



City of San Juan Bautista

The "City of History"

www.san-juan-bautista.ca.us

URBAN GROWTH BOUNDARY SPHERE OF INFLUENCE

**SPECIAL MEETING
TUESDAY, MAY 23, 2023, 4:00 P.M.**

**City Hall, Council Chambers
311 Second Street, San Juan Bautista, California**

AGENDA

Mission Statement:

The mission of the Urban Growth/Sphere of Influence Ad-Hoc Committee is to establish limits to and boundaries for growth that will serve and protect the City of San Juan Bautista now and in the future.

PUBLIC COMMENT

Public comments are restricted to items on the special meeting agenda pursuant to California Government Code section § 54954.3(b).

PUBLIC COMMENT PROCEDURES

If you are unable to join the meeting, written comments may be submitted via mail to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us no later than 3:00 p.m. on the day of the meeting.

PUBLIC COMMENT TIME RESTRICTIONS

Public comments generally are limited to three minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. APPOINT CHAIR AND VICE CHAIR

3. REVIEW AND DISCUSS

- A. DRAFT Sphere of Influence / Urban Growth Map and Property Owner Feedback
- B. Greenbelt
- C. Community Plan

4. DISCUSS MEETING FREQUENCY AND SCHEDULE

5. ADJOURNMENT

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Council reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted on the City website www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing deputycityclerk@san-juan-bautista.ca.us or calling the Deputy Clerk (831) 623-4661 during normal business hours.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(a), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk, a minimum of 48 hours prior to the meeting at (831) 623-4661.

PUBLIC NOTIFICATION

This agenda was posted on Monday, May 22, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website.

Meetings are streamed live at <https://www.facebook.com/cityofsanjuanbautista/>.

Elizabeth Soto, Deputy City Clerk

Status provided to city council at the mid-year budget in February 21, 2023

URBAN GROWTH BOUNDARY/SPHERE OF INFLUENCE AD-HOC COMMITTEE

The “UGB/SOI Committee” is now populated by two Councilmembers Freels and Morris-Lopez, and two Commissioners DeVries and Medeiros. Applications are open for the “At Large” member with at least two citizens expressing interest. During that time, staff has written letters to property owners adjacent to the City boundary inviting them to meet and discuss their future visions for their interest. A summary of these meetings was provided to the City Council and the new Planning Commission.

On the future agenda for this Committee includes the following:

- Formalize the Committee as a “Standing Committee;”

- Receive staff feedback on the many property owner interviews that have occurred;

- Consider amending the current draft City SOI Map;

- Consider a third letter to invite property owners to a last and final discussion about the proposed SOI

- Consider other County/City examples and agree to a definition of UGB, and Greenbelt;

- Consider the draft Community Plan and future of the “Alameda” between 156 and Anza Trail and development north of San Juan Hollister Road

Recommend action for the PC and CC to consider in regards to next steps-

- Approve/Amend the draft “Community Plan”

- Final SOI (UGB?) map

- Recommendation to LAFCO

- Municipal Services Report

- CEQA work- EIR- General Plan EIR Amendment

- County support for Greenbelts

- County Property Tax Sharing Agreement(s)

- Pending Annexation Applications

The City Council over three years, has budgeted from the General Fund \$110,000 (understated in as \$100,000 in the attached “Priorities and Issues” from the Budget), and spent \$6,800 not including staff time. It has also budgeted \$160,000 from the State SB2 Grant, and has spent \$133,350. Of \$270,000, \$129,850 remains.

Dec. 2, 2022

Received

①

DEC 02 2022

City of San Juan Bautista

CITY OF SAN JUAN BAUTISTA

311 SECOND ST.

SAN JUAN BAUTISTA, CAL. 95045

ATTN: DON, BRIAN

RE: City's URBAN GROWTH, SDI PROPOSED PLAN

Dear Don, BRIAN

THANK YOU FOR THE TIME YOU GAVE ME
THIS PAST WED. WITHIN THE FRAMEWORK OF
THAT MEETING, PLEASE FIND THE FOLLOWING
THOUGHTS AND DISCUSSION POINTS.

- A. PARCELS #23, #24 JAMES P., KATHY C. DASSEL
TRUST (OLD SONDGROTH RANCH)

THESE TWO PARCELS ACQUIRED COUNTY
ENTITLEMENTS LAST DECEMBER THAT HAVE
BEEN RECORDED, TRAC # 356, 17 M 23

AERIEL GOODSPEED, COUNTY PLANNER.

SUBSEQUENTLY, IT IS UNDERSTOOD THESE
TWO PARCELS WILL BE EXCEPT OF THE
FINAL CITY URBAN GROWTH PLAN.

- B. PARCEL #57, #58 JAMES T. DASSEL TRUST

THESE TWO PARCELS ARE OUT OF THE
SPHERE OF INFLUENCE OF THE CITY, BUT
WITHIN THE GREEN BELT. IT IS NOT
JAMES'S INTENT TO DEVELOP THESE PRO-
PERTIES INTO DENSE RESIDENTIAL OR

COMMERCIAL ENTITIES/MONTS. IN FACT JAMES IS INTENT ON MAINTAINING THE RURAL/RANCH ASPECT, BY IMPROVING BUILDINGS, FENCES, INFRASTRUCTURE, PLANTING HAY CROPS, GRAZING LIVESTOCK ETC. THIS ALL CERTAINLY MEETS NEW SHED DESIRES. YES, IT WOULD BE NICE TO HAVE CITY WATER AVAILABLE TO CONSIDER IRRIGATION POTENTIAL FOR POTENTIAL AVOCADO ORCHARD, VINEYARD OR OTHER ON THE FLAT LAND PORTIONS OF THOSE PARCELS.

- c. LONG TERM PLANNING CONSIDERATION
 MANY TIMES PLANNERS DRAW STRAIGHT LINES TO DEFINE BORDERS AND AREAS. IT SEEMS TO ME IT MAKES MORE SENSE TO LET MOTHER NATURE ASSIST IN GROW-TH AREAS. ENTIRE PARCELS VS. NATURAL GEOGRAPHY WITHIN THE PARCELS MAKING FOR A MORE EFFICIENT USE OF PROPERTY, IE WOTLANDS, STEEP TERRAIN, CREEKS, FLORA, FAUNA, LAKE. IN A LOT OF THESE SITUATIONS THESE AREAS CAN BE FUNDED BY THE DEVELOPMENT PORTION OF THE PROPERTY/PARCEL.
 ALSO, CONSIDER TRANSITION ZONES

AND CORRIDORS TO FLOW FROM ONE AREA TO ANOTHER. FOR EXAMPLE FROM THE CITY PROPER, BLEND IN SMALL FARMS, RANCHES, HOMES AND ACCESSORY BUILDINGS, MOVING ON TO MORE DIRECT PRODUCTION AGRICULTURE, RANGELAND. AT THE SAME TIME ALLOW CREEKS, HILLSIDES, TOO STEEP TO DEVELOP, HIGH WATER TABLE, ETC. DEFINE DEVELOPMENT AREAS. AS WE DISCUSS MANY PROPERTIES, NORTH, SOUTH, EAST & WEST OF THE CITY FIT THIS CONCEPT. WHAT YOU WILL END UP WITH IS A GRADUAL TRANSITION FROM DOWNTOWN, A BLENDING OF LIGHT DEVELOPMENT TO FULL TIME PRODUCTION AGRICULTURE, RANGELAND THAT DOES NOT THROATEN CITY SERVICES OR COUNTY SERVICES FOR FIRE, SHERIFF AND OTHER REQUIREMENTS.

FOR AREAS THAT ARE IN THE COUNTY, DEVELOPMENT CODE IS ALL READY IN PLACE. AS AN INDIVIDUAL THAT EXPERIENCED THAT COUNTY PROCESS ON PARCEL #23, #24, NO STONES WERE LEFT UNTURNED ON THAT PARCEL 25 ACRES

WERE PLACED IN A CONSERVATION EASMENT, ALLOWING FOR 5 ACRES TO BE DEVELOPED. A WIN/WIN FOR ALL.

Lastly, CHOCKING PEOPLE DOWN INTO A DEFINED AREA CAN CAUSE CONGESTION DENSITY, HUMAN TO HUMAN ENCOUNTERS AS WE HAVE SEEN WITH COVID LOCKDOWNS. WITH AN ESTIMATED 3% GROWTH RATE OVER TIME THE CITY WILL OUTGROW APPROVED DEVELOPMENT AREAS. WHAT I'M SAYING CONSIDER MORE THAN LAND AND NATURAL RESOURCES, CONSIDER THE HUMAN RESOURCES AS WELL. CRAMMING A LOT OF PEOPLE INTO A LIMITED FOOT PRINT IS NOT GOOD LONG-TERM PLANNING.


D. END PRODUCT.

By CONSIDERATION OF SOME OF THESE CONCEPTS THE LONG-TERM GROWTH OF THE CITY CAN BE A WIN FOR ALL.

- ACQUIRE WATER, SEWER ACCOUNT WHICH CONTRIBUTE TO CAPITAL AND OPERATIONAL COSTS. INCOME IS PARAMOUNT AS AN ALTERNATIVE TO RAISING TAXES AND FEES.

- AVOIDS POTENTIAL LITIGATION OR AT LEAST MINIMIZES THAT POTENTIAL BY TAKING PROPERTY RIGHTS.
- MEETS STATE OF CALIFORNIA TERM RESIDENTIAL BUILDING MANDATES, MAINTAINING STATE FUNDING.
- DOES NOT INITIATE A REASSESSMENT OF PROPERTY VALUE/TAXES.
- ALLOWS FOR MANAGED GROWTH DEVELOPMENT, GIVING EVERYONE THE FEELING THAT THE PROCESS ENDED UP BEING ONE OF COMPROMISE, GIVING BOTH THE CITY AND COUNTY PROPERTY OWNERS A WELL-THOUGHT OUT LONG RANGE DEVELOPMENT PLAN.

ENCLOSING, I APPRECIATE THE TIME AND ATTENTION YOU GAVE ME AND LOOK FORWARD TO PARTICIPATION ON UPCOMING DISCUSSIONS. NOT BEING A CITY RESIDENT I'M NOT SURE WHEN FUTURE MEETINGS, DISCUSSIONS ARE BEING HELD. MY CELL PHONE IS 408-804-0104.

THANK YOU IN ADVANCE 

Don Reynolds

From: Joe Morris [REDACTED]
Sent: Sunday, October 23, 2022 2:12 PM
To: Don Reynolds
Subject: Re: schedule appointment SOI/UGB

Thank you, Don. I appreciate your time. I will talk with my family and be in touch mid-week.

Joe
[REDACTED]

On Oct 21, 2022, at 12:42 PM, Don Reynolds <citymanager@san-juan-bautista.ca.us> wrote:

Thanks for meeting with us today. Trish, please add these emails to your agenda distribution list.

FYI about SJ Hollister road

<https://benitolink.com/highway-156-improvement-project-to-cause-road-and-lane-closures/>
<https://benitolink.com/highway-156-improvement-project-to-cause-road-and-lane-closures/>

Don Reynolds
City Manager
San Juan Bautista
P.O. Box 1420
311 Second Street
San Juan Bautista CA 95045
(831) 623-4661 x 14
C (831) 594-6322 (New!)

From: Don Reynolds
Sent: Thursday, October 20, 2022 8:39 AM
To: d coke [REDACTED]
Cc: Joe Morris [REDACTED]
Subject: RE: schedule appointment SOI/UGB

Great- see you soon. Attached are draft map ideas and the June 13 status. Work is on-hold until we can meet with property owners like you.

Don Reynolds
City Manager
San Juan Bautista
P.O. Box 1420
311 Second Street
San Juan Bautista CA 95045
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C (831) 594-6322 (New!)



[Planning Home \(/divisions/planning\)](/divisions/planning)



Protecting Ventura County's Historic, Cultural, and Natural Resources

Greenbelts are voluntary agreements between the Board of Supervisors and one or more City Councils regarding development of agricultural and/or open space areas beyond city limits. They protect open space and agricultural lands and reassure property owners located within these areas that lands will not be prematurely converted to agriculturally incompatible uses.

Cities commit to not annex any property within a greenbelt while the Board agrees to restrict development to uses consistent with existing zoning. City and County elected officials of Ventura County were pioneers in designing and adopting greenbelts. The first greenbelt, between the cities of Ventura and Santa Paula, was adopted by the County in 1967. There are now a total of seven in the County. These are:

- **The Ventura-Santa Paula Greenbelt**

[Final Agreement](#)



- **The Santa Paula-Fillmore Greenbelt**

Final Agreement

([http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/Amended_SP-Fillmore_Greenbelt_Ord. 4512.pdf](http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/Amended_SP-Fillmore_Greenbelt_Ord._4512.pdf)).

Map

(http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/Final_Map_Attac_SantaPaulaFillmore_Greenbelt_amended_2017.pdf).

- **The Camarillo-Oxnard Greenbelt**

Final Agreement

(http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/Oxnard-Cam_GBelt_Resolution-1984.pdf).

Map

(<http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/Camarillo-Oxnard-Map.pdf>).

- **The Santa Rosa Valley Greenbelt**

Final Agreement

(http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/SRV-Cam_GBelt_Resolution-1985.pdf).

Map

(<http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/SantaRosaValley-map.pdf>).

- **The Tierra Rejada Greenbelt**

Final Agreement

(http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/TierraRejada_No



Final Agreement

(<http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/Ordinance-4474-060915.pdf>)

Map

(<http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/gb-maps-exhibits.pdf>)

- **The Fillmore-Piru Greenbelt**

Final Agreement

(<http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/County-Ord-Oct-2000.pdf>)

Map

(http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/Fillmore_Piru-Map.pdf)

- **Countywide map of all existing greenbelts**

Greenbelt Map for Entire County

(http://docs.vcrma.org/images/pdf/planning/programs/greenbelts/Countywide_Greenbelt_Map.pdf)

For more information contact Shelley Sussman at (805) 654-2493 or Shelley.Sussman@ventura.org
(<mailto:Shelley.Sussman@ventura.org>).

