



City of San Juan Bautista

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URBAN GROWTH BOUNDARY SPHERE OF INFLUENCE

REGULAR MEETING
TUESDAY, JULY 25, 2023, 4:00 P.M.

HYBRID MEETING
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.

ZOOM WEBINAR PARTICIPATION

The meeting can also be accessed by the public in the following methods: Through Zoom (<https://zoom.us/join>) per the instruction stated below, and on Facebook.

Please note: if all Council Members are present in person, public participation by Zoom or viewing on Facebook is for convenience only and is not required by law. If the Zoom or Facebook feed is lost for any reason the meeting may be paused while a fix is attempted but the meeting may continue at the discretion of the presiding officer.

JOIN ZOOM WEBINAR TO PARTICIPATE LIVE

<https://us02web.zoom.us/j/83341640938>

To participate telephonically:

call 1 (669) 900-6833

Webinar ID: 833 4164 0938

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. GENERAL PUBLIC COMMENT

Public comments generally are limited to three minutes per speaker on items that are not on the agenda and are under the City’s subject matter jurisdiction. The Chair may further limit the time for public comments depending on the agenda schedule.

3. CONSENT

All matters listed under the Consent Agenda may be enacted by one motion unless a member of the Committee or the public requests discussion or a separate vote.

- A. Approve the Affidavit of Posting
- B. Approve the Special Meeting Minutes of May 22, 2023.
- C. Approve the Special Meeting Minutes of June 8, 2023.
- D. Approve the Special Meeting Minutes of June 27, 2023.

4. REVIEW AND DISCUSS

- A. Committee/Staff Administrative Task and Procedures
- B. Discuss Specific Individual Committee Member Map Revisions
- C. Discuss Suitability of Sonoma County Urban Growth Boundary Legislation for San Juan Bautista Implementation
- D. Discuss the Creation of a Planning Area distinct from Sphere of Influence

5. TOUR

Committee members may take a tour around the city (specific locations to be disclosed during the meeting). Members of the public wishing to participate in the tour must meet at City Hall, Council Chambers, 311 Second Street. No transportation available, please use your personal vehicle if you would like to participate.

6. 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 COMMENT PROCEDURES

If you wish to make a general public comment and are attending in person, please fill out a speaker card. If you are attending via Zoom, join the Zoom Webinar, and use the "Raise Hand" or if joining by telephone, press *9 on your telephone keypad icon.

SUBMISSION OF PUBLIC COMMENTS

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. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

PUBLIC NOTIFICATION

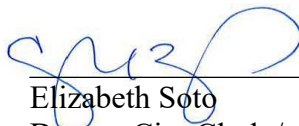
This agenda was posted on Friday, July 21, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website. Meetings are streamed live at <https://www.facebook.com/cityofsanjuanbautista/>.

AFFIDAVIT OF POSTING

I, Elizabeth Soto, do now declare, under the penalties of perjury that I am the Deputy City Clerk / Administrative Services Manager in the City of San Juan Bautista and that I posted three (3) true copies of the attached Urban Growth Boundary/Sphere of Influence Agenda. I further declare that I posted said Agenda on the 21st day of July 2023, and in the following locations in said City of San Juan Bautista, County of San Benito, California.

1. On the bulletin board at City Hall, 311 Second Street.
2. On the bulletin board at The City Library, 801 Second Street.
3. On the bulletin board at the entrance to the United States Post Office, 301 The Alameda

Signed at San Juan Bautista, County of San Benito, California, on the 21st day of July 2023.



Elizabeth Soto
Deputy City Clerk / Administrative Services Manager

**CITY OF SAN JUAN BAUTISTA
URBAN GROWTH BOUNDARY / SPHERE OF INFLUENCE
UNOFFICIAL MEETING MINUTES
MAY 23, 2023**

1. CALL TO ORDER

Chair Freels called the special meeting to order at 4:00 p.m. in the Council Chambers, 311 Second Street, San Juan Bautista California.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Committee member Dan DeVries

Committee member Scott Freels

Committee member David Medeiros

Committee member Jackie Morris-Lopez (*arrived at 4:02 p.m.*)

Committee Chair Chris Martorana

Absent:

Staff Present:

Don Reynolds, City Manager

Brian Foucht, Assistant CM/Community Development Director

2. APPOINT A CHAIR AND VICE CHAIR

Committee member Medeiros nominated Chris Martorana to serve as Chair

MOTION:

Upon motion by Committee member Medeiros, second by Committee Chair Freels, Chris Martorana was elected to serve as Committee Chair.

