



City of San Juan Bautista

The "City of History"

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URBAN GROWTH BOUNDARY SPHERE OF INFLUENCE

**SPECIAL MEETING
TUESDAY, JUNE 27, 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 limited to items on this special meeting agenda pursuant to California Government Code section § 54954.3(b). Public comments are generally limited to three (3) minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

PUBLIC COMMENT PROCEDURES

If you wish to make a public comment and are attending in person, please fill out a speaker card and wait for the item to be called.

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 2:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. REVIEW AND DISCUSS

- A. Discussion: Revised and Updated Map: Constraints maps
 - I. Alquist Priolo Special Study Zone
 - II. Flood Plain
 - III. Williamson Act lands
 - IV. Slope Map
 - V. Fire Hazard Areas
- B. Discussion: Land Uses in the SOI
- C. Discussion: UGB ad hoc Committee tour
- D. Discussion: Timetable for Finalizing Map for City Council and Planning Commission Review

3. ADJOURNMENT

AGENDA MATERIAL / ADDENDUM

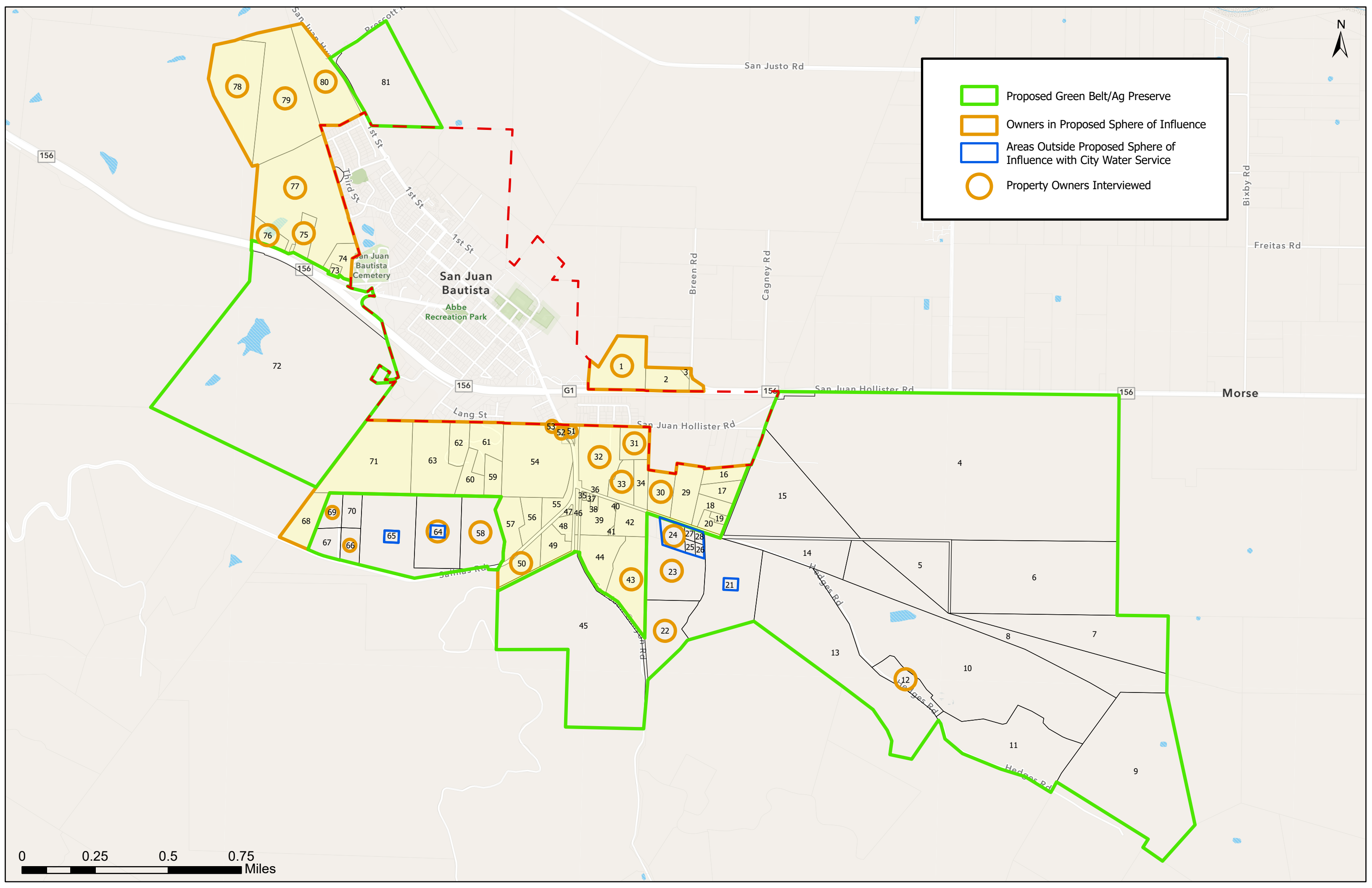
Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. Urban Growth Boundary Sphere of Influence reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted 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 Friday, June 23, 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.