Ordinances

Hearings and Agendas

General Plan & Area Plans



Conservation Tools and Ideas

Active Long Range Planning Projects

Recently Completed Long Range Planning Projects

Public Information

About Us

The primary goal of the Resource Management Agency is to protect the health, safety and welfare of the general public through administration and enforcement of County ordinances, Board policy, and state and federal laws regarding land use, and commercial and environmental regulation. Please [click here \(/about-us\)](/about-us) for more information.

Public Disclosure

Please be advised that any communication submitted to the County of Ventura , any Board members , staff or County consultants is a public record under the [Brown Act \(/the-brown-act\)](#) and California Public Records Act. This means that any information contained in the communication, including personal information, may be subject to public disclosure.

Get in Touch

🏠 800 S. Victoria Ave.



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(<mailto:rma.helpdesk@ventura.org>) • [Thank You to Our](#)
[Contributors \(/thank-you-to-our-contributors\)](#)

ORDINANCE NO. 4404

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA REGARDING THE TIERRA REJADA GREENBELT

Section 1. PURPOSE AND INTENT -- The purpose of this Ordinance is to express the County of Ventura's commitment to agricultural and open space land conservation goals and policies contained in the Ventura County General Plan with a greenbelt program designed to protect unincorporated County agricultural and open space lands that are contiguous to the incorporated cities of Thousand Oaks, Simi Valley and Moorpark.

Section 2. BOUNDARIES OF THE TIERRA REJADA GREENBELT -- The Tierra Rejada Greenbelt is comprised of 2,331 acres of unincorporated County territory, and is located between the Cities of Moorpark, Simi Valley and Thousand Oaks. The Tierra Rejada Greenbelt is shown on the attached Exhibit 1, which is incorporated herein by reference. As a general description, the Greenbelt's boundaries are as follows:

- On the west by the Arroyo Santa Rosa and the Las Posas Hills;
- On the north by Tierra Rejada Road, the Tierra Rejada Valley Watershed, and the Cities of Moorpark and Simi Valley;
- On the east by the City of Simi Valley; and
- On the south by the Cities of Simi Valley and Thousand Oaks.

Section 3. NON-ANNEXATION AND NON-URBAN DEVELOPMENT POLICY -- This ordinance manifests the County of Ventura's intent to maintain agricultural and open space uses within the Tierra Rejada Greenbelt. The City Council of the Cities of Moorpark, Simi Valley and Thousand Oaks, have agreed to a policy of non-urban development, non-annexation and the retention of agricultural and open space uses on the land within the Tierra Rejada Greenbelt.

Section 4. FINDINGS -- The Cities of Moorpark, Simi Valley and Thousand Oaks, and the Ventura County Board of Supervisors adoption of: 1) general plan policies and zoning regulations; 2) the Guidelines for Orderly Development; and 3) greenbelt programs, together with the County-administered Land Conservation Act (LCA) Program, has demonstrated a long term commitment to agricultural and open space land conservation. The Board hereby reaffirms the following findings:

1. Maintaining lands in agricultural and open space uses within the Greenbelt area is in the overall best interest of the Cities of Moorpark, Simi Valley and Thousand Oaks, the County of Ventura and the State;
2. The Greenbelt area is not currently served with sewers, water, or other municipal services from the cities of Moorpark, Simi Valley or Thousand Oaks;
3. California is losing farmland and natural open space at a rapid rate and some of Ventura County's most developable land is also its most productive agricultural land;

4. Acre-for-acre, Ventura County's agricultural lands are among the most productive in California, nearing three times the production level of the Statewide average;
5. Encroaching urban development poses a threat to the continued viability of Ventura County's open space lands, especially for parcels located adjacent to urban areas;
6. The protection and conservation of agricultural land, especially in areas that are presently farmed or feature *Prime* or *Statewide Importance* soils as defined by the Important Farmlands Inventory (IFI), represents a primary objective;
7. The continuation of agricultural operations and open space uses protects Ventura County's landscape and environmental resources;
8. Protecting open space, maintaining the integrity of separate distinct cities and preventing inappropriate urban development from locating between city boundaries represent important "quality of life" goals; and
9. The retention of open space lands protects scenic resources and natural habitats and provides opportunities for passive and active recreational activities, parks and trail systems.

Section 5. DEFINITIONS -- As used in this Greenbelt Ordinance, the following terms shall have the meanings set forth in this section:

GENERAL PLAN -- A long term plan for the physical development of a city or county and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning needs. The California Government Code requires that each planning agency prepare, and its legislative body adopt, seven mandatory elements of the *General Plan* (including Open Space and Conservation Elements). An Agriculture Element is optional.

GREENBELT -- An area consisting of irrigated agricultural land or other Important Farmlands Inventory (IFI) and/or designated open space lands as defined in Sections 56064 and 65560 of the Government Code.

GUIDELINES FOR ORDERLY DEVELOPMENT (GUIDELINES) -- The *Guidelines* provide that urban development should be located within incorporated cities whenever and wherever practical. All city councils within Ventura County, the Ventura County Board of Supervisors and the Local Agency Formation Commission (LAFCo) have adopted the *Guidelines*.

IMPORTANT FARMLANDS INVENTORY (IFI) -- The *IFI* are maps for California which are compiled from United States Department of Agriculture (USDA) and Natural Resources Conservation Service (NRCS) soil surveys and current land use information using eight mapping categories. Ventura County uses five of the eight IFI classifications including *Prime Farmland*, *Farmland of Statewide Importance*, *Unique Farmland*, *Farmland of Local Importance* and *Grazing Land*.

LOCAL AGENCY FORMATION COMMISSION (LAFCO) -- County *LAFCo*'s are State-mandated agencies that are responsible for orderly growth, logical boundaries, efficient services and the preservation of agriculture and open space. *LAFCo*'s are required to guide urban development away from prime farmland and open space unless such actions would not promote planned, orderly and efficient development.

MEASURE A – An advisory measure, initiated by the Ventura County Board of Supervisors in 1998, that recommended the County and the ten cities adopt by ordinance the six existing and five proposed Greenbelts, prohibit changes to the external growth boundaries unless approved by the voters and form an Agriculture/Open Space Conservation District. Sixty-eight percent of Ventura County's voters approved the measure.

OPEN SPACE LANDS -- Land or water area that either remains in its natural state or is used for agriculture or is otherwise essentially undeveloped as defined in 65560 of the Government Code.

ADMINISTRATIVE REVIEW COMMITTEE – A committee consisting of one staff person from the City of Moorpark, the City of Simi Valley, the City of Thousand Oaks, the County of Ventura and LAFCo, appointed or otherwise authorized by the jurisdiction's decision-making body to meet and review proposed amendments to this Ordinance.

SPHERES OF INFLUENCE -- Plans adopted by a Local Agency Formation Commission (LAFCo) which designates the probable ultimate boundary of a city or special district.

ZONING ORDINANCE – The Ventura County Non-Coastal Zoning Ordinance is the principal tool in which the County General Plan and other policies are implemented. The Ordinance establishes building standards (height limits, lot coverage, setbacks, etc.) and allowable land uses.

Section 6. PERMITTED USES – The Ventura County General Plan and Zoning Ordinance shall control land uses within the Greenbelt.

1. The Greenbelt's General Plan designations include Agriculture and Open Space.
2. The Zoning Ordinance designations include *Agriculture-Exclusive (A-E)* and *Open Space (O-S)*.
3. Only permitted land uses that are consistent with these general plan and zoning ordinance designations, subject to permit conditions, use standards, performance standards and permit findings, will be permitted within the Greenbelt.

Section 7. SPHERES OF INFLUENCE -- The boundaries of this Greenbelt should be consistent with the Moorpark, Simi Valley, and Thousand Oaks spheres of influence, where applicable. The coterminous greenbelt/sphere of influence boundary, consistent with LAFCo's policies and procedures, should serve as the limit for the extension of urban services and infrastructure.

Because spheres of influence represent the probable ultimate boundaries of incorporated cities, the Greenbelt should not extend into the sphere of influence of any of the three Cities until there is a comparable adjustment to the sphere of influence (urban growth boundary). If a future expansion or reduction of the spheres of influence is approved by the Ventura LAFCO, then the Greenbelt boundaries should be adjusted accordingly, so as to assure consistency. This ordinance does not establish any regulatory authority over spheres of influence or annexations.

Section 8. AMENDMENT PROCEDURES -- Proposals for amending the boundaries or features of the Greenbelt could be initiated by the Cities of Moorpark, Simi Valley and/or Thousand Oaks, or the County of Ventura. Proposed amendments shall be reviewed by an Administrative Review Committee, as defined in Section 5, prior to being considered by the City or County decision-making bodies.

Any changes to Exhibit "1" of this Greenbelt Ordinance (except changes to match LAFCo-approved sphere of influence revisions or expansion to the Greenbelt boundaries) shall require a super-majority vote of the Ventura County Board of Supervisors. A super-majority vote is defined as a 4/5th vote of the Board of Supervisors.

Section 9. LAFCO ACTION -- The Board of Supervisors, by this Greenbelt Ordinance, and the City Councils of the Cities of Moorpark, Simi Valley and Thousand Oaks by separate resolution or ordinance, request that the Ventura Local Agency Formation Commission (LAFCo) endorse and certify this Greenbelt Ordinance and each cities' corresponding Greenbelt resolution or ordinance and continue to take action consistent with the preservation of agricultural and open space land with the Greenbelt.

Section 10. SEVERABILITY -- If any section, subsection, sentence, clause or phrase of this ordinance is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this ordinance. The Ventura County Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid.

Section 11. SUPERSEDE -- This Greenbelt Ordinance shall supersede any previous Resolution adopted by the County with respect to the Tierra Rejada Greenbelt.

Section 12. UNIQUE CONSIDERATIONS

Subsection A. Additional Goals

The Cities of Moorpark, Simi Valley, and Thousand Oaks, and the County of Ventura recognize that land use decisions should balance many goals, including the provision of housing and urban services as well as the preservation and development of natural resources. To reach a balance among these goals, jurisdictions must consider the specific circumstances of each case.

The primary purpose of this Ordinance is to establish that within the boundaries of the Tierra Rejada Greenbelt, the goals of protection of agricultural land, the maintenance of a healthy agricultural economy and the preservation of open space land shall be of critical importance.

The above recognition is based on the Findings set forth in Section 4 of this Ordinance. In addition, it is in conformance with the purpose and goals of the Cities of Moorpark, Simi Valley and Thousand Oaks General Plans, and the Ventura County General Plan.

Subsection B. Land Use Issues of Concern

When making land use decisions, the Ventura County Planning Director, the Ventura County Planning Commission and the Board of Supervisors shall give careful consideration to whether the proposed action would impair the open space values that this Greenbelt is designed to protect. Of particular concern is the use of night lighting within the Greenbelt. Night lighting, particularly unshielded, upward facing and/or high intensity lighting, compromises open space values in terms of visual impact and effect on animal mobility, among others

PASSED AND ADOPTED this 10TH day of NOVEMBER, 2009, by the following vote:

AYES:

Supervisors PARKS, LONG, FOY, ZARAGOZA and BENNETT

NOES:

NONE

ABSENT:

NONE


CHAIR, BOARD OF SUPERVISORS

ATTEST:

MARTY ROBINSON
Clerk of the Board of Supervisors
County of Ventura, State of California



By:

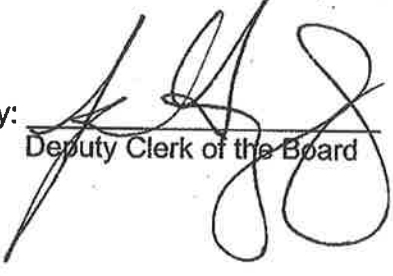
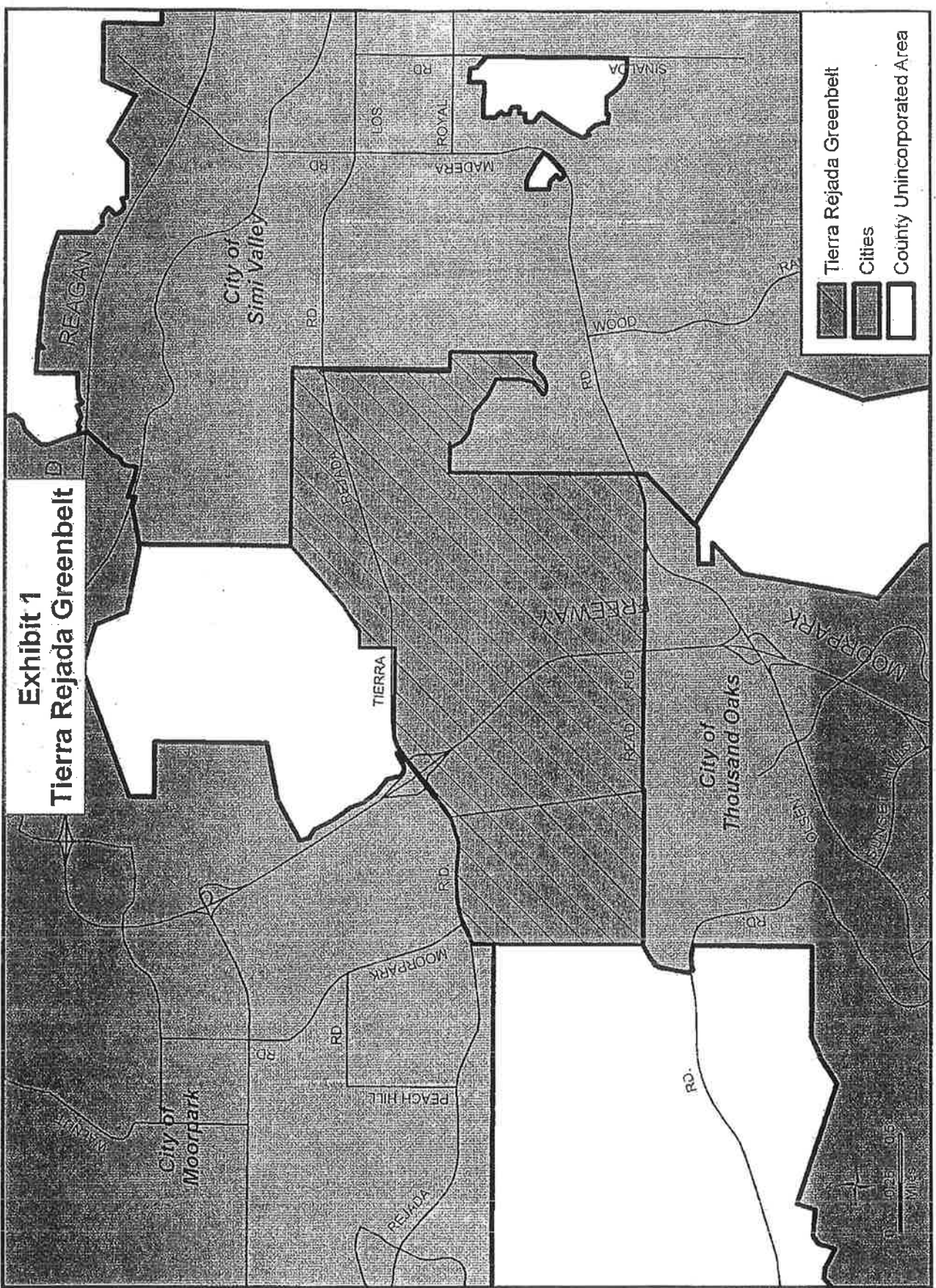

