



# City of San Juan Bautista

*The “City of History”*

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

## URBAN GROWTH BOUNDARY SPHERE OF INFLUENCE

**SPECIAL MEETING  
FRIDAY, OCTOBER 6, 2023, 3:00 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 Committee 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**

### **PUBLIC COMMENT RESTRICTION**

*Public comments are restricted to items on the special meeting agenda pursuant to California Government Code section § 54954.3(b). Public comments generally are limited to three (3) minutes per speaker; the Mayor 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. ACTION ITEMS**

### **A. Sphere of Influence, Urban Growth Boundary, and Planning Area**

**Recommendation:** Approve the Sphere of Influence, Urban Growth Boundary, and Planning Area; and submit to the City Council for Approval.

## **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](http://www.san-juan-bautista.ca.us) subject to Staff's ability to post the documents before the meeting, or by emailing [deputycityclerk@san-juan-bautista.ca.us](mailto:deputycityclerk@san-juan-bautista.ca.us) or calling the Deputy Clerk (831) 623-4661 during normal business hours.

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](mailto: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 Wednesday, October 4, 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 may be streamed live at <https://www.facebook.com/cityofsanjuanbautista/>.

# Memo

**To:** Urban Growth Boundary Ad Hoc Committee

**From:** Brian Foucht, Community Development Director 

**CC:** Don Reynolds, City Manager

**Date:** 10/4/2023

**Re:** Descriptions of Sphere of Influence, Urban Growth Boundary, Planning Area

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The following draft descriptions of Sphere of Influence, Urban Growth Boundary and Planning Area are provided for review by the Committee. These descriptions would accompany the delineation maps that the Committee recommends for City Council adoption.

## 1. Sphere of Influence

A sphere of influence is a planning boundary outside of an agency's legal boundary (such as the city limit line) that designates the agency's probable future boundary and service area. Factors considered in a sphere of influence review focus on the current and future land use, the current and future need and capacity for service, and any relevant communities of interest.

The application to LAFCo to establish a SOI is first accomplished via a General Plan Amendment. *Corteze/Knox Herzberg (CA Code) Section 56425(e)* describes the criteria for establishing an SOI as follows :

- (1) The present and planned land uses in the area, including agricultural and open-space lands.
- (2) The present and probable need for public facilities and services in the area.
- (3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- (4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
- (5) ... the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Policy PF 1.2.3 Provide extensions of City potable water service only to properties within the designated sphere of influence. Do not extend service or sell capacity to development on agricultural or open space lands outside the City's Urban Growth Boundary

Program LU 2.1.1.4 Identify the extent to which existing utility capacity can accommodate future development.[

LU 3.2.1.1 Develop urban growth boundaries to successfully limit sprawl but do not restrict development to avoid home price increases.

LU 3.2.1.3 Create a green belt zone around the city to maintain the distinct boundaries and the small town feel and to limit sprawl.

HO 4.1.4.1 Maintain an Urban Growth Boundary to promote new growth in desirable areas and protect prime agricultural lands and viewsheds

OS 4.1.2.3 Discourage subdivision of parcels in agricultural production. Minimum parcel size should be 20 acres and 40 acres for non-irrigated land.

b. Municipal Code:

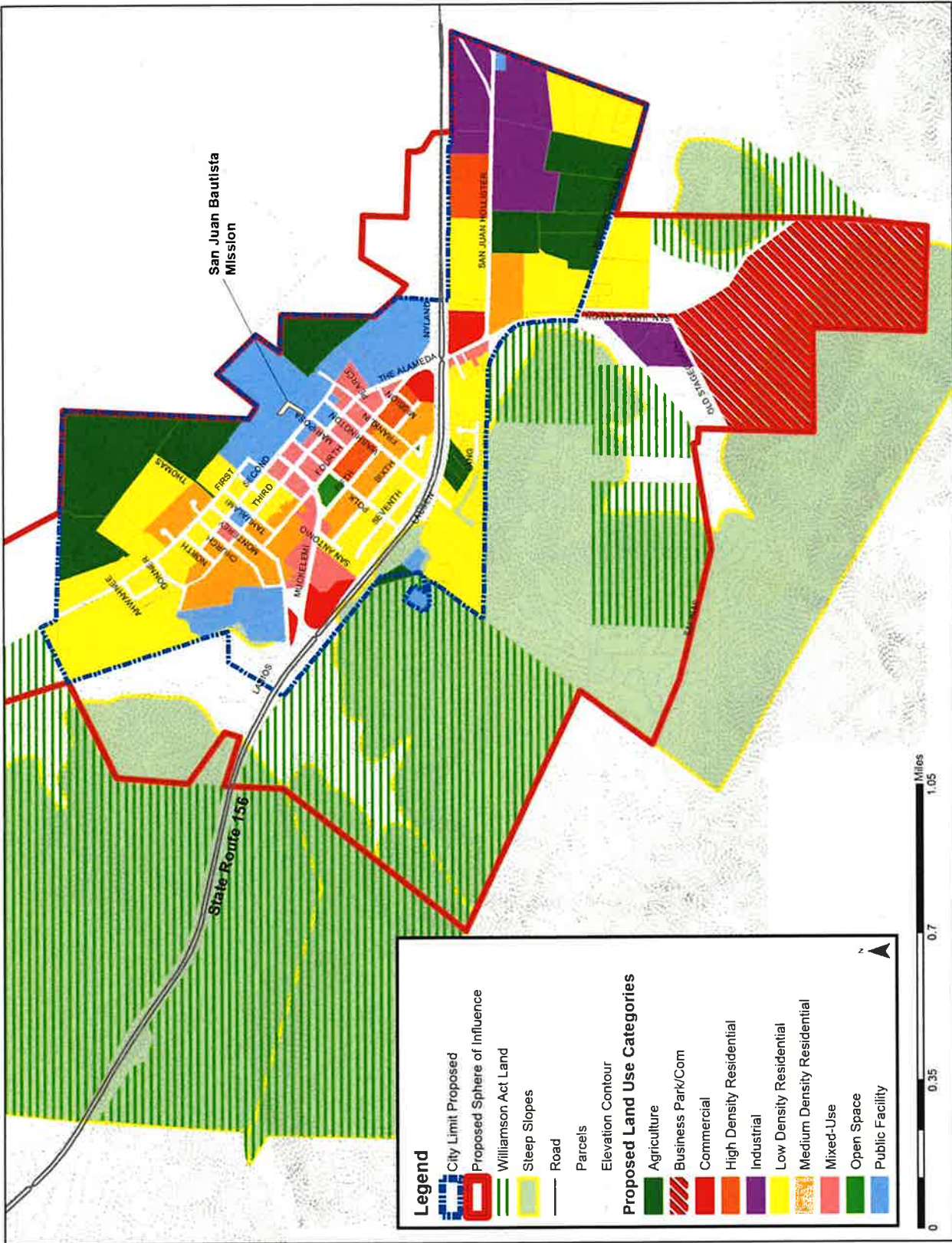
6-4-111 Water service outside City – Annexation.

Property outside the City limits requesting new water service connection shall be required to annex or enter into an irrevocable offer to annex the property into the City limits prior to connections to City's water distribution system. The property will be responsible to install, construct and extend, to the City's standards, all water mains, lines and water appurtenances to the property boundaries at the sole cost of the property owners and pay all connection fees, impact fees, water meter cost, shut off valves, water service laterals, water valves, fire hydrants and other appurtenances associated with water services to said property.

5-9-600 Outside the City – Approval required.

Except when authorized by resolution of the City Council, which resolution shall contain such terms and conditions and fix such fees as the City Council shall deem appropriate, no sewer connection permit shall be issued for, nor shall any sewer connection be made to serve, any premises or property located outside the corporate limits of the City.

