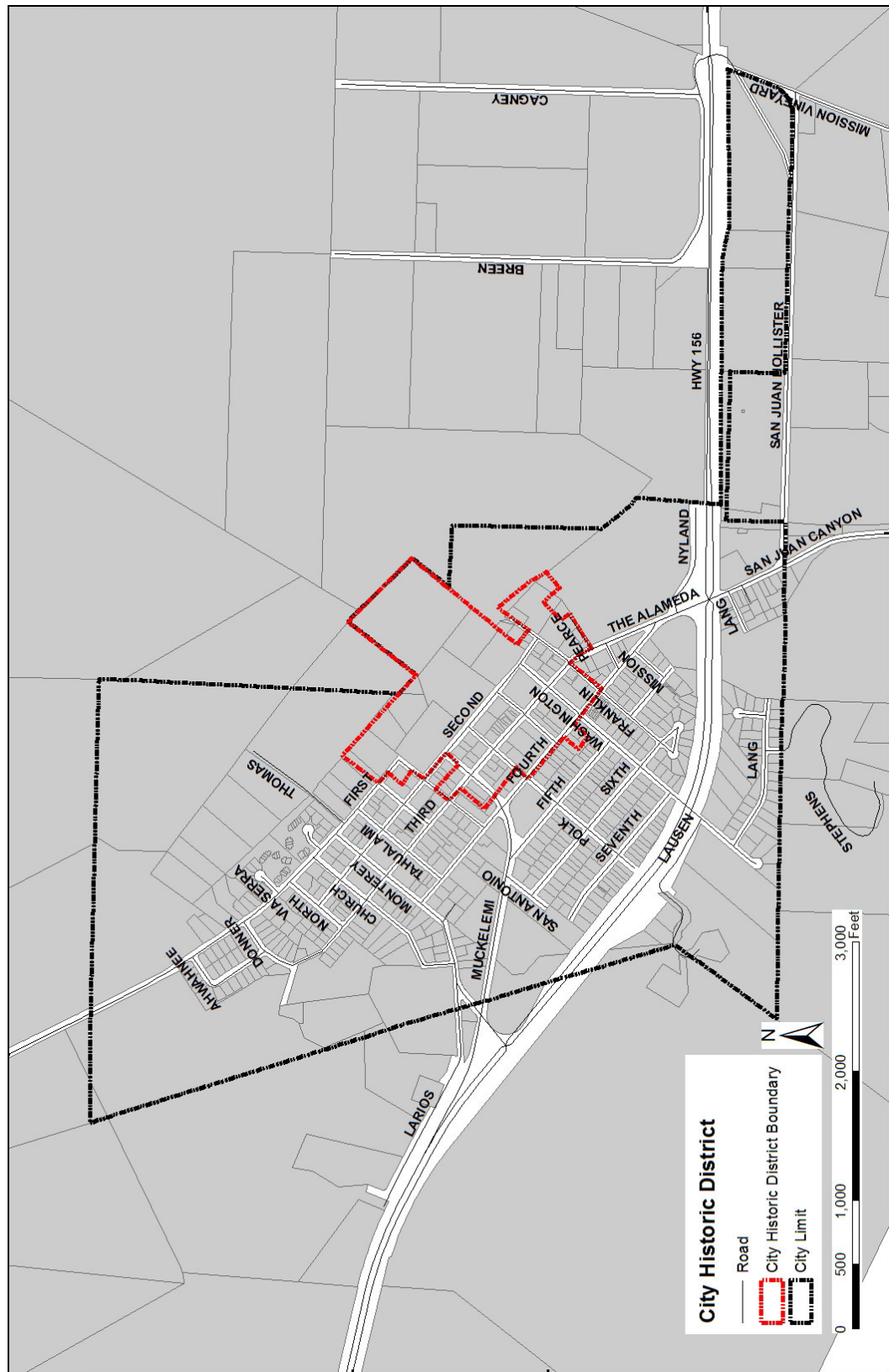
The Historical Resources Inventory and Context Statement was the result of a Certified Local Government Grant from the California Office of Historic Preservation to update and expand the City's existing historic context statement, identify themes that reflect patterns of development, conduct a city-wide reconnaissance survey of the City, and insert data into the California Historical Resources Inventory Database (CHRID). The project updated the inventory of historic resources, which had only previously been inventoried in a 1981 survey. The document also identifies properties that are potentially eligible for the National or California Registers and properties that may contribute to the existing downtown historic district, and identifies as well as documents rural character landscapes that are integral to the City's character.

### **13.2.3 Existing Conditions**

#### **List of Historic Resources**

San Juan Bautista has a unique historic district that is one of the most valued characteristics by the local community. Approximately 350 parcels were included in the Historical Resources Inventory as containing buildings or structures that are more than 45 years old (constructed prior to 1960). These parcels include single and multi-family residential, commercial, institutional, and agricultural property types. The Historic District includes one of the largest and most well-maintained missions in California. Map 13.1 shows the Historic District Boundary in the city.

Map 13.1 Historic District Boundary Map



### 13.2.4 Existing Conditions

#### List of Historic Resources

##### Historic Resources Listed in the National Register of Historic Places

For its size, San Juan Bautista has a large number of historic resources. There are 5 buildings and 2 districts on the National List of Historic Places, and one is a National Landmark. These are identified on Map 13.2 National Register listed places in San Juan Bautista.

#### City listed Historic Resources

In 2005, the City of San Juan Bautista's Historic Resources Board applied for and was granted a \$25,000 2005-2006 Certified Local Government (CLG) Grant from the California Office of Historic Preservation. This grant was used to update the City's existing historic context statement and also to conduct a city-wide survey of the City (including updates to information from a survey conducted in 1981).

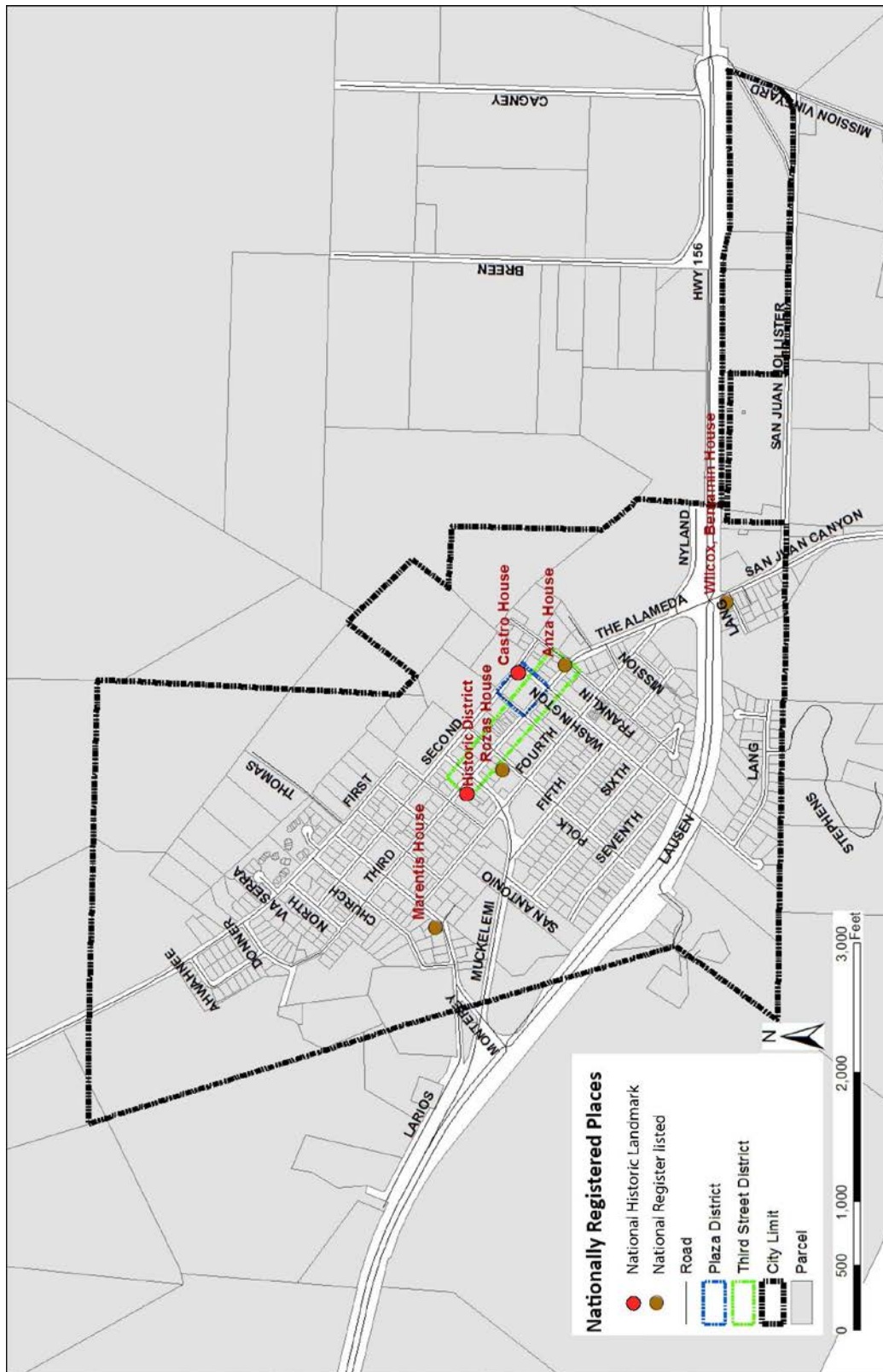
The historic contexts that were identified within the study area are:

- The Mission Period (1797-1834);
- The Mexican Ranchero Period (1834- 1846);
- A Growing Town: San Juan Bautista as an Important Transportation and Trade Center (1848-1875);
- San Juan Bautista's Agricultural Beginnings- Ranching (1850-1900);
- Economic Decline- The Southern Pacific Railroad chooses Hollister for its Depot (1875-1906);
- The Boom of New Industry-- the Cement Plant (1906-1932);
- Agriculture Continues in San Juan Bautista (1900-1960); and
- Returning GIs and the Postwar Housing Boom (1942- 1960).

Approximately 107 properties were surveyed during this study and an inventory was created using the following designations:

- 2S. Determined eligible for the National Register and listed on the California Register;
- 3S. Appears eligible for the National Register through survey evaluation;
- 5D1. Contributor to an already established district;
- 5D3. Contributor to a new district identified as part of this project;
- 5S3. A building possessing high integrity and architectural value, which may be eligible for individual designation identified as part of this project; and
- 7R. Identified as being older than 45 years of age but will require further evaluation.

Map 13.2 National Register listed places in San Juan Bautista



Land Use Inventory, 2013

Of the 700 parcels within the study, 340 were identified as being more than 45 years old and were assigned status codes the following list shows the code designations of the 340 parcels:

- 3 were assigned status code 2S
- 1 was assigned status code 3S
- 36 were assigned status code 5D1
- 19 were assigned status code 5D3
- 74 were assigned status code 5S3
- 207 were assigned status code 7R

#### **Listed Historic Resources:**

Properties assigned status code 2S are determined eligible for the National Register and listed on the California Register. They are as follows:

- 103 Third Street 22100060 (C. 1834 Spanish Colonial)
- 315 The Alameda 25300220 (1858 Gothic Revival)
- 21 Jefferson Street 20900030 (1920 Craftsman)

Properties assigned code 3S are listed as appearing eligible for the National Register through survey evaluation. They are as follows:

- 401 Second Street 21400030 (1835 Cape Cod elements)

Properties assigned codes 5D1 are contributors to an already established district. They are as follows:

- 31 Polk Street 21500050 (1856 Vernacular)
- 107, 109 Third Street 22100040 (1870 Monterey)
- 108 Third Street 22000010 (C. 1940 No style)
- 111 Third Street 22100010 (1900 Folk)
- 115 Third Street 22100010 (C. 1850 Spanish Colonial)
- 203 Third Street 21900040 (1840 Monterey)
- 209 Third Street 21900050 (1858 Western False Front)
- 211 Third Street 21900090 (1900 Western False Front)
- 215, 217 Third Street 21900010 (1900 Western False Front)
- 300 Third Street 21600100 (1856 Western False Front)
- 302 Third Street 21600110 (1906 Western False Front)
- 303 Third Street 21700020 (1910 Neoclassical with Spanish Colonial Revival elements)
- 304 Third Street 21600090 (1883 Western False Front)
- 307 Third Street 21700020 (1871 Western False Front)
- 311 Third Street 21900050 (1868 No style)
- 313, 315 Third Street 21700010 (1908 Western False Front)



- 317 Third Street (Unknown False Front)
- 318 Third Street 21600040 (1860 Western False Front)
- 322 Third Street 21600030 (C. 1930 No style)
- 400 Third Street 21400060 (1868 Carpenter Italianate)
- 403, 405 Third Street 21500040 (C. 1894 Italianate)
- 402 Third Street (C. 1955 Neo-False Front)
- 404 Third Street (C. 1955 False Front)
- 406 Third Street 21400050 (1910 Western False Front)
- 409 Third Street 21500010 (1863 Greek Revival )
- 304 A Third Street 21600090 (1883 Folk with Craftsman Elements)
- 306 Third Street 21600080 (1857)
- 308 Third Street 21600070 (1857 Western False Front)
- 319 Third Street 21700060 (C. 1860 False Front)
- 213 Third Street 21900080 (Unknown)
- 300-A Third Street 21600110 (1856 Western False Front)

Properties assigned code 5D3 are listed as Contributor to a new district identified in the study. They are as follows:

- 39 Washington Street 21900120 (1906 Queen Anne)
- 707 Third Street 21000160 (C. 1920 Craftsman)
- 504 Third Street 21200060 (1920 Craftsman)
- 506 Third Street 21200050 (1920 Craftsman)
- 411 The Alameda 25300120 (C. 1920 Craftsman)
- 35 Tualami Street 20700060 (C. 1915 Craftsman) 5
- 37 Tualami Street 20700050 (C. 1915 Craftsman)
- 39 Tualami Street 20700040 (1915 Craftsman)
- 509 Second Street 21200010 (C. 1920 Craftsman)
- 505 Second Street 21200030 (C. 1920 Craftsman)
- 701 Second Street 20900030 (1920 Craftsman)
- 46 Monterey Street 23200100 (C. 1925 Craftsman)
- 35 Monterey Street 22900270 (C. 1915 Craftsman)
- 91 Fourth Street 24500200 (1916 Craftsman) 5
- 87 Fourth Street 24500070 (C. 1916 Craftsman)
- 89 Fourth Street 24500060 (C. 1916 Craftsman)
- 303 Fourth Street 23900190 (C. 1925 Craftsman)
- 903 First Street 20300020 (C. 1925 Craftsman)
- 1122 First Street 22300030 (1915 Craftsman)

Properties assigned codes 5S3 are listed as buildings possessing high integrity and architectural value, which may be eligible for individual designation. They are as follows:

- 570 Breen Road( C. 1950 Ranch)
- 570 Breen Road (C. 1955 Ranch)
- 570 Breen Road (C. 1920 Transitional)

- 310 Fifth Street 23900150 (C. 1925 Craftsman)
- 602 First Street 22700050 (1937 Spanish Colonial Rev.)
- 700 First Street 22700040 (C. 1955 Ranch)
- 706 First Street 22700030 (C. 1955 Ranch)
- 1001 First Street 20100050 (C.1860 Folk Victorian)
- 708 First Street 22700020 (C. 1935 Mission Revival)
- 907 First Street 20300010 (1908 Craftsman)
- 801 First Street 20500040 (C. 1930 Spanish Colonial Rev.)
- 201 Fourth Street 24100250 (C. 1890 Folk)
- 205 Fourth Street 24100310 (C. 1925 Craftsman)
- 404 Fourth Street (C. 1960 Ranch)
- 81/81A Fourth Street 24500150 (C. 1930 No style)
- 85 Fourth Street 24500080 (C. 1950 Ranch)
- 92 Fourth Street 24700070 (C. 1955 No style)
- 203-207 Fourth Street 24100190 (1836 Monterey)
- 705 Fourth Street (Unknown Vernacular)
- 23 Franklin Street 22000020 (C. 1850 Folk)
- 17 Franklin Street 23400030 (C. 1933` Monterey Revival)
- 22 Franklin Street 24800020 (1860 Colonial Revival)
- Hwy 156 23500100 (C. 1910 No style)
- 16 Lang Street 25300200 (C.1930 Craftsman)
- 37 Mariposa Street 21700040 (1895 Queen Anne)
- 435 Mission Vineyard 121900100 (C. 1910 No style)
- ? Mission Vineyard 18180005 (C. 1920 Worker's housing)
- 27 Monterey Street 20400010 (C. 1925 No style)
- 60 Monterey Street 23200010 (1947 Adobe)
- 55 Muckelemi Street (C. 1920 No style)
- 120 Nyland Drive 121300280 (C. 1852 Monterey)
- 104 Pearce Lane (C. 1920 Craftsman)
- 34 Pearce Street 24600020 (C. 1905 Transitional)
- 106 Pearce Street 24800040 (C. 1920 No style, Craftsman elements)
- 108 Pearce Street 24800040 (C. 1920 No style, Craftsman elements)
- 110 Pearce Street 24800040 (C. 1920 No style, Ranch elements)
- 112 Pearce Street 24800040 (C. 1920 No style, Ranch elements)
- 34 Polk Street 21700070 (C. 1925 No style)
- 1101 Salinas Road (C. 1920 Craftsman) 5
- 10 San Jose Street 22700060 (C. 1920 Mission Revival)
- San Juan Hwy C. 1925 (Spanish Colonial Revival)
- San Juan Hwy C. 1925 (Spanish Colonial Revival)
- 105 San Juan Hollister C. 1870 (Folk Victorian)
- 211 San Juan Hollister 121700010 (C. 1920 Craftsman)
- 1 Second Street 21100010 (C. 1860)
- 311 Second Street 21600010 (1957 Spanish Colonial Revival)
- 407 Second Street 21400010 (1868 Italianate)
- 704 Second Street 20800090 (C. 1860 Folk)

- 405 Second Street 21400020 (1910 Craftsman)
- 800 Second Street 20500070 (1852 Folk)
- 210 Seventh Street 24200050 (C. 1870 Folk Victorian)
- 310 Sixth Street 23900030 (C. 1925 Craftsman)
- 401 Sixth Street 23800140 (C. 1916 Craftsman)
- 103 The Alameda 24700100 (C. 1890 Folk Victorian)
- 403 The Alameda (C. 1915 Craftsman)
- 415 The Alameda 25300160 (C. 1930 Spanish Colonial Revival)
- 417 The Alameda 25300170 (C. 1930 Mediterranean Revival)
- 421- 425 The Alameda 121600130 (C. 1850 Folk)
- 503 Third Street 21300030 (C. 1885 Folk Victorian)
- 609 Third Street 21000050 (1870 Folk)
- 700 Third Street 20900070 (C. 1880 Queen Anne)
- 704 Third Street 20900060 (C. 1900 Transitional)
- 900 Third Street 20700090 (1919 Mission Revival)
- 605 Third Street 21000070 (C. 1928 Spanish Colonial Revival)
- 607 Third Street 21000180 (C. 1928 Spanish Colonial Revival)
- 708 Third Street 20900040 (C. 1880 Folk Victorian)
- 502 Third Street 21200070 (C. 1860 Folk)
- 507 Third Street 21300010 (C. 1930 No style)
- 39 Washington Street 21900120 (1906 Queen Anne)

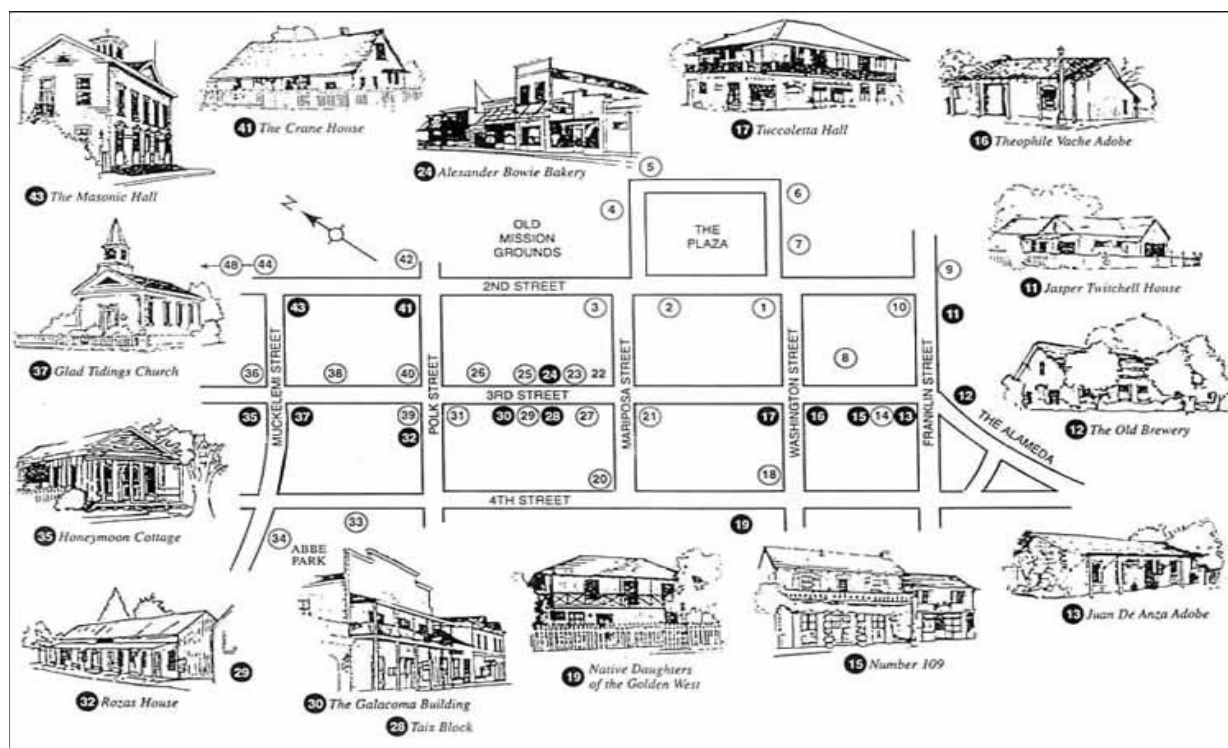
### **Historic Organizations, Activities, and Regulations in San Juan Bautista**

There are two historic preservation organizations in San Juan Bautista:

1. **Historical Society:** The Historical Society is located at the Luck Museum, and focuses on collecting and preserving local artifacts and records. It also organizes fundraising for maintenance of historical buildings. The society continues to conduct historical research in San Juan Bautista and is currently in the process of putting all their records and documents in a digital form.
2. **Native Daughters of the Golden West:** The Native Daughters of the Golden West (NDGW) was founded in 1886 in Jackson, California. NDGW is a “fraternal and patriotic” organization that is heavily involved in historical preservation in California. The chapter house for San Juan Bautista chapter is located on Fourth Street in an adobe that was built in 1830. The parlor restored, and continues to preserve, the historic adobe. The parlor holds its monthly meeting in the adobe.

