

SAN BENITO LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 26, 2015 (Agenda)

LAFCO No. 493: Natmar Annexation to City of Hollister

PROPONENT: City Council of the City of Hollister, by resolution.

ACREAGE & LOCATION Approximately 2.17 acres located east of San Benito Street, West of Cienega Road and southwest of Eastview Drive; Hollister area

PURPOSE: To allow the development of up to 10 single-family homes based on the City general plan and pre-zoning for the area.

PROJECT INFORMATION

Project Information

1. Land Use, Planning and Zoning - Present and Future:

The site is vacant and is located within the City Sphere of Influence.

The County General Plan designates the area as RR (Rural Residential).

The City General Plan and prezoning designate the site as Low Density Residential.

Surrounding land uses are single family homes to the east, an existing church and single-family homes in development to the south and agricultural to the north and west.

3. Topography, Natural Features and Drainage Basins:

The site and surrounding areas are generally level.

4. Population:

There are no existing homes within the proposal area but ten are anticipated.

5. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The City "Plan for Providing Services Within the Affected Territory" as required by Government Code Section 56653 is attached and made a part of this report.

6. Impact on Prime Agricultural Land, Open Space and Agriculture:

The site does not produce an agricultural crop and has been fallow for 15 years.

7. Assessed Value, Tax Rates and Indebtedness:

The annexation area is within Tax Rate Area 067-003. The assessed value is \$235,714 (2014-2015 roll).

The proposal is subject to a master property tax exchange agreement that has been approved by the Board of Supervisors and Hollister City Council. The overall tax rate will not be affected by this change.

8. Environmental Impact of the Proposal:

The City of Hollister is the lead agency and has found the proposal to be categorically exempt from CEQA (Class 32 – Infill Development Projects).

9. Landowner and Subject Agency Consent:

The property owner involved in this proposal has given written consent to annexation.

10. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain and are no conflicts with lines of assessment or ownership. The property is contiguous to the existing City boundary.

The map and legal description have been reviewed by the County Surveyor and found to be sufficient in filing with the State Board of Equalization.

The territory is uninhabited; namely, there are fewer than 12 registered voters.

11: Environmental Justice

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

ALTERNATIVES FOR COMMISSION CONSIDERATION

After reviewing this report and any testimony or materials that are presented, the Commission can take one of the following actions:

OPTION 1 – APPROVE the proposal as submitted.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal known as Natmar Annexation to the City of Hollister, subject to the condition that the territory be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.
- C. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 - Adopt this report and DENY this proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

14. Government Services and Controls – Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.**
 - B. Describe the level and range of the proposed services.**
 - C. Indicate when the services can feasibly be provided to the proposal area.**
- Please see below answers for A, B, and C.*

Police Service

Police Service to the affected area upon annexation will be provided by the Hollister Police Department upon annexation. The affected area is contiguous with the current City limits (current service area). The annexation will extend the boundary of police service currently in effect. Upon annexation and development, the project will include roadways that would affect traffic enforcement/collision investigation responsibilities, and an incremental increase in staffing levels and capital equipment due to the increase in population. The increase in police service will be financed by the imposition of a Mello-Roos Community Facilities public safety tax. The increase in capital equipment will be financed through the imposition of police impact fees collected at the time of building permit issuance or prior to occupancy of the site. The annexation of the area will not create the need for any police related structures or improvements.

Fire Service

Fire service to the affected area will be provided by the Hollister Fire Department upon annexation. The Fire Department provides this service throughout the city and adjoining County areas, via a mutual aide agreement, based on staffing levels set by the City Council. The Fire Department houses its personnel at its stations located at the northwest corner of Fifth and Sally Streets. The proposed annexation is contiguous to the current City limits (current service area), and will extend the boundary of fire service currently in effect. The area is within the five minute first engine response time, as set forth in the City Fire Protection Master Plan. Upon annexation and development, the project will require an incremental increase in staffing levels and capital equipment due to the increase in population. The increase in fire service will be financed by the imposition of a Mello-Roos Community Facilities public safety tax. The increase in capital equipment will be financed through the imposition of fire impact fees collected at the time of building permit issuance or prior to occupancy of the site. The annexation of the area will not create the need for any fire related structures or improvements.

General Government

General Government Services include the City Council, City Administration (City Manager, City Attorney), City Finance (Payment of Utility Bills), Building, Planning, Engineering and Animal Control. These services are currently being provided to the City populous at large. Annexation of the affected area in its current condition will not cause any increase in City General Government services. Development of the site, if annexed, will cause a minor increase in General Government Services for the City Council, City Administration, City Finance and Animal Control. These will be financed

through an incremental increase in General Fund Revenues, such as property and sales taxes. The City is also requiring that all projects requesting annexation enter into an agreement to be fiscally neutral (project will provide all revenues necessary to provide public service). The incremental increase in services for Building, Planning and Engineering will be financed through permit fees.