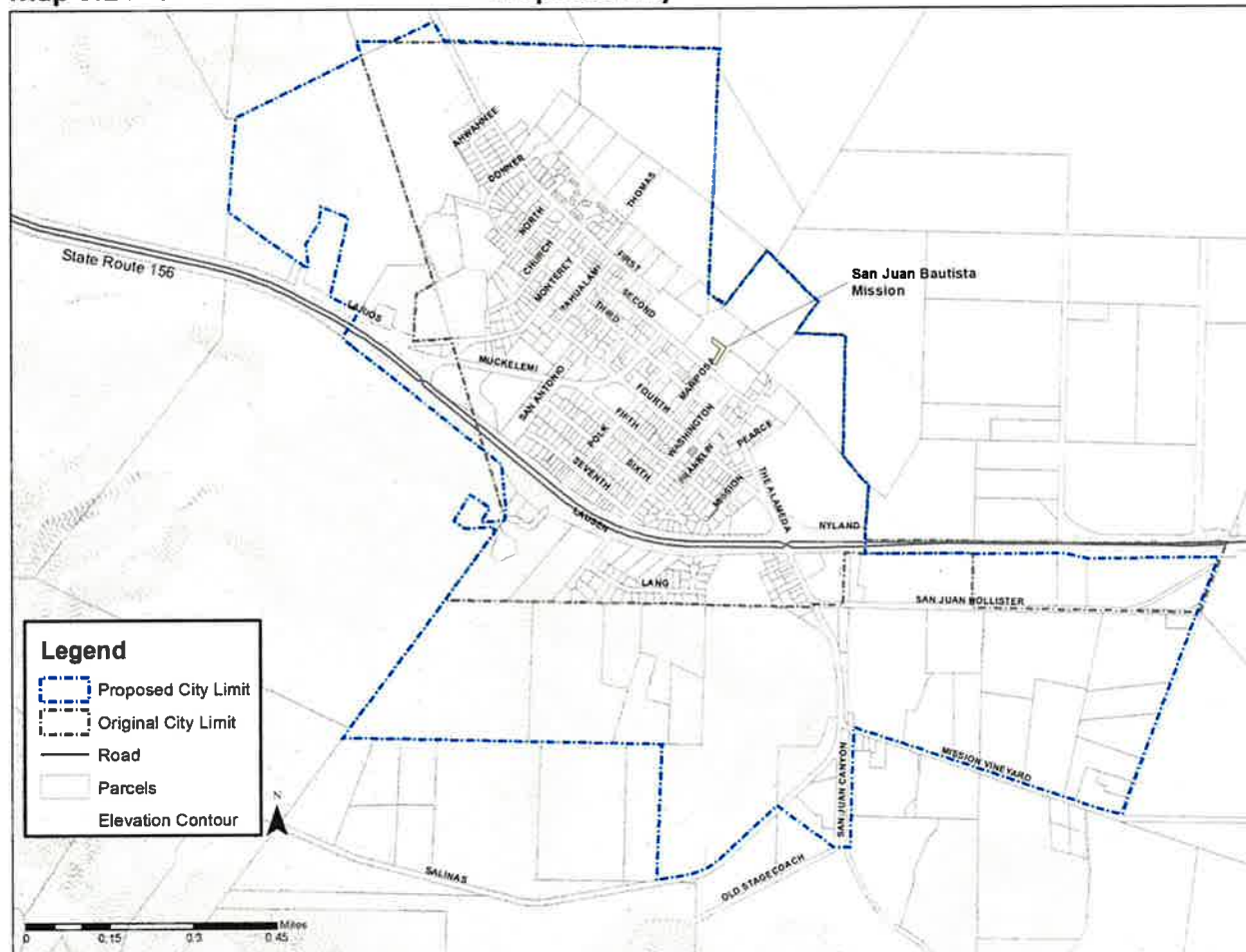
### Map 6.1 Preferred Growth Scenario Conceptual Land Use Map