Elizabeth Soto, Deputy City Clerk



Proposed Green Belt/Ag Preserve

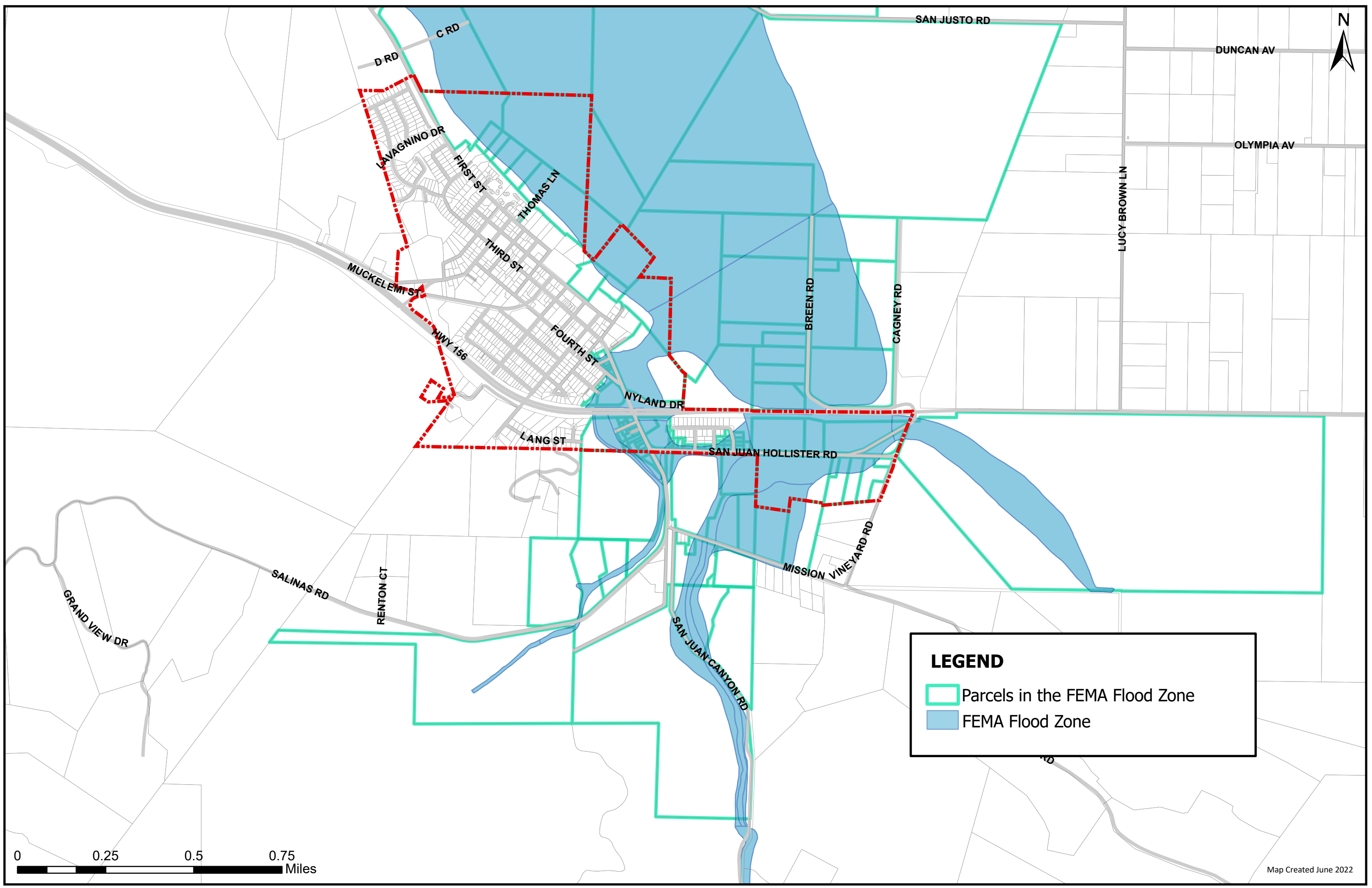
Owners in Proposed Sphere of Influence

Areas Outside Proposed Sphere of Influence with City Water Service


Property Owners Interviewed


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