AYES: Committee members: DeVries, Martorana, Medeiros, Morris-Lopez, and Chair Freels;

NOES: None; ABSTAIN: None; ABSENT: Committee member Correia. Motion Carried.

Committee member Morris-Lopez nominated Dan DeVries to serve as Vice Chair

MOTION:

Upon motion by Committee member Morris-Lopez, second by Committee member Medeiros, Dan DeVries was elected to serve as Committee Vice Chair.

AYES: Committee members: DeVries, Martorana, Medeiros, Morris-Lopez, and Chair Freels;

NOES: None; ABSTAIN: None; ABSENT: Committee member Correia. Motion Carried.

3. REVIEW AND DISCUSS

A. DRAFT Sphere of Influence / Urban Growth Map and Property Owner Feedback

City Manager Don Reynolds presented the Draft Sphere of Influence/Urban Growth map. Staff provided the committee two lists. First is a list of properties, determined by Committee, that are thought to be within the proposed draft sphere of influence. The second lists properties that are greenbelt/agriculture preserve or the public land trust preserve. There were two letters sent out to the eighty-two (82) property owners. The first letter did not yield a lot of response but with the second letter, there were fourteen (14) property owners that were interviewed. There are three property owners that would not like to be in the sphere of influence. There are a few properties that are out of the boundaries but are being provided water.

The committee reviewed the maps that currently exist.

Received communication from members of the audience.

Committee member Medeiros requested to have an active map that will be brought forward to every meeting.

Chair Martorana stated there are some confusions relating to the definition of words being discussed during the Sphere of Influence/Urban Growth Boundary Committee and the work product of the committee will be to clearly define those.

B. Greenbelt

City Manager Don Reynolds defined and provided an overview of greenbelts.

Received communication from members of the audience.

C. Community Plan

City Manager Don Reynolds and Assistant City Manager Brian Foucht provided a brief overview of the Community Plan.

Chair Martorana asked if staff would present the community plan for the Sphere of Influence/Urban Growth Boundary Committee to review or work product to inform the community plan.

Received communication from following member of the public:

Mathew Manning

Jim Dassel

David Flesher

Jerome Peters

Helena Walton

Bob Fulton

4. DISCUSS MEETING FREQUENCY AND SCHEDULE

The Committee agreed to hold a special meeting on Thursday, June 8, 2023, with regular meetings commencing on the fourth Tuesday of the month at 4:00 p.m.

The Sphere of Influence/Urban Growth Boundary Committee follows the Brown Act.

5. ADJOURNMENT

Motion to adjourn the meeting by Committee member Medeiros, second by Committee member Freels. All in favor. There being no further business, Chair Martorana adjourned the meeting at 5:05 p.m.

APPROVED:

Chris Martorana, Chair

ATTEST:

Elizabeth Soto, Deputy City Clerk

**CITY OF SAN JUAN BAUTISTA
URBAN GROWTH BOUNDARY / SPHERE OF INFLUENCE
UNOFFICIAL MEETING MINUTES
JUNE 8, 2023**

1. CALL TO ORDER

Chair Martorana called the special meeting to order at 4:03 p.m. in the Council Chambers, 311 Second Street, San Juan Bautista California.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Committee member Scott Freels
Committee member David Medeiros
Committee Chair Chris Martorana

Absent:

Committee member Dan DeVries
Committee member Jackie Morris-Lopez (*arrived at 4:09 p.m./left at 4:13 p.m.*)

Staff Present:

Don Reynolds, City Manager
Brian Foucht, Assistant CM/Community Development Director

2. REVIEW AND DISCUSS

A. Housekeeping – Committee/Staff Administrative Task and Procedures

Chair Martorana stated that the Urban Growth Boundary/Sphere of Influence committee is open the public and adheres to Brown Act as recommended by the City Attorney.

Committee member Morris-Lopez arrived at 4:09 p.m.

Committee member Morris-Lopez concerned that the Urban Growth Boundary/Sphere of Influence Committee was an ad hoc committee and not a intended to be a standing committee and not be opened to the public.