Sewer Service

No residential structures currently occupy the site. Development of the site after annexation will require City of Hollister sewer service. The City of Hollister currently provides sewer service to and with the Hollister Domestic Wastewater Treatment Plant (DWTP), which serves within the city limits and portions of unincorporated San Benito County. The project proposed for the affected area, or area requested for annexation, will comprise a total of 2.27 acres of residential land use. The project engineer has estimated the following waste water flows based on the design flow equation in the City of Hollister Engineering Department Design Standards, Section 5.03:

10 Single Family Residential Lots (290 gallons per day "gpd"/Dwelling Unit "DU") = 2,900 gpd. Sewage or wastewater flows are transported to the treatment plant via a series of transmission lines. The 10 single family residential lots are adjacent to the Rajkovich parcel which has been annexed to the City, Tract 312. Currently an 8" sanitary sewer line is being installed in Cienega Road to service lots 1 – 9 and will join the San Benito Street Sanitary Sewer Benefit Area. These lines will transport wastewater flows to the DWTP and are designed to serve the affected area. The project proponent will be required to fund the installment of sewer lines from the main transmission line to all the proposed facilities within the development to City standards. Development of the affected area will not directly require the building of any structures or improvements related to the need for sanitary sewer treatment or transmission with the exception of the on-site transmission lines and laterals discussed above.

The City currently treats domestic and industrial wastewater at its new regional immersed membrane bioreactor (MBR) wastewater treatment plant located on the west side of the City, on the north side of San Juan Hollister Road. The plant has a design capacity of 5.0 million gallons per day (MGD) and produces effluent that meets Title 22 requirements for disinfected tertiary recycled water.

In accordance with the implementation of the Long Term Wastewater Management Plan (LTWMP) filed with the Water Quality Control Board, the City is currently implementing a long-term program of phased improvements for the disposal and reuse of reclaimed wastewater including spray fields, non-potable irrigation for landscaping, and certain agricultural uses. The new facility expands the City's ability to provide wastewater treatment service for the next 10 years, with an additional five years of expansion possible with the expansion of the membrane biological reactor. The City will continue to implement efforts to improve water quality and also to implement the water conservation measures.

The development will incrementally utilize capacity at both the treatment plant and within the City sewer transmission line. To offset the use of the capacity for the transmission facilities, the development will be assessed an impact fee at the time of building permit issuance. A sewer treatment impact will also be assessed to provide funding for additional capacity at the treatment plant.

Domestic Water Service

The subject site is within the City of Hollister's adopted service area. All plans for water service will need to be approved by the City. The project proposed for the affected area, or area requested for annexation, will comprise a total of 2.27 acres. The project engineer has estimated that the project will generate a demand for approximately 5,000 gallons of water per day. There is an existing water main located in the City street adjacent to the project site. Water will be supplied to the affected area from the 8" water line located in Cienega Road. Recycled water lines will also be extended to the affected area when said recycled water lines are available in the project vicinity to serve the affected area. The project proponent will be required to fund the installment of water lines to all the residential facilities within the development to City of Hollister standards.

Storm Drain

The City of Hollister maintains a series of transmission lines that convey storm flows within the City and some adjoining areas of unincorporated San Benito County to either the San Benito River or Santa Ana Creek. The affected area is within the San Benito River drainage area.

According to the project engineer, the full 2.27 acre site will generate 1.50 cubic feet per second of storm runoff discharge based upon a 10-year occurrence period (storm runoff calculated from City of Hollister Engineering Design Standards Section 4.03). Pending geotechnical investigations in the project area, the following low impact development standards are recommended to be incorporated into the project design: Vegetated swales, porous pavement, permeable paving stones, reduced driveways areas, trees, underground detention and retention, concave lawns, rain gardens, water quality inlets.

The following storm derainage improvements are located adjacent to the project area:

60" storm drain within San Benito Street

18" storm drain within the west end of Eastview Drive

The development will incrementally utilize capacity of the City storm transmission lines and area wide storm water treatment and recharge facilities. To offset the use of this capacity, the development will be assessed a storm drainage impact fee at the time of building permit issuance.

Parks and Recreation

No park or recreation units currently occupy the affected area. Annexation of the property in its current state will not require any additional park facilities or recreational programs. Development of projects generally requires an increase in park facilities to serve the new residents. The degree to which an increase in park facilities will be required will be determined at the time of review of the development application. The City of Hollister requires residential projects either dedicate land and/or pay park-in-lieu impact fees for the incremental need to expand park facilities. At the time of review of the development application, the projects financial contribution for park lands or facilities will be determined.