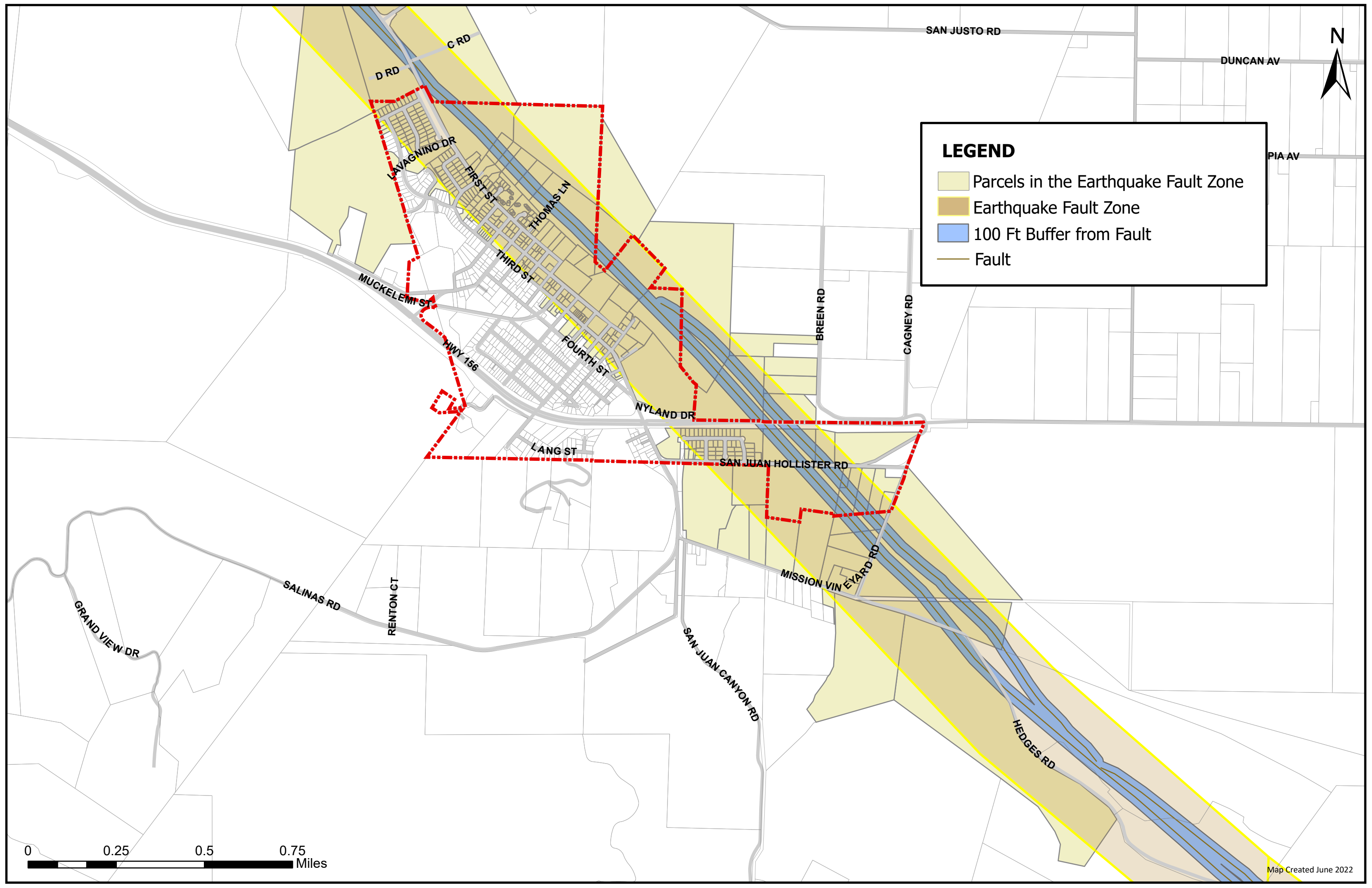


LEGEND

 Parcels in the FEMA Flood Zone

 FEMA Flood Zone

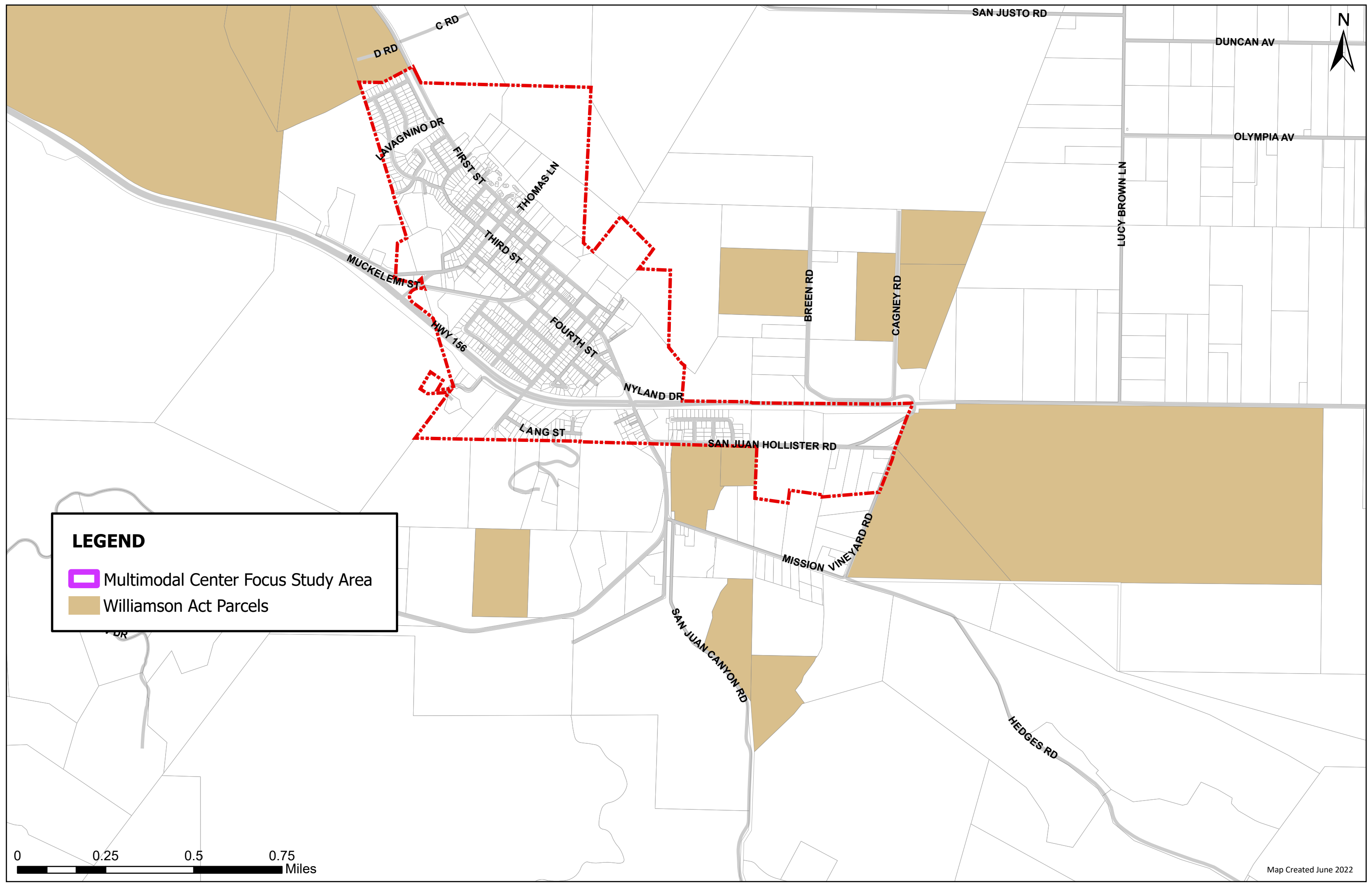
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- Parcels in the Earthquake Fault Zone
- Earthquake Fault Zone
- 100 Ft Buffer from Fault
- Fault