The following are noteworthy about San Juan Bautista:

1. Adopted a Historic Preservation Ordinance in 2002.
2. Adopted the San Juan Bautista Historic Plan in 2004.
3. Adopted the San Juan Bautista Design Guidelines (developed by RBF Design Studio with a grant and considerable community input) in 2004.
4. Designated a Certified Local Government by the State Historical Resources Commission, allowing the City to qualify for Federal pass-through grant funding, on May 12<sup>th</sup>, 2005.
5. San Juan Bautista also has a walking tour of Historic buildings. It is a self-guided tour that includes the buildings and sites listed in Figure 13.1 and Table 13.1.

**Figure 13.1 San Juan Bautista Historic Walking Tour Map****Table 13.1 Landmarks designated on San Juan Bautista Walking Tour**

1	Castro Breen Adobe	18	Lavagnino House	35	Honeymoon Cottage
2	Plaza Hotel	19	One of only four remaining adobes	36	Kemp House
3	Settlers Cabin	20	John Anderson House	37	Glad Tidings Church
4	Mission San Juan Bautista	21	Present frame buildings	38	Joe Zbrankik Blacksmith Shop
5	Indian Burial Grounds	22	Corner building dates from 1850	39	Bluebird Hotel
6	Plaza Hall	23	Old saloon "The Fly Trap"	40	Odd Fellows Hall
7	Plaza Stable	24	Alexander Bowie Bakery	41	The Crane House
8	Town Galabozo (jail)	25	Several shop fronts	42	St. John's Institute
9	Old Indian Village	26	Number 318	43	The Masonic Hall
10	Felipe Gardella House	27	The Old Bank Building	44	The Jim Jack Cabin
11	Jasper Twitchell House	28	Taix Block	45	The Lovett House
12	The Old Brewery	29	First sandstone in San Juan	46	The Cole House
13	Juan de Anza Adobe	30	The Giacomo Ramoni Building	47	Luck Library
14	Gardens to Juan de Anza Adobe	31	San Juan's first brick building	48	Pedro Marentis House
15	Bravo House	32	Rozas House	49	Old cemetery
16	Theophile Vache Adobe	33	Safety Award presented to ideal Cement		
17	Tuccoletta Hall	34	Native Daughter's Plaque		

*San Juan Bautista Historic Walking Tour, 2013*

### **13.2.5 Identifying Needs and Emerging Directions**

San Juan Bautista is very proud of its historic charm, and preserving this character is extremely important to the community as a whole. The city already has a very extensive City Historical Preservation Ordinance, which was adopted in 2002. The Historical Preservation Ordinance is thirty three pages long and covers everything from an inventory of historic places to permitting procedures for historic buildings. Items that may need additional consideration in historic preservation are: funding; economic support to maintain the historic buildings; ADA accessibility; and better communication between the State, Parks, Church officials, and downtown businesses.

## **13.3 Community Design**

### **13.3.1 Community and Connection**

The community and connection are understood through the relationships between citizens, the physical environment of the City and its surroundings, and the circulation and transportation systems people use to traverse the City and surroundings. This section examines historic connections with community heritage, works to articulate current community values, and looks to ways of accommodating change and preserving the City's unique sense of place.

### **13.3.2 Components**

This section identifies historic and modern trends that have impacted development. Community and connection identifies existing features that provide continuity and connection through the planning area. The section also identifies neighborhood and community attributes that can be strengthened to establish connections to the entire planning area.

### **13.3.3 Regional Context**

The economic and physical environment of the City of San Juan Bautista was greatly impacted by several development events. The City is situated two miles east of US 101. Historically the City's lack of connection to the highway and the railroad system isolated the community from the growth that Hollister achieved. Citizens of San Juan Bautista made a conscious decision to keep the feel of a small historic town. The City celebrates an array of architecture from the 1930's and 40's. The aesthetic design of the town contributes to the quaint environment of the City.

Several major events impacted San Juan Bautista's development, and these events illustrate how past decisions determined both present conditions and future development opportunities. The city-shaping events include: (1) the establishment of

Mission San Juan Bautista, (2) the rejection of Southern Pacific Railroad, (3) the location of US 101. The physical environment and setting of agricultural lands, the San Andreas Fault, and the establishment of the Silicon Valley also played a role. The lack of visibility from Highway 101 negatively impacted the City's economic development, due to the fact that the City heavily relies on the tourism linked with the Mission and the State Historic Park.

Historically, there were several business opportunities in the City of San Juan Bautista. San Juan Bautista was once the headquarters of the Mexican government and the commercial hub for Northern California, acting as a center of activity for most of the 19<sup>th</sup> Century. Today the City is mainly reliant on tourism. After the railroad bypassed San Juan Bautista, the population underwent a major decline. The Old Mission Portland Cement Co. Plant was opened at the base of San Juan Canyon in the early 1900's and became the major employer in San Juan Bautista. The cement factory closed permanently in the mid 1970's, and even today there is no replacement industrial development for the cement plant. The jobs that the cement plant generated were lost after its closure and were never regained. Now, many people commute outside San Juan Bautista to the Silicon Valley or the Monterey Peninsula for work.

#### **13.3.4 Existing Conditions**

The town is heavily reliant on tourist activity (as described in the Economic Development section). It is estimated that hundreds of thousands of tourists visit San Juan Bautista each year. Tourism in San Juan Bautista is described as the lifeblood of the local economy. These tourists participate in varied tourist activities as described in the economic development chapter. The City is valued for its very walkable neighborhoods and connectivity.

The landscape near San Juan Bautista features a sprawling valley that surrounds the City. Known locally as the San Juan Canyon, the land was proposed as a California Point of Historical Interest in connection with archaeological resources in the San Juan Canyon and Mission Vineyards area, including the DeAnza Trail and Indian's Corners. The Land Use section acknowledges that most of the City and surrounding land is dedicated to agricultural purposes. San Juan Bautista has many unique opportunities for connectivity with the natural geography of the land and celebration of the area's history. The San Andreas Fault Exhibit & El Camino Real Earthquake Walk was dedicated in celebration of the U.S Geological Survey's Centennial (1879-1979). It was dedicated by the then San Juan Bautista Chamber of Commerce in cooperation with Old Mission San Juan Bautista, Diocese of Monterey, U.S. Geological Survey, Department of the Interior, California State Historical Park, and the citizens of San Juan Bautista. The California State Historical Park was established at the heart of San Juan Bautista's central plaza. Increased connection between the State Historic Park and the Historic Downtown and commercial district could benefit local economic development.



The parks and hiking trails surrounding San Juan Bautista include: Fremont Peak State Park Trails, Historic Anza Trail, and Mount Madonna County Park. Better connection and signage within the town directing visitors to the surrounding natural attractions was identified as a need for the community.

### **13.3.5 Identify Needs**

The City Council adopted Ordinance 188 in 1979, which established a Cultural Resources Board to advise the City Council on preservation issues. The Cultural Resources Board was given the responsibility of conducting a historic survey, adopting specific guidelines for designating landmarks, maintaining a historic register, adopting standards to evaluate applications to modify landmarks, investigating funding sources, and reviewing environmental documents. The board proposed a local historic district, which was created in the mid-1980's. The Cultural Resources Board was disbanded in 1994, and their responsibilities were handed over to the Planning Commission. The shift of responsibilities to the Planning Commission was intended to save costs and ensure consistency in land use and development decisions. The Planning Commission oversees design review for properties in the historic district and other duties including updating the historic register, nomination of properties to State and National registers, preparation of design guidelines, and grant writing.

### **13.3.6 Emerging Directions**

Community involvement through formal meetings and other outreach helped identify neighborhood and community concerns that would impact future development. This section identifies attributes that can be strengthened to establish connections to the entire planning area.

Responses from the first community meeting identified a strong need for adequate signage from Highway 101 to San Juan Bautista. It was voiced that, while the Mission has a huge draw for tourists to visit San Juan Bautista, there is little encouraging people to visit the historic downtown.

The meeting also identified the need to establish a signage system within San Juan Bautista. A way finding system could direct traffic to points of interest within San Juan Bautista. Any new signage must be compliant with the *Application Requirements for the Historic District Design Review Permit for New Signs* as part of the City's Zoning Ordinance. Chapter 11.10 provides guidelines and requirements for those individuals and/or businesses that are proposing a new sign for a business located in the Historic District and regulates the appearance of signage ensuring compatibility with surrounding environment and the character of the Historic District. The presence of regulated design guidelines and signage requirements ensures that the historic small town character of San Juan Bautista is maintained.

## **13.4 Community Form and Spatial Definition**

### **13.4.1 Guidelines**

According to the Office of Planning and Research (OPR), the Community Design element should provide the community with more direction than the Land Use element. In so doing, this element should focus on the planning area's development pattern, form, structure, and sense of place. This element should also define the character of the community (e.g. - view sheds, parks, opens pace, airport, freeways, ridgelines, rivers, etc.). Historic preservation is a key aspect of the community's guidelines for, and commitment to, the preservation of its form.

### **13.4.2 Regional Context**

Understanding the regional context of community form and spatial definition is an important aspect of preservation. In this sense, the community is looking to conserve its form and spatial definition in relation to the surrounding context in order to signify its sense of place within the surrounding area. This view of regional context confirms that an understanding of the integrated nature of Historic Preservation and Community Design best serves the community.

Given that the focus of this element is on community form and sense of place, strategies for maintaining and promoting specific identity have to take into account regional opportunities and pressures. These pressures can take the form of competition with surrounding communities to capitalize on and promote their historic resources as well as competition to individually enhance their identity in the region through support of distinct amenities and services.

It is important for San Juan Bautista to define its form in relation to the surrounding context because this distinction has direct impacts on how the City and residents identify the tourist and service economy, and the environmental character of the community. The associated social effects of this definition are an important aspect of this element, as well as the Land Use, Conservation, and Economic Development elements of the General Plan.

### **13.4.3 Existing Conditions**

This section looks at the existing conditions of San Juan Bautista's spatial definition by focusing on the community's entry points, interfaces, and existing urban patterns. This describes the existing form of San Juan Bautista in terms of entrances and interfaces, urban patterns, districts, hierarchy of roads, modes of travel, street design, and signage.

## Entrances and Interfaces

There are three entry points to the city of San Juan Bautista. Two of these points are off State Route 156 and one is on Old San Juan Highway/ First Street. Given the spatial definition of the city, entry points can take on different characteristics. The existing entry points are as follows:

### *The Cultural/ Residential Entry*

This point directs visitors and residents from the western entry from State Route 156 to the cultural and residential areas of the City; heading north-east on Monterey St toward Muckelemi Street. When approaching Third Street from the southwest, Muckelemi Street acts as a marker between the historic downtown and the residential area to the northwest of the City.

### *The Commercial Entry*

This point directs visitors and residents from the eastern or western entry on State Route 156 to the Commercial area of the City; heading northwest on The Alameda toward the City's Historic District. This point of entry also frames the historic downtown area of the city with the popular Windmill Market to the west and San Juan School to the east.

### *The Historical Entry*

This point directs visitors and residents from San Juan Highway to the historical area of the City; heading southwest toward Mission San Juan Bautista. This point of entry is a point of transition from the surrounding agricultural land into a residential area, ending up at the community center that borders the field to the north of the Mission.

## Urban Patterns

This section looks into the existing urban patterns of San Juan Bautista in terms of the City's districts, hierarchy of roads and modes of travel, and the subsequent street design and signage.

### Districts

As mentioned in a previous section, the city has a distinct Historical District that is intended to focus the City's efforts of preservation and development in a specific area of the city. However, this district is not meant to exclude other historic areas of the city from preservation and development efforts. The city also has a predominately residential district to the northwest and a commercial district that overlaps with the

Historic District/ downtown and extends southward to State Route 156 and The Alameda to the South.

### **Hierarchy of Roads and Modes of Travel**

As mentioned in Chapter 4: Circulation, section 4.2.1.4, Third Street is considered the main street through downtown. It is classified as a major collector and the majority of commercial, retail, and mixed-use activity occurs along this major thoroughfare. It is also classified as a truck route according to the 1998 General Plan. This is a main commercial corridor that supports two-way traffic and parallel parking on both sides of the road. Given that commercial use dominates this street, it supports pedestrian traffic as well as automobile and truck traffic.

### **Street Design and Signage**

Despite being a main street connecting the commercial, historic, and residential areas of town, Third Street has narrow sidewalks and mainly focuses on automobile traffic. The signage on Third Street, in particular, is geared to pedestrian traffic with the use of low signs and A-frames boards (with consideration to sidewalk width).

#### **13.4.4 Identified Needs**

The San Juan Bautista Historic Preservation Plan, The San Juan Bautista Cultural Resource inventory Summary and Pictorial, the Zoning Ordinance Recommendations Report, as well as the 1998 General Plan, delineate areas in which the City has discerned needs and opportunities and constraints to act on and address these needs. Needs concerning community form and spatial definition were also communicated in the community meetings and outreach. Concern has been communicated regarding the community's support of its historical resources in ways that also support economic development and the community's sense of place as a small historic town.

#### **13.4.5 Emerging Directions**

An important emerging direction for Community Form and Spatial Definition is the preservation of the historic urban form of San Juan Bautista while at the same time allowing and encouraging appropriate development. A secondary direction is defining what is and what is not appropriate for the community of San Juan Bautista. This can be achieved by better identification and use of existing resources available for conserving and supporting (historic) building stock in order to prioritize restoration and rehabilitation efforts.

What is appropriate or not must be defined in a way that allows for flexibility so as to not limit the possibilities for preserving character in community form and expanding community services as needed.

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## 14 HEALTH

### 14.1 Introduction

The Health Element of the General Plan is not a required element; Section 65303 of the State Government Code allows cities to add optional elements. Health Elements are relatively new in General Plans, focusing on the role of the individual environment on mental and physical health. Truck routes and asthma rates, public transit and access to medical care, liquor store concentration and crime, and street planning and pedestrian safety are all examples of how planning decisions directly impact the community's health. The purpose of this Element is to promote public health and land use policy to improve health, wellness, and resiliency for City residents.

*Land-use decisions are just as much public health decisions as are decisions about food preparation... We must be alert to the health benefits, including less stress, lower blood pressure, and overall improved physical and mental health, that can result when people live and work in accessible, safe, well-designed, thoughtful structures and landscapes (Jackson, 2010).*

The process for developing the Health Element is similar to the other Elements. It addresses health opportunities and constraints in San Juan Bautista. Existing health and wellness conditions for San Juan Bautista provide the next steps for developing goals, policies, and programs to address community health issues. Community outreach also defines the desires of San Juan Bautista for the Health Element.

Public health in San Benito County is about:

- Preventing illness and injury
- Promoting good health practices
- Keeping the environment clean, healthy, and safe
- Reducing disparity in health access and outcomes
- Serving the entire community
- Providing primary health care to individuals

#### Related General Plan Elements

The Health Element will create a comprehensive vision for a healthy San Juan Bautista and be consistent with the General Plan by addressing health concerns within the majority of General Plan Elements including: Land Use, Circulation, Public Facilities, Open Space, Conservation, Public Safety, Noise, Historic Preservation/Community Design, and Economic Development.

## 14.2 Existing Conditions

In 2013, Saint Louise Regional Hospital, located in Gilroy, performed a Community Health Needs Assessment (CHNA) for the communities it serves, including San Juan Bautista. The primary data was gathered by collecting community input along with community leader input, including San Benito Public Health Department, non-profit agencies, school representatives, and others.

Table 14.1 shows data collected for chronic disease hospitalization at Saint Louise Regional Hospital between January and December of 2012. The data analyzes total hospitalization without distinguishing between gender, age, or race. Table 14.1 identifies the chronic diseases that required hospitalization for San Juan Bautista and surrounding communities, including diabetes, congestive heart failure, asthma, emphysema, chronic obstructive pulmonary disease, and bronchitis.

<b>Table 14.1 Chronic Disease Hospitalization at Saint Louise Regional Hospital by Zip Code</b>						
<b>Jan – Dec 2012 Individuals/Total</b>	<b>Gilroy 95020, 95021</b>	<b>Morgan Hill 95037, 95038</b>	<b>Hollister 95023, 95024</b>	<b>San Juan Bautista 95045</b>	<b>San Martin 95046</b>	<b>Totals Per Zip Code</b>
Diabetes	990/2036	495/957	223/479	26/64	95/212	1829/3748
Congestive Heart Failure	243/446	141/225	47/97	8/9	23/45	462/822
Asthma	443/612	231/290	63/81	17/21	43/53	797/1057
Emphysema	19/25	6/11	5/12	2/3	1/1	33/52
Chronic Obstructive Pulmonary Disease	186/284	95/143	40/62	4/10	19/24	344/523
Bronchitis	93/147	64/97	32/51	6/9	17/24	212/328

*Community Health Needs Assessment (CHNA), 2013*

### 14.2.1 San Benito County Health and Human Services Department

There is no Health Department in San Juan Bautista, therefore, most information and services are found at the County level from the San Benito County Health and Human Services Department. The County implements the local, state, and federal goals and mandates for health improvements in San Juan Bautista. The Department also provides services and regulations in relation to the California Health and Safety Code. Finally, the County provides public education, physician partnerships, and assessment and reporting for community health status (San Benito County, 2013).



### 14.2.2 Vulnerable Populations

Table 14.2 describes the demographic profile from the 2013 CHNA for San Juan Bautista and surrounding communities that relate to existing health conditions. Vulnerable populations may include low-income individuals and families, medically underserved populations, individuals with chronic conditions, and minority groups.

Table 14.2 Demographic Profile of Community Served					
Data	Gilroy	Morgan Hill	Hollister	San Juan Bautista	San Martin
Total Population	48,821	37,882	34,928	1,862	7,027
% Hispanic	57.8%	34%	65.7%	48.7%	46.2%
Language at home - other than English	38.7%	22.3%	46.4%	21.8%	30.5%
Median Age	32.4	36.8	30.8	38.7	38.5
Educational Attainment: less than 9th grade	12.6%	6.4%	18.5%	8.3%	12.9%
Educational Attainment 9th - 12th grade – no diploma	10.4%	7.3%	11.6%	1.2%	12.4%
Unemployment	10.9%	9.3%	11.7%	11.5%	13%
Income under \$50,000/yr.	35%	26.3%	38.8%	41.3%	28.1%
Median Household Income	\$75,483	\$94,301	\$62,570	\$56,897	\$771.88
% above 30% total income spent on rent	55.7%	59%	60.4%	54.3%	42.4%
% of renters	37.9%	25.7%	40.8%	62.5%	24.5%
% of people living under Federal Poverty Level	11%	11%	13.2%	13.4%	11.9%

*Community Health Needs Assessment, 2013*

### 14.2.3 Age and Race

San Juan Bautista is an aging population. According to the 2011 American Community 5-Year estimates, there is a fairly balanced male-to-female ratio and a total population of 1,619. There is an anomalous population spike of males under 5. The median age is 38. The population between 20 to 50 years of age and is proportionately less than other age ranges, suggesting that many people of working age may have left San Juan Bautista. Large numbers of young and old populations may present health issues, as these ages are more susceptible to problems. It is projected that the senior population will make up about 30 percent of the population as soon as 2035. As the senior population grows, access to transportation, health care, recreation, and adequate housing needs to be addressed.

Of San Juan Bautista's total population, 49.7 percent are Hispanic and 21.8 percent have languages at home other than English (CHNA, 2013). There is also an immigrant population in San Juan Bautista, with about 16 percent of the population born outside of the United States. An accurate count of immigrant populations is difficult because many may avoid services in fear of being deported or facing legal repercussions. Census data shows that many of the immigrant population do not have proficiency in English, as 9.8 percent of the population over the age of 5 speak a language other than English, mostly Spanish, and speak English "less than well." Without adequate proficiency in English, employment opportunities are lost, making certain immigrant populations economically vulnerable and less able to meet their basic needs.

#### **14.2.4 Income and Employment**

Having job security can greatly improve an individual's quality of life. Moreover, having a secure job with a living wage can give an individual a sense of self-sufficiency, give better access to secure housing and healthcare, and remove stress associated with financial burdens. The median household income (MHI) for the City is \$56,897. This is less than the County's MHI of \$65,570. As of 2013, the unemployment rate for San Juan Bautista was 11.5 percent, compared to 11 percent for San Benito County, and 10.1 percent for California (CHNA, 2013; ACS, 2011s). Unemployment is linked to mental health problems and substance abuse problems (Dooley, 1996). A higher rate of unemployment may indicate a need for services to support this population.

According to the 2007 to 2011 American Community Survey, 13 percent of the population of San Juan Bautista lives below the poverty line, which includes 9 percent of all families. From this population in poverty, 38 percent are under the age of 18. Also, from the CHNA, 41.3 percent of San Juan Bautista residents earn an annual income of \$50,000 or less and 54.3 percent of individuals spend more than 30 percent of their total income on rent. Insufficient wages and employment instability can impact an individual's ability to access health services, quality food and nutrition, healthcare and insurance, and quality housing.

#### **14.2.5 Educational Attainment**

In San Juan Bautista, 8.3 percent of the population has an educational attainment of less than 9<sup>th</sup> grade and 1.2 percent has an education of 9<sup>th</sup> to 12<sup>th</sup> grade without a diploma (CHNA, 2013). Over half of San Juan Bautista residents of working age either have some college or a high school diploma, GED, or alternative degree. A majority of residents who have a bachelor's, graduate, or other professional degree are older. Most of those who fall in the "young professional age" range of 25 to 39 years old do not possess higher-level degrees. This is similar to County statistics.