Committee member Morris-Lopez left the meeting at 4:13 p.m.

B. Definition of Urban Growth Boundary, Sphere of Influence, Green Belt, and Planning Areas, and Discuss Packet Material from Previous meeting Pertaining to Other Jurisdiction's Examples of Urban Growth Boundary, Sphere of Influence, Planning Areas, and Green Belts

City Manager Don Reynolds and Assistant City Manager/Community Development Director Brian Foucht reviewed the definitions of the following words as discussed in the previous meeting:

- Urban Growth Boundary varies from jurisdiction to jurisdiction it does not have a legal definition
- Sphere of Influence area within which the city intends to provide services in the future as defined in the General Plan
- Green Belt is a policy and land-use zone designation used in land-use planning to retain areas of largely undeveloped, wild, or agricultural land surrounding the city
- Planning Areas a designated portion of the parcel on which the land development project is located.

City Manager Don Reynolds discussed packet material from previous meeting pertaining to other jurisdiction's examples of Urban Growth Boundary, Sphere of Influence, planning areas, and green belts and fielded questions from the Committee members.

Received public communication from members of the public.

C. Discuss Separation of Urban Growth Boundary/Sphere of Influence from Green Belt due to Differing Scope and Urgency.

City Manager Don Reynolds and Assistant City Manager/Community Development Director Brian Foucht led the discussion and fielded the questions from the Committee members and the public.

Received public communication from members of the public.

D. Discuss Current State of the City as it Relates to Growth, Housing Units, Municipal Services, and General Plan Lifespan.

City Manager Don Reynolds and Assistant City Manager/Community Development Director Brian Foucht led the discussion and fielded the questions from the Committee members and the public.

Received public communication from members of the public.

E. Discuss Revised and Updated Map

- i. Timetable for Finalizing Map for City Council and Planning Commission Review

Received public communication from members of the public.

City Manager Don Reynolds and Assistant City Manager/Community Development Director Brian Foucht led the discussion and fielded the questions from the Committee members and the public.

Received public communication from members of the public.

Committee members requested staff bring concrete changes to the next meeting and include version and revision date on the map. The Committee requested the greenbelts be removed from the base map.

Committee member Freels requested to have a map of the Sphere of Influence that has the properties that requested to opt out.

3. ADJOURNMENT

Motion to adjourn the meeting by Committee member Freels, second by Committee member Medeiros. All in favor. There being no further business, Chair Martorana adjourned the meeting at 5:20 p.m.

APPROVED:

Chris Martorana, Chair

ATTEST:

Elizabeth Soto, Deputy City Clerk

**CITY OF SAN JUAN BAUTISTA
URBAN GROWTH BOUNDARY / SPHERE OF INFLUENCE
UNOFFICIAL MEETING MINUTES
JUNE 27, 2023**

1. CALL TO ORDER

Chair Martorana called the special meeting to order at 4:00 p.m. in the Council Chambers, 311 Second Street, San Juan Bautista California.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Committee member Dan DeVries
Committee member Scott Freels
Committee member David Medeiros
Committee member Jackie Morris-Lopez (*arrived at 4:15 p.m.*)
Committee Chair Chris Martorana (*left at 4:30 p.m.*)

Absent:

Staff Present:

Don Reynolds, City Manager
Brian Foucht, Assistant CM/Community Development Director

2. REVIEW AND DISCUSS

- A. Discussion: Revised and Updated Map: Constraints maps
 - I. Aluist 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

City Manager Don Reynolds and Assistant City Manager/Community Development Director Brian Foucht led the discussion and fielded the questions from the Committee members and the public.

The Committee requested to have a large-scale map to draw the following boundaries:

- Sphere of Influence
- Urban Growth Boundary
- Planning Area

The Committee asked what the basis for considering a Memorandum of Understanding (MOU) with the County to cover areas outside of the sphere of influence and within the planning areas. The committee requested to have a potential Urban Growth Boundary tour. Received public communication from the members of the public.

3. ADJOURNMENT

There being no further business, Chair Martorana adjourned the meeting at 5:05 p.m.