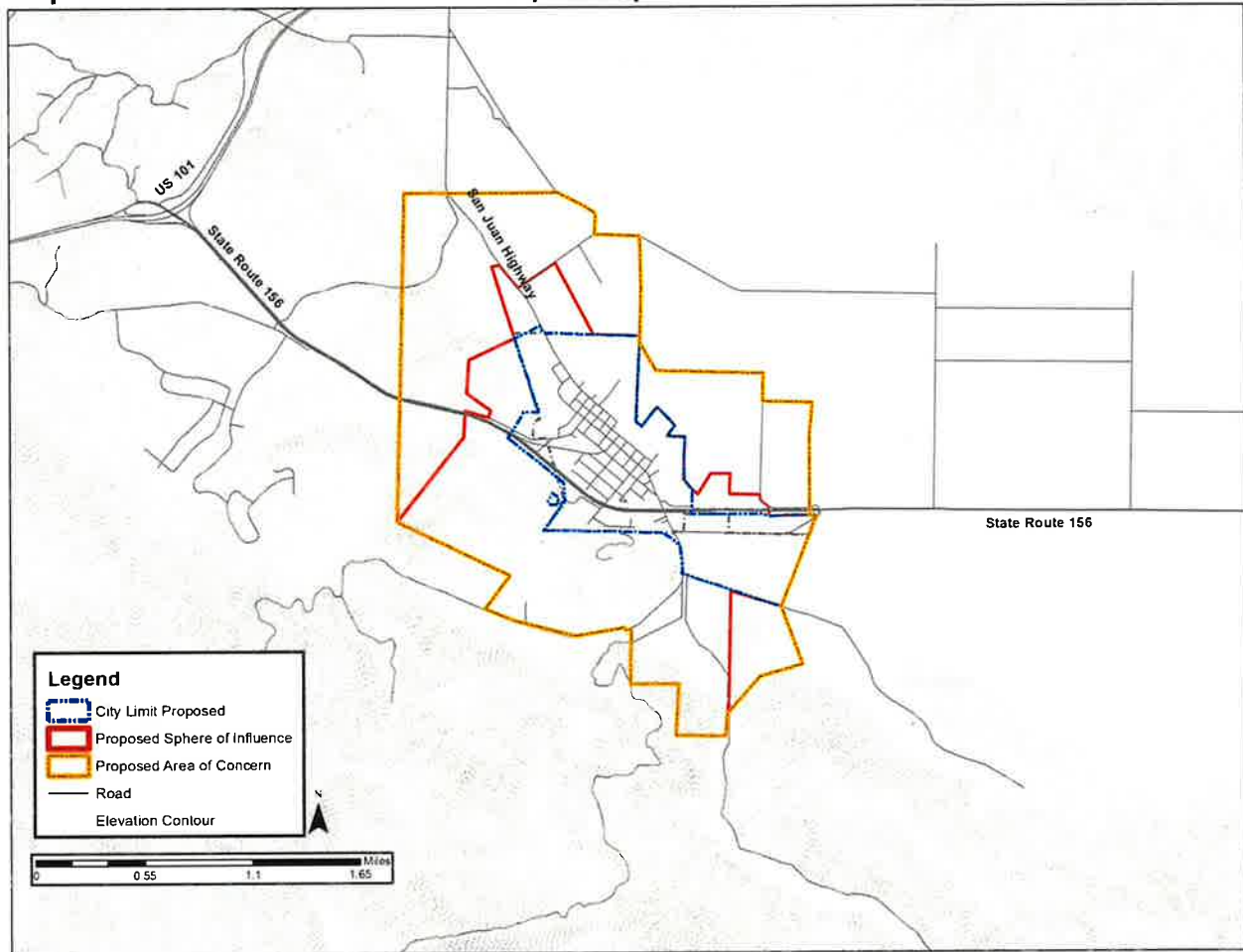
*Rene Anchietta, San Benito County GIS, 2015*