### 14.2.6 Youth

The California Physical Fitness Test is administered to all fifth, seventh, and ninth graders in California. The results are displayed in Table 14.3. Six different fitness standards are tested and are representative of a student's overall physical fitness level. At San Juan School, only 7th graders were tested, with most (36.2 percent) meeting four out of six fitness standards. At Anzar High School 9<sup>th</sup> graders were tested, with most (53 percent) meeting six out of six of the fitness standards.

Table 14.3. Results of California Physical Fitness Test, 2011-2012			
Grade	Percent of Students Meeting Fitness Standards		
	4/6 Standards	5/6 Standards	6/6 Standards
7 <sup>th</sup>	36.2%	14.9%	31.9%
9 <sup>th</sup>	12.0%	22.0%	53.0%

*San Juan School Accountability Report Card, 2011-2012*

### 14.2.7 Major Health Problems

The existing health problems that San Benito County residents face are detailed in Table 14.4. These health issues are compared to California statistics and subdivided into different rates and percentages to provide information for improving the health of San Juan Bautista. More demographic and population information about San Juan Bautista can be found in Chapter 3 Demographics, and Chapter 11 Economic Development.

#### Diabetes and Obesity

San Benito County has relatively high rates of diabetes, as the overall adult rate is just below the state average. Diabetes is also related to the County obesity rates, which are very high with 24 percent of adults being obese, 48 percent of adults overweight, and 42 percent of children either overweight or obese. Minority populations, such as Latino and African-American residents, are disproportionately diabetic, overweight, or obese, which may be the result of limited access to affordable nutrition and healthy foods (CHNA, 2013).

<b>Table 14.4 List of Important Health Problems, 2013</b>			
<b>Health Problem</b>	<b>Indicator</b>	<b>San Benito County</b>	<b>CA State</b>
Diabetes	Diabetes (% adults 20+ told by doctor)	7%	8%
	Diabetes Mortality Rate	4%	3%
Obesity	Overweight Adults (% who self-report with BMI between 25-30)	48%	36%
	Obese Adults (% who self-report with BMI over 30)	24%	23%
	Overweight/Obese Children (7th, 9th, and 11th grades)	42.40%	38%
Violence	Child Abuse (rate of substantiated allegations of child maltreatment)	9.1/1000	9.6/1000
	Bullying (% of 7th, 9th, and 11th grade students reported being bullied)	14.20%	14.30%
	Homicide (per 100,000 population)	5.58	
Mental Health	Poor Mental Health (adults 18+, % relating serious psychological distress in last 12 months)	10.40%	6.50%
	Depression (youth, % of middle/HS student with depressive symptoms in past 12 months)	29.13%	29.96%
	Suicide Rate (age adjusted rate per 100,000)	8.49	10.05
Oral Health	Poor Dental Health (% of adults reporting having had 6 or more permanent teeth removed from tooth decay, gum disease, infection)	9%	11.27%
Heart Disease	Prevalence of Heart Disease (% of adults with any kind of heart disease)	8%	3.37%
	Heart Disease Mortality (death rate due to coronary heart disease per 100,000 adults)	85.51	135.06
Stroke	Stroke Mortality (death rate due to cerebrovascular disease)	38.13	41.45
Substance Abuse	Smoking (% adults who currently smoke)	5%	13.63%
	Adult Binge Drinking (% of adults reported in last 30 days)	34%	31.30%

**Table 14.4 continued**

<b>Health Problem</b>	<b>Indicator</b>	<b>San Benito County</b>	<b>CA State</b>
	Mortality (age-adjusted rate due to all types of cancer per 100,000 people)	170.78	158.4
	Breast Cancer (age-adjusted breast cancer incidence rate per 100,000 females)	154.62	155.13
	Breast Cancer Mortality (age-adjusted rate per 100,000 females)	31.65	21.88
	Colorectal Cancer (age-adjusted incidence per 100,000)	35.8	44.58
	Lung Cancer (age-adjusted incidence rate per 100,000 adults)	40.8	50.47
	Lung Cancer Mortality (age-adjusted mortality rate per 100,000 adults)	37.24	37.18
	Prostate Cancer (age-adjusted incidence rate per 100,000 men)	181.92	135.14
Respiratory Conditions	Youth Asthma Lifetime Prevalence (% of children ages 0-17 ever diagnosed and reported)	12.90%	14.20%
	Adult Asthma Lifetime Prevalence (% of adults 18+ ever diagnosed)	13.70%	13.50%
	Youth Hospitalization (rate of hospitalization per 10,000 children age 0-17)	9.40%	11.07%
	Adult Hospitalization (rate of hospitalization per 10,000 adult 18+)	8.50%	8.30%
STD's (HIV/AIDS)	HIV Prevalence (prevalence rate of HIV per 100,000 population)	62.2	345.5
	Chlamydia (incidence rate per 100,000)	265.1	399.36
Birth Outcome	Low Birth Weight (% of babies born less than 5.5 lbs.)	5.71%	6.72%
	Infant Mortality (rate per 1,000 live births)	4.34	5.14
Alzheimer's	Alzheimer's Prevalence (estimated number of adults 55+)	-	76,420
	Alzheimer's Mortality (age-adjusted incidence rate per 100,000 adults)	-	23.4

Source: 2013 Community Health Needs Assessment

### Violence, Substance Abuse, and Mental Health

Rates of homicide, bullying, and child abuse are all similar to California rates, however, youth gang membership (percent of 7<sup>th</sup>, 9<sup>th</sup>, or 11<sup>th</sup> graders who consider themselves a gang member) is 10.06 percent compared to the state rate of 8.53 percent. Community input from the Community Health Needs Assessment imply impacts on violence from financial/economic stress, poor family models, unaddressed mental and/or behavioral health issues, lack of victim support services, and linguistic isolation. Community workshops also indicate there is a lack of activity options for the youth and a lack of police enforcement in San Juan Bautista. The violence rates can also be connected to substance abuse in the County, marked by high adult binge drinking rates at 34 percent in 2013, and poor mental health rates that are higher than state averages. From the assessment, community feedback implied the related impacts of stress, lack of education about coping with stress, lack of knowledge about and access to mental health treatment, and lack of mental healthcare providers and insurance programs (CHNA, 2013).

### **Cardiovascular Disease, Stroke, and Respiratory Conditions**

There is a high prevalence of heart disease in San Benito County, compared to state statistics, along with higher cholesterol, hypertension, and stroke mortality rates. These issues could be related to poor nutrition and poor eating habits and a lack of exercise and recreation opportunities. The CHNA of 2013 also suggests community input about stress and lack of knowledge concerning heart disease and strokes. San Benito County has higher rates of respiratory conditions, including youth and adult asthma, and hospitalization rates. Community input from the CHNA indicates impacts of youth smoking, environmental issues such as air quality, and lack of insurance, particularly among low-income residents (CHNA, 2013).

### **Cancer**

San Benito County has higher rates of breast, cervical, liver, and prostate cancer compared to state statistics, with a very high overall cancer mortality rate, as seen in Table 14.4. Breast cancer mortality and prostate cancer incidence rates are also higher than California averages, which both disproportionately affect white populations. Community feedback from the CHNA suggests that causes include: diet; lack of cancer knowledge, prevention and treatment information, and screening standards and services; costs of treatment; and poor access to care providers because of insurance issues (CHNA, 2013).

### **Birth Outcomes**

San Benito County birth statistics are marked by the percentage of low birth weights and infant mortality rates, which are both slightly less than California averages. This issue could be influenced by access to prenatal care, concern about cost, lack of insurance and access to primary care providers, lack of education, language barriers, or cultural issues (CHNA, 2013).

In the CHNA, San Benito County health problems are outlined along with community input describing factors that may impact these conditions. There are recurring themes of limited access to health programs, lack of education and knowledge of treatment and prevention, limited access to healthy food, and lack of insurance.

#### **14.2.8 Life Expectancy**

##### **Male**

The average life expectancy of males in 2010 in San Benito County was 87.5 years of age. The state average was 78.2 years of age, and the national average was 76.1 years of age. From 1985 to 2010, the average life expectancy for males increased 5.6 years in San Benito County, 6.5 years in the state, and 5.2 years nationally (Institute for Health Metrics and Evaluation, 2013).

##### **Female**

The average life expectancy of females in 2010 in San Benito County was 82.2 years of age. The state average was 82.5 years of age, and the national average was 80.8 years of age. From 1985 to 2010, the average life expectancy for females increased 4.0 years in San Benito County, 4.2 years in the state, and 3.0 years nationally (Institute for Health Metrics and Evaluation, 2013).

#### **14.2.9 Leading Cause of Death**

##### **San Benito County**

There were a total of 260 deaths in 2010 in San Benito County. The leading cause of death was cancer with 69 deaths. Disease of the heart was the second leading cause of death with 56 deaths (CADPH, 2010).

##### **San Juan Bautista**

There were a total of 11 deaths in 2010 in San Juan Bautista. The leading causes of death were cancer and chronic lower respiratory disease, with 3 deaths from each disease (CADPH, 2010).

### **14.3 Healthy Community Objectives**



Healthy communities can be developed through various factors of the built environment. The objectives are to create a healthy living environment that reduces health risks and promotes healthier behaviors. Many of the determinants are access issues, and all are objectives to improve the health of San Juan Bautista:

1. Access to recreation and open space
2. Access to healthy foods
3. Access to medical services
4. Access to public transit and safe active transportation
5. Access to quality housing
6. Access to economic opportunities
7. Safe neighborhoods and public spaces
8. Environmental quality

#### **14.3.1 Healthy Community Impacts**

Healthy community impacts explain how the healthy community objectives of the built environment can promote better lifestyles and reduce specific health conditions. Impacts are assessed from indicators that are in the following subsection.

#### **14.3.2 Healthy Community Indicators**

There are varying indicators that explain existing conditions in San Juan Bautista that relate to the healthy community planning objectives. These indicators are based on a compilation of City data and research along with community input gathered from the 2013 Community Health Needs Assessment and General Plan community workshops in San Juan Bautista. Community feedback along with standards and regulations can help develop policies specifically for improving the health of San Juan Bautista. The indicators are:

##### **Access to Recreation, Leisure, and Open Space**

Planning objectives for healthy communities need to provide opportunities for physical activity, social connections, mental health, and contact with nature.

##### **Healthy Community Impacts**

Sufficient access to parks and recreation can promote the use of open space for physical activity. Parks are essential components of a healthy community, providing intrinsic, environmental, aesthetic, and recreation benefits to communities (American Planning Association, 2003). Quality recreation facilities and programs, including school grounds, promote physical health stability as well as social cohesion and safety. Contact with

open space and natural areas can improve mental and physical health by reducing stress and increasing recovery rates from illnesses.

The health benefits of physical activity include reduced risk of premature mortality, risks of coronary heart disease, hypertension, stroke, some cancers, and diabetes or obesity problems (City of Richmond, 2007). Physical activity and exercise also improves mental health by reducing depression and stress, improving mood, and enhancing one's ability to perform daily tasks (Bodin and Hartig, 2003).

### **Healthy Community Indicators**

The following indicators were analyzed in San Juan Bautista in order to determine existing access to recreation and open space and its impact on the City's overall health:

- Acres per capita of City parks
- Proportion of population within ½ mile of a City park
- Proportion of schools with play areas
- Quality of City parks

### **Key Findings**

#### **City Parks**

The National Recreation and Park Association's (NRPA) overall standard for all parks is approximately 6.25 to 10.5 acres per 1,000 people. However, NRPA requires certain standards on parkland acreage compared to population in three different park categories: Neighborhood, Community, and Regional. The standard for neighborhood parks is between 1 and 2 acres of park space per 1,000 people (Urban Land Use Planning, 2006). San Juan Bautista has two neighborhood parks totaling 2.3 acres. The City population in 2011 was 1,619 (ACS, 2013). San Juan Bautista meets the NRPA standard for neighborhood parks and provides approximately 1.4 acres per 1,000 people.

According to the San Benito County Parks and Recreation Facilities Master Plan, San Juan Bautista does not meet the San Benito County parkland classification standard for neighborhood parks. The County suggests a preferred minimum of 5 acres of parkland to neighborhoods, and the City currently provides two neighborhood parks totaling 2.3 acres (San Benito County, 2010).

#### **Public/Quasi Public Open Space**

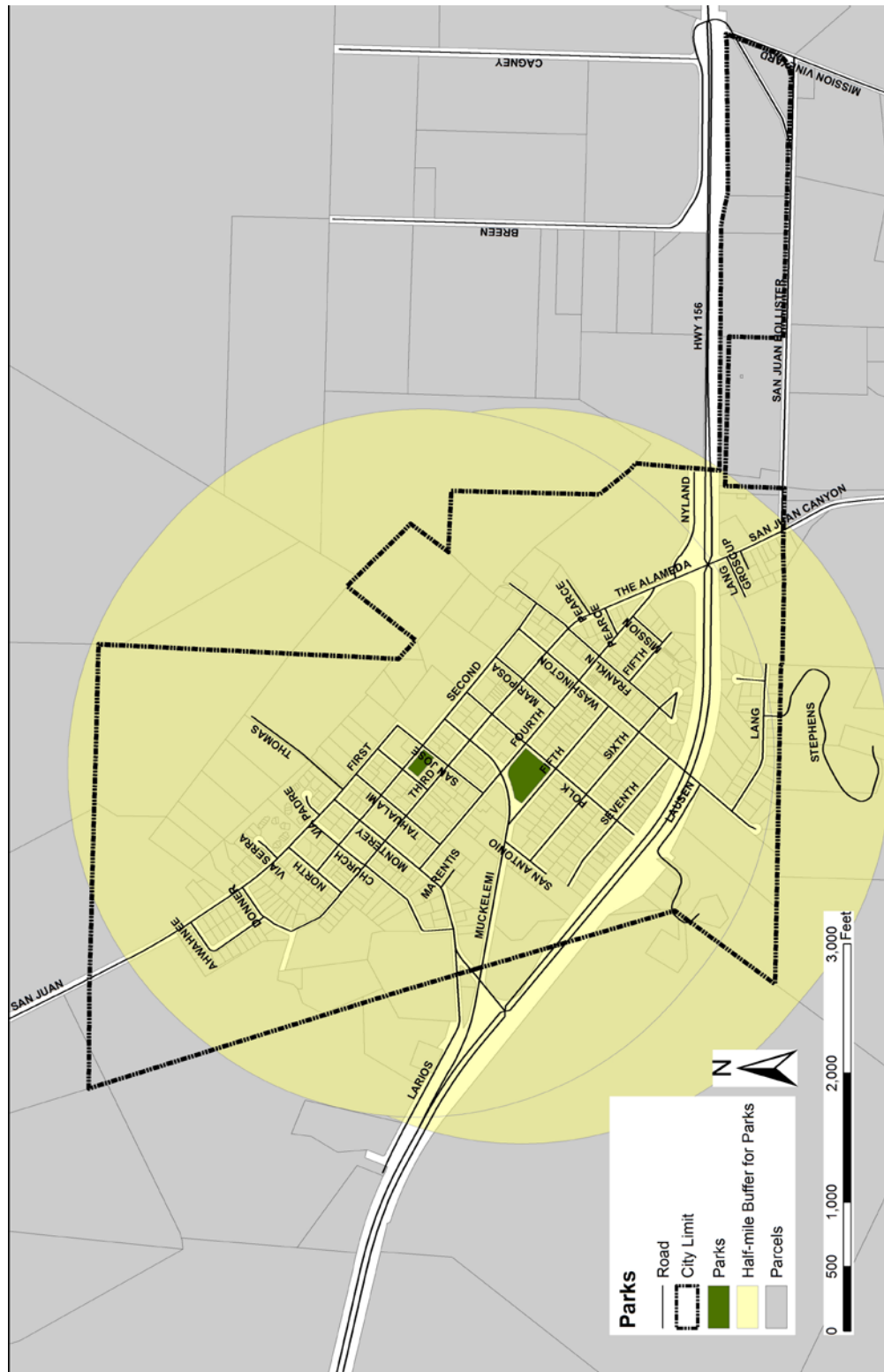
The City owned parks are supplemented with other open public/quasi-public open space. Within in the City limits, approximately 38.1 acres of public/quasi-public open space has the capability of supporting physical recreation and leisure.

**San Juan Bautista State Historic Park**

The State Historic Park provides 6.5 acres of recreational and gathering space with picnic areas, open lawns, restrooms, and historic buildings.

Map 14.1 shows the location of City owned parks and public/quasi-public open space in San Juan Bautista. Most residents live within a ½ mile of a park or recreational open space.

### Map 14.1 Locations of City Parks in San Juan Bautista



Land Use Inventory, 2013

### **Mission San Juan Bautista**

The Mission, which sits on 15.8 acres of land, has a large, manicured, empty field at the northwest end of the property abutting San Jose Street. There are benches and picnic areas under large shade trees in the open courtyard.

### **Camino Real Road**

A section of the original El Camino Real Road runs along the State Historic Park and Mission San Juan Bautista. It is approximately  $\frac{1}{4}$  of a mile long. This particular section heads down the bluff from the Mission plaza following a broad valley (along the path of the San Andreas Fault) northwards toward San Francisco (Waymaking, 2013). The trail is dirt, flat, and wide. It is well maintained, making it accessible to walkers and runners. Cultural landmarks, agricultural fields, and natural open space surround the trail.

### **Carl Martin Luck Memorial Library**

The Carl Martin Luck Memorial Library has over half of its 0.9 acre parcel dedicated to open space as well as benches and a bike rack.

### **San Juan School**

San Juan School is 18.8 acres. Nearly half of the acres are dedicated to playfields, basketball courts, and tennis courts that can be rented for non-school use.

### **Regional Parks and Trails**

Residents also have access to regional parks and trails within San Benito County, including Pinnacles National Monument, Hollister Hills State Vehicular Recreation Area, and the De Anza Trail. These parks provide trails and campgrounds for extended stay and outdoor recreation. Further existing conditions on access to parks and recreational amenities can be found in Chapter 8 Open Space.

### **Health Implications**

Parks and recreation facilities provide opportunities for relaxation, informal sports, passive and active recreation, and a break from the stresses of everyday life. Data from the 2013 Saint Louise Regional Hospital Health Needs Assessment relate to the health impacts provided by access to open space and recreation as follows:

- San Benito County's prevalence of heart disease is 8 percent, which is more than two times greater than the State at 3.37 percent.

- The share of the County's overweight/obesity in 2013 was as follows: 48 percent for overweight adults, 24 percent for obese adults, and 42.40 percent for overweight/obese children, which are all higher than the state. The state's obesity was 36 percent for overweight adults, 23 percent for obese adults, and 38 percent for overweight/obese children.
- In San Juan Bautista, out of the residents that visited Saint Louise Regional Hospital for diabetes, 40.6 percent got admitted in 2012, which was lower than the surrounding cities of Gilroy at 48 percent, Morgan Hill at 51.7 percent, Hollister at 46.6 percent, and San Martin at 44.81 percent.

### **Related General Plan Elements**

More consistent information for access to recreation and open space concerning health can be found in the following General Plan Elements:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Public Facilities
- Community Design

## **2. Access to Healthy Foods**

Healthy communities need access to healthy and affordable food options, including grocery stores, fresh produce stores, farmers' markets, community gardens, and other food distribution services.

### **Healthy Community Impacts**

Food markets with quality products, including fresh produce, are important for healthy communities as they can create higher fruit and vegetable consumption. This reduces health risks from weight problems, obesity, diabetes, and malnutrition associated with cheap and unhealthy food options. Such health impacts are significant for under-served populations that may lack the information, resources, and income to maintain a healthy lifestyle.

There are innovative ways for communities to strengthen their access to healthy foods. For example, farmers' markets provide a source of fresh local produce and other products and also create economic opportunities. Farmers' markets can be complementary to poorly served neighborhoods that do not have access to full service

supermarkets. Community gardens are another way to provide fresh fruits and vegetables to people. Community gardens are usually shared spaces in under-utilized land that also provides physical activity, social interaction, and increased environmental quality and aesthetics. Locally produced food, especially for San Juan Bautista, can provide economic sustainability and environmental benefits associated with reduced transportation emissions.

### **Healthy Community Indicators**

The following indicators were analyzed to determine existing conditions of food access in San Juan Bautista:

- Population within a ½ mile of a full-service grocery store or fresh produce market
- Food quality
- Food assistance programs

### **Key Findings**

#### **Local Fresh Produce**

There is no farmer's market in San Juan Bautista. The closest fresh produce stand is Pinnacle Organically Grown Produce. The farm stand is open on Saturdays from 8 AM – 1 PM and is located approximately 2.5 miles east of the City (Pinnacle Organically Grown Produce, 2013). Pinnacle is a great resource for San Juan Bautista residents; however, it is not within walking distance for most residents. The majority of community feedback stated the desire and need for a farmers' market in the City.

#### **Restaurants**

There are 11 restaurants in San Juan Bautista. There are no fast-food chain restaurants in the City. San Juan Bautista Municipal Code Section 11-04-110 states that fast-food chains are allowed in San Juan Bautista, but only under strict compliance with the City's sign standards and design guidelines and are subject to review by the Planning Commission. Drive-through food establishments are prohibited (San Juan Bautista Municipal Code, 2012). The absence of fast-food restaurants opens up the possibility of providing access to healthy food in the City; however, there are many other unhealthy options that can pose the same health risks associated with fast-food, like diabetes, cardiovascular disease, and some cancers.