APPROVED:

Chris Martorana, Chair

ATTEST:

Elizabeth Soto, Deputy City Clerk

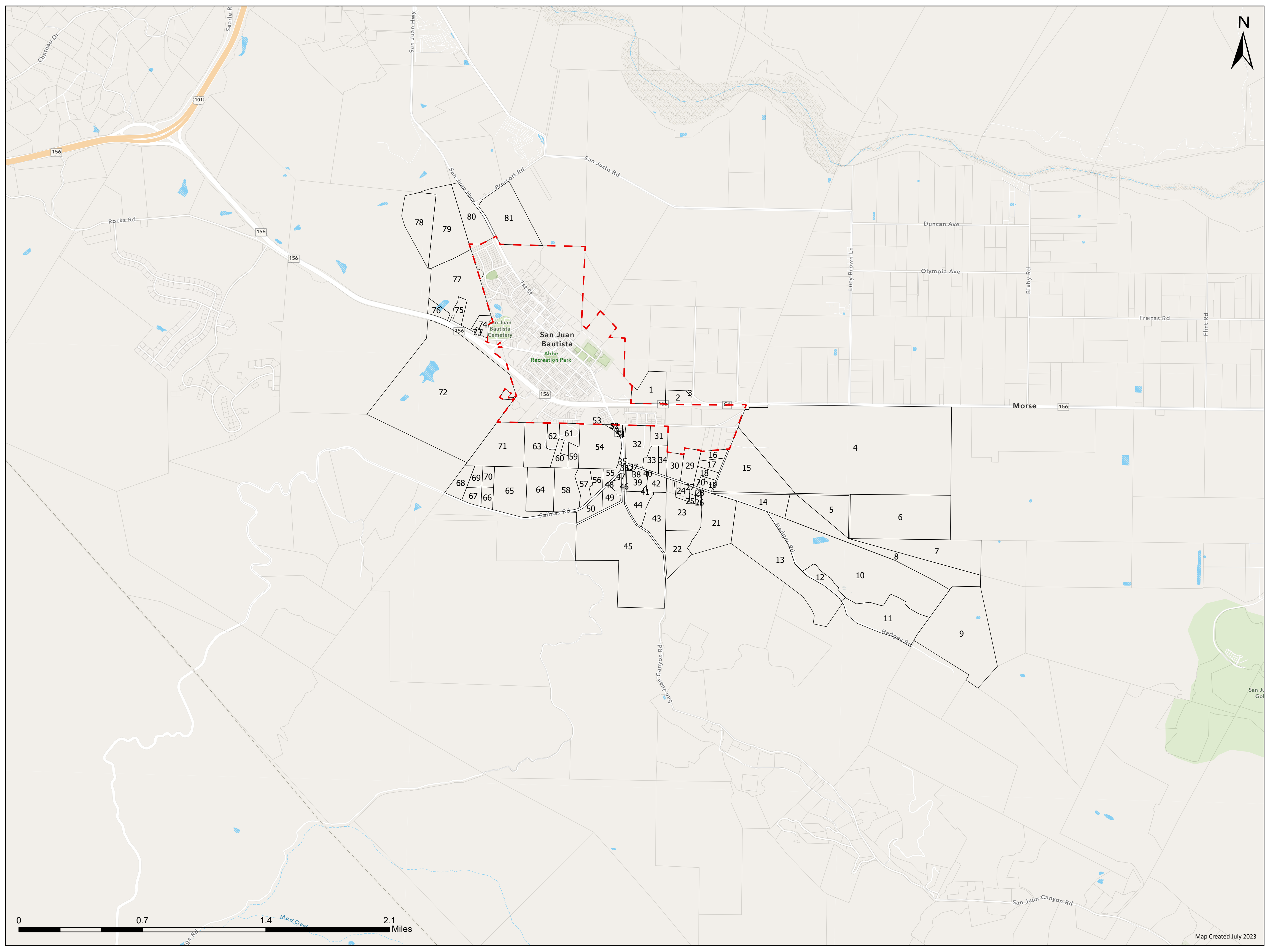
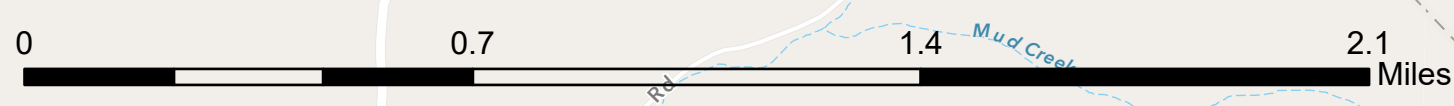


EXHIBIT A

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.