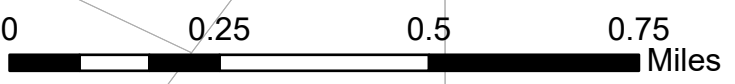
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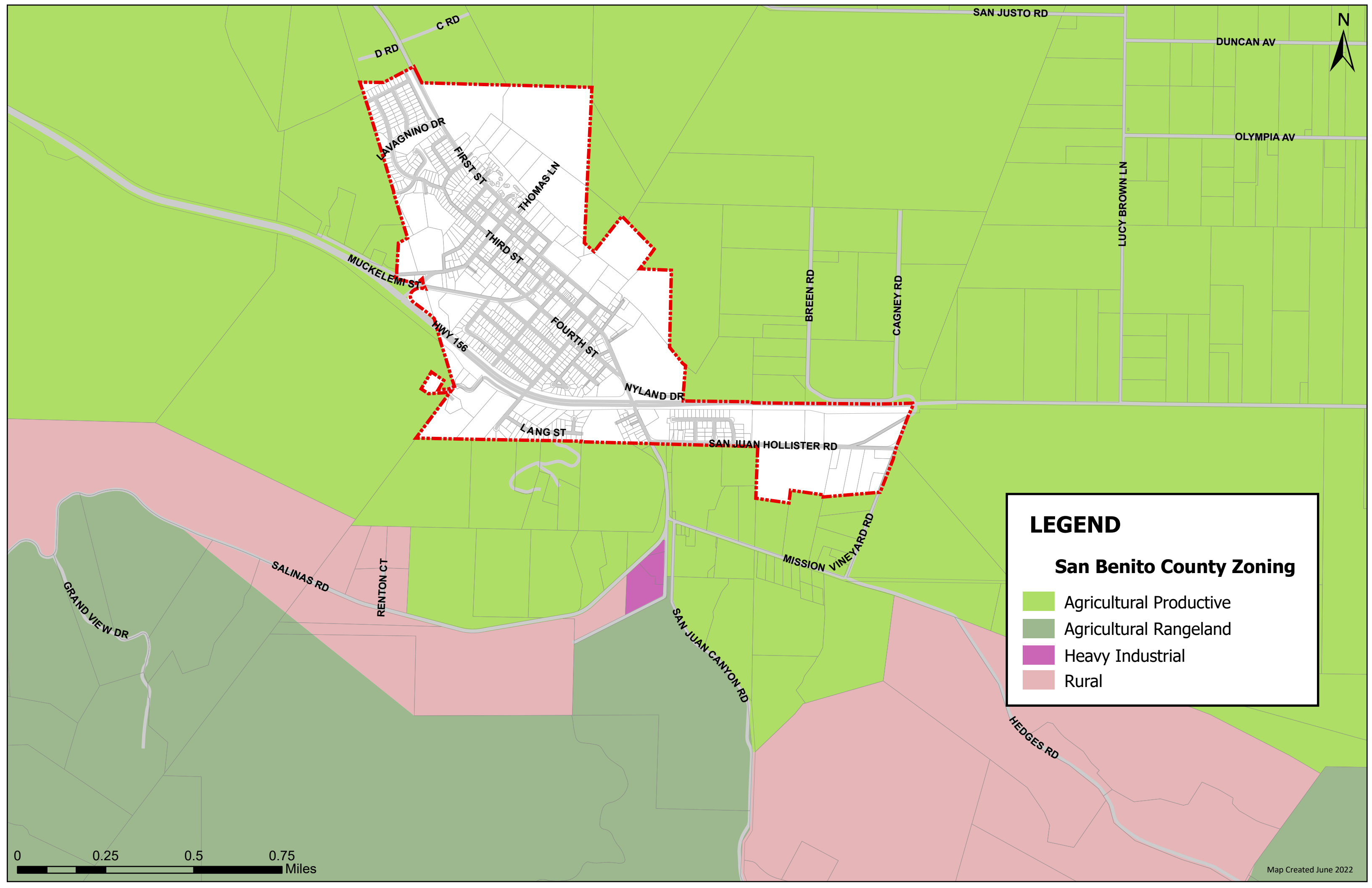