#### **Food Markets**



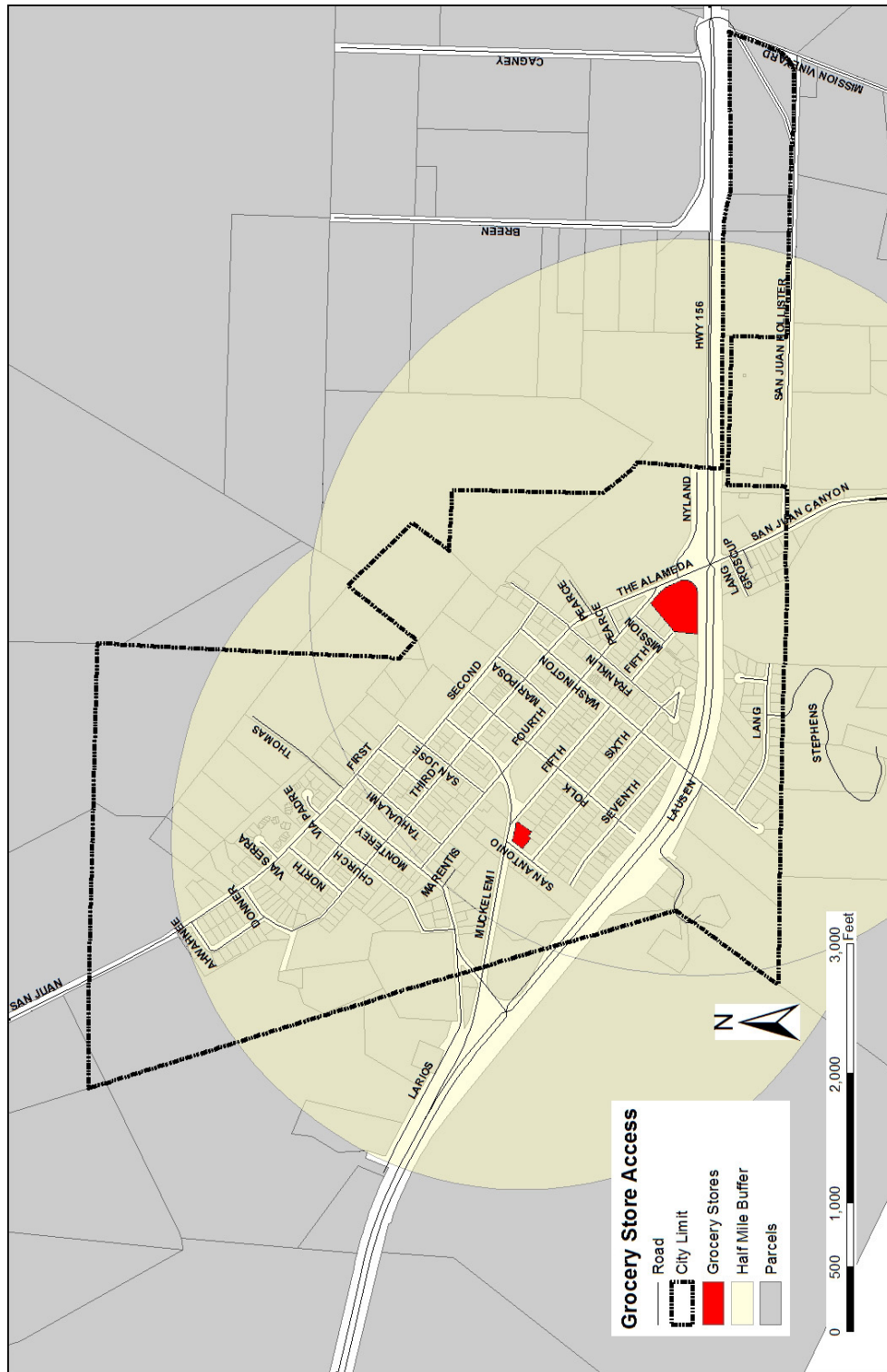
Within the City of San Juan Bautista there are two grocery stores with a selection of fresh produce: Windmill Market (301 The Alameda) and Neil's San Juan Supermarket (54 Muckeleme St.). Others stores include: Natural Wonders (215 Third St.), which has a deli and dry packaged food, and a Valero gas and service station (63 Muckeleme St.). Most residents in the City are within walking distance of all grocery stores, or within a ½ mile radius, shown in Map 14.2. Community members expressed a lack of affordable, nutritious, and healthy food.

### **Food Security and Public Assistance**

As of 2011, 15.3 percent of San Juan Bautista residents received benefits from the Food Stamp or Supplemental Nutrition Assistance Program (SNAP) (ACS, 2007-2011). SNAP Electronic Benefit Transfer is an electronic system that distributes public assistance benefits such as CalFresh (food stamps), California Food Assistance Program, and cash aid (California Office of Systems Integration, 2010). Also, 51.5 percent of public school students in San Benito County are eligible for free or reduced price lunches (CHNA, 2013).



Map 14 .2 Locations of Grocery Stores in San Juan Bautista



Land Use Inventory, 2013

## Related General Plan Elements

More consistent information for access to healthy foods can be found in the following General Plan Elements:

- Land Use
- Circulation
- Housing
- Open Space
- Public Facilities

### **3. Access to Medical Services**

A healthy city promotes access to medical services for prevention and treatment, early interventions, care coordination, and disease control through the development of facilities, programs, and policies related to medical services.

#### **Healthy Community Impacts**

The inability to access medical services can result in more severe health problems, resulting in hospitalization that could have been prevented at the primary care level. Having centrally located or easy to access healthcare facilities assures that the largest possible percentage of the community can receive basic care. A healthy community will also have healthcare options for all members of the community regardless of age, socioeconomic background, or insurance status.

#### **Healthy Community Indicators**

The following indicators were analyzed to determine existing conditions in San Juan Bautista that relate to impacts on health. These indicators were based on input from a combination of the second General Plan community meeting (November 12, 2013) and the 2013 CHNA.

- Population with and without health insurance
- Residents in proximity to a medical facility
- Medical facilities in proximity to public transit corridors

### **Key Findings**

#### **Medical Services**

Table 14.5 describes the existing health care facilities and services in San Juan Bautista. There are three medical facilities located in the City that residents have access to, with larger hospitals located in Hollister, Gilroy, and Watsonville, about 10-15 miles away. There is also a Mobile Health Clinic that travels by bus to provide medical, dental, and family care, making access to health care more flexible for residents.

<b>Table 14.5 Existing Health Care Facilities Near San Juan Bautista, CA</b>		
<b>Facility</b>	<b>Services</b>	<b>Location</b>
Dr. Petkovski's Natural Care Center	Specializes in neck, shoulders, lower back pain and upper back, general injuries including sports, and machine massage services	San Juan Bautista, CA
Hazel Hawkins Community Health Care Clinic	Provides family practice, pediatric and specialty care services	San Juan Bautista, CA
San Benito Health Foundation	Medical, dental services, behavioral health, women, infants, and children program	San Juan Bautista, CA
Hazel Hawkins Memorial Hospital	Acute care hospital, government-hospital district or authority, emergency services	Hollister, CA; 9 miles away
Saint Louise Regional Hospital	Acute care hospital, voluntary non-profit-church, emergency services	Gilroy, CA; 13 miles away
San Benito Health Foundation Community Health Center	Federally qualified health care center, non-profit, family practice, dental care, pediatrics, preventative medicine, nutritional counseling, obstetrics and gynecology, women, infants, and children program, behavioral health, internal medicine	Hollister, CA; 9 miles away
Watsonville Community Hospital	Acute care hospital, proprietary, provides emergency services	Watsonville, CA; 15 miles away
Mobile Health Clinic	Medical, dental, and women, infants, and children services. Onsite registration for State Family Planning, Cancer Detection Program, and Child Health Disability Program Gateway	Mobile Bus

*City-Data.com; San Benito Health Foundation; San Juan Bautista, 2013*

## Medical Aid

The City of San Juan Bautista does not have any insurance data from the 2007-2011 American Community Survey. Existing insurance conditions are at the County level from the Community Health Needs Assessment, and describe 18.04 percent of the County as uninsured compared to that State average of 17.92 percent. Medicaid recipients make up 19.07 percent of the County population, compared to 18.07 percent of the State average. Medi-Cal, California's Medicaid, provides health care benefits to low-income children and adults that meet the following requirements (CA Dept. of Health Services, 2007):

- Below the poverty level
- Pregnant
- CalWorks eligible/recipient
- Over the age of 65
- Blind
- Disabled (Social Security rules)
- US Citizen
- CA residency
- Social Security number

## Access to Healthcare

San Benito County is considered a “medically underserved population” according to the California Office of Statewide Health Planning and Development’s Healthcare Workforce Development Division (OSHPD, 2010). San Benito County is also designated as a “health professional shortage area for primary care” (OSHPD, 2010). This is given to areas that demonstrate a shortage of primary care physicians, mental health providers, or dentists based on Division data of population to practitioner ratios and available access to healthcare. The Health Needs Assessment states 18.7 percent of the County population lack a consistent source of primary care (CHNA, 2013).

## Related General Plan Elements

Additional information on access to medical services can be found in the following General Plan Elements:

- Land Use
- Circulation
- Public Facilities



#### **4. Access to Public Transit and Safe Active Transportation**

A healthy community would allow all residents, regardless of income or physical ability, the opportunity for safe active transport locally and to regionally connect with educational and employment opportunities, in addition to being able to access regional healthcare facilities and hospitals.

##### **Healthy Community Impacts**

Active transportation is defined as transportation through using one's body such as walking or biking. Recent research has strengthened the claim that the design of a community can encourage individuals to make transportation choices involving physical activity (Jackson, 2012). Infrastructure to encourage active transportation makes the physical environment not only aesthetically interesting to be in, but also makes the environment safe for pedestrians, cyclists, and automobiles. Walkable infrastructure should also provide regional linkages through public transit. Transit encourages active transport and gives transportation access to a diverse range of users including the youth, the disabled, and seniors.

Health benefits to the community from reduced automobile travel are numerous. The additional physical activity from active transportation can help reduce obesity and obesity related illnesses. Furthermore, environments suited for walking, bicycling, and public transportation may help reduce vehicle miles traveled, vehicle emissions, and other pollutants and externalities associated with increased automobile travel. For residents with mobility limitations, access to transit gives them opportunities to participate in their community.

##### **Healthy Community Indicators**

To analyze the impacts health transportation issues may have in San Juan Bautista, the following indicators were used:

- The proportion of residents commuting out of San Juan Bautista for employment
- The proportion of residents commuting by walking or bicycling
- The number of bicycle paths or dedicated lanes
- The proportion of developed City within a ½ mile of a regional transit line

## **Key Findings**

### **Commute Flows**

Lengthy commutes are linked to increased stress levels, blood pressure, and rates of obesity due in part to lack of physical activity (Maugh, 2012). Increased commuting by private automobile may result in damage to environmental quality through increased air pollution and greenhouse gas emissions. Socially, long commutes keep workers away from their families. Most workers commute out of the City to find employment opportunities. 2011 US Census Inflow/Outflow data highlight the large outflow of residents towards Hollister to go to work. Other major job centers for residents include Salinas and Gilroy. The need to commute out of the City for employment may have implications for environmental health and is also a quality of life issue.

As indicated in the existing conditions of the Circulation Element, most San Juan Bautista residents commute by private vehicle to work. There is an existing job to skill mismatch within the community. There is also a shortage of high wage jobs. The map information from the 2011 Census suggests a third of residents are traveling eastward to Hollister for work although a significant portion of residents also commute to Salinas and Gilroy. Approximately 13 percent of workers travel more than 50 miles for their primary source of employment. Almost half of all workers (46.5 percent) traveled outside of San Benito County to go to work.

### **Mode Shares**

Because the City is very small, the lack of appropriate employment opportunities results in residents seeking employment elsewhere in the region. About 75 percent of workers in San Juan Bautista commute to work alone in a private vehicle. 14 percent carpooled to major job centers in less than 30 miles from the City, including Hollister (8 miles), Salinas (20 miles), and Gilroy (14 miles). Nine percent used alternative forms of transportation including public transportation, bicycling, and walking. The rates of walking are twice the rates in the County and State. This is reflective of the walkability of the design of the City.

### **Active Transportation**

#### **Walkability**

The ability to have good transportation access and mobility from walking can provide an important source of exercise for residents. San Juan Bautista is a very compact community. Because a large share of development occurred prior to the 1940s and there is a slow rate of growth, the town has kept sprawl at a minimum. Most of the

community consists of detached, 1-unit, single-family homes. Generally, ½ mile is considered the threshold for average walking distance, in particular for transit-oriented development. The City is mostly in a gridded pattern with small block sizes, making for good pedestrian connectivity. Communities on the opposite side of Highway 156 lose connectivity to the center of town.

Senior populations benefit from a walkable City; walking promotes independence, allows residents to participate in their community, saves money, and provides good exercise. Co-benefits from walkable environments may include reduced auto dependency leading to a reduction in vehicle miles traveled. This could improve air quality as well as other externalities associated with vehicle travel. An increasingly aging population may experience difficulties with the City's existing transportation infrastructure. Although the town is compact, it lacks complete sidewalks, which may make movement difficult for mobility limited residents.

Many sidewalks in San Juan Bautista are not continuous or are in substandard condition. This is a barrier to active transport and may discourage certain residents from walking because of potential safety risks. Traffic on residential streets is low, but there are still risks for pedestrians by not having a separated space for pedestrians in the City circulation network. The elderly, children, disabled, or other groups with slower reaction times and/or limited mobility need a continuous and separated pedestrian network.

The City has a designated Mixed-Use district in its zoning regulations. Walking is promoted by allowing different types of uses in close proximity to each other. Goods and services will be closer to residents' homes.

### **Bicycle Facilities**

Like walking, good bicycle accessibility promotes physical activity and could have positive co-benefits for the environment in addition to health. Bicycles are faster than walking and can cover longer commutes. Bicycles also provide transportation access to youth, senior, the disabled, and other populations who may not be able to operate motor vehicles. As noted in the section on walkability, San Juan Bautista is very compact because of its slow population growth and age of development. Short distances make it well suited for biking between destinations, but the bicycle facilities are deficient. Furthermore, streets have low volumes of traffic and slow traffic speeds. The City has only one Class II bikeway, or painted bike lane, that extends from the intersection of First Street and North Street. It heads north and terminates at Anzar High School and is in good condition. Bike parking is limited, although the municipal code mandates for the provision of bike racks in mixed use or commercial districts, with a bicycle rack for

every ten-vehicle parking spaces with a minimum of at least one bicycle space (San Juan Bautista Municipal Code, 11-11-070).

### **Access to Public Transportation**

Public transportation is vital to connect low-income, youth, senior, disabled, and mobility limited travelers with the larger region. San Juan Bautista is a rural town without many goods and services. For many in the City, transit may be the only way to connect with support services. Because of San Juan Bautista's age and size, the town has easy pedestrian access to a bus stop. The main stop in the City is at Abbe Park. A major portion of the City is within ¼ mile of the bus stop. Although accessibility to the bus stop is good, transit service is infrequent. Limited transit service impacts access to regional health services for low-income, elderly, youth, and disabled populations. County healthcare facilities are located about 8 miles away in Hollister.

### **Transportation for Special Populations**

Because transit service is infrequent, many special needs populations may have difficulty traveling regionally. For these populations on-call paratransit is an option. San Benito County operates a dial-a-ride service. A nonprofit group, Jovenes de Antano, provides specialized transportation for the disabled and seniors of San Benito County.

### **Related General Plan Elements**

More consistent information regarding access to public transit and safe active transportation concerning health can be found in the following General Plan Elements:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Public Facilities

## **5. Access to Quality Housing**

A healthy environment depends on affordable and diverse options for safe and quality housing.

### **Healthy Community Impacts**

Access to safe, adequate, and affordable housing is viewed as an inalienable right of the entire population of the City, regardless of economic or social situation. Some problems

related to housing include overcrowding, overpayment, and housing in poor condition. Inability to access housing in suitable condition or housing in overcrowded situations can have a number of detrimental health impacts, for example exposure to infectious disease, crime, violence, and vermin. Overcrowding and overpayment can increase household stress and potentially lead to violence. Many who are unable to provide for themselves, such as children, the mentally ill, the disabled, and the elderly, are particularly vulnerable to negative health impacts from a lack of housing. Specifics on the regulatory and market incentives to encourage development of affordable housing can be found in the Emerging Directions section of Chapter 6, Housing.

### **Healthy Community Indicators**

Access to quality housing was analyzed utilizing the following indicators:

- Proportion of affordable housing by income
- Proportion of housing units in poor or bad condition
- Proportion of housing units that are overcrowded (> 1 occupant per room)
- Distribution of housing age
- Proportion of housing needs by special needs population

### **Key Findings**

#### **Housing Affordability**

Unaffordable housing can be associated with a litany of health issues. Stress from financial burdens can be linked with almost every health issue. Moreover, lower-income residents may face compounded problems having to manage healthcare costs and food costs in addition to the cost of housing. The cost of housing may also force residents to live in substandard or overcrowded conditions. Having residential stability and the ability to live independently can have numerous mental health benefits (Center for Housing Policy, 2011). Constant and unwanted moves can contribute to mental instability. Affordability is a major issue in San Juan Bautista. Overpayment is defined as paying more than 30 percent of your monthly income towards housing costs or rent. At the first and second community meetings, residents voiced their concerns about the shortage of affordable housing in the City. According to the 2011 American Community Survey (ACS), about half of the population (49.91 percent) is overpaying for housing. The impact to renters is about 12 percent greater (54.38 percent) than it is for homeowners (42.79 percent). This burden is disproportionately passed on to low-income residents. 89 percent of homeowners and all renters with an annual household income of less than \$20,000 are overpaying for housing.

#### **Housing Overcrowding**

Overcrowded living situations can occur because renters or home occupants cannot find appropriate and affordable housing and must share a room. Overcrowding is defined as having more than 1 person per room in a housing unit. Communicable diseases, hygiene issues, and stress can all be related to overcrowded living situations. For children, overcrowding can be disruptive to development, cause mental health problems, and is linked to children also being food insecure (Children's Healthwatch, 2011). Overcrowding occurs proportionally twice as much in San Juan Bautista (10.47 percent) as it does Countywide (5.58 percent) according to the 2011 ACS. Although there is a higher rate of overcrowding, there are no severely crowded households (1.5 persons or more per room).

### **Housing Age and Condition**

Even if residents are able to secure housing within their income ranges, it does not guarantee the housing will be in good condition. Housing in poor condition can have problems with exposure to environmental pollutants such as lead, asbestos, and mold. Exposure to these toxins can directly or indirectly cause chronic health issues and can develop into terminal illnesses. There also may be a greater exposure to rodents, insects, or other vectors for diseases. About a third of San Juan Bautista's housing stock was built prior to the 1950s. During the housing market crisis and recession, home construction nearly came to a halt. More recently, development has picked up again, but not as consistently as in the past. Despite the age of the housing, the California Polytechnic Land Use Inventory found that only 1.3 percent of the housing is in bad condition. This was based on an assessment scale of good, fair, poor, or bad. Older housing may have greater risk of exposing children to lead, which is the most common cause of environmental disease in children, affecting development and behavior (Kim, 2002).

### **Special Needs Housing**

Certain groups within the population have special housing needs, may already have pre-existing health conditions, and may find it more difficult to find appropriate, safe, and healthy housing. It is important that housing is provided for these more vulnerable populations. Groups identified as having special housing needs are: the elderly, the disabled, farmworkers, the homeless, single-female headed households, and large families. This section expands upon the Special Needs section in Chapter 6, Housing, to discuss health issues associated with these groups and housing.

Seniors aged 65 years and older head 12.3 percent of households in San Juan Bautista. This population is projected to grow even larger in the coming decades. These elderly households may already have a number of pre-existing health issues which may impact their mobility and ability to work. Many could be on fixed incomes and need to have

access to affordable housing appropriate to their health conditions. Many seniors may decide to “age in place,” meaning they will stay in their own homes and communities, but do not have the “structures in place to make aging in place safe and affordable” (Cisneros, 2013). Seniors will need housing to be near or have access to support services. Although San Juan Bautista is walkable, there is a lack of safe and frequent connections through transit from seniors’ homes to support services in the San Benito region. Seniors will require additional help with home maintenance, meaning smaller units may be more appropriate.

This is similar to disabled populations who may be unable to find well-paying jobs or may have physical disabilities requiring adaptive retrofitting for wheelchairs or other medical equipment. Like seniors, the disabled are often on fixed incomes and will need safe, reliable, appropriate, and affordable housing to help foster independence along with physical and mental well-being. A supply of affordable housing prevents many disabled populations from being institutionalized, and allows them to participate and integrate into their community (ADAPT, 2013). Similar to elderly populations, this also means housing needs to work with transit connections.

Population totals for farmworker and homeless populations are difficult to estimate because both are transitory populations who tend to shy away from organized help in fear of legal repercussions. Homeless populations face exposure to the elements, substance abuse issues, mental health issues, and limited access to medical treatments. Many medical issues for the homeless may go untreated. Residents report there are very few issues with homeless populations in the City. There are no homeless shelters within the City. The Homeless Coalition of San Benito County runs a temporary winter shelter in Hollister.

The 2007 USDA Census of Agriculture states there are 2,945 permanent, migrant, or seasonal farmworkers in San Benito County. The same report states 1,458 of these workers are employed less than 150 days per year. An unknown fraction of this population may be living temporarily in San Juan Bautista under less than desirable conditions. Some of these workers may also be homeless. Many farmworkers are also not legal immigrants, and may avoid receiving healthcare or using government assistance for food or shelter in fear of deportation. Moreover, farmworkers tend to make lower wages and will need affordable housing.

### **Related General Plan Elements**

More information on access to quality housing can be found in the following General Plan Elements:

- Land Use



- Housing
- Economic Development

## **6. Access to Economic Opportunities**

A healthy community would have access to a diverse job base with ample job ladders and opportunities for skill improvement. Employment opportunities should be easily accessible to individuals of all socio-economic backgrounds. Educational opportunities should also be available to residents of all ages and incomes. Reducing financial burdens can result in health benefits such as reduced stress and better nutrition.

### **Healthy Community Impacts**

Inability to find employment with a decent income can impact health through stress and inability to gain access to health assets that are available in the community. Health assets can include easy access to quality healthcare providers, healthy food, and adequate housing. Overall, quality of life is negatively impacted. It is important that those in poverty or low-income categories have access to jobs with job ladders allowing for upward absolute social mobility. If jobs have very little room to climb to different pay scales or to teach new skills, residents on the lower end of the socio-economic spectrum will be unable to significantly improve the quality of their lives. For specifics on the state of Economic Development in San Juan Bautista see Chapter 11.