Number on Map	APN	TRA	Owner	Assessee	Site Address	Site City/State/Zip	Land Use	Acres	AcresGIS
1	0121600170	79007	KURASAKI KAZUKO TRUST	KURASAKI KAZUKO	11 KURASAKI DR	SAN JUAN BAUTISTA CA 95045	RS01	5.00	5.08249205000
2	0121300400	79009	PACHECO GOMEZ JUAN & LAURA	PACHECO GOMEZ JUAN & LAURA DBA FRESH VALUE FARMS	400 BREEN RD	SAN JUAN BAUTISTA CA 95045	RS01	3.42	3.06998827000
3	0121600030	79007	BRIGANTINO D & D FAMILY LTD PART	BRIGANTINO D & D FAMILY LTD PART	419B SAN JUAN CANYON RD	SAN JUAN BAUTISTA CA 95004	AGRA	62.77	62.71941885000
4	0121300360	79009	MEDEIROS MATTHEW C	MEDEIROS MATTHEW C	380 BREEN RD	SAN JUAN BAUTISTA CA 95045	RS01	5.00	5.00402669000
5	0121900330	79010	MACKENZIE LINDA A REV LIVING TR	MACKENZIE LINDA A REV LIVING TR	170 MISSION VINEYARD RD SJB	SAN JUAN BAUTISTA CA 95004	RS02	5.58	6.47689957000
6	0121900230	79010	RAYMER FAMILY TRUST	RAYMER FAMILY TRUST	264 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	7.90	8.05569654000
7	0121700010	79010	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR ETAL	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR ETAL	211 SAN JUAN HOLLISTER HWY	SAN JUAN BAUTISTA CA 95004	WROW	18.75	18.87649021000
8	0121300330	79010	MIRAMONTES EFREN GARCIA	MIRAMONTES EFREN GARCIA	360 SAN JUAN HOLLISTER RD	SAN JUAN BAUTISTA CA 95004	AROW	5.97	6.93602955000
9	0121900320	79010	BOTTINI ALLYSON	BOTTINI ALLYSON	200 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	5.00	5.11480038000
10	0121600270	79007	SHERMAN KENT & SANDRA	STPEHENS ELIZABETH A TRUST	15 STEPHENS DR	SAN JUAN BAUTISTA CA 95004	AGRA	22.54	22.96847697000
11	0121600290	79007	STEPHENS DOUGLAS L-RUTH	STEPHENS DOUGLAS L-RUTH	20 STEPHENS DR	SAN JUAN BAUTISTA CA 95045	RS01	6.44	6.28020657000
12	0181800050	79010	TAYLOR TIMUS FAMILY LTD PART	TAYLOR TIMUS FAMILY LTD PART C/O A & D CHRISTOPHER RANCH	909 MISSION VINEYARD RD	HOLLISTER CA 95023	WROW	55.00	55.16260280000
13	0121900140	79010	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR	0 SAN JUAN HOLLISTER HWY	SAN JUAN BAUTISTA CA 95045	WROW	7.52	7.24348431000
14	0121600320	79007	LINDSTROM KAREEN FAMILY TRUST	LINDSTROM KAREEN FAMILY TRUST	421 SALINAS RD	SAN JUAN BAUTISTA CA 95045	SS01	0.47	0.47163377000
15	0121700040	79010	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR ETAL	OTTOBONI JEANETTE M-FLORENCE M REV LIV TR ETAL	105 SAN JUAN HOLLISTER HWY	SAN JUAN BAUTISTA CA 95045	RS01	2.00	0.76413505000
16	0121600310	79007	REYNA ELAINE L	REYNA ELAINE L	419 SALINAS RD	SAN JUAN BAUTISTA CA 95045	SS01	0.37	0.40479746000
17	0121600300	79007	STEPHENS FAMILY TRUST	STEPHENS FAMILY TRUST	30 STEPHENS DR	SAN JUAN BAUTISTA CA 95045	RS01	9.17	9.81597413000
18	0121600280	79007	STEPHENS TED L	STEPHENS TED L	10 STEPHENS DR	SAN JUAN BAUTISTA CA 95045	RS01	5.21	6.17185248000
19	0121600190	79007	VALDEZ TRUST	VALDEZ TRUST	0 OLD SALINAS RD	SAN JUAN BAUTISTA CA 95045	AGRA	40.00	39.68894034000
20	0181800040	79009	TAYLOR TIMUS FAMILY LTD PART	TAYLOR TIMUS FAMILY LTD PART C/O A & D CHRISTOPHER RANCH	500 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95004	WROW	349.16	345.34747582000
21	0181200110	29099	STATE OF CALIFORNIA	STATE OF CALIFORNIA	0 SAN JUAN HOLLISTER HWY		XXXX	0.00	0.18486452000
22	0121300340	79010	CORTEZ CAMILO & BLANCA SANCHEZ	CORTEZ CAMILO & BLANCA SANCHEZ	370 BREEN RD	SAN JUAN BAUTISTA CA 95045	RS01	0.56	0.42937859000