LEGEND

 Multimodal Center Focus Study Area

 Williamson Act Parcels





LEGEND

San Benito County Zoning

- Agricultural Productive
- Agricultural Rangeland
- Heavy Industrial
- Rural

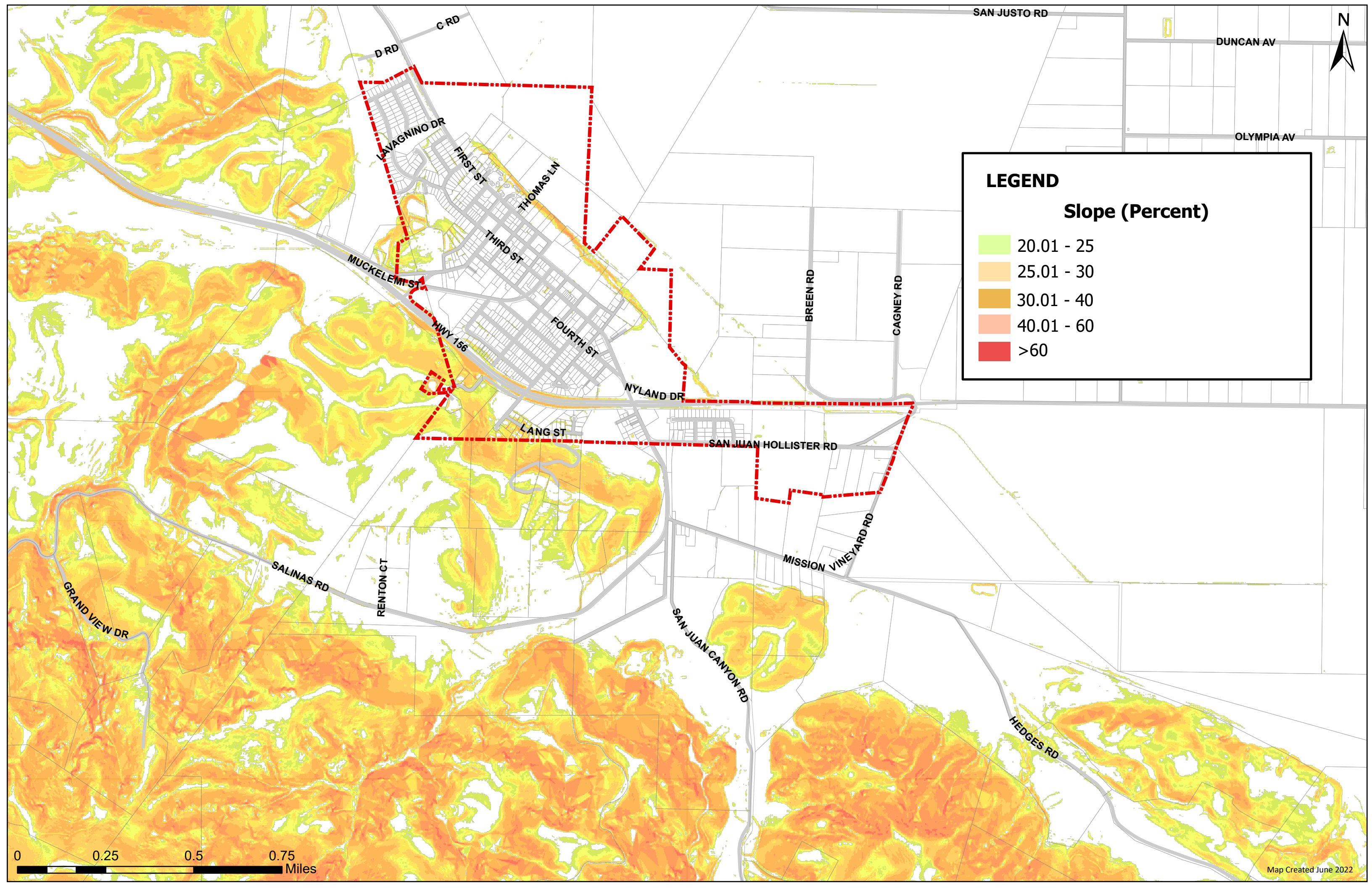


Table 7.2 Prime Farmland Soils	
Symbol	Name
Ch	Clear Lake clay
HaA	Hanford coarse sandy loam, 0 to 2 percent slopes
Pc	Pacheco loam
Pd	Pacheco clay loam over clay
RnC	Rincon loam, 2 to 9 percent slopes
SaA	Salinas clay loam, 0 to 2 percent slopes
SnC	Sorrento silt loam, 2 to 9 percent slopes
SrA	Sorrento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

California Department of Conservation, 2013

7.2.4 Identifying Needs

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

7.2.5 Emerging Directions

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

7.2.6 Community Input

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

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

7.2.7 Conclusions

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

7.3 Plant & Animal Resources

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

7.3.1 Standards

Federal Regulations

Clean Water Act

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

Federal Endangered Species Act

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

4.6.1.2 EXISTING CONDITIONS

San Juan Bautista is a small, agricultural community located in the northwest corridor of San Benito County in the San Juan Valley. Much of the open space in and around the City is dedicated to agriculture, as this is a substantial portion of its employment base and historic culture. The soil in San Juan Bautista is classified by the USDA soil survey as alluvial fans, terraces, and floodplains. There are a variety of soils in and around San Juan Bautista, many of which are classified by the USDA as “prime farmland or agriculture” if irrigated. Much of this soil is well-drained, medium-textured, and not susceptible to flooding.