### **Healthy Community Indicators**

The following were analyzed and researched in order to assess the health impacts of economic opportunities in San Juan Bautista:

- Under and Unemployment levels
- Poverty levels
- Educational Attainment

### **Key Findings**

#### **Income and Employment**

Research has found that income can impact health in two major ways: 1) it directly affects the “material conditions necessary for biological survival”; and 2) the effect on “social participation and the opportunity to control life circumstances” (Marmot 2002). The median household income (MHI) for the City is \$56,897. This is slightly less than the

County's MHI of \$65,570. The unemployment rate from the 2011 ACS is 11.5 percent for the population 16 and over. The top categories of employment for residents are: educational services, health care, and social assistance (21.2 percent); professional, scientific, management, administrative, and waste management services (14.8 percent); arts, entertainment, recreation, accommodation, and food services (13.4 percent); and retail trade (13.3 percent) (ACS, 2011). The unemployment rate for San Juan Bautista was 11.5 percent, compared to 11 percent for San Benito County and 10.1 percent for California (ACS, 2011).

### **Poverty**

According to the 2007 to 2011 American Community Survey, 13.4 percent of the population of San Juan Bautista lives below the poverty line, which includes 9.3 percent of all families. From this population in poverty, 18.2 percent are under the age of 18 (ACS, 2011). Also, from the Community Health Needs Assessment, 41.3 percent of San Juan Bautista residents earn an annual income of \$50,000 or less and 54.3 percent of individuals spend more than 30 percent of their total income on rent, as noted in the segment on overpayment in this Chapter and Chapter 6 on Housing. Insufficient wages and employment instability can impact an individual's ability to access health services, including quality food and nutrition, healthcare and insurance, and quality housing.

### **Educational Attainment**

In San Juan Bautista, 8.3 percent of the population has an educational attainment of less than 9<sup>th</sup> grade and 1.2 percent has an education of 9<sup>th</sup> to 12<sup>th</sup> grade without a diploma (CHNA, 2013). Over half of San Juan Bautista residents of working age either have some college or high school diploma, GED, or alternative degree. A majority of residents who have a bachelor's, graduate, or other professional degree are older. Most residents who would fall in the "young professional age" range of 25 to 39 years old do not possess higher-level degrees. This is similar to County statistics. There are no four-year colleges in close proximity to the City; therefore, younger residents leave to pursue higher education opportunities. Gavilan College, a two-year community college offering numerous associate degrees and certificates, has campuses in Gilroy and Hollister and is connected to San Juan Bautista by transit.

### **Related General Plan Elements**

More consistent information for access to economic opportunities concerning health can be found in the following General Plan Elements:

- Land Use
- Housing
- Economic Development

## 7. Safe Neighborhoods and Public Spaces

A healthy community will be safe and comfortable to walk in. Physical design of the community will support vigilance to discourage violent activity. Community members, regardless of background, will feel included and an equal part of the community.

### Healthy Community Impacts

The built environment can impact the health and safety of a community through social space, which influences community interactions and behaviors. Positive social interaction and cohesion can lower crime rates and improve public health and safety. In contrast, an isolated and segregated community can have higher crime rates. A number of factors can have a negative impact on community safety, including: the presence of gangs and drugs, guns, liquor stores, underemployment, and lack of community activities for families and youth. Such violent environments impact the physical and mental health of a community. Crime, unsafe conditions, and lack of social connections can also adversely impact the social and economic health of neighborhoods by influencing business investments, job and housing security, and educational attainment.

In neighborhoods where residents believe their streets are not safe, more time is spent inside, creating feelings of isolation and sickness that impact mental and physical health. Such symptoms can lead to poor physical fitness, obesity, diabetes, and high blood pressure. Crime and safety levels can be directly impacted by factors of the built environment, including well-lit and designed public spaces with social cohesion and presence. For example, criminal activity tends to be higher where there is a low public presence. Other impacts of unsafe neighborhoods and public spaces include higher crime rates because of inadequate police presence, under or unemployment, and lack of community activities, especially for youth. Lack of speed enforcement and control can lead to more traffic accidents as well.

Neighborhood safety is essential in planning for healthy communities as it impacts the health and well-being of children and adults. Safety through the design of the built environment increases the quality of physical and social activities, influencing levels of isolation, obesity, diabetes, and high blood pressure.

### Healthy Community Indicators

The following indicators were researched to determine the health impacts safe neighborhoods and public space on San Juan Bautista:

- Number of crimes and violence
- Streets, parks, and public space with natural surveillance

- Streets, parks, and public space that are active and safe after dark

## **Key Findings**

### **Crime Rates**

In the Community Health Needs Assessment results detailed in Table 14.4, the homicide rate for San Benito County is 5.58 as of 2013. This rate is per 100,000 population for the County. Child abuse, or the rate of substantiated allegations for child maltreatment, is 9.1/1000, slightly lower than the state average of 9.6/1000. Bullying, which is the percent of 7<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> grade students who reported being bullied, was 14.2 percent, similar to the state average. The CHNA also provides further information on factors influencing violence. For example, 10.06 percent of 7<sup>th</sup>, 9<sup>th</sup>, or 11<sup>th</sup> graders of San Benito County consider themselves a gang member, which is higher than California's 8.53 percent gang membership.

From the research of Chapter 10, Public Safety, Table 10.1 describes the crime statistics for San Benito County between 2005 and 2010. The County averages about 1 homicide a year, 4 documented rapes a year, 3 robberies a year, and about 100 assaults per year. Even though County crime rates may be higher, residents of San Juan Bautista feel they have a safe community.

The County of San Benito has 44 total law enforcement employees, 21 officers and 23 civilians (Federal Bureau of Investigation, 2012). With the 21 officers, excluding the civilian staff, and the County population of 55,269, there are 0.40 police officers per 1,000 residents. The national average is 2.3 officers per 1,000 residents (Bureau of Justice Statistics, 2008). The County has very low enforcement rates per population and could result in higher crime rates. The City of San Juan Bautista only has officers on duty within the City limits part time during the week, which may also lead to higher crime rates.

### **Natural Surveillance**

There are some issues of sidewalk safety in the City of San Juan Bautista, which disconnect the pedestrian network and could cause health impacts. Pedestrians are forced to walk on dirt or gravel, and in some areas roadways, which could increase health risks with automobile injuries. Many roadways and alleys are also overgrown and lack visibility, which may create unsafe environments. Consistent sunny weather creates daytime visibility throughout the City.

## **Municipal Code**

There are various ordinances in the San Juan Bautista Municipal Code pertaining to public health for safe neighborhoods. For example, “daytime and nighttime youth protection regulations,” which state every minor (18 or under) who is present in a public place (streets, alleys, trails, parks, recreational areas, vacant lots, schools, retail, restaurants, or other) between 10 pm and 5 am is guilty of a violation. This ordinance also details minors in violation during school hours (San Juan Bautista Municipal Code, 2012). The regulations may help decrease crime rates and youth gang activity and improve student success; however, they could also decrease public presence and promote violent behavior. Lastly, there was community feedback about the lack of youth and teen activities at night, which may lead to increased crime activity due to boredom.

## **Lighting**

The major public spaces in the City are the two city parks. Lauren E. Verutti Memorial Park does not have lighting, while Abbe Park does have lighting, making it the safer alternative at night. The other existing public/quasi-public recreational facilities do not have lighting, creating a lack of safe and active public places after dark. Pedestrian-scale lighting in the commercial areas surrounding Third Street of San Juan Bautista has made an important contribution in improving nighttime visibility and safety. Lighting in the residential neighborhoods, making up most of the City, is sporadic and sparse, creating unsafe environments.

## **Related General Plan Elements**

More information on safe neighborhoods and public spaces can be found in the following General Plan Elements:

- Land Use
- Open Space
- Public Facilities
- Safety

## **8. Environmental Quality**

Healthy communities promote environmental protection and conservation through the built environment with policies that improve environmental quality.

## **Healthy Community Impacts**

The environmental conditions of San Juan Bautista have an impact on the community's health. For example, health studies have consistently found links between living near busy roadways or heavy industrial processing facilities and the incidence of respiratory disease symptoms such as asthma. Also, diesel particulate matter causes acute short-term issues, specifically impacting the elderly, children, persons with illnesses, and others who are sensitive to air pollution. Chronic exposure to loud noises associated with roadways (sirens, screeching brakes, crashes) can result in sleep disturbance, cognitive impairment, hypertension, and stress in adults and children. Pollutants that settle on roads from engines and industrial systems, such as oil residue and other by-products, can contaminate streams, creeks, and waterways. Other contamination issues can involve industrial land uses with hazardous waste managed improperly or past sites with chemical contamination, both influencing environmental health and quality.

Smoking and second-hand smoking is a serious toxic air contaminant that increases the number of deaths or serious illnesses and poses a risk to human health, especially children. Contaminated runoff from agricultural chemicals is another issue in San Juan Bautista and can be controlled via soil infiltration, vegetation, and increased pervious surfacing.

### **Healthy Community Indicators**

The following indicators were researched to determine the impacts of environmental quality on health conditions in San Juan Bautista.

- Proportion of population and schools in proximity to main roadways
- Proportion of population and schools within an area of a polluting industry
- Proximity to contaminated sites
- Violations of water and air quality

### **Key Findings**

#### **Pollution Proximity**

Within the planning area, hazardous chemicals are used at the Asgrow and Harris Moran Seed companies, at the Amcyel mushroom plants, and at local gas stations and auto dismantlers (San Juan Bautista General Plan, 1998). Hazardous chemicals, specifically pesticides, herbicides, and fertilizers, are used in agricultural land uses throughout the City and bordering farms. Because agriculture surrounds the City, there is a large population of residents and students close to this polluting industry. Such hazards from agricultural chemicals include soil contamination and exposure to wind-carried chemicals from crop spraying. These chemicals impact the environmental quality of San Juan Bautista in relation to the water and air quality issues described in subsequent subsections.

Major roadways in San Juan Bautista include State Highway 156 and Third street/The Alameda, which is the main commercial corridor running through downtown. The San Juan School sits at the intersection of The Alameda and State Highway 156, posing serious health risks for students from the major roadways including cardiovascular disease, asthma, and lung infections. Particulate matter from automobiles can cause major health impacts on children and seniors. Table 14.6 describes the health effects of air pollutants caused by motor vehicles, which could impact the school and other populations along Third Alameda and Highway 156. Noise from large transportation corridors can also create health problems associated with stress, sleep disturbance, and cognitive impairment.

### Contaminated Sites

There are no State or Federally designated hazardous waste and substance sites in San Juan Bautista based on the California Department of Toxic Substance Control data found in Chapter 10, Safety. There is local concern, however, about the former Ideal Cement Plant site and lime tailings pile off San Juan Valley Rd, which contains highly alkaline and potentially corrosive soils. Reclamation plans are in place, however funding and clean-up are yet to be completed. The location is not in close enough proximity to cause serious health risks.

Table 14.6. Health Effects of Air Pollutants Emitted by Motor Vehicles		
	Air Pollutant	Health Effects
Criteria Pollutant	Ozone	Eye irritation, airway constriction, shortness of breath, and increased aggravation of existing respiratory diseases such as asthma, bronchitis, and emphysema
	Carbon Monoxide	Fatigue from reduced oxygen carrying capacity in the blood, impaired central nervous system, and induced angina
	Particulate Matter (PM10 and PM2.5)	Impaired lung function, exacerbation of acute and chronic respiratory ailments, including bronchitis and asthma, premature arteriosclerosis, and premature death
	Nitrogen Dioxide	Increased risk of acute and chronic respiratory disease and reduced viability
	Sulfur Dioxide	Increased risk of acute and chronic respiratory disease
Non-criteria Pollutants	Diesel Exhaust	Probable human carcinogen
	Gasoline Exhaust	Known human carcinogen
Miscellaneous Pollutants	1,3 Butadiene	Probable human carcinogen
	Benzo(a)pyrene	Probable human carcinogen



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*San Francisco Department of Public Health, Draft Assessment and Mitigation of Air Pollutant Health Effects from Inter-Urban Roadways: Guidance for Land Use Planning and Environmental Review, 2007.*

## **Waste Management**

The San Juan Bautista sewer services include private septic systems and a City contract with Bracewell Engineering, Inc. for the operation and monitoring of the sewer collection system and wastewater treatment plant. The effluent is discharged into a drainage channel, which is a tributary to the San Juan Creek and flows into the San Benito River. Wastewater treatment is an issue for water quality and health in the City. The Integrated Waste Management Department is responsible for landfill operations and the County refuse/recycling contract. The solid waste of San Juan Bautista is sent to John Smith Road Landfill in Hollister; therefore, it does not pose a proximity health threat to the City. More information on waste management can be found in Chapter 12, Public Facilities.

## **Water Quality**

Both surface and ground water in San Juan Bautista is prone to pollution from agricultural runoff and treated effluent. In the urban area, this water pollution comes from “non-point” sources like streets, parking lots, construction sites, quarries, and farmland. These sources contain pollutants that are carried by rainwater to storm drains, ditches, creeks, and eventually the San Benito River.

Treated wastewater is the major source of water pollution in San Juan Bautista. A “cease and desist” order from the Central Coast Regional Water Quality Control Board in 2001 was issued to reduce the Total Dissolved Solids in the effluent from the wastewater treatment plant. The wastewater also received a citation from the California Department of Health Services in 2002 for noncompliance for Nitrate Maximum Contaminant Level Failure. The main source for this pollution comes from the use of residential water softeners. Agricultural runoff is another major source of water quality issues. The runoff, concentrated with industrial chemicals, makes its way into the ground water, resulting in further ground water pollution. More in-depth conditions on water quality can be found in Chapter 7, Conservation, and Chapter 12, Public Facilities.

## **Air Quality**

Air quality is generally good in San Juan Bautista; however, the City does have attainment issues with the California Air Resources Board. San Juan Bautista is part of the North Central Coast Basin (NCCB) and as of January 2013, the basin was out of attainment for ozone, PM<sub>10</sub>, and “unclassified” for CO. Possible sources of PM<sub>10</sub> include dust from agricultural operations and vehicle exhaust from State Highway 156.

Summer wildfires also contribute periodically to ozone and particulate concentrations from smoke, which may increase with climate change. The NCCB is in attainment for all national level air quality standards. More information on existing air quality conditions can be found in Chapter 8, Conservation. Table 14.7 details key pollutants created with each land use activity, impacting the health of San Juan Bautista.

### Related General Plan Elements

More information on access to recreation and open space can be found in the following General Plan Elements:

- Land Use
- Circulation
- Housing
- Economic Development
- Safety

**Table 14.7 Air Pollutants Emitted by Land Uses**

Land Use	Key Pollutants
Commercial/Light Industrial	VOCs, air toxics, including diesel PM, NOx, CO, SOx
Light Industrial	Air toxics, NOx, CO, SOx, VOCs, PM10
Industrial (Non-energy related)	VOCs, air toxics, including diesel PM, NOx, CO, SOx
Industrial (Energy and Utilities)	VOCs, air toxics, NOx, CO, SOx, PM10, diesel PM
Construction	PM (restrained and dust), asbestos, diesel PM, NOx, CO, SOx, PM10, VOCs
Transportation	VOCs, NOx, PM (restrained road dust) air toxics, diesel PM, formaldehyde, acetaldehyde, 1,3 butadiene, CO, SOx, PM10
Farming Operations	Diesel PM, VOCs, NOx, CO, SOx, PM10, pesticides

Livestock and Dairy Operations	Ammonia, VOCS, PM10
Housing	Fireplace emissions (PM10, NOx, CO, VOCs, air toxics); water heater combustion (NOx, CO, VOCs)
Academic and Institutional	Air toxics, NOx, CO, PM10

*California Air Resources Board, Air Quality and Land Use Handbook: A Community Health Perspective, 2005*

## 14.4 Emerging Directions

On November 12<sup>th</sup>, 2013, a second community workshop was held. The San Juan Bautista community engaged in activities to prioritize needs and interests for the future. The research on existing conditions, along with this community input, creates the following emerging directions for each healthy community objective.

### Shifting Demographics

Although San Juan Bautista is a slow growth City, there are some projected population shifts among the senior population. The senior population will grow to almost 30 percent of the City population, and it is important that this is reflected in every healthy community objective. Conversely, the City should not neglect youth health issues. Both populations are impacted in similar ways, and solutions should attempt to satisfy the needs of multiple populations.

#### 14.4.1 Healthy Community Objectives

##### Access to recreation, leisure, and open space

- Improve recreational facilities for a wide variety of users
- Expand upon existing area trail network
- Encourage education on physical activity to residents young and old, emphasizing the benefits of exercise to combat major local health issues such as obesity
- Use health and wellness programs from the National Parks and Recreation Association

##### Access to healthy foods

- Encourage local food growers and food vendors to participate in a local farmer's market
- Encourage local schools to provide healthier food options for lunches for students of all socio-economic backgrounds
- Promote education and awareness on nutrition and healthy eating options within the community
- Expand food assistance programs, in particular to seniors, and provide support to local food banks
- Educate the public about food assistance programs available within the community

#### **Access to medical services**

- Improve access to regional healthcare centers, County health facilities, and vulnerable populations in San Juan Bautista through transit
- Educate the public on access to programs such as Medi-Cal and insurance through the Affordable Care Act
- Encourage the development of mobile clinics to reach the widest population of users
- Provide more support services and education specific to seniors, Spanish speaking populations, and families

#### **Access to public transit and safe active transportation**

- Improve the frequency of bus service
- Encourage expansion of routes serving San Juan Bautista
- Connect the gaps in the existing pedestrian network by improving sidewalks, construct sidewalks where there are gaps in the network, and provide well-marked crosswalks
- Encourage mixed use development whenever possible to promote walkability

#### **Access to quality housing**

- Encourage the development of affordable housing appropriate for vulnerable populations such as seniors and the disabled
- Educate the public on housing options and available housing assistance
- Engage with local growers to provide adequate housing for farmworkers

#### **Access to economic opportunities**

- Diversify economy to provide a wide range of employment options for all levels of educational attainment
- Improve transit connections to regional employers
- Allow zoning to be more flexible to enable a wider range of industries to move into the City
- Improve marketing and branding of the City as a tourist destination
- Provide access to job skills training

### **Safe neighborhoods and public spaces**

- Improve lighting for sidewalks and crosswalks for safer pedestrian conditions
- Enhance youth and teen nighttime activities and events
- Provide more public spaces with lighting for safe, active recreational opportunities after dark
- Improve lighting throughout the City to promote safer neighborhoods after dark
- Promote natural surveillance and public presence

### **Environmental quality**

- Continue working on improving the potable water infrastructure to reduce the hardness of water
- Find funding to retrofit the wastewater treatment plant in order to adequately treat wastewater up to state standards and fix water quality problems
- Promote agricultural buffer zones to protect the community from air and water quality issues from dust, chemical use, and other industrial processes involved
- Incentivize safer, more sustainable agricultural practices for greater ground water quality management
- Reach air quality standards with particulate matter attainment
- Find funding and implement the cleanup of the Ideal Cement Plant

### **Ongoing Initiatives and Programs**

#### *Affordable Care Act*

Beginning on January, 1<sup>st</sup> 2014 the Affordable Care Act will take effect in the State. Some of the changes include the expansion of Medi-Cal to increase the number of individuals eligible by 2 million (CADHCS).

#### *San Benito Healthcare District*

The San Benito Healthcare District received a \$24 million dollar bond from the Cal-Mortgage Loan Insurance Program to help fund the development of health care facilities

in the County to better address local health issues over long periods of time. This will directly benefit Hazel Hawkins Memorial Hospital, which is one of the few health care providers for San Juan Bautista (OSHPD, 2013).

*Saint Louise Regional Hospital, 2011-2012 SLRH: Community Benefit Plan*

Focuses efforts on diabetes, obesity, stroke prevention, and access to healthcare. Its goals include:

- Promoting diabetes education in the Hispanic population through the Promoters Program
- Improving diabetes education in the entire service area
- Becoming a Primary Stroke Center
- Providing assistance with access to healthcare services/education and low-cost insurance through the Health Benefits Resource Center
- Collaborating with others in the community
- Providing services that enhance health and wellness and reduce obesity (Community Benefit Report, p. 19)

*Greater Bay Area Mental Health & Education Workforce Collaborative (the Collaborative), Mental Health Services Act Regional Partnership*

The Collaborative works to create a mental health workforce that understands and supports wellness and recovery in the Counties of Alameda, Contra Costa, Marin, Napa, San Francisco, Santa Clara, San Mateo, Solano, Sonoma, and the Southern Bay Area Region including Monterey, San Benito, and Santa Cruz. Its goals include:

- Developing regional training resources that integrate MHSA philosophy and values: promoting education and training/re-training of the mental health workforce to increase the practice of culturally competent, recovery oriented services
- Increasing County Human Resources/Civil Service responsiveness to, and operational support of, public mental health employment needs
- Strengthening and expanding educational partnerships to increase the viability and accessibility of the mental health workforce pipeline
- Increasing the number of consumers and family members hired, retained, and offered opportunities for career pathway development throughout the public mental health system
- Creating a diverse and culturally and linguistically competent public mental health workforce serving underserved and inappropriately served consumers and their families
- Increasing public awareness of, and interest in, pursuing public mental health careers

#### **14.4.2 Conclusions**

Including a Health Element will enable more solution-based conversations and collaborations to take place and allow for health to be considered in all future planning decisions. In addition, adopting a health element will put the City in a unique position to receive additional state and federal funds for its planning efforts. The California Food Policy Council can assist in the development of possible policies and programs, and having a comprehensive plan and vision for San Juan Bautista as a healthy City will help attract resources to each possible solution. San Juan Bautista will need to present the Health Element to San Benito County Public Health Department (SBCPHD) staff to establish the collaboration between the Planning Commission and the SBCPHD.

Because of the City's slow growth and current size, certain health amenities such as major healthcare facilities will not become available. Focus should be placed on strengthening linkages to regional assets, in particular increasing healthcare access for vulnerable populations. Furthermore, San Juan Bautista is becoming an aging population and will need to improve infrastructure to provide this segment of the population with a high quality of life.



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## 15 STRATEGIC PLAN

### 15.1 Introduction

Strategic planning sets priorities for the future and ensures that the City is working toward certain goals. The Strategic Plan Element comprehensively lists the goals and the ongoing activities, processes, resources, and actions used to coordinate and move towards these goals. It organizes general plan goals and policies by setting priorities, funding, and staffing, and enables goals and policies to evolve and adapt as conditions, requirements, and other circumstances change.

The Strategic Plan Element under the 1998 General Plan lists 136 programs from all the elements in an implementation matrix shown in the Appendix. The programs vary in scale and complexity from implementing tree plantings on a street to adopting a five-year capital improvements program.