Deputy Clerk of the Board

Exhibit 1
Tierra Rejada Greenbelt



MOORPARK →



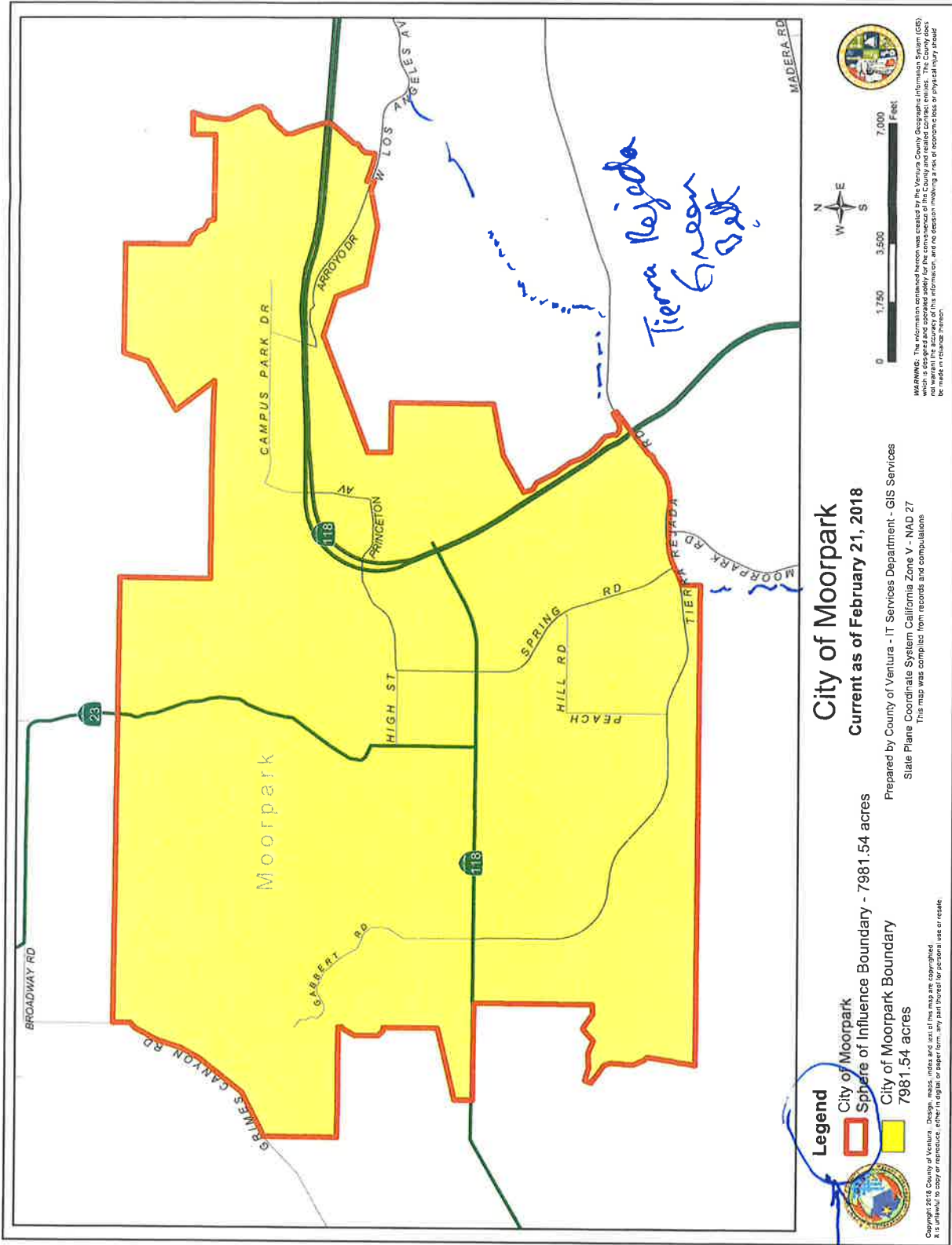
TIERRA REJADA GREENBELT

Last Boundary Revision: Nov. 10, 2009

Ventura County
Resource Management Agency
Information Systems
Date Printed: 11/26/2011



Disclaimer: This map was created by the Ventura County Resource Management Agency and is for informational purposes only. It is not intended to be used as a legal document. The County does not warrant the accuracy of the information shown on this map and no decision involving a risk of personal loss or damage should be made on reliance thereon.



Same as Inc. Boundaries

Planopedia

Learn and explore the fundamental concepts of urban planning.

What Is an Urban Growth Boundary?

Read Time: 5 minutes

Some cities and regions limit the growth of sprawl by setting an urban growth boundary—a strict geographic limit on where real estate development can occur.

[Share](#) [Print](#) [Download](#)



aspen rock / [Shutterstock](#)

[Urban growth boundaries](#) are geographical limits for [sprawling development](#) around a city, county, or region. Development is permitted inside the urban growth boundary; agricultural land and natural space is protected outside the urban growth boundary. Urban growth boundaries are sometimes also called urban limit lines, urban development boundaries, or greenbelts, varying by jurisdiction.

Urban growth boundaries (UGBs) are designed to protect natural and agricultural lands by preventing [greenfield development](#), or real estate development in previously undeveloped areas. Most UGB laws allow regions and cities to expand the UGB through a public vote or through legislation when it's deemed necessary.

Sometimes, governments pair urban growth boundaries with designated growth areas or urban growth areas—[land targeted for development](#) by investments in infrastructure (e.g., roads and sewers), development incentives (e.g., tax breaks or by-right permitting), land-use regulations (e.g., [permissible building and zoning codes](#)), and land acquisitions, among other actions.

While on the one hand, an urban growth boundary presents a clear obstacle to development on the fringe, on the other hand, they can serve as an incentive for development by making it easier and quicker for projects inside the urban growth boundary.

The decision to set UGBs as well as the decision to expand UGBs once they are in place can be politically contentious processes. As we'll see in more detail below, the consequences of UGBs—on [sprawl](#), [density](#), and the affordability of housing—are also a subject of ongoing research and debate.

Oregon: Urban Growth Boundary Trail Blazers

The idea of urban growth boundaries (UGBs) originates in the U.K. in the early 20th century—first outside of London and then for the entire country. In the United States, Senate Bill 100 in Oregon was the first law to mandate UGBs in response to concerns about sprawling development overwhelming natural landscapes and rural communities.

Under Senate Bill 100, Oregon required every city and county in the state to define a UGB as part of a state-required comprehensive [land use](#) plan. Other states soon followed Oregon's model, including Washington State, with the Growth Management Act of 1990, which required UGBs for the state's more urban counties.

California requires each county to have a [Local Agency Formation Commission](#), which sets urban growth boundaries for each city and town in the county.

Since Oregon first adopted its requirement, numerous U.S. jurisdictions have adopted UGBs, including the cities of Boulder, Colorado; Honolulu, Hawaii; Virginia Beach, Virginia; Lexington, Kentucky; Knoxville, Tennessee; and San Jose, California. Entire regions, namely Miami-Dade County, Florida and the Minneapolis–Saint Paul metropolitan area of [Minnesota](#), have also instituted UGBs.

Where UGBs cover multiple jurisdictions, like in the Twin Cities region, a [regional urban planning power](#) is frequently empowered by the state or regional government to manage the boundary. The same use of [regional planning](#) power is at work in Portland, Oregon as well. Every six years, the Metro Council, the metropolitan planning organization, or MPO, must prepare an [Urban Growth Report](#) to assess the existing supply of land. In the [Urban Growth Report](#), the Metro Council forecasts population and employment growth in the region for the next 20 years and proposes adjustments to the region's UGB as necessary to meet that forecasted growth.

Why, or Why Not, Urban Growth Boundaries?

With so much development potential (along with the tax revenues and economic activity that result from development) and critical natural resources at stake, urban growth boundaries (UGBs) create almost constant controversy, but especially whenever housing prices rise. In most parts of the country and many in the world, sprawling, horizontal development on the fringe of metropolitan areas is the preferred approach to housing a growing population. Urban growth boundaries create an obvious obstacle to the unrestrained development of land considered by some to be a [hallmark of the U.S. system of property rights](#).

Opponents list numerous negative outcomes as consequences of UGBs, like increased housing prices and housing density in developed areas, as well as a lack of housing options available for the middle class.

Proponents argue that suburban living comes with extra costs that aren't considered when only factoring in the relative cost of housing on the edge of regions (such as additional transportation costs for residents and extra infrastructure costs for local and regional governments).

Some proponents will instead focus on the pressure created by UGBs for cities and regions to use "[smart growth](#)" planning strategies that accommodate growth with dense, [mixed-use development](#) in walkable neighborhoods, in addition to a well developed public transit system for longer trips within the urban area. Proponents argue that UGBs revitalize city centers by closing the pressure release valve of suburban sprawl that many regions differ to as the status quo.

Proponents also call attention to the environmental benefits of urban growth boundaries from protection of farmland, forests, natural areas, and open spaces around the edges of metropolitan areas. Urban growth boundaries are also credited with reducing greenhouse gas emissions and other effects of the automobile trips enabled by sprawl, like additional air and water pollution, while creating other environmental risks, like wildfire.

Since Oregon adopted Senate Bill 100, researchers have found conflicting evidence on either side of the debate. According to [research](#) that attracted [media coverage](#) in 2017, residential population leaves the Portland region, beyond the limits of the UGB in nearby counties in Washington, rendering the UGB ineffective as a deterrent of sprawl.

In [another study](#) from 2006, researchers found that developed areas of Knoxville, Tennessee, since the implementation of a UGB. Also in the favor of proponents, the same researcher that found the Portland region's UGB did not slow sprawl also found that [the UGB did not significantly increase housing prices](#).

Another case for UGBs has been made in the wake of wildfires in Northern California in 2017—an environmental risk predicted to occur more frequently as a consequence of climate change and as sprawl expands farther into the [wildland-urban interface](#), where wildfires can threaten the built environment. [According to reports](#), firefighters were able to protect the city's of Windsor and Healdsburg, well defined by UGBs. The city of Paradise, California, destroyed by the Camp Fire in 2018, is [using greenbelts as a resilience strategy](#) to [prevent similar disasters in the future](#).

[INFRASTRUCTURE](#) [LAND USE](#) [URBAN DEVELOPMENT](#) [URBAN GROWTH BOUNDARIES](#) [GROWTH MANAGEMENT](#)
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City of Sonoma

RESOLUTION # 39 - 2020

URBAN Growth
Boundary

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA APPROVING AN ORDINANCE TO BE SUBMITTED TO THE VOTERS OF THE CITY TO CONTINUE THE URBAN GROWTH BOUNDARY; FINDING THAT THE ORDINANCE AND ADOPTION OF THIS RESOLUTION ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3); CALLING AND GIVING NOTICE OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2020; REQUESTING THE ASSISTANCE OF THE COUNTY OF SONOMA IN CONNECTION WITH THAT ELECTION; REQUESTING CONSOLIDATION OF THAT ELECTION WITH THE STATEWIDE GENERAL ELECTION HELD ON THAT DATE; AND AUTHORIZING THE CITY CLERK TO CARRY OUT ALL THE NECESSARY PROCEDURES FOR SAID ELECTION SUBMITTING TO THE VOTERS THE QUESTION RELATING TO THE CONTINUATION OF THE URBAN GROWTH BOUNDARY

WHEREAS, Sonoma voters approved the ballot initiative "Measure S" in November 2000 which amended the then existing City of Sonoma General Plan to incorporate into that General Plan a 20-year Urban Growth Boundary ("UGB") and related policies; and

WHEREAS, by its terms, Measure S sunsets on December 31, 2020; and

WHEREAS, the City Council has expressed the intent to place a measure on the ballot to extend the duration of the UGB (the "UGB Extension Ordinance") until December 31, 2040; and

WHEREAS, the proposed UGB Extension Ordinance qualifies for an exemption under CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the proposed UGB Extension Ordinance has the potential of having a significant adverse effect on the environment since the UGB Extension Ordinance is an extension of existing regulations within the General Plan and would not:

- 1) Involve an expansion of the UGB to capture additional territory;
- 2) Allow new, expanded, or different types of development than is already possible through the Sonoma General Plan;
- 3) Result in any change in land use designations; or
- 4) Authorize any changes or increases in density or any physical construction.

Moreover, any future projects within the UGB would undergo project-specific environmental review prior to approval by the City; and

WHEREAS, the City Council is authorized by statute (Elections Code section 9222) to submit the proposed UGB Extension Ordinance to the voters.

NOW, THEREFORE, the City Council of the City of Sonoma does resolve, declare, determine and order as follows:

Section 1. Call for Election. Pursuant to California Elections Code Section 9222, the City Council hereby calls a general election for Tuesday November 3, 2020, (the "Election") at which it shall submit to the qualified voters of the City of Sonoma the UGB Extension

Ordinance, a measure that, if approved, would extend the duration of the City of Sonoma's UGB to December 31, 2040. This measure shall be designated by letter by the Sonoma County Registrar of Voters.