23	0121300260	79009	NONG WOO SEED AMERICA INC A CALIF CORP	NONG WOO SEED AMERICA INC A CALIF CORP	100 BREEN RD	SAN JUAN BAUTISTA CA 95045	AROW	23.14	24.32941668000
24	0121300350	79009	GIANCOLA ROBERT J	GIANCOLA ROBERT J	384 BREEN RD	SAN JUAN BAUTISTA CA 95024	RS01	5.00	5.00201885000
25	0121300280	79010	MANNING FAMILY TRUST	MANNING FAMILY TRUST	0 SAN JUAN RD	SAN JUAN BAUTISTA CA 95045	AGDX	18.66	18.68706476000
26	0121300050	79009	SHINGAI MATSUYE 1990 TRUST ETAL	SHINGAI MATSUYE 1990 TRUST ETAL	460 BREEN RD	SAN JUAN BAUTISTA CA 95045	WROW	29.32	29.91952300000
27	0121300390	79009	FISHER JENNIFER LYN	FISHER JENNIFER LYN	410 BREEN RD	SAN JUAN BAUTISTA CA 95045	RS01	6.58	7.10158565000
28	0181200120	79009	TANI RANCHES LLC A CA LTD LIAB C	TANI RANCHES LLC A CA LTD LIAB C	0 SAN JUAN HWY	SAN JUAN BAUTISTA CA 95045	AROW	8.97	11.44355491000
29	0181200050	79009	TANI RANCHES LLC A CA LTD LIAB C	TANI RANCHES LLC A CA LTD LIAB C	0 SAN JUAN HWY	SAN JUAN BAUTISTA CA 95045	AROW	35.60	38.95453398000
30	0121300080	79009	SHINGAI MATSUYE 1990 TRUST ET AL	SHINGAI MATSUYE 1990 TRUST ET AL	500 CAGNEY RD	SAN JUAN BAUTISTA CA 95004	WROW	17.99	17.39169815000
31	0121300070	79009	TANI RANCHES LLC A CALIF LTD LIAB CO	TANI RANCHES LLC A CALIF LTD LIAB CO	0 BREEN RD	SAN JUAN BAUTISTA CA 95045	AROW	18.33	19.22141672000
32	0122000050	79007	LAVAGNINO JOHN-ESTHER LIVING TRUST	LAVAGNINO JOHN-ESTHER LIVING TRUST	315 LARIOS DR	SAN JUAN BAUTISTA CA 95045	SS01	0.96	0.91604090000
33	0121300220	79009	CHRISTOPHER WILLIAM ET AL	CHRISTOPHER WILLIAM ET AL	0 SAN JUAN HOLLISTER HWY	SAN JUAN BAUTISTA CA 95045	AROW	48.72	50.30251461000
34	0121200020	79009	TANI RANCHES LLC A CALIF LTD LIAB CO	TANI RANCHES LLC A CALIF LTD LIAB CO	0 BREEN RD	SAN JUAN BAUTISTA CA 95045	AROW	40.00	41.37160881000
35	0122000020	79007	CAPERTON GERALD-JOYCE	CAPERTON GERALD-JOYCE	305 LARIOS DR	SAN JUAN BAUTISTA CA 95045	RS01	4.78	5.41111334000
36	0121300020	79009	TANI RANCHES LLC A CALIF LTD LIAB CO	TANI RANCHES LLC A CALIF LTD LIAB CO	570 BREEN RD	SAN JUAN BAUTISTA CA 95045	AROW	19.55	19.39534856000
37	0122000070	79007	JIMENEZ GLORIA P LIV TRUST	JIMENEZ GLORIA P LIV TRUST	350 LARIOS DR	SAN JUAN BAUTISTA CA 95045	RS01	5.06	5.00464363000
38	0122000030	79007	CHRISTOPHER D AND SONS LLC	CHRISTOPHER D AND SONS LLC	0 SAN JUAN HWY	SAN JUAN BAUTISTA CA 95045	R000	4.99	5.02910007000
39	0121100040	79009	COKE DALE C LIVING TRUST	COKE DALE C LIVING TRUST	0 SAN JUSTO RD	SAN JUAN BAUTISTA CA 95045	AROW	7.48	6.76250826000
40	0121100030	79009	COKE DALE C LIVING TRUST	COKE DALE C LIVING TRUST	0 SAN JUSTO RD	SAN JUAN BAUTISTA CA 95045	AROW	18.29	17.79663507000
41	0121000130	79010	MANNING FAMILY TRUST	MANNING FAMILY TRUST	0 SAN JUAN LATERAL	SAN JUAN BAUTISTA CA 95004	WGRA	31.27	33.01624079000
42	0121000140	79010	MANNING FAMILY TRUST	MANNING FAMILY TRUST	0 SAN JUAN LATERAL	SAN JUAN BAUTISTA CA 95004	WGRA	48.62	46.56242678000
43	0121000170	79009	PURA 2006 REVOCABLE TRUST ET AL	PURA 2006 REVOCABLE TRUST ET AL J & S FARMS	131 SAN JUAN HWY	SAN JUAN BAUTISTA CA 95004	AROW	45.87	45.59074772000
44	0121100050	79009	COKE DALE C LIVING TRUST	COKE DALE C LIVING TRUST	1681 SAN JUSTO RD	SAN JUAN BAUTISTA CA 95045	CCOS	132.03	132.44211897000
45	0121000110	79009	COKE DALE C LIVING TRUST	COKE DALE C LIVING TRUST	85 PRESCOTT RD	SAN JUAN BAUTISTA CA 95045	ARGX	106.58	106.76749056000
46	0121400280	79007	NYLAND RESIDUAL TRUST	NYLAND RESIDUAL TRUST	0 SAN JUAN LATERAL	SAN JUAN BAUTISTA CA 95004	AGRA	231.10	236.30651113000