### 15.2 Existing Strategic Plan Implementation Matrix

The Implementation Matrix identifies timing, responsible parties, and funding sources for each of the 136 programs (See Appendix I).

#### 15.2.1 Timing

Timing in the Strategic Plan Implementation Matrix refers to the priority of a program's implementation. The matrix ascribes the 136 programs as immediate, short-term, long-term, or ongoing.

Some seemingly large projects such as a "mixed zone district" are deemed immediate while some seemingly short projects are deemed long-term in their priority such as 'Install signs/markers denoting Historic District boundaries.'

Some of the programs require ongoing implementation such as "support youth conservation corps" while a short-term program example is the adoption of joint-use agreement for sharing School and City facilities.

Table 15.1 shows the status of the different projects based on the prioritization of each project. This table shows that many of the projects' status are "Not Sure". The prioritization doesn't seem to impact the project status as there is no correlation between project prioritization and project status. Table 15.2 summarizes the Strategic Plans' timing.

<b>Table 15.1 Timing of Proposed Strategic Plan Programs</b>							
<b>Timing</b>	<b>Status</b>						
	<b>Completed</b>	<b>On-going</b>	<b>On-hold</b>	<b>Not happening</b>	<b>Rejected</b>	<b>Not sure</b>	<b>Totals</b>
Immediate	7	8	0	0	0	6	21
Short-term	3	12	1	4	1	21	42
Long-term	0	4	0	0	0	5	9
On-going	5	15	0	8	0	36	64
<b>Totals</b>	<b>15</b>	<b>39</b>	<b>1</b>	<b>12</b>	<b>1</b>	<b>68</b>	<b>136</b>

*San Juan Bautista General Plan, 1998*

<b>Table 15.2 Summary of Timing of Proposed Strategic Plan Programs</b>	
<b>Timing</b>	<b>Number of Programs</b>
Immediate	21
Short-term	42
Long-term	9
On-going	64
<b>Totals</b>	<b>136</b>

*San Juan Bautista General Plan, 1998*

Table 15.3 explains that the City Manager, the City Council, and Public Works/City Engineer are the parties most responsible for the implementation of the General Plan's policies and programs. Other responsible parties listed were the Planning Commission, the Planning Department, and the City Attorney.

<b>Table 15.3 Amount of programs per responsible party</b>			
<b>Responsible Party</b>	<b>Primary Party</b>	<b>Secondary Party</b>	<b>Total Projects /Party</b>
City Manager	76	41	117
City Council	12	65	77
Public Works/Civil Engineer	11	29	40
Planning Commission	3	36	39
City Planning	10	40	50
City Attorney	2	22	24
<b>Total</b>	<b>114</b>	<b>233</b>	<b>347</b>

*San Juan Bautista General Plan, 1998*

### 15.2.2 Funding Sources

Many of the programs were scheduled for funding from the City's General Fund, some by the private sector, private donations, grants, academic research, a State University, the chamber of Commerce, and the Historical Society, while others were listed as part of the Zoning Scope or as part of Staff Time. Table 15.4 displays the distribution of potential funding sources for the programs.

<b>Table 15.4 Program Funding Sources</b>		
<b>Funding Sources</b>	<b># of Programs</b>	
	<b>Sole Source</b>	<b>Combined Sources</b>
General Fund	12	8
Grants	6	
Staff Time	41	7
Private Sector	7	7
Volunteers	1	3
Non-Required	28	
To be Determined	1	
CDBG		3
Development fees	1	
Emergency management agencies	1	
Developer dedications		1
Include in zoning scope	10	
Include in Specific Plan	3	
Service charges	1	
San Benito County	1	
Donations		2
Water Fund	1	
Developer dedications		1
Non-Profit		1
Academic Research		1
Students		1
Private Investment		2
Impact Fees		6
Other		3
<b>Totals</b>	<b>114</b>	<b>32</b>

*San Juan Bautista General Plan, 1998*



## 15.3 Status of Programs

As of November 2013, the Strategic Plan Implementation Matrix lists 136 programs that include:

- 15 completed
- 39 ongoing
- 15 on hold
- 15 rejected
- 8 not happening
- 56 of unsure status

The following sections list the current (as of November 2013) status of most of the 136 Implementation Matrix programs by type of completion and element:

### 15.3.1 Completed Programs

#### Land Use Element

Completed tasks related to the Land-Use Element:

1. Identify pre-zoned land in Urban Growth Boundary,
2. Identify floodplain on Land Use and Zoning Maps,
3. Create a specific plan for area south of San Juan-Hollister Rd.,
4. Revise growth management ordinance,
5. Create a 50 feet open space buffer around the sewer plant, and
6. Establish mixed use zoning district.

#### Transportation Element

Completed tasks related to the Transportation Element are:

7. The pedestrian crosswalks were striped,
8. Truck route designations on local streets were removed, and
9. Locals were represented at the transportation committees

#### Safety Element

Completed tasks related to the Safety Element are:

10. Created a 100-year flood plain zoning overlay

### **Public Services Element**

Completed tasks related to the Public Services Element are:

11. New service agreement with County Sheriff's Department, and
12. Joint use agreement for sharing of School and City facilities

### **Community Design Element**

Completed tasks related to the Community Design Element are:

13. Expand the Historic District to include State Park and Mission,
14. Establish an archive of local historic records at the library, and
15. Revise/reprint local walking tours

## **15.3.2 Ongoing Programs**

### **Land Use Element**

Ongoing Land Use Element programs are:

1. Maintenance of sphere of influence size,
2. Amend maps as floodplain boundaries change,
3. Develop 5-year capital improvement program,
4. Create zoning standards for home occupations,
5. Create development standards for new residential areas, and
6. Develop the site between RV Park and San Juan Inn

### **Transportation Element**

Ongoing Transportation Element programs are:

7. Establish new parking areas,
8. Share information on ridesharing,
9. Site-specific traffic studies for new development,
10. Road dedication and improvement requirements,
11. Maintain sidewalks and pavement,
12. Complete missing links in the City sidewalk system,
13. Develop bike paths/lanes in selected locations,
14. Review projects for compliance with American with Disabilities Act, and
15. Apply for State and federal funding for transportation improvements

## **Open Space & Conservation Element**

Ongoing Open Space and Conservation Element programs are:

- 16. Stream conservation through cooperation with state and federal agencies,
- 17. Dust control for new construction,
- 18. Consistency with regional Air Quality Plan, and
- 19. Joint use agreements with the school district

## **Safety Element**

Ongoing Safety Element programs are:

- 20. A development review process consistent with the Alquist-Priolo Special Studies Zone Act,
- 21. Require soil engineering reports for hillside development,
- 22. Regular monitoring of municipal well water,
- 23. Coordinate with County Environmental Health,
- 24. License hazardous materials prior to business license issuance,
- 25. Require noise analyses for programs with probable noise impacts,
- 26. Adapt a noise ordinance, and
- 27. Ensure buildings comply with noise standards

## **Public Services Element**

Ongoing Public Facilities Element programs are:

- 28. Maintain a curbside recycling program,
- 29. Regular meetings between School District and City staff, and
- 30. Apply for Community Development Block Grant funding

## **Community Design Element**

Ongoing Community Design Element programs are:

- 31. Update sign regulations in zoning ordinance,
- 32. Work with County regarding appearance of 156 corridor,
- 33. Apply for downtown streetscape improvement grants,
- 34. Create a code violation complaint form,
- 35. Require underground utilities in new development areas,

36. Participate in County Vehicle Abatement,
37. Develop gateway signage at entrances to City,
38. Adopt Secretary of Interior standards for preservation and,
39. Apply for grants and other funds

### **15.3.3 Programs on Hold**

#### **Transportation Element**

Programs placed on Hold in the Transportation Element are:

1. Street connection on Lang Street,
2. Change downtown street system,
3. Set up meetings to improve traffic safety law enforcement,
4. Set up a downtown parking impact fee fund,
5. Create a downtown parking plan,
6. Put up directional signs from SR 156 to the Mission,
7. Install bike racks in new community/industrial development, and
8. Improve bus service to CalTrain

### **15.3.4 Rejected Programs**

#### **Land Use Element**

Land Use Element programs rejected since the General Plan was adopted are:

1. Regularly scheduled meetings with San Benito County,
2. Participate in County General Plan,
3. Coordinate with Farm Bureau to attract the agricultural industry,
4. Support of Farm Bureau programs,
5. Use of Williamson Act,
6. Mitigate agricultural impacts,
7. Adopt a right to farm ordinance, and
8. Create a memorandum of understanding (MOU) with the County to review development within 5 mile radius

### **15.3.5 'Not Happening' Programs**

#### **Land Use Element**

"Not Happening"-labeled Land Use Element programs are:

1. Redevelop the former Ideal Cement site as a Business Park/Commercial Recreation site,
2. Revise zoning ordinance and its map,
3. Create phasing requirements for projects 20 units or greater,
4. Create zoning standards for home occupations,
5. Amend future plan for the ASJUSD site on the Alameda, and
6. Create a special events/development coordinating committee

### **Open Space and Conservation Element**

'Not Happening'-labeled Open Space and Conservation Element programs are:

7. Adopt a street tree planting and maintenance standards,
8. Plant trees on the Alameda, and
9. Improve a 3 acre site into a park

### **15.3.6 Unsure Status Programs**

#### **Transportation Element**

Unsure status programs in the Transportation Element are:

1. Street connection requirements from 3rd Street to 1st Street,
2. Write zoning standards to maintain adequate sight distances,
3. Update parking standards in the zoning ordinance,
4. Allow variations from adopted street standards,
5. Incorporate Old Stagecoach Road into the DeAnza Historic Trail, and
6. Adopt a trip reduction ordinance

#### **Open Space & Conservation Element**

Unsure status programs in the Open Space and Conservation Element are:

7. Zoning standards to protect creeks,
8. Trail dedication requirements,
9. Communicate with County Planning to protect rural areas,
10. Discuss Zone 6 domestic water use,
11. Stencil storm drains to prevent water pollution,
12. Adopt a water-efficient landscape ordinance,
13. Create a wildlife/plant survey requirement,
14. Adopt fee schedule for park dedication,
15. Create a pedestrian-bicycle loop trail, and

## 16. Create a park and recreation survey

### **Safety Element**

Unsure status programs in the Safety Element are:

17. Maintain a soils' report on file,
18. Promote awareness of earthquake hazards through printed materials,
19. Require storm drainage studies for new development,
20. Write a Master Flood Control Plan,
21. Snag debris in stream channels,
22. Coordinate flood hazard management with state/federal agencies,
23. Consider code changes to reduce fire hazards,
24. Remediate soil toxins at former Ideal Cement Plant Site,
25. Create mixed-use performance standards to reduce hazards,
26. Update Emergency Management Plan,
27. Acquire emergency generators, and
28. Conduct disaster preparedness drills

### **Public Services Element**

Unsure status Public Services Element programs are:

29. Write annual report on water/sewer use vs. capacity,
30. Replace undersized water lines with 8 or 12 inch lines,
31. Reduce infiltration and inflow problems on sewer lines,
32. Develop expansion or relocation plans for sewer plant,
33. Correct storm drainage deficiencies,
34. Identify household hazardous waste collection days,
35. New cost-sharing agreement for 911 services,
36. Improve Insurance Service Office rating of Fire Department,
37. Create mutual aid agreements with CDF,
38. Fire Department review of development proposals,
39. Acquire additional library equipment,
40. Continue summer recreational program,
41. Support for Youth Conservation Corps,
42. Adopt a five-year capital improvements program, and
43. Adopt public facility and service impact fees

### **Community Design Element**

Unsure status Community Design Element programs are:

44. Include urban design section in annexation area Specific Plan,
45. Create design guidelines for the Muckeleme Gateway,
46. Create citywide residential design guidelines,
47. Adopt Design Review ordinance,
48. Develop design guidelines for former cement plant site reuse,
49. Include zoning provisions for scenic highways,
50. Resolve issue of Cultural Resources Board authority,
51. Update and adopt the 1978 Cultural Resources Inventory,
52. Certify the historic register with the State Historic Preservation Office,
53. Install signs/ markers denoting Historic District boundaries,
54. Develop Historic Preservation resource section at the library,
55. Improve State-owned archaeological site on Franklin,
56. Catalog archaeological sites, and
57. Further research on San Juan Canyon archaeological remains

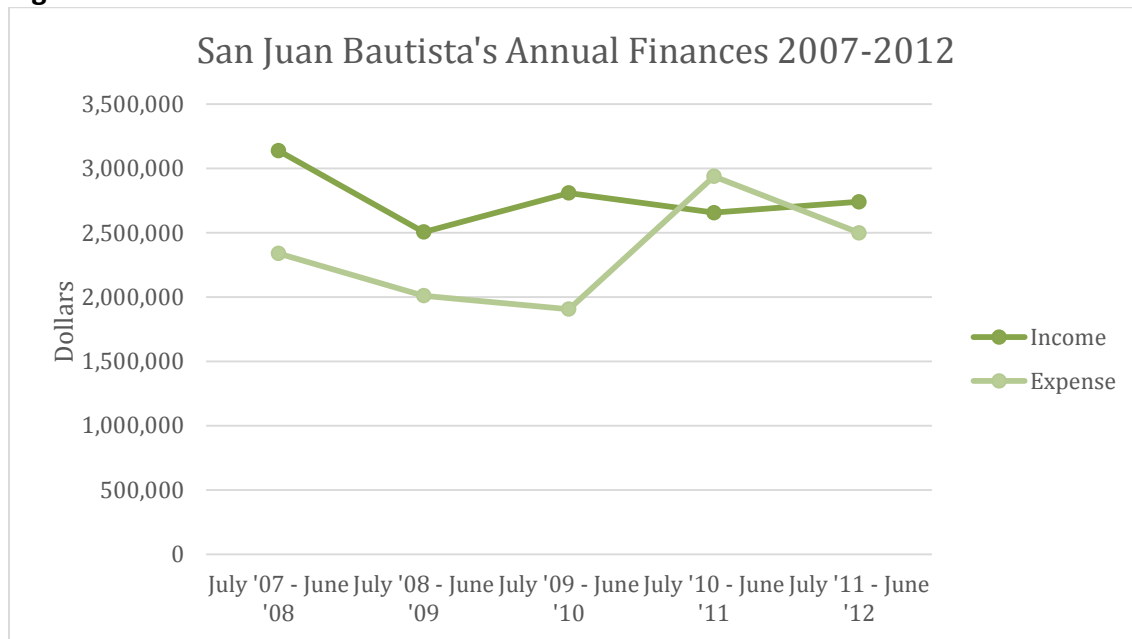
## **15.4 San Juan Bautista's Finances Summary 2007-2012**

Understanding the financial history of San Juan Bautista is important to the strategic plan in order to create a picture of the City's constraints and resources and to assign future programs to appropriate funding sources. The City's revenue and expense data provide a base point indicating where the City is starting off and what direction it should head. San Juan Bautista's annual financial reports show that in the past 5 years the City had more income than expenses, except for the fiscal year 2010-11, shown in Figure 15.1. The 2010-11 actual budget was under the anticipated budget, but the spike in expense was due to contractual services and capital expenditures. In contractual services, the primary places of spending over budget were for planning, accounting, storage, and water.

### **15.4.1 Revenue Sources**

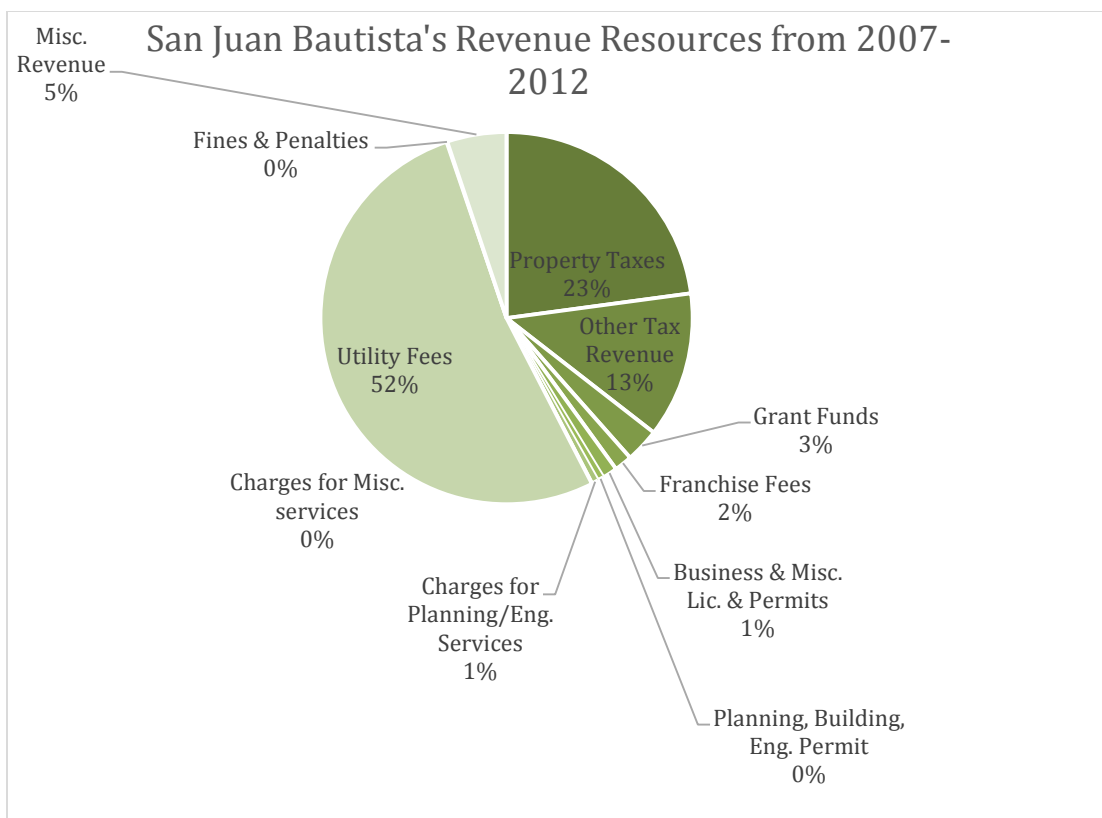
San Juan Bautista's primary source of revenue is from Utility Fees, which represents 52 percent of the City's total revenue. This unusually high percentage of revenue from Utility Fees can be attributed to the City's small population and limited external revenues. Property tax represents 23 percent of the revenue, while other sources such as grants, permits, and fines represent smaller revenues as seen in Figure 15.2. The General Fund sources listed in Figure 15.2 are major sources of income for the city. The Sewer Enterprise Fund, the Parking Fund, the Gas Tax Fund, and the Water Enterprise Fund represent smaller income funds.



**Figure 15.1 San Juan Bautista's Annual Finances 2007-2012**

City of San Juan Bautista (n.d.), Treasurer Financial Archive, 2012

**Figure 15.2 San Juan Bautista's Revenue Resources from 2007-2012**

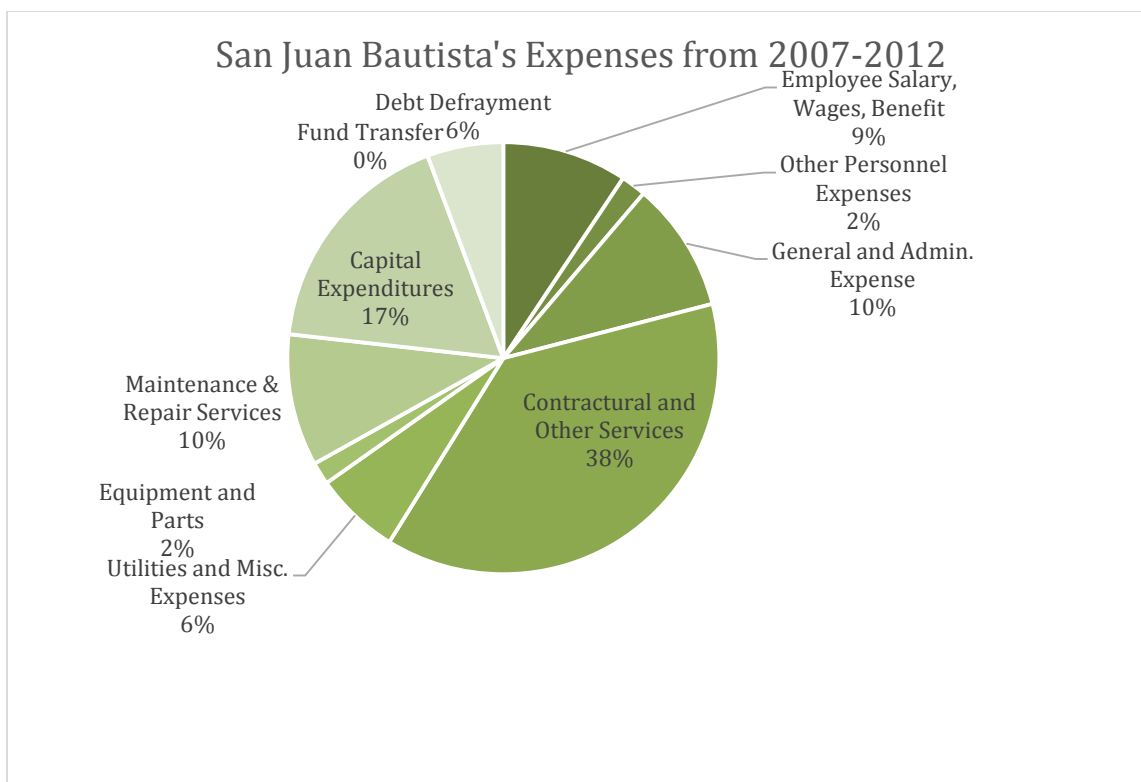


*City of San Juan Bautista, Treasurer Financial Archive, 2012*

#### 15.4.2 Expenses

Figure 15.3 shows the City's expenses from 2007 to 2012. The largest expenditure was Contractual and Other Services. Contractual and Other Services represents 38 percent of total expenses from the 2007-2012 fiscal years. This fact reflects that San Juan Bautista is a small town, so many of the services are contracted out for more efficient use of resources. The next largest expenditure for the City is Capital Expenditures, which includes storage and equipment. Much of the financial revenue is already allocated to existing needs, so many of the new proposals in the General Plan Update will need to identify potential funding sources.