The City of Hollister generally funds a number of recreation programs to serve the needs of residents. These programs are funded at a level of 75 percent by user's fees. The remaining costs are funded by the City of Hollister General Fund. The City will enter into an annexation agreement with the owner of the property to ensure that development of the site is fiscally neutral, which would include the City portion of the funding required for recreational programs.

Road Construction

The City of Hollister requires that there be adequate roadways to serve the transportation needs of the City residents. The City, private developers or a combination of both, fund roadways. The project is adjacent to Cienega Road and San Benito Street. The development proponent will be required to fund these improvements. The development may also require, on an incremental basis, the need for expanded roadway facilities in the City and the County. To offset these incremental costs, any development will be assessed a traffic impact fee at the time of final occupancy for a building permit. The development may also be assessed a pro-rata fee for other necessary related traffic improvements.

Street and Utility Maintenance

Upon annexation, development of the project site will require the maintenance of area City streets, landscaping and utility facilities that will serve the affected area, as well as street and utility systems within the development. The area street maintenance is funded by the City of Hollister state taxes. The City collects a set fee per unit for the first year of occupation and the fee is incrementally indexed on a yearly basis in accordance to the methodology used in the Engineering News Record for maintenance of landscaping and lighting. City utility systems are currently funded by City user fees.

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.
None.
- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.
All utilities will be public. The property shall be included within a Community Facilities District to finance the related maintenance costs. The proposed streets are public and will be maintained by the City of Hollister. The street, water, sewer, storm water drainage improvements are developer financed.



DATE: 1/6/15
KENNETH J. WEATHERLY
PLS 6875 EXP. 9/30/16

APPROVED:

DATE:
COUNTY SURVEYOR

HMSTD. LOT 41

NATMAR ANNEXATION TO THE CITY OF HOLLISTER

APN 020-170-041

JULY, 2014 SCALE 1" = 100'

SAN BENITO ENGINEERING & SURVEYING, INC.

502 MONTEREY STREET

HOLLISTER, CA 95023

831-637-2763

[6] S 88°15'56" E 392.50'

EASTVIEW DRIVE

SAN BENITO STREET

COUNTY OF SAN BENITO

CIENEGA ROAD

CITY OF HOLLISTER

AREA = 4.42 ACRES

439.24'

[2] N 17°10'54" W 54.91'

142.96'

[1] N 86°47'25" W

[8] N 86°47'25" W 25.00'

N 02°25'00" E 313.73'

[7] S 02°25'00" W 684.91'

HMSTD. LOT 40

AREA = 4.42 ACRES

DENOTES BOUNDARY OF
AREA TO BE ANNEXED

DENOTES EXISTING BOUNDARY
OF THE CITY OF HOLLISTER



CITY OF HOLLISTER

Send All Mail To:

375 Fifth Street • Hollister, CA 95023-3876

ENGINEERING DEPARTMENT

Office Location: 420 Hill Street • Building C • (831) 636-4340 Fax: (831) 636-4349

February 18, 2015

To: LAFCO Commission
2301 Technology Parkway
Hollister, CA 95023

RE: Natmar Annexation Application Question Number 15 and 16

Dear LAFCO Commissioner,

Mr. Alex Sywak is requesting annexation approval of his property located east of San Benito Street, west of Cienega Road and southwest of Eastview Drive, further identified as San Benito County Assessor Parcel Number 020-170-041.

Question number 15 of the LAFCO application states, *attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues.* The City of Hollister will provide services to the site upon development pending LAFCO approval of the annexation of territory. The project site is within the City of Hollister General Plan area and is accounted for in the City's Long-Term Wastewater Management Program. It is proposed that services including sewer and wastewater generated onsite be collected and conveyed to the City of Hollister Domestic Wastewater Treatment Plant (DWTP) for treatment and disposal. The site is expected to obtain domestic water service from the City of Hollister. Impact fees will be assessed at the time of building permit issuance for use in future capital improvement projects. At the time the property is annexed and developed, the City will be able to provide and will have sufficient revenues to provide the proposed municipal services.

Question number 16 of the LAFCO application states, *if the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.* In response, the site is expected to obtain domestic water service from the City of Hollister. At the time the property is developed, the City will be able to supply water which is adequate for the projected needs of the proposed land use..

Should you have any questions, or require additional information, please do not hesitate to contact our department at your convenience at (831) 636-4340.

Sincerely,

David Rubcic, PE, PLS
Interim Engineering Manager/City Engineer