Section 2. Ballot Language. The City Council, pursuant to its right and authority, does hereby order the following question submitted to the voters at the Election:

<i>To continue the existing protections provided by the current Urban Growth Boundary ("UGB"), such as preventing urban sprawl and preserving agricultural land and open space, shall the City of Sonoma extend its UGB until December 31, 2040, and, require that future changes to the UGB be approved by the voters except under limited circumstances requiring a 4/5ths vote of the Council?</i>	YES
	NO

Section 3. Proposed Ordinance. The proposed measure to be submitted to the voters is attached hereto as Exhibit A. The City Council hereby approves the proposed UGB Extension Ordinance, in the form thereof, and its submission to the voters of the City at the November 3, 2020 election. The Board of Supervisors of the County of Sonoma is requested to order the County Registrar of Voters to set forth in the voters information portion of all sample ballots to be mailed to qualified electors of the City the full text of the Ordinance and to mail with the sample ballots to the electors printed copies of the full text of the Ordinance, together with the primary arguments and rebuttal arguments (if any) for and against the measure, and to provide absent voters ballots for the Election for use by qualified electors of the City who are entitled thereto in the manner provided by law.

Section 4. Notice of Measure. In accordance with Section 12111 of the Elections Code and Section 6061 of the Government Code, the City Clerk is hereby authorized and directed to cause notice of the measure to be published once in a newspaper of general circulation, printed, published, and circulated in the City of Sonoma and hereby designated for that purpose by the City Council of the City of Sonoma. The City Clerk may request that the County of Sonoma Registrar of Voters prepare and publish the required notice.

Section 5. Request to Consolidate and Conduct Election and Canvass Returns.

(a) Pursuant to the requirements of Sections 10400 et seq. and 9222 of the Elections Code, the Board of Supervisors of the County of Sonoma is hereby requested to consent and agree to the consolidation of the Election with the Statewide General Election held on the same day. The City acknowledges that the consolidated election will be held and conducted in the manner prescribed in California Election Code Section 10418.

(b) The Election shall be held and conducted, the votes canvassed and returns made, and the results ascertained and determined as provided for herein. In all particulars, the Election shall be held in accordance with the Elections Code of the State of California.

(c) In accordance with California Elections Code Section 10002, the Board of Supervisors of the County of Sonoma is requested to permit the County Registrar of Voters to render such election services, prepare all required notices and election materials of holding of the municipal election, to give all such required notices and send to the City's registered

voters all required election materials, conduct the general municipal election and canvass the vote received, and take all steps necessary and required for the holding of this election within the City of Sonoma. The Registrar of Voters of Sonoma County is authorized to specify the location for the tally of ballots and certify the results to the City Council of the City of Sonoma.

(d) The County of Sonoma is requested to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the Election.

(e) At the next regular meeting of the City Council of the City of Sonoma occurring after the returns of the Election have been canvassed, and the results have been certified to the City Council, or at a special meeting called for such purpose if required by law, the City Council shall cause to be entered in its minutes a statement of the results of the Election .
Section 6. Notice of Election. The notice of the time and place of holding the Election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the Election, in time, form and manner as required by law.

Section 7. Submission of Ballot Arguments and Impartial Analysis.

(a) The City Clerk is directed to set the deadlines, in accordance with statute, for the submission of ballot arguments (Elections Code §§ 9282, 9286) and rebuttals (§ 9285).

(b) Direct arguments shall not exceed three hundred (300) words and shall be signed by not more than five (5) persons.

(c) Rebuttal arguments shall not exceed two hundred fifty (250) words and shall be signed by not more than five (5) persons; those persons may be different persons than the persons who signed the direct arguments.

(d) The City Attorney is directed to prepare the Impartial Analysis in accordance with statute (Elections Code § 9280).

(e) The Mayor is hereby authorized to file a written argument, not to exceed three hundred (300) words, in favor of the proposed measure, on behalf of the City Council. At the Mayor's discretion, the argument may also be signed by members of the City Council or bona fide associations or by individual voters who are eligible to vote. In the event that an argument is filed against the measure, the Mayor is also authorized to file a rebuttal argument, not to exceed two hundred fifty (250) words, on behalf of the City Council. The rebuttal argument may also be signed by members of the City Council or bona fide associations or by individual voters who are eligible to vote.

(f) Pursuant to California Elections Code Section 9285, when the City Clerk has selected the arguments for and against the measure, which will be printed and distributed to the voters, the City Clerk shall send copies of the argument in favor of the measure to the authors of the argument against it, and copies of the argument against it to the authors of the argument in favor. Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument that it seeks to rebut.

(g) The provisions of Elections Code Section 9285(a) are hereby adopted.

Section 8. Appropriation of Necessary Funds. The City of Sonoma recognizes that additional

costs will be incurred by the County by reason of this general Election and agrees to reimburse the County for any costs. The City Manager is hereby authorized and directed to appropriate the necessary funds to pay for the City's cost of placing the measure on the election ballot.

Section 9. Time for Election. The polls for the Election shall be open at 7:00 a.m. of the day of the Election and shall remain open continuously from that time until 8:00 p.m. of the same day when the polls shall be closed, except as provided in Section 14401 of the Elections Code of the State of California.

Section 10. Services of City Clerk. The City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the Registrar of Voters of the County of Sonoma and enter this resolution into the book of the City's original resolutions. The City Clerk is hereby authorized and directed to take all steps necessary to place the UGB Extension Ordinance on the ballot and to cause the ordinance to be printed. A copy of the ordinance shall be made available to any voter upon request.

Section 11. Recitals. The City Council hereby finds and determines that the foregoing recitals are true and correct and are hereby incorporated by reference.

PASSED, APPROVED AND ADOPTED this 29th day of June 2020, by the following vote:

AYES:	AGRIMONTI, COOK, HARRINGTON, HUNDLEY
NOES:	HARVEY
ABSTAIN:	
ABSENT	



Logan Harvey, Mayor

ATTEST:



Rebekah Barr, MMC
City Clerk

EXHIBIT A

ORDINANCE # _____ - 2020

AN ORDINANCE OF THE CITY OF SONOMA, CALIFORNIA, AMENDING THE CITY OF SONOMA GENERAL PLAN TO CONTINUE THE URBAN GROWTH BOUNDARY

THE PEOPLE OF THE CITY OF SONOMA DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Statement of Purpose and Effect.

- A. **Purpose.** In November 2000, the voters of the City of Sonoma passed Measure S which amended the then existing General Plan to incorporate into that General Plan an Urban Growth Boundary beyond which certain urban development was not permitted, except under certain circumstances. The stated purpose of that initiative was "to amend the City of Sonoma 1995-2005 General Plan to establish an Urban Growth Boundary ("UGB") for the City of Sonoma. This initiative promotes stability in long-term planning for the City of Sonoma by setting a cornerstone policy within the General Plan establishing the geographic limits of long-term development, while allowing sufficient flexibility within those limits to respond to the City's changing needs over time. The UGB is a line beyond which urban development will not be allowed, except for public schools and public parks. Only uses consistent with the General Plan "agricultural" land use designation as it [existed] on February 25, 2000 (the provision defining such uses is attached hereto as Exhibit A) and the definition of "open space lands" as set forth in Government Code section 65560(b) as of February 25, 2000 (attached hereto as Exhibit B) will be allowed beyond the UGB. With certain exceptions, [the] UGB [could not] be amended until December 31, 2020, except by a vote of the people."

This ordinance will renew the UGB by amending the City of Sonoma's 2006-2020 General Plan ("General Plan") to (i) insure the UGB's salutary purposes continue to be served and (ii) extend the operative effect of the UGB until December 31, 2040.

Section 2. Findings. The people of the City of Sonoma find that this ordinance promotes the health, safety, welfare, and quality of life of the residents of the City of Sonoma, based upon the following:

A. **The City of Sonoma's Small-Scale Character.** The City of Sonoma was founded in 1835 as a mission town and has maintained its unique historic and small-scale character through development that reveals a strong sense of relationship to its historic features. This ordinance promotes the City's commitment to its small-scale character by concentrating future development largely within existing developed areas.

B. **The City of Sonoma's Agricultural Heritage.** The City of Sonoma is surrounded largely by agricultural land and open space. The greenbelt around the City supports a healthy agricultural industry that is the mainstay of the vibrant local economy. This ordinance protects the City's rich agricultural heritage by directing future urban development inside the UGB and promoting uses that foster public health and safety and productive investment in agriculture on lands outside the UGB.

C. **The City of Sonoma's Natural Environment.** The physical boundaries surrounding the City of Sonoma include hillsides, agriculture, riparian corridors, and parks, which provide a natural greenbelt that contributes to the scenic beauty of Sonoma. This ordinance protects these natural resources by directing future development inside the UGB and promoting open space uses that are compatible with the natural environment outside of the UGB while encouraging development of affordable housing.

D. The City of Sonoma's Housing Supply. This General Plan Amendment is not intended to prevent the City from meeting its obligation under state housing or zoning and planning law. This measure re-establishing and extending a UGB is consistent with the objectives of the City's Housing Element and with the other mandatory elements of the City's General Plan. The General Plan and its Housing Element promote efficient and affordable housing development in the City through measures such as the requirement of inclusionary units, density bonuses, encouraging infill development, facilitating the construction of second dwelling units, and seeking to diversify housing opportunities in the City. As a result, it is fully expected that the residential and other land use policies and provisions established by the General Plan are sufficient to address the expected increase in the City's population. This ordinance will not impede the City's ability to continue to meet the housing needs of all economic segments of the population, including very low, lower and moderate-income households. It will promote this goal by directing housing development into areas where services and infrastructure can be provided more cost-effectively. This measure allows the City Council to amend the UGB for the purpose of bringing land into the UGB without a public vote for development of housing which is 100% affordable (provided that 51% of the units are affordable to low and/or very-low income families), in recognition of the fact that sometimes it is necessary for a local government to take special steps to provide opportunities for very low- and low-income housing. This measure also allows the City Council to bring land into the UGB without a public vote in order to avoid an unconstitutional taking of private property without compensation.

E. The City of Sonoma's Economy. Carefully planned non-residential development in the City of Sonoma can help match jobs with housing opportunities in the area, by taking into account both housing costs and prevailing wages. A true balance of jobs and housing will reduce traffic congestion, improve air quality, and lessen pressures for urban sprawl. This ordinance promotes the City of Sonoma's economy by fostering and protecting the small-scale character of the City while allowing appropriate economic development in accordance with the City's unique local conditions.

F. Inapplicability to Sonoma's Sphere of Influence. Although the passage of Measure S established and this measure re-establishes and renews the UGB in the same location as the City's sphere of influence line ("SOI") as it existed as of February 25, 2000, the UGB renewed and re-established by this measure is not intended to and shall in no way inhibit the Local Agency Formation Commission from changing or altering the City's SOI line in accordance with state law. The two lines (the UGB line and the City's SOI line), although coterminous as of one point in time, are independent one from the other in legal significance and purpose. Whereas the SOI line may be altered by the Local Agency Formation Commission in accordance with the provisions of state law, the UGB is a local land use policy of the City and shall not be repealed or altered except as expressly provided in this measure.

Section 3. General Plan Amendment.

The people of the City of Sonoma hereby adopt the following amendment to the text and maps of the land use element of the City of Sonoma 2006-2020 General Plan, adopted October 2006, as amended through June 29, 2020 ("General Plan"). It is the intent of the people of the City of Sonoma that Sections 3(A) and 3(B), below, are each part of the amendment to the General Plan adopted by this measure.

A. General Plan Land Use Plan Map Amendment:

All figures and maps in the General Plan of the City of Sonoma adopted October 2006 (and as amended) illustrating the Urban Growth Boundary ("UGB") are amended to show an Urban Growth Boundary in a location identical to the line designating the location of the Urban Growth Boundary as shown in the attached Exhibit C.

B. General Plan Text Amendments:

1. Explanation of Urban Growth Boundary.

The following text replaces the text at page 8 of the General Plan Community Development Element after the section entitled "URBAN GROWTH BOUNDARY:"

URBAN GROWTH BOUNDARY

The People of the City of Sonoma approved an Urban Growth Boundary (UGB) in 2000 and renewed and re-established that same UGB in 2020 for an additional twenty-year period to protect the unique, small-scale character of the City and the agricultural and open space character of the surrounding areas. The UGB is a line beyond which urban development will not be allowed. "Urban development" shall mean development requiring one or more basic municipal services including but not limited to, water service, sewer, improved storm drainage facilities, fire hydrants and other physical public facilities and services; provided, however, that public parks, public schools, agricultural land uses and open space land uses beyond the UGB that are provided with municipal or public services shall not be defined as "urban development." Except to support the uses listed in the proviso of the immediately preceding sentence, except as to properties located within the boundaries of the Thornsberry Assessment District, and except as to properties whose owner(s) have, as of June 29, 2020, a vested right or contractual right (based on an enforceable contract with the City) to receive City water service, City water service may not be extended to urban development outside of the UGB. "Agricultural land uses" shall mean those uses consistent with the 1995-2005 General Plan "agricultural" land use designation as it existed on February 25, 2000 and "open space land uses" shall mean "open space lands" as defined in Government Code section 65560(b) as of February 25, 2000. The UGB is established by the policies implementing Goal CD-1; its location is shown in this General Plan's Land Use Plan map.

Sonoma's UGB reflects a commitment to focus future growth within the City in order to prevent urban sprawl into the agriculturally and environmentally sensitive areas surrounding the City. The UGB protects the health, safety, welfare, and quality of life of the residents of Sonoma by concentrating future residential, commercial, and industrial growth in areas already served by urban services. The policies implementing the UGB allow sufficient flexibility within its limits to respond to the City's changing needs over time. The UGB complements General Plan policies promoting additional housing opportunities, emphasizing infill development, and supporting a thriving downtown center.

2. Re-establishment of Urban Boundary Goal.

Goal CD-1 on page 19 of the General Plan Community Development Element is hereby restated as set forth below.

Goal CD-1: Establish and maintain a definitive urban growth boundary (UGB), which shall be set forth on the Land Use Plan map, beyond which only uses compatible with preserving agriculture and open space resources shall be allowed.