**Figure 15.3 San Juan Bautista's Expenses from 2007-2012**



*City of San Juan Bautista, Treasurer Financial Archive, 2012*

## 15.5 Emerging Directions

The purpose of the Strategic Plan Element is to organize programs by allocating timing, funding, and staffing sources. Expanding the staffing and funding sources will provide flexibility, efficacy, and efficiency in the completion of General Plan programs.

### 15.5.1 Potential Funding Sources

According to the City of Hollister Park Facility Master Plan's Capital Revenue Sources, projects that are more amenable for grant funding are:

- Preschool and after school programs,
- Programs and facilities for youth,
- Cultural programs,
- Acquisition of natural areas, and
- Trails and park preserves

Possible funding sources can emerge from the following:

1. Introducing additional development fees, since the "Quimby Act" and AB 1600 provide the legal authority to cities to access impact fees in relation to new development. Establishing special assessment districts to identify properties where benefits can be exacted.
2. The City can partner with other agencies on joint projects thus allowing the sharing of acquisition, development and operations costs and the leveraging of additional grants not otherwise available.
3. A non-profit foundation for the preservation of the historic character of the town can be established for raising necessary funds relating to projects in the historic downtown area. Such a non-profit can accept donations from individual parties and organizations.
4. Corporate sponsorships can support facility and program funding. Many corporations, such as Pepsi, fund park development through special programs.
5. "Natural Areas Heritage Program" by State Parks funds the acquisition of land, the restoration and public access of trails.
6. Parks Bond Act 2000 (Proposition 12) is a source for per capita grant programs relating to recreation.
7. Easement dedications should be pursued in lieu of fee simple ownership for trail projects. Tax exemptions and other benefits for land donations for parks and other facilities can also be pursued.
8. Funds can be borrowed from other city funds.
9. Bonding can be considered if there is a regular funding source to provide long term debt repayment. Such a funding method can capitalize on unique opportunities not available in the long run.
10. Creating a special district such as a recreation or historic district can generate funds that may be allocated to specific projects while using the City Council to serve as the district's board of directors to minimize bureaucracy.
11. A Transient Occupancy Tax can also be pursued for hotels and similar industries. In the City of Monterey such a tax funded a significant portion of the Monterey Sports Center and improvements to city parks.

Additional Sources of revenue may include:

12. The American Recovery and Reinvestment Act of 2009
13. Community Development Block Grant (CDBG) Neighborhood Stabilization Program
14. Caltrans' Local Assistance Program
15. Transportation for Livable Communities Program
16. Heritage Fund Grant

17. The Mills Act
18. Cal GRIP Grant
19. Home Owner Property Tax Relief (HOPTR)

### **15.5.2 Parties Responsible**

The current City staff is limited to a City Manager and one Assistant Planner; therefore, it presents limitations in achieving a higher number of implemented projects. Volunteers, state universities, local schools, and private consultants present other possible options to increase implementation rate of the General Plan programs. The on-going update of the General Plan by the Department of City and Regional Planning at Cal Poly in San Luis Obispo is an example.

## **15.6 Conclusion**

The City of San Juan Bautista has completed and implemented several of the programs listed under various General Plan Elements. Potential reasons for incomplete programs may derive from the small city size, limited financial resources, and the need for additional human resources. During the process of the General Plan Revision these factors need to be considered, and all the possible funding sources will have to be exhausted to maximize project completion efficiency.

## **15.7 References**

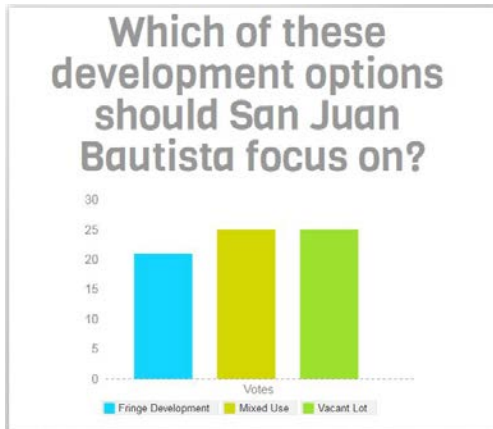
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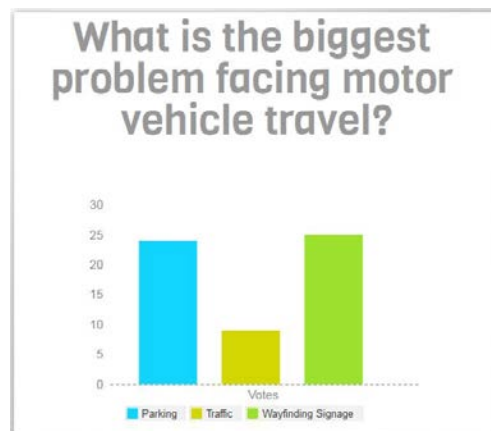
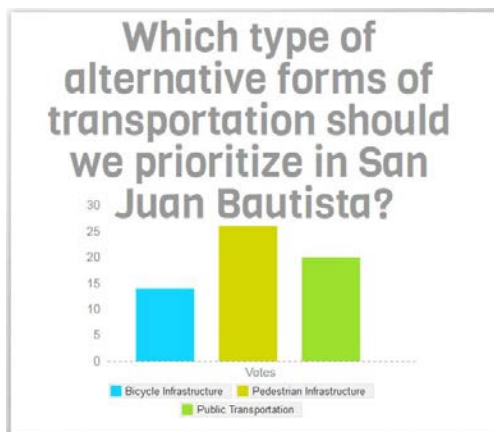
## APPENDICES

### Appendix 1: Community Meeting #2 Raw Data

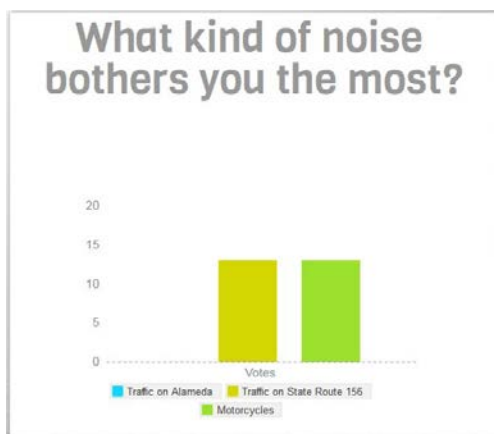
#### Land Use



#### Circulation



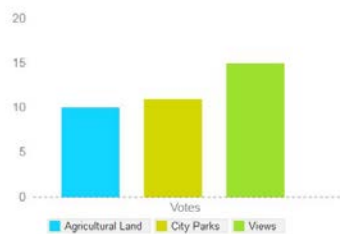
#### Noise



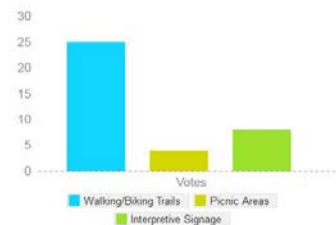


## Open Space

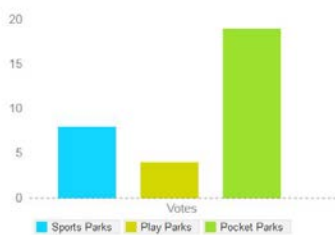
**What type of open space would you like to see enhanced in San Juan Bautista?**



**What type of amenities would you like to see most in San Juan Bautista?**

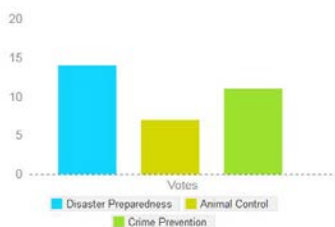


**What type of park would you like to see most in San Juan Bautista?**

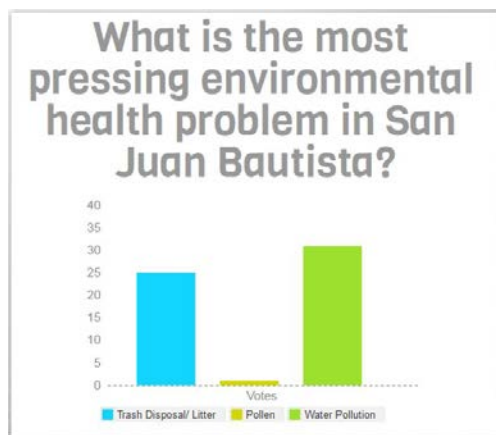
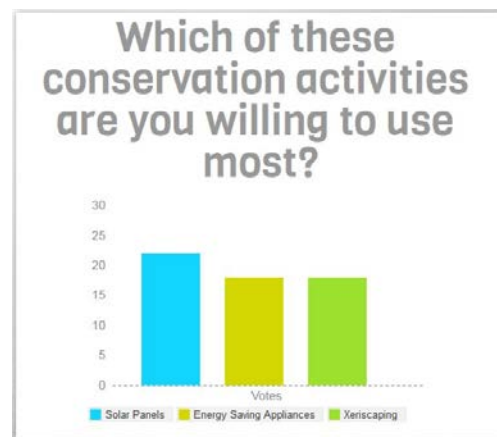
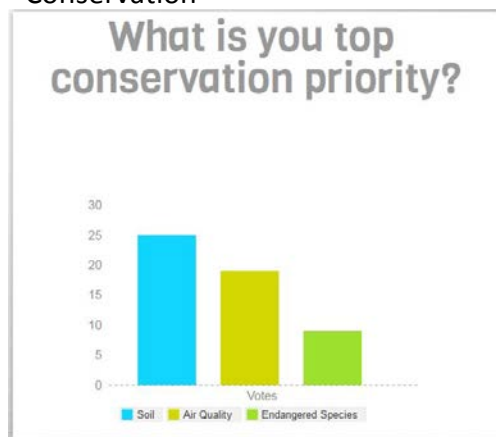


## Public Safety

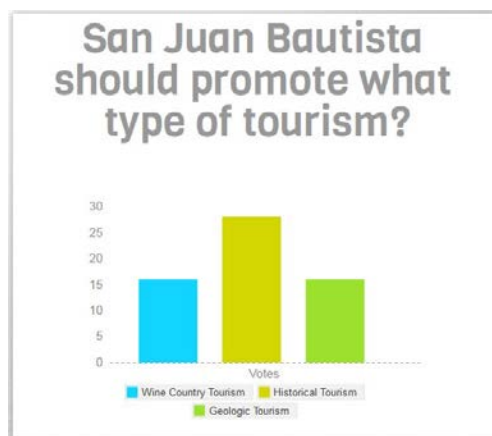
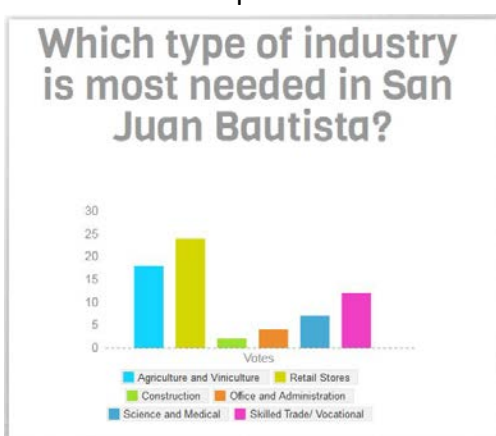
**Which safety concern needs the most attention in San Juan Bautista?**



## Conservation

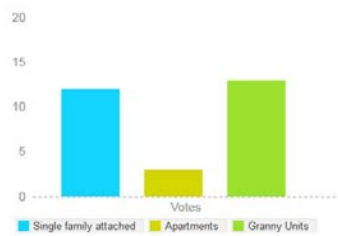


## Economic Development

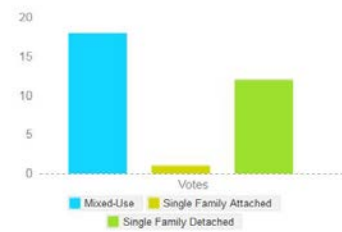


## Housing

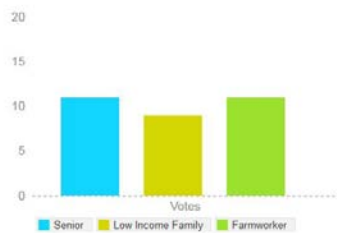
**What kind of affordable housing would you prefer?**



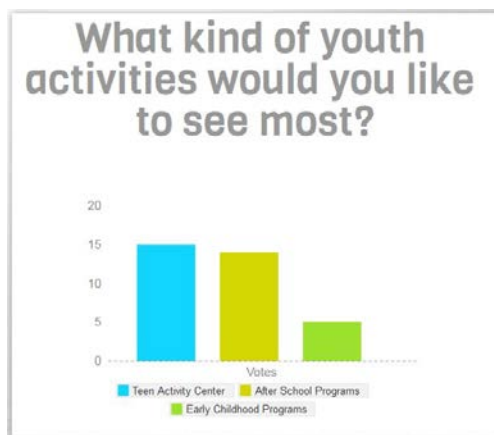
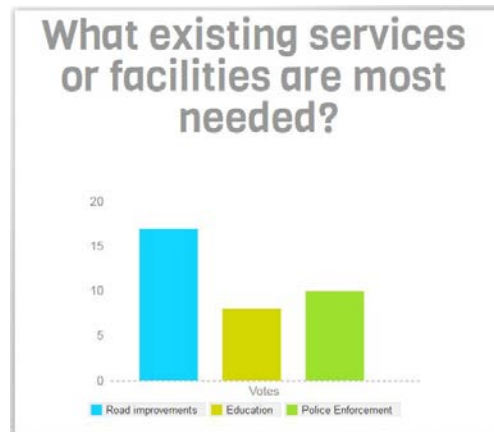
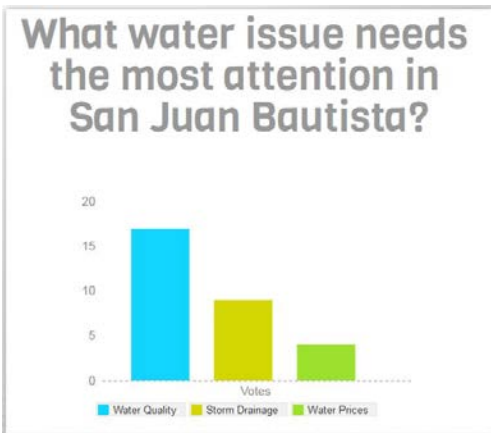
**What kind of market rate housing would you prefer?**



**Which of the following special-needs housing should be prioritized?**

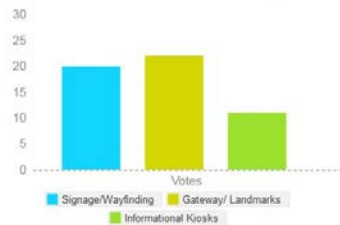


## Public Facilities &amp; Services

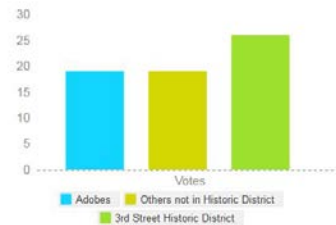


## Historic Preservation &amp; Community Design

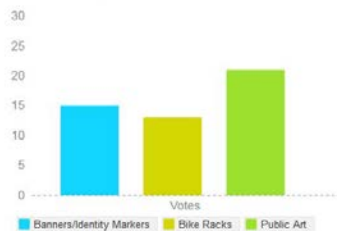
## What type of advertisement would you like to see in San Juan Bautista?



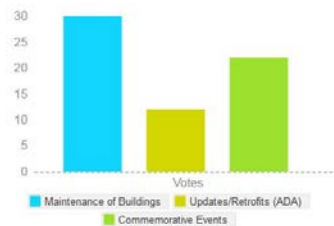
## Which could benefit most from preservation efforts?



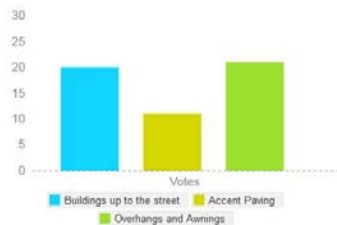
## What amenities would you like to see on 3rd Street and other commercial streets?



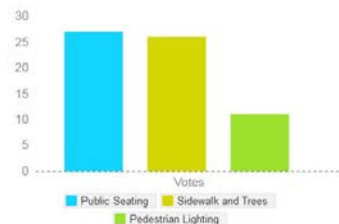
## Which historic preservation effort should San Juan Bautista focus on?



## Which element is most important to the streetscape of 3rd Street?

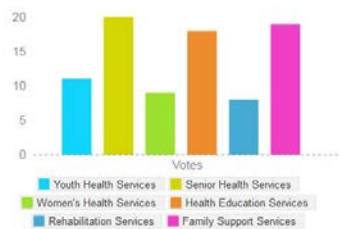


## What kind of street amenities should be prioritized?

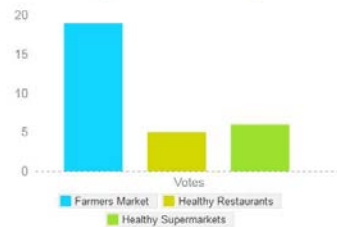


## Health

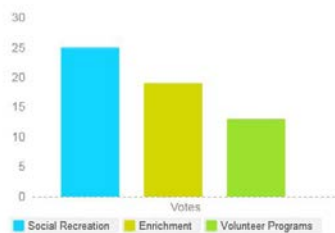
**Which of these needs is most pressing in San Juan Bautista?**



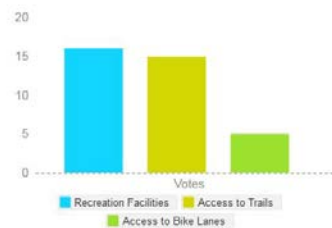
**Which of the following would help encourage you to choose more healthy food options?**



**Which activity/service is most needed for seniors?**



**Which of the following would most encourage you to be more active?**



**Which activity/service is most needed for youth?**



## Appendix 2: Detailed Land-Use Element Court Case Requirements

### Court Decision Requirements

Over the past decade, California courts and the State Attorney General have issued a number of opinions regarding the requirements for an adequate land use element. The most notable ones are:

- Las Virgenes Homeowners Association v. Los Angeles County (1986) 177 Cal.App.3d 310,
- Twain Harte Homeowners Association v. Tuolumne County (1982), 138 Cal.App.3d 664,
- Camp v. County of Mendocino (1981) 123 Cal.App.3d 334,
- Concerned Citizens v. Calaveras County (1985) 166 Cal.App.3d 90

Specific land use element requirements according to interpretations at these courts are:

- a. Identification of future solid waste disposal sites.**
- b. Relation of the land-use element to the road system proposed in the circulation element.**
- c. Use of the noise element to minimize exposure of community residents to excessive noise.**
- d. A generalized land use diagram:** A land use diagram or map is a general guide to land use distribution rather than a parcel specific map. A land-use map which delegates specific land use interpretations to community plans was considered adequate.
- e. Population densities per land-use category:** Population densities per land use category are not dwelling units per acre. Instead, population densities were defined as the numbers of people in a given area. However the land use plan can express population density as the relationship between the number of dwelling units per acre and the number of people per dwelling unit. In addition, the courts provided a suggestion "...to allow local governments to determine whether the statement of population standards is to be tied to residency or, more ambitiously, to the daily usage [sic] estimates for each land classification."
- f. Building intensities per land-use category:** Building intensities are different than population densities. An adequate general plan must contain standards for building



intensity per land-use category and simple captions such as “neighborhood commercial” or “service industrial” are insufficient measures by themselves. Local general plans must contain quantifiable standards defining the most intensive use allowed per land-use designation. Building intensity standards can include provisions for flexibility such as density bonuses, cluster zoning, planned unit developments, and the like.

Although the court stopped short of defining proper measures of building intensity, per local plan’s context, intensity may be based upon a combination of variables such as:

- Maximum dwelling units per acre,
- Height and size limitations, and
- Use restrictions.

OPR, based on these court decisions, suggests that each building intensity standard include 2 measures of intensity:

- **Permitted land uses or building types** as qualitative measures of allowable uses in each land use designation, and
- **Concentration of use** as one or more quantitative measures relating directly to the amount of physical development allowed. According to OPR, such quantitative measures are:
  - i. **Maximum dwelling units per acre** as a good residential standard
  - ii. **Floor area ratio** as a useful measure of commercial and industrial intensity (the ratio of building floor area to the total site area), and
  - iii. **Maximum lot coverage with maximum building height** as a dual standard suitable for agricultural use. Lot size, which has been widely used for agricultural and open space designations, is an inadequate standard of building intensity because although it regulates lot area, it does not quantify the allowable concentration of development on each lot.