Another important aspect of San Juan Bautista's landscape is the location of the San Andreas Fault, which runs directly through the City. This is a hazard that can impact all aspects of the community in the event of a seismic event.

Information on soil types, landscape, seismic risks, and maps of the area are located in this section of this report.

Soil Types

The City of San Juan Bautista, as well as its Sphere of Influence (SOI), is home to a variety of rich, fertile soil types. These soil types are primarily those on lower slopes, not to exceed 15 percent. They are mostly well drained and not very susceptible to runoff. Many of these soils are prime farmland, if irrigated properly. The San Juan Valley floor is mainly composed of loamy, fertile soils and the hillside is composed of coarser, less productive soils. To the west of the City proper are steeper slopes that are not suitable for development or agricultural uses. These soils are shown on Map 4.6-1. The United States Department of Agriculture Soil Conservation Service describes the primary soil types in and around San Juan Bautista as:

Rincon loam (2 to 9 percent slope; RnC on map)

- Primary soil within the developed urban area of San Juan Bautista
- Well drained
- Highly susceptible to runoff, but not frequent to flood
- Uses: Prime farmland if irrigated

Sorrento silt loam (2 to 9 percent slope; SnC on map)

- Soil class located to the southeast periphery of San Juan Bautista
- Well drained
- Medium susceptibility to runoff, but not frequent to flood
- Uses: Prime farmland if irrigated

Sorrento clay loam (0 to 2 percent slope; SrA on map)

- Soil class located to the east periphery of San Juan Bautista
- Well drained

- Low susceptibility to runoff, but not frequent to flood
- Uses: Prime farmland if irrigated

Clear Lake clay (0 to 2 percent slope; Ch on map)

- Soil class located in the agricultural periphery of San Juan Bautista, including some Williamson Act land
- Poorly drained
- Low susceptibility to runoff, but not frequent to flood
- Uses: Prime farmland if irrigated

San Benito clay loam (9 to 15 percent slope; SbD on map)

- Soil class located to the southern periphery of San Juan Bautista
- Well drained
- Medium susceptibility to runoff, but not frequent to flood
- Uses: Wildlife habitat, not prime farmland

Los Gatos clay loam (15 to 30 percent slopes; LvE on map)

- Soil class located in the hills to the west of San Juan Bautista's city center
- Well drained
- High susceptibility to runoff, but not frequent to flood
- Uses: Wildlife habitat, but not prime farmland

San Benito clay loam (30 to 50 percent slopes, SbF2 on map)

- Soil class located in the hills to the west of San Juan Bautista's city center
- Well drained
- High susceptibility to runoff, but not frequent to flood
- Uses: Wildlife habitat, but not prime farmland

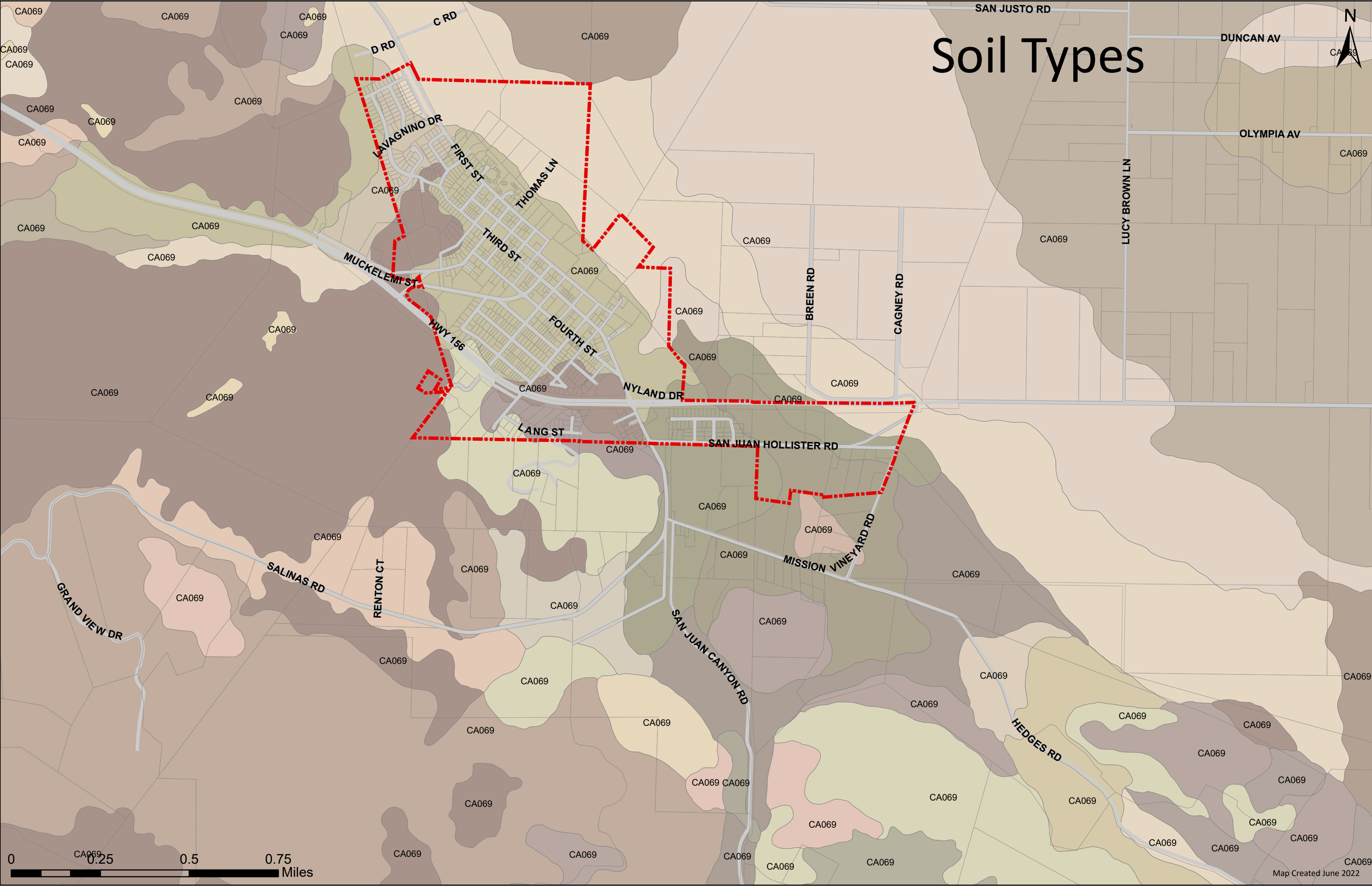
Salinas clay loam (0 to 20 percent slopes; SaA on map)