3. Adoption of Urban Growth Boundary Policies.

The following Policy 1.5 and Implementation Measure 1.5.1 replace Policy 1.5 and Implementation Measure 1.5.1 appearing on pages 20 and 21 of the General Plan Community Development Element:

1.5 Urban Growth Boundary: An Urban Growth Boundary (UGB) is established at the location shown on this General Plan's Land Use Plan map. The UGB is a line beyond which urban development will not be allowed. "Urban development" shall mean development requiring one or more basic municipal services including but not limited to, water service, sewer, improved storm drainage facilities, fire hydrants and other physical public facilities and services; provided, however, that, public parks, public schools, agricultural land uses, and open space land uses beyond the UGB that are provided with municipal or public services shall not be defined as "urban development." Except to support the uses listed in the proviso of the immediately preceding sentence, except as to properties located within the boundaries of the Thornsberry Assessment District, and except as to properties whose owner(s) have, as of June 29, 2020, a vested right or contractual right (based on an enforceable contract with the City) to receive City water service, City water service may not be extended to urban development outside of the UGB. "Agricultural land uses" shall mean those uses consistent with the 1995-2005 General Plan "agricultural" land use designation as it existed on February 25, 2000 and "open space land uses" shall mean "open space lands" as defined in Government Code section 65560(b) as of February 25, 2000.

1.5.1 UGB Implementation: Until December 31, 2040, the following General Plan provisions, as adopted by the 2020 City of Sonoma Urban Growth Boundary Ordinance, may not be amended except by a vote of the people: (i) the section entitled "URBAN GROWTH BOUNDARY" in the Community Development Element; (ii) Goal CD-1; (iii) Community Development Element Policy 1.5 ; and (iv) this Implementation Measure 1.5.1. Until December 31, 2040, the location of the UGB depicted on the Land Use Plan map may be amended only by a vote of the people, or by the City Council pursuant to the procedures set forth in subparagraphs a. through c. below.

a. To comply with state law regarding the provision of housing for all economic segments of the community, the City Council may amend the location of the UGB depicted on the Land Use Plan map to accommodate lands to be designated for residential uses provided that no more than five (5) acres of land may be brought within the UGB in any calendar year, and that no more than a total of twenty (20) acres may be brought within the UGB under this provision prior to December 31, 2040. In determining how much acreage any single development proposal encompasses for purposes of this subparagraph a the total acreage specified in the development application shall control. Such an amendment may be adopted only if the City Council makes the following findings based on substantial evidence:

(1) That the land is immediately adjacent to (a) the existing UGB, and (b) water and sewer service lines; and

(2) That 100% of the proposed development will consist of affordable housing units consistent with the Housing Element of this General Plan; provided, however, that at least 51% of the housing units shall be affordable to low- and/or very low-income families. For affordable rental housing units, "low income" and "very low income" are defined to have the same meaning ascribed to those terms in Cal. Health & Safety Code, section 50053, as it may be amended from time to time. In 2020, said section 50053 defines "low income" as 60% of the area median income (adjusted for family size) as determined by the State Department of Housing and Community Development ("HCD") and defines "very low income" as 50% of the area median income (adjusted for family size) as determined by HCD. For affordable for-sale housing units, "low income" and "very low income" are defined to have the same meaning ascribed to those terms in Cal. Health & Safety Code, section 50093,

as it may be amended from time to time. In 2020, said section 50093 defines "low income" as 80% of the area median income (adjusted for family size) as determined by HCD and defines "very low income" as 50% of the area median income (adjusted for family size) as determined by HCD; and

(3) That there is no available vacant or undeveloped residentially designated land within the UGB to accommodate the proposed development.

b. Upon request of an affected landowner with a pending development application, the City Council may amend the location of the UGB depicted on the Land Use Plan map if it makes both of the following findings based on substantial evidence:

(1) That the application of any aspect of the UGB depicted on the Land Use Plan map and the application of Policy 1.5 and/or Implementation Measure 1.5.1 would constitute an unconstitutional taking of a landowner's property, and

(2) That the amendment and associated land use designation will allow additional land uses only to the minimum extent necessary to avoid such a taking of the landowner's property.

c. Prior to amending the location of the UGB pursuant to subparagraphs a. or b. of this policy, the City Council shall hold at least one noticed public hearing for the purpose of receiving testimony and evidence from the applicant and the public on the proposed amendment and any findings proposed in connection with such amendment. This hearing shall be in addition to any other public hearings regularly required for a General Plan amendment. To be effective, any vote by the City Council to amend the UGB pursuant to subparagraphs a. or b. above, must secure the favorable vote of at least four councilmembers.

d. The General Plan may be reorganized, and individual provisions may be renumbered or reordered in the course of ongoing updates of the General Plan in accordance with the requirements of state law, but the following General Plan provisions shall continue to be included in the General Plan until December 31, 2040, unless earlier repealed or amended by the voters of the City or, with respect to the location of the UGB as depicted on the Land Use Plan map, by the voters of the City or pursuant to the procedures set forth in subparagraphs a. through c., above: (i) the section entitled "URBAN GROWTH BOUNDARY" in the Community Development Element; (ii) Goal CD-1; (iii) Community Development Element Policy 1.5; (iv) the location of the UGB depicted on the Land Use Plan map; and (v) this Implementation Measure 1.5.1.

e. Except as is expressly permitted in this ordinance, the City, and its departments, boards, commissions, officers and employees, shall not grant or approve any general plan amendment, zoning amendment, specific plan, specific plan amendment, rezoning, subdivision map, conditional use permit, application, building permit, variance, encroachment permit, water service extension, outside water service area agreement, annexation, discretionary or ministerial land use or development approval or any other entitlement (collectively "permits") for or with respect to urban land uses outside of the UGB. All City departments, boards, commissions, officers and employees shall act on all referrals from other agencies regarding the extension or connection of municipal or public services such as sewer or water service, outside the UGB consistent with the requirements and proscriptions of this Implementation Measure and Policy 1.5. Any general plan amendment, zoning amendment, rezoning, specific plan, specific plan amendment, subdivision map, conditional use permit or any other entitlement approved by the City on land brought within the UGB under paragraphs a. or b. of this Implementation Measure 1.5.1

must be consistent with the findings made in connection with that land's inclusion within the UGB.

- (1) **All City departments, boards, commissions, officers and employees shall act on applications for permits on, for or with respect to properties outside the UGB consistent with the requirements and proscriptions of this Implementation Measure and state law in a manner that avoids any approval of such applications by operation of state or other law.**
- (2) **All City departments, boards, commissions, officers and employees shall act on all referrals from other agencies regarding the extension or connection of municipal or public services such as sewer or water service, outside the UGB consistent with the requirements and proscriptions of this Implementation Measure and state law in a manner that avoids any approval of such extensions or connections by operation of state or other law.**

Section 4. Implementation.

A. **Effective Date.** Upon the effective date of this ordinance, the Community Development Element of the City of Sonoma 2006-2020 General Plan is amended in accordance with the provisions of Section 3 of this ordinance, except that if the four amendments of the mandatory elements of the General Plan permitted by state law for any given calendar year have already been utilized in 2020 prior to the effective date of this ordinance, this general plan amendment shall be the first amendment of the City's 2006-2020 General Plan on January 1, 2021 and take effect on January 1, 2021. At such time as this general plan amendment amends the City of Sonoma's 2006-2020 General Plan, any provisions of the City of Sonoma Zoning Ordinance, as reflected in the zoning ordinance text itself or in the City of Sonoma Zoning Map, inconsistent with this general plan amendment shall be null and void and deemed unenforceable.

B. **Other City Ordinances and Policies.** The City of Sonoma is hereby authorized and directed to amend the General Plan, all specific plans, the development code, and other ordinances and policies affected by this ordinance as soon as possible and in the manner and time required by any applicable state law to ensure consistency between the goals, objectives and policies adopted in Section 3 of this ordinance and other elements of the City's General Plan, all specific plans, the development code, and other City ordinances and policies.

Section 5. Exemptions for Certain Projects.

This ordinance shall not apply to any of the following: (1) any project that has obtained as of the effective date of this ordinance a vested right pursuant to state or local law to proceed without complying with this ordinance. Nothing in this ordinance precludes the use of density bonuses in accordance with state law.

Section 6. Construction and Severability.

This ordinance shall be broadly construed in order to achieve the purposes stated in this ordinance. This ordinance shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, subsection, sentence, clause, phrase, part, or portion of this ordinance is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The voters hereby declare that this ordinance, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, subsections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this

ordinance is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this ordinance that can be given effect without the invalid application.

Section 7. Amendment or Repeal.

Except as otherwise provided herein, this ordinance may be amended or repealed only by the voters of the City of Sonoma at a City election.

Section 8. Publication.

The Clerk of the City of Sonoma is hereby directed to cause the following summary of the ordinance to be published by a newspaper of general circulation, published and circulated in the City of Sonoma:

Contingent upon majority voter approval, this ordinance will renew the City's existing urban growth boundary until December 31, 2040.

THIS ORDINANCE WAS APPROVED BY THE FOLLOWING VOTE OF THE PEOPLE ON NOVEMBER 3, 2020:

YES _____

NO _____

Adopted by declaration of the vote by the City Council of the City of Sonoma on _____ effective _____ 2020.

Logan Harvey, Mayor

ATTEST:

Rebekah Barr, City Clerk

APPROVED AS TO FORM:

Jeffrey A. Walter, City Attorney

EXHIBIT A

The following language appears at page 17 of the Community Development Element of the City of Sonoma 1995-2005 General Plan:

Agricultural: This designation is to protect remaining tracts of productive agriculture within city limits, including grazing lands, truck farms, vineyards, and crop production.

Density: 1 unit per 10 acres (excluding second units). Density bonus of 25%.

Intensity. 30-foot height limit (excluding agricultural processing facilities, which may be higher subject to use permit review) and a maximum coverage of 30%.

EXHIBIT B

GOVERNMENT CODE SECTION 65560

Sec. 65560. Definitions

- (a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.
- (b) "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following:
 - (1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
 - (2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
 - (3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
 - (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, water sheds, areas presenting high fire risks, areas

required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.
(Added by Stats. 1972, c. 251, p. 501, Sec. 2, cff. June 30, 1972.)

EXHIBIT C

LAND USE MAP

Modesto mayor's proposal for urban limit line won't make November ballot

By Kevin Valine

Modesto has not done enough homework to ask voters in November to approve an urban limit line, which would put a boundary around the city and direct where growth could and could not occur.

urban growth boundary

That was the conclusion City Manager Joe Lopez and Mayor Ted Brandvold announced at Tuesday's City Council meeting in which they pulled the urban limit line proposal from the agenda, though the city also was facing serious opposition over the proposal.

Council members were expected to discuss and vote on whether to place it on the November ballot. Tuesday's meeting was the deadline for that.

"It has become evident there is a great public interest in this issue, and we need to take a little more time for additional outreach," Brandvold said at the meeting. "I look forward to continuing this process with the public, working out this outreach, along with our citizens and council."

Brandvold led the effort to put an urban limit on the ballot, despite some council members saying he had brought the council into the discussions at the last minute and opponents saying the city had not done sufficient public outreach and the city was doing its planning for an urban limit backward.

Modesto drew opposition from Stanislaus County, the Stanislaus Local Agency Formation Commission, which regulates cities' growth, the Modesto Chamber of Commerce and Wood Colony residents.

The proposed urban limit would have carved out more than 1,100 acres in the colony, the farming community west of Highway 99, for business parks and housing. Attorney Thomas Terpstra sent the city a petition in May signed by landowners within those roughly 1,100 acres who support the urban limit line.

But other Wood Colony residents outside of the proposed limit feared it would not protect them and once growth started it would not stop.

County Counsel Thomas Boze wrote to the mayor and council July 10 that the city had failed to provide adequate outreach; to fully review the proposal's impact on the economy, traffic, infrastructure, surrounding communities and farmland; and to give the public and neighboring communities enough time to review the project.

But city officials have said Modesto would have completed all of the needed work for an urban limit.

WHY THE PUBLIC DOES NOT TRUST GOVERNMENT

Boze wrote the county is very concerned that apparently the proposal was "developed through a quid-pro-quo agreement over the future of the Wood Colony area between private interests, without the benefit of public participation or environmental review.

"... There is no better example for why the public lacks trust in government than the impression left here that this project came to be as a result of closed-door compromises. The public perception could very easily be that the public was not invited to the conversation until after the deal was struck."

Brandvold said he has been upfront and open in developing the proposal, said the public was not shut out of the process, and the city conducted extensive public outreach to the extent it could during the pandemic. "I didn't want to move forward only on the petition the landowners provided," he said. "That's why we did a survey (and additional outreach). We wanted to hear from the other side."

As it became apparent more outreach was needed he said he worked with the city manager to change course. But the mayor also did not have the votes to put the measure on the ballot.

IN THE NEWS – The Modesto Bee, July 16, 2020 (Continued Page 2)

He needed at least four of the seven council votes (including himself). But only six council members could vote. Councilman Mani Grewal could not because he owns land in the roughly 1,100 acres.

UPDATE THE GENERAL PLAN

Council members Kristi Ah You, Jenny Kenoyer, Bill Zoslocki and Doug Ridenour said Wednesday they would have voted against the proposal. They said it had been rushed and there was not enough engagement with the community.

When asked Wednesday how he would have voted, Councilman Tony Madrigal said in a text he had been holding off on a decision until after the public hearing before the council vote.

Council members at Tuesday's meeting called for Modesto to undertake a comprehensive update of the city's general plan. These plans are blueprints for how cities grow and develop. Modesto's last comprehensive update was in 1995. An update includes extensive public outreach.

Zoslocki said he wants Modesto to do a comprehensive update over the next two years. Zoslocki has advocated for this since joining the council in 2013. (The Chamber of Commerce in its letter implored Modesto to do a comprehensive update and not rely on a ballot measure to determine its land-use policies.)

"This is the only way we can start addressing how we build a tax base of properties that help pay for our expenses," Zoslocki said at the council meeting. "We can clearly see Modesto is underfunded. It has been for decades. And it's time to stop that nonsense and build a city around a general plan that generates income (revenue for the city) and produces commercial properties and industrial properties and not just houses."

The City Council in November 2019 directed staff to start developing a ballot measure for an urban limit line that could be placed on the November 2020 ballot, conduct extensive public outreach, and investigate how an urban limit would effect surrounding cities and communities as well as Stanislaus County.

But then the new coronavirus pandemic struck, and the city focused on the pandemic.