### Map 6.2 Preferred Growth Scenario Proposed City Boundaries



*Rene Anchieta, San Benito County GIS, 2015*

**Map 6.3 Preferred Growth Scenario Proposed Sphere of Influence**

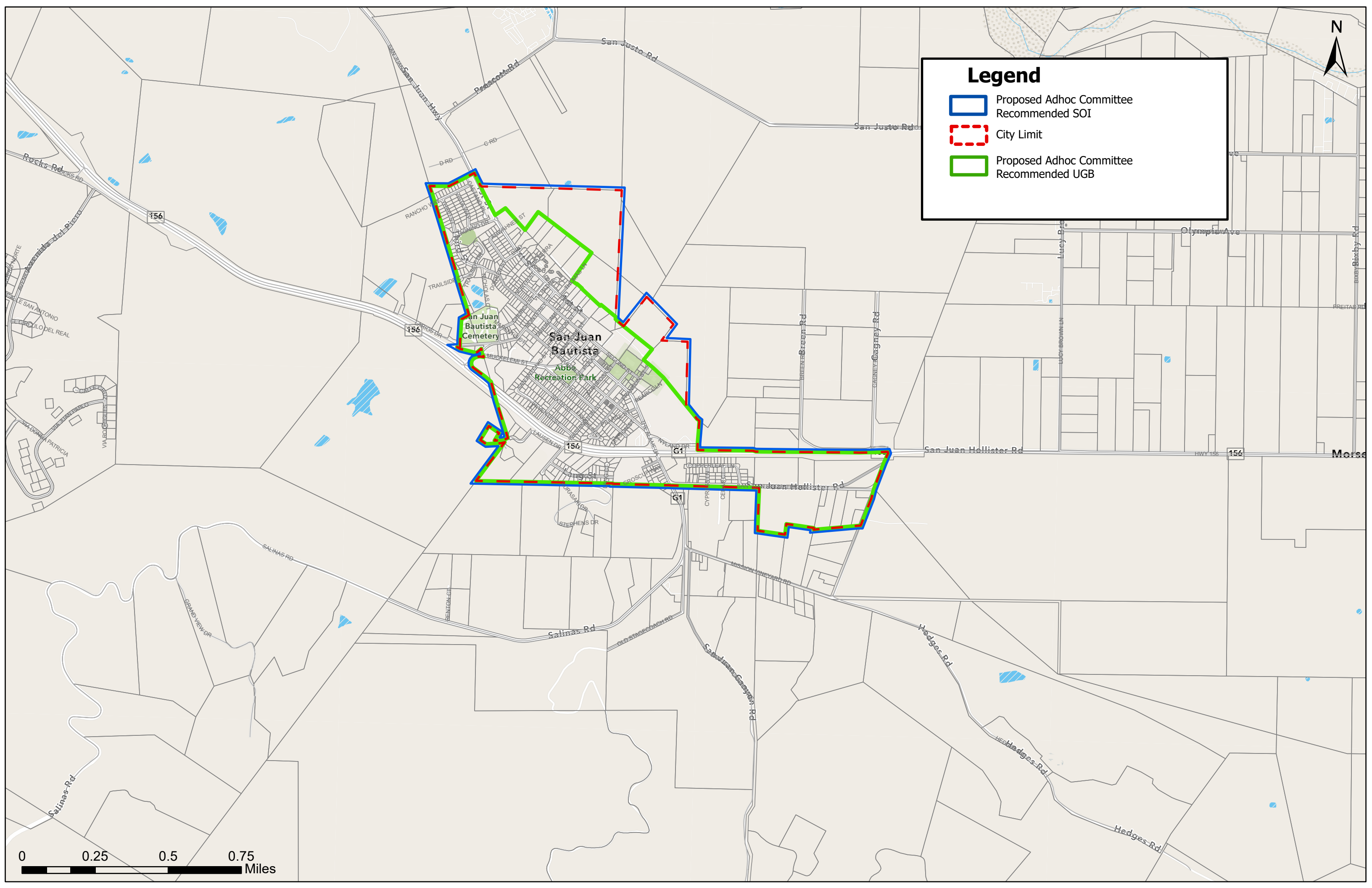
*Rene Anchieta, San Benito County GIS, 2015*

## Housing

The Preferred Growth Scenario concentrates residential growth in selected areas of the City. This growth takes place in the following four key areas:

- Area 1: North 3rd Street Extension
- Area 2: Muckelemy Street at Monterey Street
- Area 3: Historic Downtown
- Area 4: South of State Route 156

The relocation of the wastewater treatment plant from Area 1 will allow for opportunities to create open space. Area 2, along Muckelemy Street, is identified as a strategic location for mixed-use housing with diverse densities continuing through the downtown corridor. These additional residential options in a vibrant downtown area will attract year-round residents, tourists, and investment. South of SR 156 and west of The Alameda, limited single-family