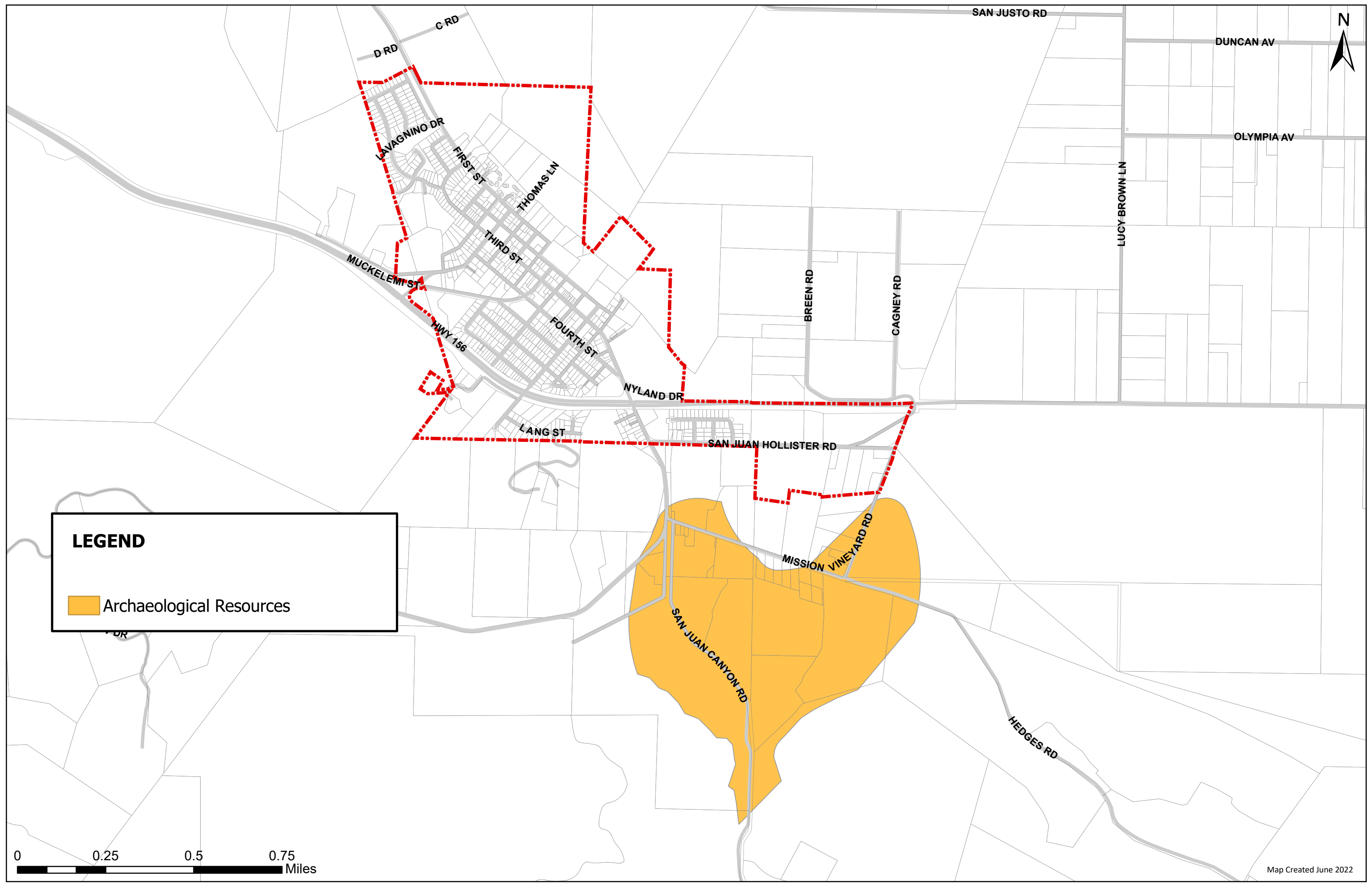
- Soil class located in the eastern corridor of San Juan Bautista
- Well drained
- Low susceptibility to runoff, not frequent to flood
- Uses: Prime farmland if irrigated