'I DON'T SEE IT AS A DEFEAT'

Still, Brandvold brought the urban limit line proposal forward a couple of months ago, and the council held three workshops from June 25 to July 9 to discuss it. He has said Modesto needs an urban limit to secure the land along Highway 99 in Wood Colony to produce jobs. He said the line would protect the farmland in the rest of the colony as well as the other areas outside of the line.

"I don't see it as a defeat," Brandvold said Wednesday about the urban limit not making the ballot. "Modesto always has had a special challenge. First preserving our agricultural heritage and (then) finding appropriate land that we can use to produce jobs."

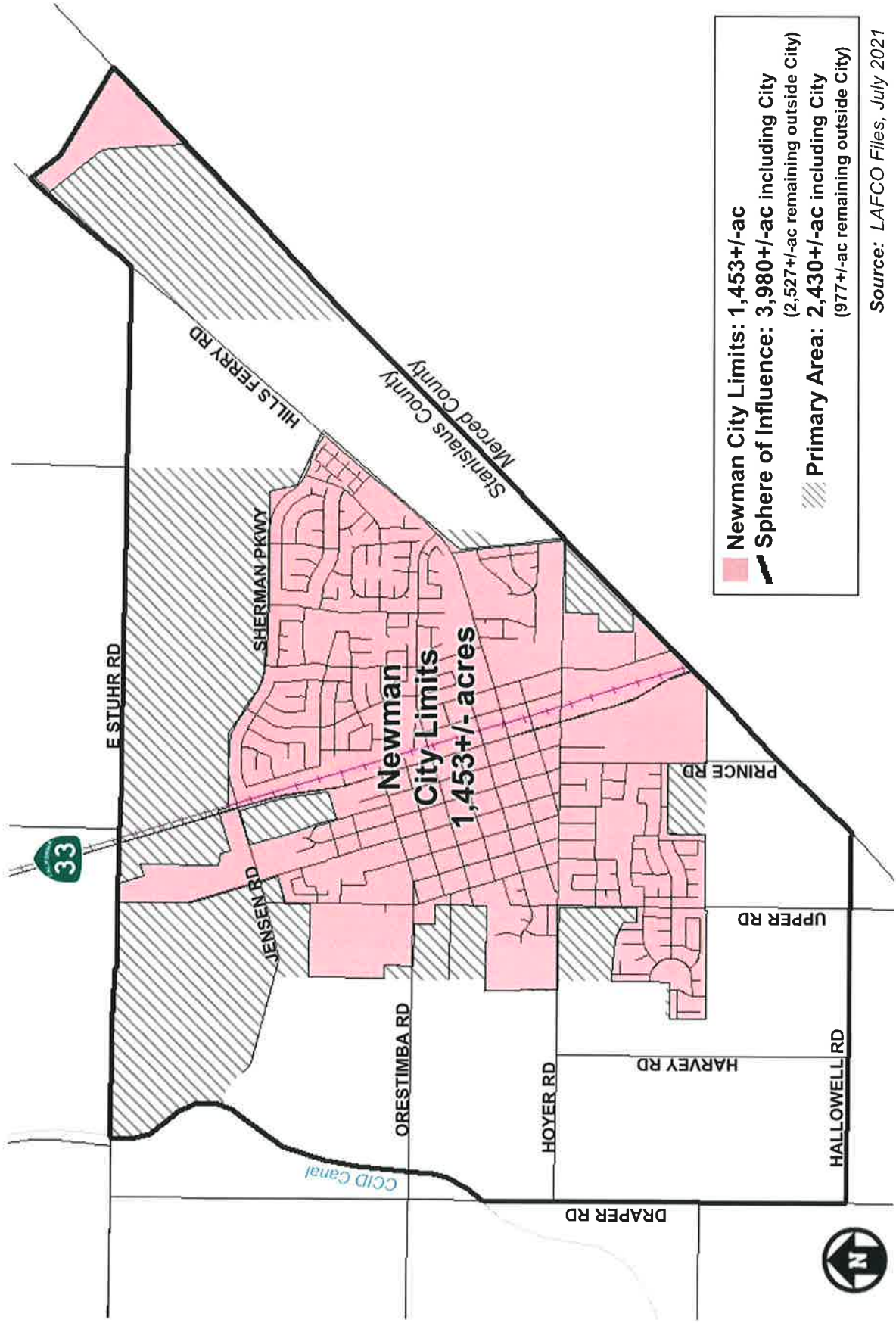
Brandvold said he worked with former councilman and farmland preservationist Denny Jackman and Modesto land-use attorney George Petrulakis in developing the urban limit line. Brandvold said it was a good compromise between providing land for jobs and protecting farmland. But he said it became apparent that more outreach is needed.

Councilwoman Kenoyer said she was surprised when she recently learned the proposal was coming back to the council.

"We were not consulted about what we thought about the map (for the urban limit line)," she said Wednesday. "We didn't have any input. ... We were rushing to put it on the ballot. ... This was poorly planned, and the council was not part of it."

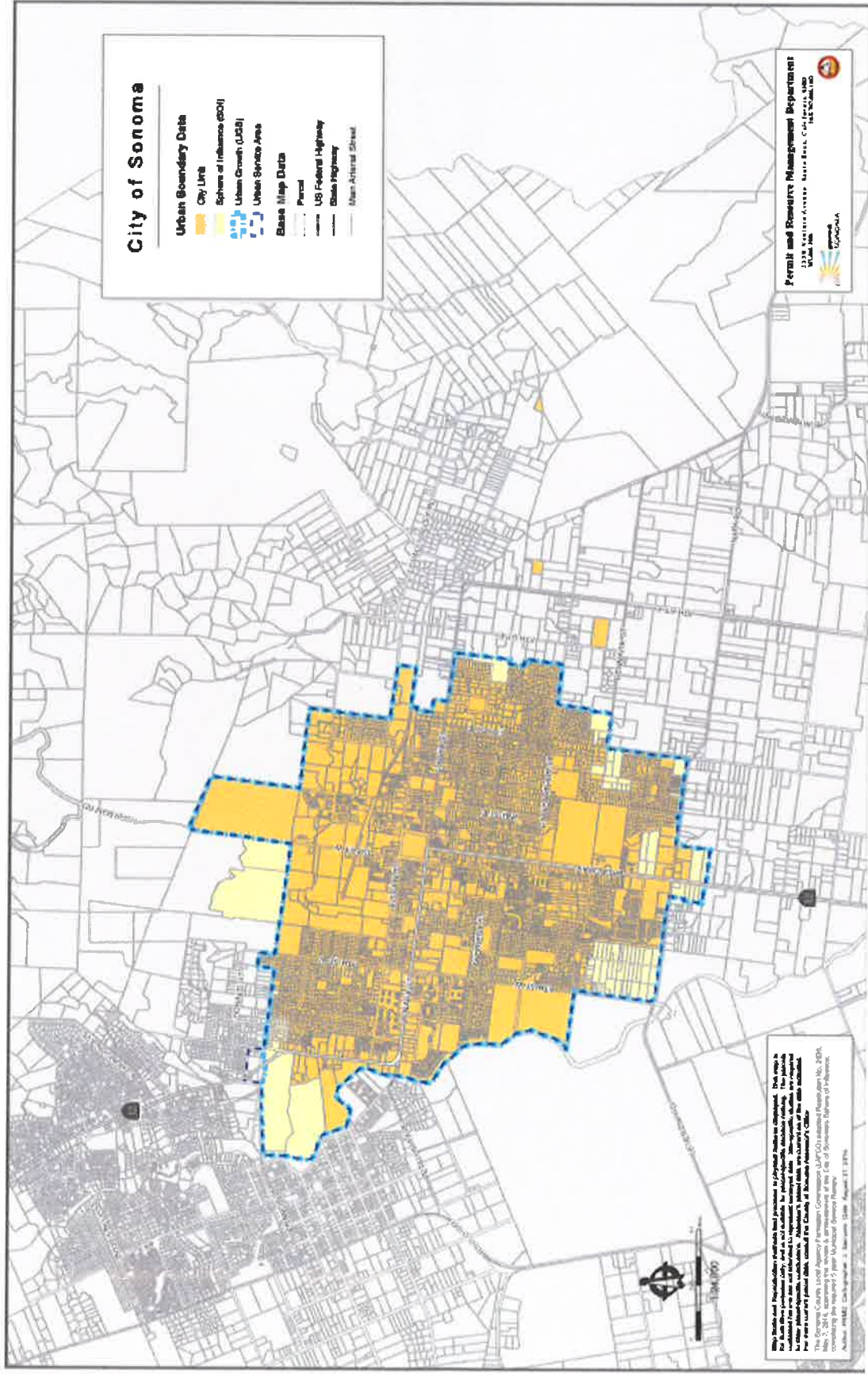
Newman

Sphere of Influence (SOI) Adopted: January 28, 2009



Additional documents for local ballot measures as well as state propositions for November 2020 can be found at the [Sonoma County Registrar of Voters](https://sonomacounty.ca.gov/CRA/Registrar-of-Voters/Elections/11-03-2020/Measures/) (<https://sonomacounty.ca.gov/CRA/Registrar-of-Voters/Elections/11-03-2020/Measures/>).

Click on the image below to view the current Urban Growth Boundary.



<https://www.sonomacity.org/documents/spheres-of-influence-map/>

LAFCO

of San Benito County



Juan Bautista
General Plan:
--- General Plan
- - - Existing SOI

Agricultural
Resources:



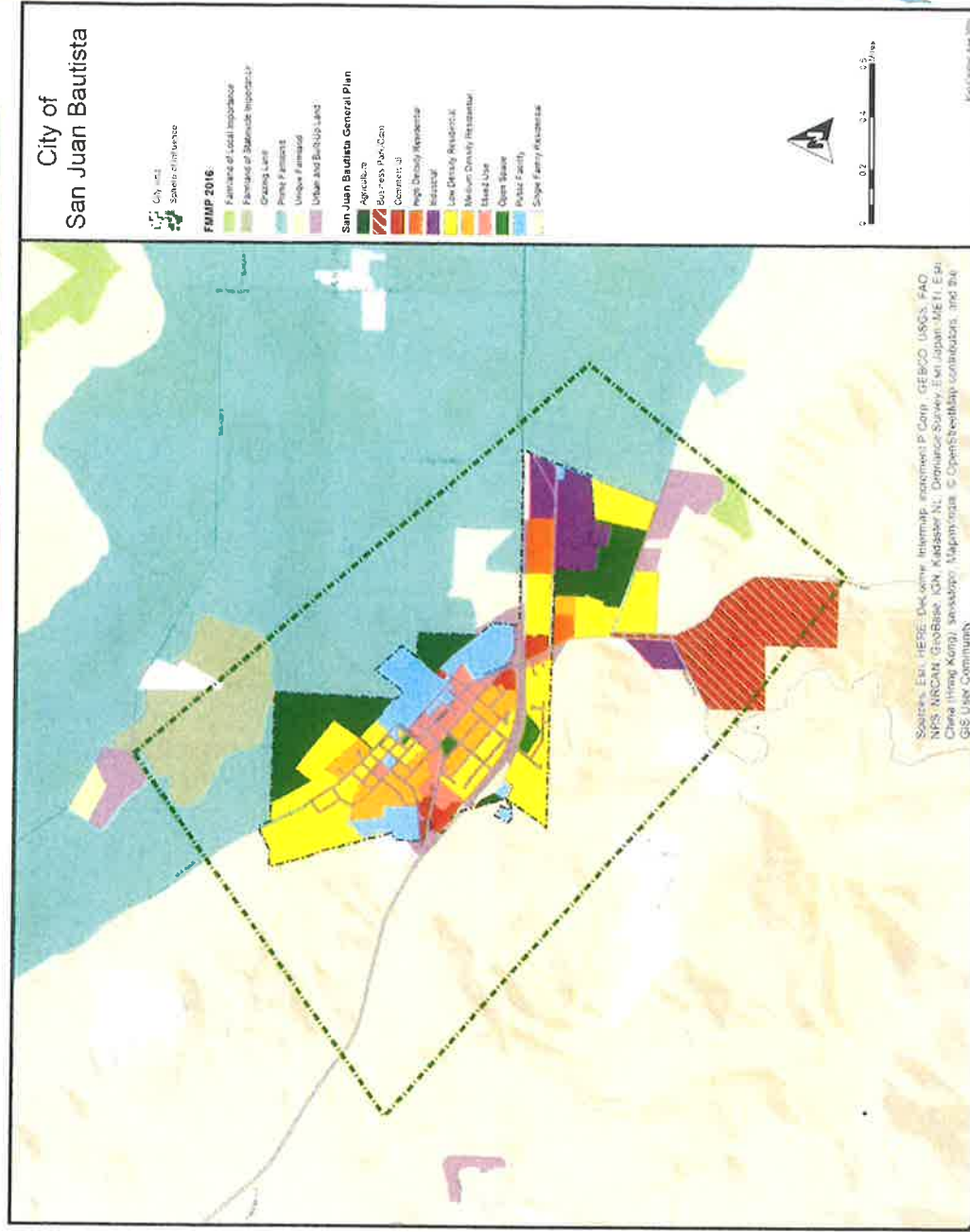
Prime Soil



Grazing Land

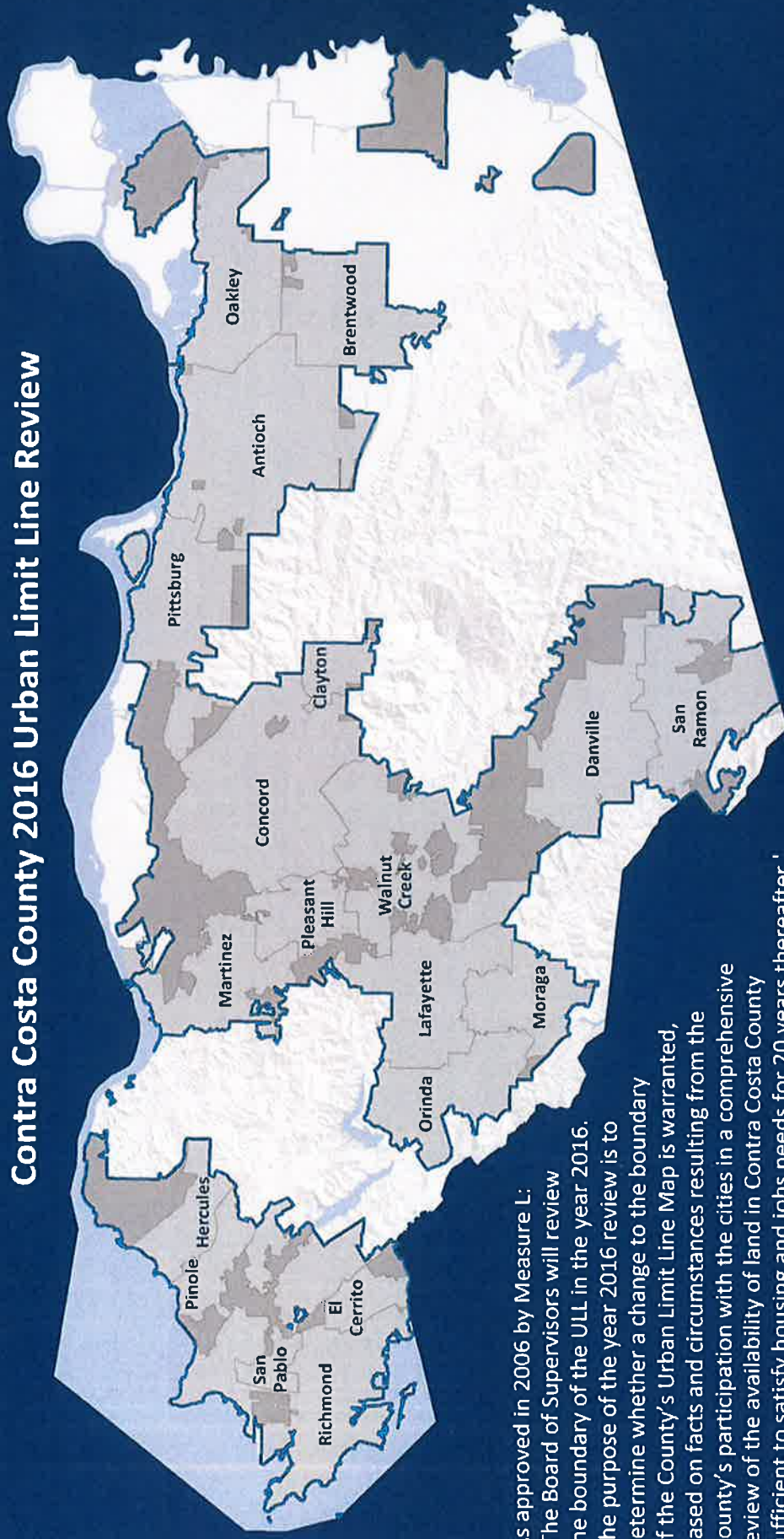


Statewide
Important



John 4

Contra Costa County 2016 Urban Limit Line Review



As approved in 2006 by Measure L:
'The Board of Supervisors will review
the boundary of the ULL in the year 2016.
The purpose of the year 2016 review is to
determine whether a change to the boundary
of the County's Urban Limit Line Map is warranted,
based on facts and circumstances resulting from the
County's participation with the cities in a comprehensive
review of the availability of land in Contra Costa County
sufficient to satisfy housing and jobs needs for 20 years thereafter.'



Interviewed

SJB City Limit

SJB Sphere of Influence

SJB Green Belt/Planning Area

Parcel

*Surveyed 82 properties
56 Owners
Interviewed 14 Owners
25 Properties*

156

Bixby Rd

Freitas Rd

Morse

San Justo Rd

Breen Rd

Cagney Rd

San Juan Hollister Rd

156

San Juan Hollister Rd

Lang St

7th St

San Juan Bautista

Abbe Recreation Park

San Juan Bautista Cemetery

1st St

1st St

1st St

78

80

81

79

77

76

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0 0.2 0.4 0.6 Miles

PARCELS RECOMMENDED TO BE IN THE DRAFT SPHERE OF INFLUENCE				INTERVIEWED						
Number	APN	Owner	Assessee	Owner Address	Owner City/State/Zip	Site Address	Site City/State/Zip	LandUse1	Acres	INTERV.
1	0121300280	MANNING FAMILY TRUST				0 SAN JUAN RD	SAN JUAN BAUTISTA CA 95045	AGDX	18.66	18.66
2	0121300330	AGBALOG VINCENT ANTHONY SR				0 156 HWY	SAN JUAN BAUTISTA CA 95045	AROW	5.97	
3	0121300340	CORTEZ CAMILO & SANCHEZ-CORTEZ BLANCA REV LIV TR				370 BREEN RD	SAN JUAN BAUTISTA CA 95045	RS01	0.56	
16	0121900350	BEEBE MICHAEL J & TANGMAN BEEBE MANEERAT				790 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	5.00	
17	0121900360	VENEGAS SHERRILL D & ARMANDO				734 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RSM2	4.78	
18	0121900370	BAINS FAMILY LIVING TRUST				440 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	SMH2	4.46	
19	0121900260	MANSMITH J & J FAMILY TRUST				600 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	1.08	
20	0121900270	MANSMITH J-J FAMILY TRUST				490 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS02	2.27	
29	0121900210	MOORE J ASHTON REV TRUST				334 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	ASTA	11.00	
30	0121900230	RAFF CHARLES-SANDRA LIVING TRUST ET AL	RAFF CHARLES-SANDRA LIVING TRUST ET AL RAYAS COLLEEN			264 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	7.90	7.90
31	0121900140	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR				0 SAN JUAN HOLLISTER HWY	SAN JUAN BAUTISTA CA 95045	WROW	7.52	7.52
32	0121700010	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR ETAL				211 SAN JUAN HOLLISTER HWY	SAN JUAN BAUTISTA CA	WROW	18.75	18.75
33	0121900330	MACKENZIE LINDA A REV LIVING TR				170 MISSION VINEYARD RD SJB	SAN JUAN BAUTISTA CA	RS02	5.58	5.58
34	0121900320	BOTTINI ALLYSON				200 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	5.00	
35	0121800070	CABRERA JORGE L-NORMA M				31 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	0.26	
36	0121800060	CHAVEZ FAMILY TRUST (MANUEL-DARIA)				41 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	0.27	
37	0121800050	ONEY PHILIP & FORT MARY BAINS				51 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	0.19	
38	0121800030	FERRANTI SANDRA L FAMILY TRUST	FERRANTI SANDRA L FAMILY TRUST C/O ARTHUR ROBERT FRA			71 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	0.73	
39	0121800040	CHAVEZ FAMILY TRUST (MANUEL-DARIA)				91 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	5.31	
40	0121800010	KOWAKI GLENN N-RITSUKO FAM TR				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AROW	0.07	
41	0121800020	KOWAKI GLENN N-RITSUKO FAM TRUST				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AROW	0.32	
42	0121900160	KOWAKI GLENN N-RITSUKO FAM TRUST				191 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	ATRX	9.95	
43	0121900280	RARAS RANDY S ET AL				0 SAN JUAN CANYON RD	SAN JUAN BAUTISTA CA 95045	WGRA	19.08	19.08
44	0121900290	DAVIDSON LIVING TRUST	DAVIDSON LIVING TRUST GLORIA CHIANG, TRUSTEE			0 SAN JUAN CANYON RD	SAN JUAN BAUTISTA CA 95045	AROW	12.02	
45	0231600080	DAVIDSON LIVING TRUST	DAVIDSON LIVING TRUST GLORIA CHIANG, TRUSTEE			0 SAN JUAN CANYON RD	SAN JUAN BAUTISTA CA 95045	AGRA	115.10	
46	0121800080	ACTION ASSOCIATES INC A CA CORP				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	R000	1.11	
47	0121600120	GARCIA BRICIO ET UX	GARCIA BRICIO ET UX LOZANO CRESENCIA			710 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	MA12	0.76	
48	0121600330	PACIFIC HARVEST SEAFOODS INC				800 SALINAS RD	SAN JUAN BAUTISTA CA 95045	IMWS	2.60	
49	0121600340	COBALT HOLDINGS LLC A NEV LIMITED LIA CO				0 SALINAS RD	SAN JUAN BAUTISTA CA 95045	C000	6.03	
50	0121600100	VOSBURGH FAMILY REV TR				988 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	RS02	7.76	7.76
51	0121700040	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR ETAL				105 SAN JUAN HOLLISTER HWY	SAN JUAN BAUTISTA CA 95045	RS01	2.00	2.00
52	0121600320	LINDSTROM KAREEN FAMILY TRUST				421 SALINAS RD	SAN JUAN BAUTISTA CA 95045	SS01	0.47	
53	0121600310	REYNA ELAINE L				419 SALINAS RD	SAN JUAN BAUTISTA CA 95045	SS01	0.37	0.37
54	0121600350	SAN BENITO HEALTH FOUNDATION				0 SAN JUAN HWY	HOLLISTER CA 95023	AGRA	35.52	35.52
55	0121600090	HANZLIK JAMES & OLIVIA				651 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	RS04	4.67	
56	0121600400	SAN BENITO HEALTH FOUNDATION				0 SAN JUAN HWY	SAN JUAN BAUTISTA CA 95023	AGRA	6.05	
57	0121600390	SAN BENITO HEALTH FOUNDATION				0 SAN JUAN HWY	SAN JUAN BAUTISTA CA 95023	AGRA	9.35	
59	0121600170	KURASAKI KAZUKO TRUST				11 KURASAKI DR	SAN JUAN BAUTISTA CA 95045	RS01	5.00	
60	0121600290	STEPHENS DOUGLAS L-RUTH				20 STEPHENS DR	SAN JUAN BAUTISTA CA 95045	RS01	6.44	
61	0121600300	STEPHENS FAMILY TRUST				30 STEPHENS DR	SAN JUAN BAUTISTA CA 95045	RS01	9.17	
62	0121600280	STEPHENS TED L				10 STEPHENS DR	SAN JUAN BAUTISTA CA 95045	RS01	5.21	
63	0121600270	SHERMAN KENT & SANDRA				15 STEPHENS DR	SAN JUAN BAUTISTA CA 95045	AGRA	22.54	
68	0121600210	VALDEZ TRUST				0 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	R000	10.07	
71	0121600190	VALDEZ TRUST				0 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	AGRA	40.00	
73	0122000050	LAVAGNINO JOHN-ESTHER LIVING TRUST				315 LARIOS DR	SAN JUAN BAUTISTA CA 95045	SS01	0.96	
74	0122000020	CAPERTON GERALD-JOYCE				305 LARIOS DR	SAN JUAN BAUTISTA CA 95045	RS01	4.78	
75	0122000030	CHRISTOPHER D AND SONS LLC				0 SAN JUAN HWY	SAN JUAN BAUTISTA CA 95045	R000	4.99	4.99
76	0122000070	JIMENEZ GLORIA P LIV TRUST				350 LARIOS DR	SAN JUAN BAUTISTA CA 95045	RS01	5.06	5.06
77	0122000080	CHRISTOPHER D AND SONS LLC				1149 SAN JUAN HWY	SAN JUAN BAUTISTA CA	AGRA	58.68	58.68
78	0121000130	MANNING FAMILY TRUST				0 SAN JUAN LATERAL	SAN JUAN BAUTISTA CA	WGRA	31.27	31.27
79	0121000140	MANNING FAMILY TRUST				0 SAN JUAN LATERAL	SAN JUAN BAUTISTA CA	WGRA	48.62	48.62
80	0121000160	MANNING FAMILY TRUST				130 SAN JUAN HWY	SAN JUAN BAUTISTA CA	WPAS	22.39	22.39

SUMMARY			
	52 PARCELS		
	36 OWNERS		
31%	16 PROPERTY INTERVIEWS		
25%	9 OWNERS		
	614 ACRES TOTAL		
48%	294 INTERVIEWED		

613.70 294.15
48%

DRAFT greenbelt - not in soi			Interviewed	pending									
Number	APN	Owner	Assessee	Owner Address	Owner City/State/Zip	Site Address	Site City/State/Zip	Landuse	Acres	Acres Interv			
4	0181800040	TAYLOR TIMUS FAMILY LTD PART	TAYLOR TIMUS FAMILY LTD PART C/O A & D CHRISTOPHER RANCH			0 156 HWY	SAN JUAN BAUTISTA CA	WROW	349.16				
5	0182000100	DOBLER RANCHES LP A CALIF LTD PART				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	22.00				
6	0181800030	DOBLER RANCHES LP A CALIF LTD PART				555 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA	AROW	92.62				
7	0182000160	DOBLER RANCHES LP A CALIF LTD PART				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	51.90				
8	0182000460	DOBLER RANCHES LP A CALIF LTD PART				547 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AROW	49.29				
9	0182000360	LANDMARK HILL INVESTMENTS LLC A CA LTD LIAB COMP	BAUMGARTNER RANCH LLC CAROLINE MORRIS - MANAGER			547 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGDX	100.00				
10	0182000750	BAUMGARTNER RANCH LLC				0 MISSION VINEYARD RD #PCL 1	SAN JUAN BAUTISTA CA 95045	ARGX	142.06				
11	0182000740	BAUMGARTNER RANCH LLC				500 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	45.14				
12	0182000760	MORRIS FAMILY TRUST				500 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	9.14	9.14			
13	0182000610	HOSKINS FAMILY TRUST				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	87.61				
14	0182000710	BAUMGARTNER RANCH LLC	BAUMGARTNER RANCH LLC CAROLINE MORRIS - MANAGER			0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AROW	16.37				
15	0181800050	TAYLOR TIMUS FAMILY LTD PART	TAYLOR TIMUS FAMILY LTD PART C/O A & D CHRISTOPHER RANCH			909 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	WROW	55.00				
21	0121900070	AMYCEL INC	AMYCEL INC ATTN: TAX DEPT			553 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	IMFG	37.73				
22	0121900130	RARAS RANDY S ET AL				620 SAN JUAN CANYON RD	SAN JUAN BAUTISTA CA 95045	WGDY	19.81	19.81			
23	0121900420	DASSEL FAMILY REV LIV TRUST				333 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	24.49	24.49			
24	0121900410	DASSEL FAMILY REV LIV TRUST				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	4.74	4.74			
25	0121900100	GUTIERREZ JOHNNIE				435 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RMH1	1.09				
26	0121900080	LACERDA VICKY E				455 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	SMH1	1.09				
27	0121900090	BRUUN MICHAEL C & LAUREL				431 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	1.09				
28	0121900400	DASSEL FAMILY REV LIV TRUST				451 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	0.83	0.83			
45	0231600080	DAVIDSON LIVING TRUST	DAVIDSON LIVING TRUST GLORIA CHIANG, TRUSTEE			0 SAN JUAN CANYON RD	SAN JUAN BAUTISTA CA 95045	AGRA	115.10				
58	0121600380	DASSEL JAMES T REV TRUST				1101 SALINAS RD	SAN JUAN BAUTISTA CA 95023	RS01	21.16	0.00			
64	0121600070	DASSEL JAMES T REVOC TRUST				1131 SALINAS RD	SAN JUAN BAUTISTA CA	WGRA	25.00	25.00			
65	0121600060	PETERS JEROME-EDITH 1998 TR				0 OLD SALINAS RD	SAN JUAN BAUTISTA CA	AGRA	34.27				
66	0121600260	OGUS HART FAMILY TRUST				1541 RENTON CT	SAN JUAN BAUTISTA CA 95045	RS01	5.00	5.00			
67	0121600250	VELAZQUEZ FRANK ET AL				1661 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	RS01	6.01				
69	0121600230	SEPKA STEVEN & LISA	VELAZQUEZ FRANK ET AL WEINHARDT JULIE			1596 RENTON CT	SAN JUAN BAUTISTA CA 95045	RS01	5.00	5.00			
70	0121600240	GONZALEZ ALBERTO JR-MARGARET D				1581 RENTON CT	SAN JUAN BAUTISTA CA 95045	RS01	5.00				
72	0121400280	TRUST FOR PUBLIC LAND				TRUST FOR PUBLIC LAND ATTN: LEGAL DEPT.	0 SAN JUAN LATERAL	SAN JUAN BAUTISTA CA	AGRA	231.10			
81	0121000170	PURA 2006 REVOCABLE TRUST ET AL				PURA 2006 REVOCABLE TRUST ET AL J & S FARMS	0 PRESCOTT RD	SAN JUAN BAUTISTA CA	AROW	45.87			
									1604.67	94.01			