### Legend

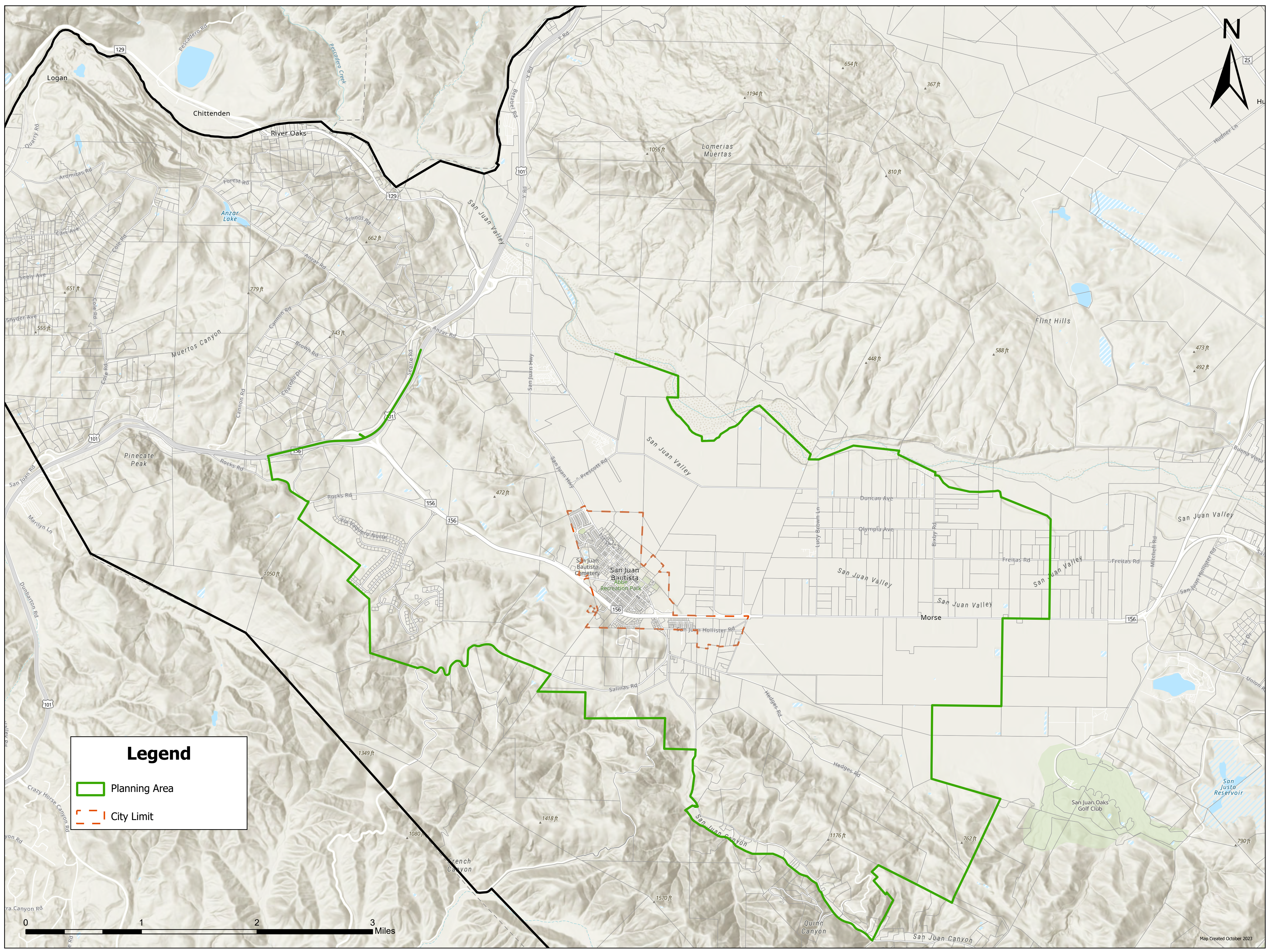
Proposed Adhoc Committee Recommended SOI