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47 0121300410	79009 BERNADOTTI SHIRLEY KEPHART REVOC TRUST	BERNADOTTI SHIRLEY KEPHART REVOC TRUST	211 CAGNEY LN	SAN JUAN BAUTISTA CA 95045	WROW	0.00	25.39670205000
48 0121900210	79010 MOORE J ASHTON REV TRUST	MOORE J ASHTON REV TRUST	334 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	ASTA	11.00	10.71632796000
49 0121900350	79010 BEEBE MICHAEL J & TANGMAN BEEBE MANEERAT	BEEBE MICHAEL J & TANGMAN BEEBE MANEERAT	790 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	5.00	4.88349650000
50 0121900360	79010 VENEGAS SHERRILL D & ARMANDO	VENEGAS SHERRILL D & ARMANDO	734 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RSM2	4.78	4.90066825000
51 0121900270	79010 MANSMITH J-J FAMILY TRUST	MANSMITH J-J FAMILY TRUST	490 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS02	2.27	2.57763631000
52 0121900370	79010 BAINS DANTE-PATRICIA TRUST	BAINS DANTE-PATRICIA TRUST	440 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	SMH2	4.46	4.66589956000
53 0121900260	79010 MANSMITH J & J FAMILY TRUST	MANSMITH J & J FAMILY TRUST	600 MISSION VINEYARD RD	SAN JUAN BAUTISTA CA 95045	RS01	1.08	1.11149006000
54 0121000160	79010 MANNING FAMILY TRUST	MANNING FAMILY TRUST	130 SAN JUAN HWY	SAN JUAN BAUTISTA CA 95004	WPAS	22.39	22.88267862000
55 0122000080	79007 CHRISTOPHER D AND SONS LLC	CHRISTOPHER D AND SONS LLC	1149 SAN JUAN HWY	SAN JUAN BAUTISTA CA 95004	AGRA	58.68	58.64960108000

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