**Table 6.15 Housing Funding Sources**

Program Name	Description	Eligible Activities
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## Appendix to Chapter 6: Housing

**Table 6.14 Vacant Parcels Zoned for Housing, San Juan Bautista**

APN	Zone	Acres	Max Units (Acre)	Development Potential
20100080	R1	0.16	0.5-5.0	0.82
21300030	MU	0.13	15	1.96
21500030	MU	0.11	15	1.65
21600120	MU	0.06	15	0.90
21600130	MU	0.05	15	0.80
21600140	MU	0.05	15	0.81
21900100	MU	0.31	15	4.61
22600110	R2	4.84	6.0-10.0	48.41
22600120	R2	0.16	6.0-10.0	1.64
22600230	R1	0.20	0.5-5.0	1.02
22600240	R1	0.19	0.5-5.0	0.97
22900390	R1	0.25	0.5-5.0	1.23
22900430	R1	0.17	0.5-5.0	0.87
23200090	R3	0.22	11.0-21.0	4.70
23500300	MU	2.30	15	34.46
23800130	R1	0.11	0.5-5.0	0.57
23800200	R1	0.11	0.5-5.0	0.57
24100200	R1	0.01	0.5-5.0	0.05
24200170	R1	0.11	0.5-5.0	0.54
24300200	R1	0.13	0.5-5.0	0.66
24700080	MU	0.12	15	1.75
25630020	R1	0.15	0.5-5.0	0.77
25700080	R1	0.13	0.5-5.0	0.64
25700220	R1	1.95	0.5-5.0	9.76
25800090	R3	0.21	11.0-21.0	4.47
<b>Total Potential</b>				<b>124.647</b>

*Land Use Inventory, 2013*

<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities.	-Acquisition -Rehabilitation -Home Buyer Assistance -Economic Development -Homeless Assistance -Public Services
Emergency Shelter Grants (ESG)	Grants for the City from the County to implement a broad range of activities that serve homeless populations.	-Shelter Construction -Shelter Operation -Social Services -Homeless Prevention
HOME	State grant program available to the City on a competitive basis for housing activities.	-Acquisition -Rehabilitation -Home Buyer Assistance -Rental Assistance
Low-Income Housing Tax Credits (LIHTC)	Tax credits available to those who invest in low-income rental housing.	-New Construction -Acquisition -Rehabilitation
Mortgage Credit Certificate (MCC) Program	Federal income tax credits available to first-time homebuyers to buy new or existing single-family housing. Certificate available through Santa Cruz County Housing Authority.	-Home Buyer Assistance
Section 8 Rental Assistance Program	Rental assistance payments through Santa Cruz County Housing Authority for private market rate units on behalf of very low-income tenants.	-Rental Assistance -Home Buyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly population.	-Acquisition -Rehabilitation -New Construction
Section 203(k)	Provides long-term low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	-Land Acquisition -Rehabilitation -Relocation of Unit -Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities	-Acquisition -Rehabilitation -New Construction -Rental Assistance

U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farmworkers rental housing.	-New Construction -Rehabilitation
<b>2. State Programs</b>		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to home buyers who receive local secondary financing.	-Home Buyer Assistance
CalHOME	Provides grants to local governments and non-profit agencies for local home buyer assistance and owner-occupied rehabilitation program and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	-Home Buyer Assistance -Rehabilitation -New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	-Home Buyer Assistance
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgages.	-New Construction -Rehabilitation -Acquisition
California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below-market loans to first-time buyers. Program operates through participating lenders who originate loans for CHFA.	-Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	-Home Buyer Assistance -New Construction

Downtown Rebound	Funding to facilitate infill development and conversion of commercial buildings for “live-work” spaces.	-Rehabilitation
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	-Shelters & Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	-Support Services
Extra Credit Teacher Program	Provides \$7,500 silent second loans with forgivable interest in conjunction with lower interest rate CHFA first loans to assist eligible teachers to buy homes.	-Home Buyer Assistance
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	-New Construction -Rehabilitation
Housing Enabled by Local Partnerships (HELP)	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally-determined affordable housing priorities.	-New Construction -Rehabilitation -Acquisition -Home Buyer Assistance -Site Acquisition -Site Development
Joe Serna Jr. Farmworker Housing Grant Program (FWHG)	Provide recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers	-Home Buyer Assistance -Rehabilitation -New Construction
Multi-Family Housing Program (MHP)	Deferred payment loans for the new construction, rehabilitation and preservation of rental housing.	-New Construction -Rehabilitation -Preservation
Supportive Housing/Minors Leaving Foster Care	Funding for housing and services for mentally ill, disabled and persons needing support services to live independently.	-Supportive Housing -Foster Care
<b>3. Local Programs</b>		

Affordable Housing In-Lieu Fees	The City collects in-lieu fee contributions from residential, commercial, and industrial development under the provisions of the Affordable Housing Ordinance.	-Acquisition -Rehabilitation -New Construction
Financial Incentives under the Density Bonus Ordinance Tax Exempt Housing Revenue Bond	The City's Density Bonus Ordinance offers financial incentives, as required by State law. The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	-New Construction -New Construction -Acquisition -Rehabilitation
<b>4. Private Resources/Financing Programs</b>		
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	-New Construction -Rehabilitation -Acquisition
Federal National Mortgage Association (Fannie Mae)	-Fixed rate mortgages issued by private mortgage insurers. -Mortgages which fund the purchase and rehabilitation of a home. -Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority cities.	-Home Buyer Assistance -Home Buyer Assistance -Rehabilitation -Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	-Home Buyer Assistance

## Appendix to Chapter 15: Strategic Element Implementation Matrix

The Implementation Matrix is part of the 1998 San Juan Bautista General Plan Update with current (November 2013) comments from City Planning Staff.

Legend:  
 ✓ - Completed  
 \* - Ongoing  
 Ⓢ - On hold  
 ? - not requiring  
 ✗ - rejected  
 ✖ - not sure

**IMPLEMENTATION MATRIX: Land Use Element**

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, ✗ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/ Public Works	Other	
L-1	Maintain Sphere of Influence size	Ongoing	✓	✓						None required
L-2	Revise Zoning Ordinance/ Map	Immediate	✓	✓	✓	✓	✓			General Fund
L-3	Pre-zone land in UGB	Ongoing	✓	✓					SB County	None required
L-4	Identify flood plain on Land Use and Zoning Maps	Immediate	✓			✓				Staff time
L-5	Amend maps as flood plain boundaries change	Ongoing	✓	✓	✓	✓				Staff time
L-6	Phasing requirements for projects 20 units or greater	Immediate	✓	✓	✓					Include in zoning scope
L-7	Specific Plan for area south of San Juan-Holister Road	Short-Term	✓	✓	✓					Development fees
L-8	Five-year Capital Improvement Program	Immediate	✓	✓				✓		General Fund
L-9	Revise Growth Mgmt Ordinance	Immediate	✓	✓			✓			General Fund
L-10	Development standards for new residential areas	Short-Term	✓	✓	✓					Include in Specific Plan scope
L-11	Zoning standards for home occupations	Immediate	✓	✓	✓					Include in zoning scope
L-12	50-foot open space buffer around sewer plant	Ongoing	✓		✓	✓				None required

SAN JUAN BAUTISTA GENERAL PLAN  
 APPENDIX A: IMPLEMENTATION  
 Page A-2

Legend:  
 ✓ - Completed  
 \* - Ongoing  
 Ⓢ - On hold  
 ? - not requiring  
 ✗ - rejected  
 ✖ - not sure

**IMPLEMENTATION MATRIX: Transportation Element**

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, ✗ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/ Public Works	Other	
T-1	Site-specific traffic studies for new development	Ongoing	✓			✓		✓		Private sector
T-2	Road dedication and improvement requirements	Ongoing	✓	✓	✓	✓	✓	✓		Private sector
T-3	Street connection requirements: Third to First	Ongoing	✓		✓	✓		✓		Private sector
T-4	Street connection requirements: Lang Extension	Ongoing	✓		✓	✓		✓		Private sector
T-5	Changes to Downtown street system	Short-Term	✓	✓				✓	Chamber of Commerce	Staff time
T-6	Stripe pedestrian crosswalks	Ongoing	✓	✓				✓		General Fund
T-7	Meetings to improve traffic safety law enforcement	Ongoing	✓	✓						Staff time
T-8	Maintain sidewalks and pavement	Ongoing	✓					✓		General Fund
T-9	Zoning standards to maintain adequate sight distances	Immediate				✓		✓		Include in zoning scope
T-10	Downtown parking impact fee fund	Ongoing	✓				✓	✓		None required
T-11	Update parking standards in the zoning ordinance	Immediate				✓		✓		Include in zoning scope
T-12	Downtown Parking Plan	Short-Term	✓	✓	✓	✓		✓		General Fund
T-13	Establish new parking areas	Short-Term	✓	✓				✓		General Fund, impact fee

SAN JUAN BAUTISTA GENERAL PLAN  
 APPENDIX A: IMPLEMENTATION  
 Page A-4



✓ - Completed  
 ☆ - Ongoing  
 ⊕ - On hold  
 ? - Not happening  
 ✖ - rejected  
 ✕ - Not sure

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PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, ⊕ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/ Public Works	Other	
T-14	Directional signs from 156 to the Mission	ShortTerm		✓					Service Organizations	General Fund, private, nonprofit
T-15	Remove truck route designation on local streets	ShortTerm	✓	⊕		⊕		⊕		None required
T-16	Allow variations from adopted street standards	Ongoing						✓		None required
T-17	Complete missing links in City sidewalk system	Ongoing	✓	⊕				⊕		General Fund, private, grants
T-18	Install bike racks in new comm/ industrial development	Ongoing	✓	⊕				⊕		General Fund, private, grants
T-19	Develop bike paths/ lanes in selected locations	Ongoing	✓	⊕				⊕		Grants, private sector
T-20	Incorporate Old Stagecoach Road in DeAnza Historic Trail	Ongoing		✓					San Benito County	None required
T-21	Adopt Trip Reduction Ordinance	ShortTerm	✓	⊕			⊕			Staff time
T-22	Make information on ridesharing available	ShortTerm							City Librarian (✓), City Clerk	Staff time
T-23	Review projects for compliance with ADA	Ongoing							Bldg. Official (County) (✓)	Staff time
T-24	Improve bus service to CalTrain	ShortTerm	✓	⊕						Caltrain, County Conn.
T-25	Local representation on transportation committees	Ongoing		✓						None required
T-26	State and federal funding for transportation improvements	Ongoing	✓	⊕						Staff time

SAN JUAN BAUTISTA GENERAL PLAN  
 APPENDIX A: IMPLEMENTATION  
 Page A-5

☆ - Ongoing  
 ⊕ - On hold  
 ? - Not happening  
 ✖ - rejected  
 ✕ - Not sure

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PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, ⊕ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/ Public Works	Other	
L-13	Establish Mixed Use Zoning District	Immediate	✓	⊕	⊕					Include in zoning scope
L-14	Future Plan Amendment for ASJUSD site on The Alameda	ShortTerm		⊕	⊕				School District (✓)	None required
L-15	Redevelopment of former Ideal Cement site as Business Park/ Commercial Recreation	LongTerm	✓						Private sector	Staff time, pvt investment
L-16	Special events/ development coordinating committee	ShortTerm		✓						None required
L-17	Coordination with Farm Bureau to attract ag industry	Ongoing		✓						None required
L-18	Development of site between RV Park and San Juan Inn	ShortTerm	✓						Private sector	Staff time, pvt investment
L-19	Support Farm Bureau programs	Ongoing		✓						None required
L-20	Use of Williamson Act	Ongoing	✓	⊕					Private sector	None required
L-21	Mitigating agricultural impacts	Ongoing	⊕		⊕	✓				Staff time
L-22	Right to Farm Ordinance	Ongoing	✓	⊕	⊕					None required
L-23	MOU with County to review development within 5-mile radius	ShortTerm	✓	⊕					San Benito County	Staff time
L-24	Regularly scheduled coordination meetings with San Benito County	ShortTerm	✓			⊕			San Benito County	None required
L-25	Participation in future County General Plan updates	Ongoing		✓						None required

SAN JUAN BAUTISTA GENERAL PLAN  
 APPENDIX A: IMPLEMENTATION  
 Page A-3

Legend  
 ✓ - Completed  
 ☆ - Ongoing  
 Ⓜ - On hold  
 ? - not happening  
 ✗ - rejected  
 ✕ - not sure

## IMPLEMENTATION MATRIX: Open Space and Conservation Element

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, Ⓜ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/Public Works	Other	
✕	O-1	Zoning standards to protect creeks; trail dedication req'ts.	✓		✓	✓	✓	✓		Include in zoning scope
✕	O-2	Coordinate stream conservation with state/federal agencies	✓					✓		Staff time
✕	O-3	Communication with County Planning to protect rural areas	✓			✓			County Planning	Staff time
✕	O-4	Zone 6 domestic water use discussions	✓	✓			✓	✓		None required
✕	O-5	Storm drain stenciling to prevent water pollution	✓	✓				✓		Volunteers, grants
✕	O-6	Water-efficient Landscape Ordinance	✓	✓			✓			Staff time
✕	O-7	Dust control for new construction	✓		✓	✓		✓		Private sector
✕	O-8	Ensure consistency with regional Air Quality Plan	✓		✓	✓	✓			Staff time
✕	O-9	Street tree planting and maintenance standards	✓	✓		✓		✓	Consultant	Staff time, General Fund
✕	O-10	Tree planting on The Alameda	✓	✓					Volunteers, private sector	Grants, donations
✕	O-11	Wildlife/plant survey requirements	✓		✓	✓	✓			
✕	O-12	Adopt fee schedule for park dedication	✓	✓		✓	✓			Staff time

SAN JUAN BAUTISTA GENERAL PLAN  
 APPENDIX A: IMPLEMENTATION  
 Page A-6

Legend  
 ✓ - Completed  
 ☆ - Ongoing  
 Ⓜ - On hold  
 ? - not happening  
 ✗ - rejected  
 ✕ - not sure

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, Ⓜ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/Public Works	Other	
✕	O-13	Improvement of 3-acre parcel as park	✓	✓						Staff time, grants, impact fees
✕	O-14	Pedestrian-bicycle loop trail	✓	✓	✓	✓	✓		private sector	Developer dedications, General Fund
✕	O-15	Joint use agreements with school district	✓	✓			✓			Staff time
✕	O-16	Park and recreation survey	✓	✓						Staff time, Volunteers

Legend  
 ✓ - Completed  
 ☆ - Ongoing  
 Ⓜ - On hold  
 ? - not happening  
 ✗ - rejected  
 ✕ - not sure

SAN JUAN BAUTISTA GENERAL PLAN  
 APPENDIX A: IMPLEMENTATION  
 Page A-7

✓ - Completed  
 ☆ - Ongoing  
 ○ - On hold  
 ? - Not happening  
 ✗ - rejected  
 X - not sure

IMPLEMENTATION MATRIX: Safety Element

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, ✓ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/ Public Works	Other	
S-1	Development Review consistent with Alquist Priolo Act	Ongoing	✓		✓	✓		✓		Staff time
S-2	Require soil engineering reports for hillside development	Ongoing	✓		✓			✓		Private sector
S-3	Maintain soil reports on file	Ongoing	✓						City Clerk (✓)	Staff time
S-4	Reduce hazard in URM buildings	Ongoing	✓					✓		Staff time, grants
S-5	Promote awareness of earthquake hazards through printed materials	Ongoing	✓						City Librarian (✓)	Emergency management agencies
S-6	Require storm drainage studies for new development	Ongoing	✓		✓	✓	✓	✓		Private sector
S-7	Master Flood Control Plan	ShortTerm	✓			✓		✓	Consultant	Grants, General Fund
S-8	Create 100-year flood plain zoning overlay	Immediate	✓			✓				Include in zoning scope
S-9	Snag debris in stream channels	ShortTerm	✓	✓				✓	Conservation Corps	None required
S-10	Coordinate flood hazard mgmt with state/federal agencies	Ongoing	✓	✓				✓		Staff time
S-11	Consider code changes to reduce fire hazards	Ongoing	✓	✓			✓		Fire Chief (✓)	Staff time
S-12	Regular monitoring of municipal well water	Ongoing	✓						Water/Sewer Services Mgr. (✓)	Water Fund

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 APPENDIX A: IMPLEMENTATION  
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✓ - Completed  
 ☆ - Ongoing  
 ○ - On hold  
 ? - Not happening  
 ✗ - rejected  
 X - not sure

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, ✓ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/ Public Works	Other	
S-13	Remediation of soil toxins at former Ideal Cement	LongTerm	✓						State and federal agencies	Grants, private sector
S-14	Coordinate with County Environmental Health	Ongoing	✓					✓		Staff time
S-15	Mixed Use performance standards to reduce hazards	Immediate	✓			✓	✓			Include in zoning scope
S-16	Hazardous Materials licensing prior to business license issuance	Ongoing	✓						City Clerk (✓)	Staff time
S-17	Update Emergency Management Plan	ShortTerm	✓	✓						Staff time
S-18	Acquire emergency generators	ShortTerm	✓						Fire Chief (✓), State Park	General Fund
S-19	Conduct disaster preparedness drills	Ongoing	✓						Fire Chief (✓)	Staff time
S-20	Require noise analyses for projects with probable noise impacts	Ongoing	✓		✓	✓				Staff time, private sector
S-21	Adopt a Noise Ordinance	ShortTerm	✓	✓		✓	✓			Staff time
S-22	Ensure that buildings comply with noise standards	Ongoing	✓						Building Official (✓)	Staff time

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Legend  
 ✓ - Completed  
 \* - Ongoing  
 ○ - On hold  
 ? - Not happening  
 ✗ - rejected  
 ✖ - not sure

## IMPLEMENTATION MATRIX: Public Services

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, ✓ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/ Public Works	Other	
P-1	Annual report on water/sewer use vs capacity	ShortTerm	✓					✓	Water/Sewer Services Mgr (✓)	Staff Time
P-2	Replace undersized water lines with 8 or 12 inch lines	Short and Long Term	✓	✓				✓	Water/ Sewer Services Mgr	CDBG, other, impact fees
P-3	Reduce infiltration and inflow problems on sewer lines	ShortTerm	✓	✓				✓	Water/ Sewer Services Mgr	CDBG, other, impact fees
P-4	Develop expansion or relocation plans for sewer plant	LongTerm	✓					✓	Water/ Sewer Services Mgr	CDBG, other, impact fees
P-5	Correct storm drainage deficiencies	Short and Long Term	✓	✓				✓		General Fund, private, assessments
P-6	Maintain curbside recycling program	Ongoing	✓	✓						Service Charges
P-7	Household hazardous waste collection days	Ongoing	✓						San Benito County	San Benito County
P-8	New service agreement with County Sheriff's Department	ShortTerm	✓	✓					San Benito County	General Fund
P-9	New cost-sharing agreement for 911 services	ShortTerm	✓	✓					San Benito County	None required
P-10	Improve Insurance Service Office rating of Fire Department	LongTerm	✓	✓					Fire Chief (✓)	To be determined
P-11	Mutual aid agreements with CDF	Ongoing	✓	✓					Fire Chief (✓)	None required
P-12	Fire Department review of development proposals	Ongoing	✓			✓			Fire Chief	Staff time

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 APPENDIX A: IMPLEMENTATION  
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Legend  
 ✓ - Completed  
 \* - Ongoing  
 ○ - On hold  
 ? - Not happening  
 ✗ - rejected  
 ✖ - not sure

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, ✓ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/ Public Works	Other	
P-13	Joint use agreement for sharing of School and City facilities	ShortTerm	✓	✓			✓		ASJ Unified School District	Staff time
P-14	Acquire additional library equipment	Ongoing	✓	✓						General Fund, impact fees
P-15	Regular meetings between School District/ City staff	Ongoing	✓	✓					ASJ Unified School District	Staff time
P-16	Continue summer rec program	Ongoing	✓						Service Orgs.	Volunteers
P-17	Support Youth Conservation Corps	Ongoing		✓						None required
P-18	Adopt a five-year capital improvements program	Immediate	✓	✓		✓	✓	✓	Water/sewer system operator	General Fund
P-19	Adopt public facility and service impact fees	Immediate	✓	✓		✓	✓	✓	Water/sewer system operator	Staff time
P-20	Apply for CDBG funding	Ongoing	✓			✓				Staff time

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✓ - Completed  
 ☆ - Ongoing  
 Ⓢ - On Hold  
 ? - Not Progressing  
 ✗ - Rejected  
 ✖ - Not Done

## IMPLEMENTATION MATRIX: Community Design

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, Ⓢ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/Public Works	Other	
C-1	Include urban design section in annexation area Specific Plan	ShortTerm	✓	✓	✓	✓				Include in specific plan
C-2	Design guidelines for the Muckelems Gateway	ShortTerm	✓	✓	✓	✓				General Fund
C-3	Citywide residential design guidelines	ShortTerm	✓	✓	✓	✓	✓			General Fund
C-4	Adopt Design Review ordinance	ShortTerm	✓	✓	✓	✓	✓			General Fund
C-5	Update sign regulations in zoning ordinance	Immediate	✓		✓	✓	✓			Include in zoning scope
C-6	Work with County regarding appearance of 156 corridor	Ongoing	✓	✓		✓				Staff time
C-7	Develop design guidelines for former cement plant site reuse	ShortTerm	✓		✓	✓				Include in specific plan
C-8	Apply for downtown streetscape improvement grants	Ongoing	✓	✓	✓	✓				Staff time
C-9	Create a code violation complaint form	Immediate	✓			✓				Staff time
C-10	Require underground utilities in new development areas	Ongoing	✓		✓	✓		✓		None required
C-11	Participate in County Vehicle Abatement	Ongoing	✓		✓					None required
C-12	Include zoning provisions for scenic highways	Immediate	✓		✓	✓				Include in zoning scope
C-13	Develop gateway signage at entrances to City	ShortTerm	✓	✓						General Fund, private sector

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✓ - Completed  
 ☆ - Ongoing  
 Ⓢ - On Hold  
 ? - Not Progressing  
 ✗ - Rejected  
 ✖ - Not Done

## IMPLEMENTATION MATRIX: Historic Preservation

PROG. #	DESCRIPTION	TIMING	RESPONSIBLE PARTY (✓ = primary, Ⓢ = secondary)							FUNDING SOURCE
			City Manager	City Council	Planning Commission	City Planning	City Attorney	City Engineer/Public Works	Other	
HP-1	Adopt Secretary of Interior standards for preservation	Immediate	✓	✓	✓					None required
HP-2	Resolve issue of Cultural Resources Board authority	Immediate	✓	✓	✓		✓			Staff time
HP-3	Update and adopt the 1978 Cultural Resources Inventory	Immediate	✓	✓	✓	✓				Grants, students, volunteers
HP-4	Expand Historic District to include State Park and Mission	ShortTerm	✓	✓	✓	✓				None required
HP-5	Establish an archive of local historic records at the library	LongTerm	✓						City Librarian (✓), State Park	Volunteers, Historic Soc.
HP-6	Certify the historic register with the State Historic Pres. Office	ShortTerm	✓	✓		✓			Historical Soc., Chamb. of Com.	Staff time
HP-7	Install signs/ markers denoting Historic District boundaries	LongTerm	✓	✓					Historical Society (✓)	Private, donations
HP-8	Develop Historic Preservation resource section at the library	ShortTerm	✓						City Librarian (✓), State Park	None required
HP-9	Apply for grants and other funds	Ongoing	✓			✓			Historical Soc.	Staff time
HP-10	Improve State-owned archaeological site on Franklin	LongTerm	✓	✓					Historical Soc., Chamb. of Com.	Staff time
HP-11	Catalog archaeological sites	Ongoing	✓			✓				Staff time
HP-12	Further research on San Juan Canyon archaeological remains	Ongoing							Historical Society (✓), State University	Grants, Academic Research
HP-13	Revise/ reprint local walking tours	ShortTerm		✓	✓	✓			Chamber of Commerce (✓)	Staff time

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