City Limit

Proposed Adhoc Committee Recommended UGB

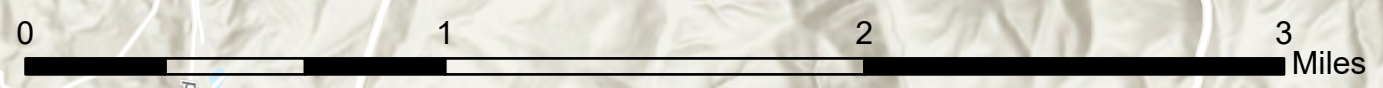
0 0.25 0.5 0.75 Miles



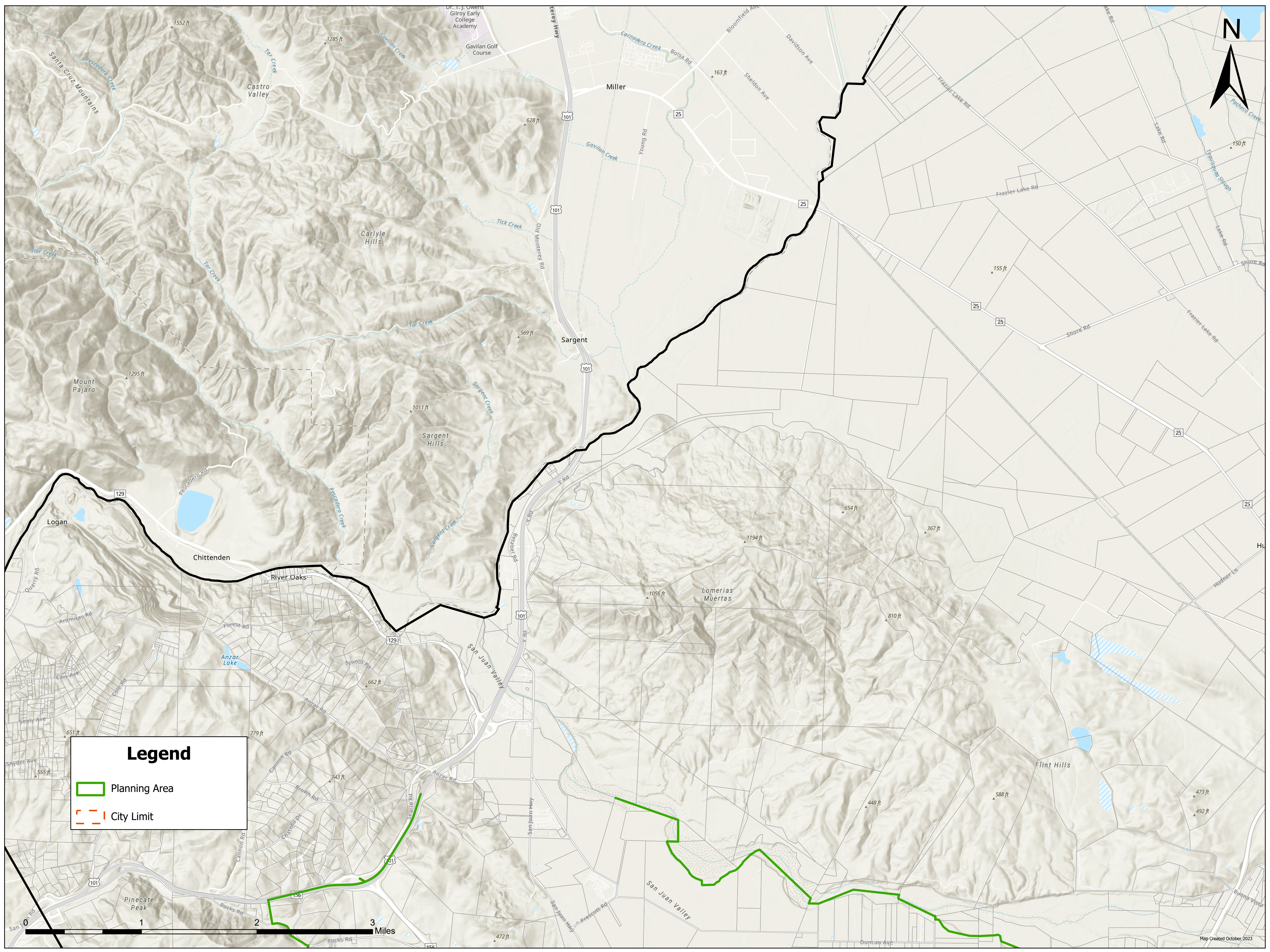


### Legend



- Planning Area
- City Limit







### Legend

-  Planning Area
-  City Limit