SUMMARY	
30 PROPERTIES	
20 OWNERS	
1605 ACRES	
INTERVIEWED	ONE #65 PENDING
9 PARCELS	30%
5 OWNERS	25%
94 ACRES	6%

507

Number	APN	Owner	Assessee	Owner Address	Owner City/State/Zip	Site Address	Site City/State/Zip	LandUse1	Acres
55	0121600090	HANZLIK JAMES & OLIVIA	DAVIDSON LIVING TRUST GLORIA CHIANG, TRUSTEE			651 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	RS04	4.67
68	0121600210	VALDEZ TRUST				0 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	R000	10.07
59	0121600170	KURASAKI KAZUKO TRUST				11 KURASAKI DR	SAN JUAN BAUTISTA CA 95045	RS01	5.00
44	0121900290	DAVIDSON LIVING TRUST				0 SAN JUAN CANYON RD	SAN JUAN BAUTISTA CA 95045	AROW	12.02
41	0121800020	KOWAKI GLENN N-RITSUKO FAM TRUST				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AROW	0.32
33	0121900330	MACKENZIE LINDA A REV LIVING TR				170 MISSION VINEYARD RD SJB	SAN JUAN BAUTISTA CA	RS02	5.58
50	0121600100	VOSBURGH FAMILY REV TR				988 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	RS02	7.76
46	0121800080	ACTION ASSOCIATES INC A CA CORP				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	R000	1.11
49	0121600340	COBALT HOLDINGS LLC A NEV LIMITED LIA CO				0 SALINAS RD	SAN JUAN BAUTISTA CA 95045	C000	6.03
47	0121600120	GARCIA BRICIO ET UX				710 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	MA12	0.76
48	0121600330	PACIFIC HARVEST SEAFOODS INC	800 SALINAS RD			SAN JUAN BAUTISTA CA 95045	IMWS	2.60	
42	0121900160	KOWAKI GLENN N-RITSUKO FAM TRUST	191 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	ATRX	9.95	
38	0121800030	FERRANTI SANDRA L FAMILY TRUST	71 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS01	0.73	
37	0121800050	ONEY PHILIP & FORT MARY BAINS	51 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS01	0.00	
39	0121800040	CHAVEZ FAMILY TRUST (MANUEL-DARIA)	91 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS01	5.31	
35	0121800070	CABRERA JORGE L-NORMA M	31 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS01	0.00	
32	0121700010	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR ETAL	211 SAN JUAN HOLLISTER HWY			SAN JUAN BAUTISTA CA	WROW	18.75	
2	0121300330	AGBALOG VINCENT ANTHONY SR	0 156 HWY			SAN JUAN BAUTISTA CA 95045	AROW	5.97	
34	0121900320	BOTTINI ALLYSON	200 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS01	5.00	
63	0121600270	SHERMAN KENT & SANDRA	15 STEPHENS DR			SAN JUAN BAUTISTA CA 95045	AGRA	22.54	
60	0121600290	STEPHENS DOUGLAS L-RUTH	20 STEPHENS DR			SAN JUAN BAUTISTA CA 95045	RS01	6.44	
31	0121900140	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR	0 SAN JUAN HOLLISTER HWY			SAN JUAN BAUTISTA CA 95045	WROW	7.52	
52	0121600320	LINDSTROM KAREEN FAMILY TRUST	421 SALINAS RD			SAN JUAN BAUTISTA CA 95045	SS01	0.47	
51	0121700040	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR ETAL	105 SAN JUAN HOLLISTER HWY			SAN JUAN BAUTISTA CA 95045	RS01	2.00	
53	0121600310	REYNA ELAINE L	419 SALINAS RD			SAN JUAN BAUTISTA CA 95045	SS01	0.37	
61	0121600300	STEPHENS FAMILY TRUST	30 STEPHENS DR			SAN JUAN BAUTISTA CA 95045	RS01	9.17	
62	0121600280	STEPHENS TED L	10 STEPHENS DR			SAN JUAN BAUTISTA CA 95045	RS01	5.21	
71	0121600190	VALDEZ TRUST	0 OLD SALINAS RD			SAN JUAN BAUTISTA CA 95045	AGRA	40.00	
3	0121300340	CORTEZ CAMILO & SANCHEZ-CORTEZ BLANCA REV LIV TR	370 BREEN RD			SAN JUAN BAUTISTA CA 95045	RS01	0.56	
73	0122000050	LAVAGNINO JOHN-ESTHER LIVING TRUST	315 LARIOS DR			SAN JUAN BAUTISTA CA 95045	SS01	0.96	
74	0122000020	CAPERTON GERALD-JOYCE	305 LARIOS DR			SAN JUAN BAUTISTA CA 95045	RS01	4.78	
76	0122000070	JIMENEZ GLORIA P LIV TRUST	350 LARIOS DR			SAN JUAN BAUTISTA CA 95045	RS01	5.06	
78	0121000130	MANNING FAMILY TRUST	0 SAN JUAN LATERAL			SAN JUAN BAUTISTA CA	WGRA	31.27	
16	0121900350	BEEBE MICHAEL J & TANGMAN BEEBE MANEERAT	790 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS01	5.00	
17	0121900360	VENEGAS SHERRILL D & ARMANDO	734 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RSM2	4.78	
20	0121900270	MANSMITH J-J FAMILY TRUST	490 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS02	2.27	
18	0121900370	BAINS FAMILY LIVING TRUST	440 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	SMH2	4.46	
19	0121900260	MANSMITH J & J FAMILY TRUST	600 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS01	1.08	
80	0121000160	MANNING FAMILY TRUST	130 SAN JUAN HWY			SAN JUAN BAUTISTA CA	WPAS	22.39	
57	0121600390	SAN BENITO HEALTH FOUNDATION	0 SAN JUAN HWY			SAN JUAN BAUTISTA CA 95023	AGRA	0.00	
56	0121600400	SAN BENITO HEALTH FOUNDATION	0 SAN JUAN HWY			SAN JUAN BAUTISTA CA 95023	AGRA	0.00	
79	0121000140	MANNING FAMILY TRUST	0 SAN JUAN LATERAL			SAN JUAN BAUTISTA CA	WGRA	48.62	
77	0122000080	CHRISTOPHER D AND SONS LLC	1149 SAN JUAN HWY			SAN JUAN BAUTISTA CA	AGRA	58.68	
36	0121800060	CHAVEZ FAMILY TRUST (MANUEL-DARIA)	41 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS01	0.27	
75	0122000030	CHRISTOPHER D AND SONS LLC	0 SAN JUAN HWY			SAN JUAN BAUTISTA CA 95045	R000	4.99	
54	0121600350	SAN BENITO HEALTH FOUNDATION	0 SAN JUAN HWY			HOLLISTER CA 95023	AGRA	0.00	
30	0121900230	RAFF CHARLES-SANDRA LIVING TRUST ET AL	264 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	RS01	7.90	
1	0121300280	MANNING FAMILY TRUST	0 SAN JUAN RD			SAN JUAN BAUTISTA CA 95045	AGDX	18.66	
29	0121900210	MOORE J ASHTON REV TRUST	334 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	ASTA	11.00	
43	0121900280	RARAS RANDY S ET AL	0 SAN JUAN CANYON RD			SAN JUAN BAUTISTA CA 95045	WGRA	19.08	
45	0231600080	DAVIDSON LIVING TRUST	0 SAN JUAN CANYON RD			SAN JUAN BAUTISTA CA 95045	AGRA	115.10	
40	0121800010	KOWAKI GLENN N-RITSUKO FAM TR	0 MISSION VINEYARD RD			SAN JUAN BAUTISTA CA 95045	AROW	0.07	

Number	APN	Owner	Assessee	Owner Address	Owner City/State/Zip	Site Address	Site City/State/Zip	Landuse	Acres
64	0121600070	DASSEL JAMES T REVOC TRUST				1131 SALINAS RD	SAN JUAN BAUTISTA CA	WGRA	25.00
69	0121600230	SEPKA STEVEN & LISA				1596 RENTON CT	SAN JUAN BAUTISTA CA 95045	RS01	5.00
58	0121600380	DASSEL JAMES T REV TRUST				1101 SALINAS RD	SAN JUAN BAUTISTA CA 95023	RS01	0.00
7	0182000160	DOBLER RANCHES LP A CALIF LTD PART				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	51.90
22	0121900130	RARAS RANDY S ET AL				620 SAN JUAN CANYON RD	SAN JUAN BAUTISTA CA 95045	WGDX	19.81
10	0182000750	BAUMGARTNER RANCH LLC	BAUMGARTNER RANCH LLC CAROLINE MORRIS - MANAGER			0 MISSION VINEYARD RD #PCL 1	SAN JUAN BAUTISTA CA 95045	ARGX	0.00
13	0182000610	HOSKINS FAMILY TRUST				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	87.61
26	0121900080	LACERDA VICKY E				455 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	SMH1	1.09
21	0121900070	AMYCEL INC	AMYCEL INC ATTN: TAX DEPT			553 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	IMFG	37.73
5	0182000100	DOBLER RANCHES LP A CALIF LTD PART				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	22.00
8	0182000460	DOBLER RANCHES LP A CALIF LTD PART				547 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AROW	49.29
14	0182000710	BAUMGARTNER RANCH LLC	BAUMGARTNER RANCH LLC CAROLINE MORRIS - MANAGER			0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AROW	16.37
28	0121900400	DASSEL FAMILY REV LIV TRUST				451 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	0.00
66	0121600260	OGUS HART FAMILY TRUST				1541 RENTON CT	SAN JUAN BAUTISTA CA 95045	RS01	5.00
27	0121900090	BRUUN MICHAEL C & LAUREL				431 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	1.09
23	0121900420	DASSEL FAMILY REV LIV TRUST				333 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	0.00
65	0121600060	PETERS JEROME-EDITH 1998 TR				0 OLD SALINAS RD	SAN JUAN BAUTISTA CA	AGRA	34.27
70	0121600240	GONZALEZ ALBERTO JR-MARGARET D				1581 RENTON CT	SAN JUAN BAUTISTA CA 95045	RS01	5.00
4	0181800040	TAYLOR TIMUS FAMILY LTD PART	TAYLOR TIMUS FAMILY LTD PART C/O A & D CHRISTOPHER RANCH			0 156 HWY	SAN JUAN BAUTISTA CA	WROW	349.16
11	0182000740	BAUMGARTNER RANCH LLC	BAUMGARTNER RANCH LLC CAROLINE MORRIS - MANAGER			500 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	45.14
24	0121900410	DASSEL FAMILY REV LIV TRUST				0 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGRA	0.00
12	0182000760	MORRIS FAMILY TRUST				500 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	0.00
15	0181800050	TAYLOR TIMUS FAMILY LTD PART	TAYLOR TIMUS FAMILY LTD PART C/O A & D CHRISTOPHER RANCH			909 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	WROW	55.00
72	0121400280	TRUST FOR PUBLIC LAND	TRUST FOR PUBLIC LAND ATTN: LEGAL DEPT.			0 SAN JUAN LATERAL	SAN JUAN BAUTISTA CA	AGRA	231.10
81	0121000170	PURA 2006 REVOCABLE TRUST ET AL	PURA 2006 REVOCABLE TRUST ET AL J & S FARMS			0 PRESCOTT RD	SAN JUAN BAUTISTA CA	AROW	45.87
9	0182000360	LANDMARK HILL INVESTMENTS LLC A CA LTD LIAB COMP				547 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	AGDX	100.00
6	0181800030	DOBLER RANCHES LP A CALIF LTD PART				555 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA	AROW	92.62
25	0121900100	GUTIERREZ JOHNNIE				435 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RMH1	1.09
45	0231600080	DAVIDSON LIVING TRUST	DAVIDSON LIVING TRUST GLORIA CHIANG, TRUSTEE			0 SAN JUAN CANYON RD	SAN JUAN BAUTISTA CA 95045	AGRA	115.10
67	0121600250	VELAZQUEZ FRANK ET AL	VELAZQUEZ FRANK ET AL WEINHARDT JULIE			1661 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	RS01	6.01