Hanford coarse sandy loam (0 to 2 percent slopes; HaA on map)


- Soil class located in the eastern corridor of San Juan Bautista
- Well drained
- Low susceptibility to runoff, not frequent to flood
- Uses: Prime farmland if irrigated

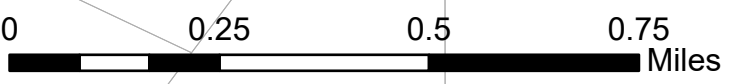
Soil Types

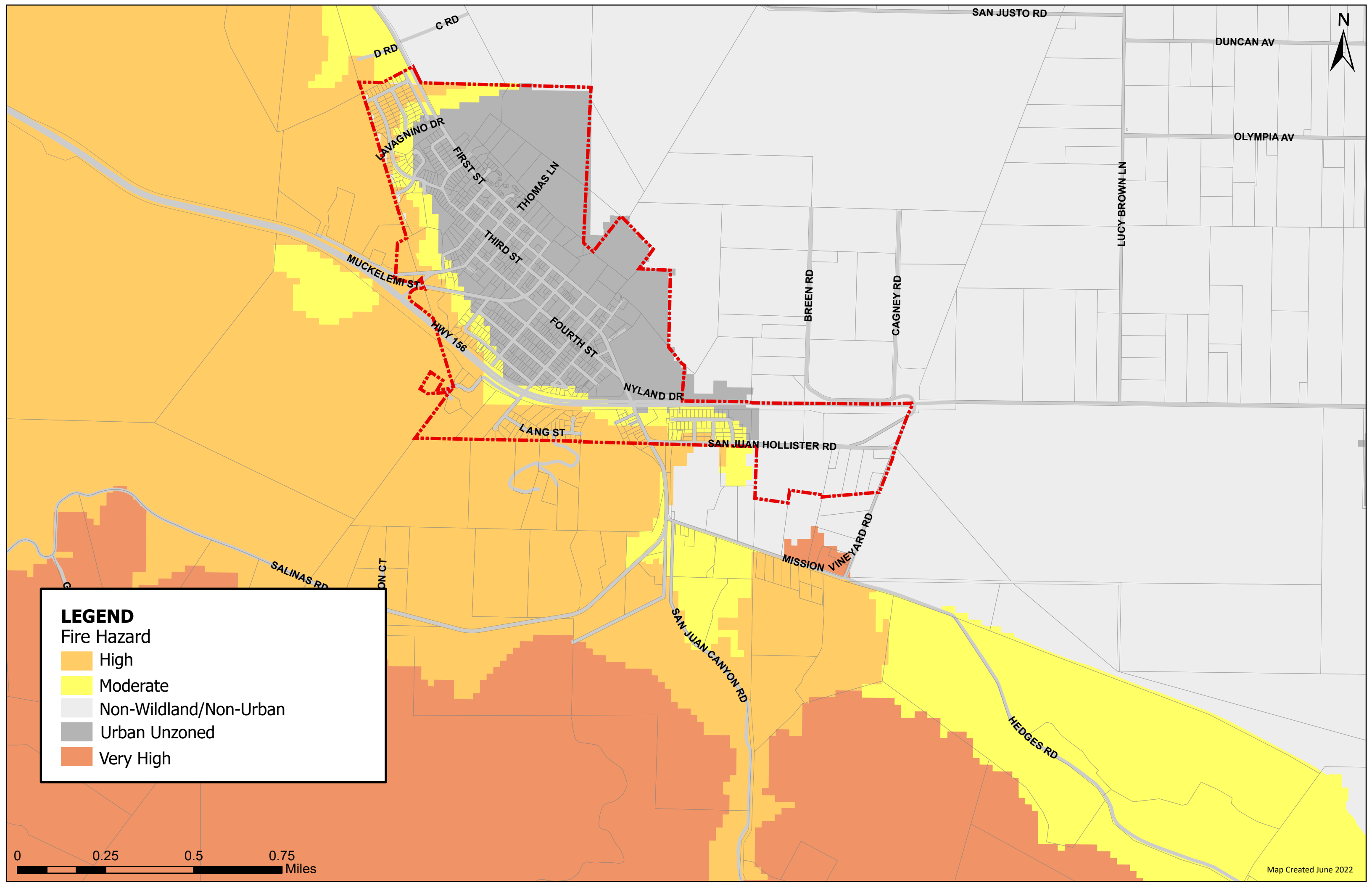




LEGEND

 Archaeological Resources





LEGEND

Fire Hazard

High

Moderate

Non-Wildland/Non-Urban

Urban Unzoned

Very High

0 0.25 0.5 0.75 Miles