

SAN BENITO LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 26, 2015 (Agenda)

LAFCO No. 494: Matthews Annexation to City of Hollister

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

ACREAGE & LOCATION Approximately 2.3 acres located west of Cienega Road, east of and including San Benito Street, west of the intersection with Henry Street; (1640 and 1650 Cienega Road); Hollister area

PURPOSE: To allow the development of up to 15 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 contains two single family homes and an accessory storage structure; it 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 north and east, an existing church to the south and San Benito High School to the west.

3. Topography, Natural Features and Drainage Basins:

The site and surrounding areas are generally level.

4. Population:

There are two existing homes within the proposal area but as many as 15 are anticipated to be eventually developed based on the City general plan designation.

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 is not prime agricultural land.

7. Assessed Value, Tax Rates and Indebtedness:

The annexation area is within Tax Rate Area 067-003. The assessed value is \$472,139 (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 owners involved in this proposal has given their consent to annexation. The City of Hollister consents to the waiver of conducting authority proceedings.

10. Boundaries, Lines of Assessment and Registered Voters:

The boundaries appear to be definite and certain and there do not appear to be conflicts with lines of assessment or ownership.

The property is contiguous to the existing City boundary.

The map and legal description are being reviewed by the County Surveyor for sufficiency 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.

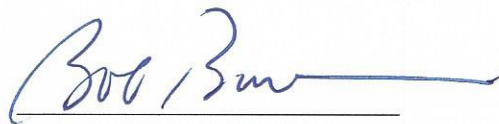
- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal known as Matthews Annexation to the City of Hollister, subject to the condition that the territory be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.
- C. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given 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.
- E. Direct the staff not to record the annexation until the map and legal description are found by the County Surveyor to be acceptable.

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

The City of Hollister has 24 sworn police officers, one part-time Parking Enforcement Community Services Officer, and three Police Services Officers. This equates to approximately 0.65 sworn police officers per 1,000 residents. Police service to the affected area upon annexation will be provided by the Hollister Police Department. The affected area is contiguous with the current City limits (current service area). The annexation will not extend the boundary of police service currently in effect and would have no significant impact on police services. The annexation of the project will not create the need for any police related structures or improvements. A Police Impact fee will need to be paid in the future. The fee is currently \$400 per dwelling unit.

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.

No additional structures are proposed for the property at the present time. The Hollister Fire Department currently houses its fire personnel and equipment at its three existing stations located within the City. Station #1 is at 110 Fifth Street, Hollister, CA. Station #3 is also housed at that same location. Station #2 is located at 1000 Union Road, in Hollister. The proposed annexation is not anticipated to create a need for increased staffing levels or equipment. Although no additional services or equipment are needed, the project will still be required to pay the appropriate fire impact fees. The current Fire impact fee is \$540 per residential dwelling unit.

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. There is also a Jail and Juvenile Hall Facility charge to be paid in this category. The fee is \$367 per residential dwelling unit.

Sewer Service

The proposed annexation will not generate an increase in effluent or demand for additional domestic wastewater as no building is currently proposed. Future 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 1.98 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:

1.98 acres of land multiplied by 8 single family dwelling units per acre allowed in the R1 L/PZ Low Density Residential Performance Overlay Zone would allow up to 15 Single Family Residential Lots (290 gallons per day "gpd"/Dwelling Unit "DU") = 4,350 gpd.

Sewage or wastewater flows are transported to the treatment plant via a series of transmission lines. The lots are about one third of a mile north of 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 1.98 acres. 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. 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.

The site will connect to a storm drain in proximity to the sanitary sewer line to provide runoff capability. The project will incorporate low Impact Development strategies and Best Management Practices to reduce storm water runoff, encourage infiltration and reduce pollutant transmission. The project will incorporate a series of practices in this regard: 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:
66" storm drain within San Benito Street
24" storm drain within Cienega Road

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. Following annexation and in conjunction with any future development the project will be required to fund and install frontage improvements including curb, gutter and sidewalk on Cienega Road to City standards. The development proponent will be required to fund these improvements. Future 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.

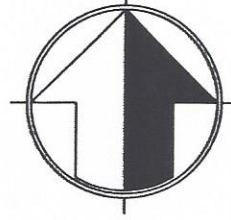
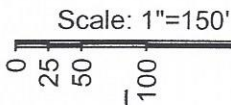
None.

- 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.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

None.



Point of Beginning

APN 020-170-043

4

San Benito County
City of Hollister

Circle Dr.

APN 057-570-006
APN 057-570-005
APN 057-570-004
APN 057-570-003
APN 057-570-002
APN 057-570-001

12 M 17 Bundeson Drive

APN 057-570-007
APN 057-570-008
APN 057-570-009
APN 057-570-010
APN 057-570-011

City of Hollister
San Benito County 324.92'

APN 020-170-034

APN 020-170-035

5 M 84

San Benito County
City of Hollister 562.06'

APN 020-280-001

current City Limit Line

City of Hollister
San Benito County

Cienega Road

Andrews Drive

Bundeson Drive

Henry Street

APN 057-500-001

APN 057-500-005

Cienega Road

California Street

San Benito Street
San Benito County
City of Hollister

S87°07'40"E

N2°22'50"E

N87°03'10"W

80'

178.40'

80'

157.25'

482.06'

562.17'

179.13'

562.06'

Legend

- Annexation Boundary
- Adjacent Property Line
- Current City Limit Line

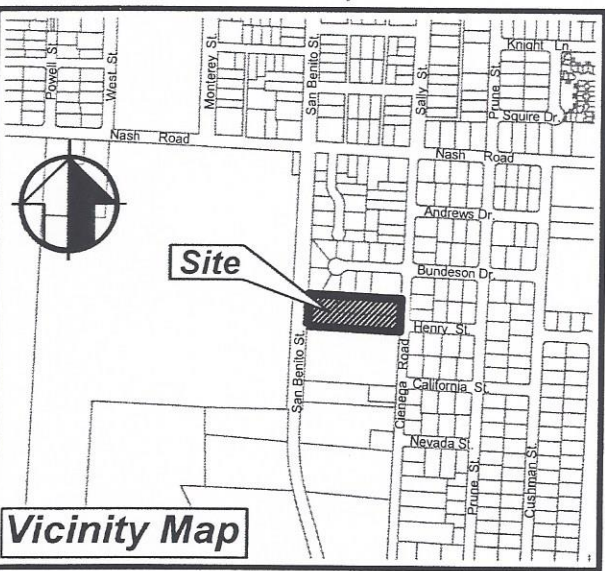
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Exhibit "B"
Annexation Map

Plat to accompany legal description of Annexation Boundary
Matthews Annexation to the City of Hollister
City of Hollister, San Benito County, California

Vicinity Map



| | | |
|----------------|----------------|--------|
| SCALE: 1"=150' | JOB #: 214026 | SHEET |
| DRAWN BY: ata | DATE: 2/4/2015 | 1 of 1 |

C:\Users\Allen.MH-EN\Gis\spatial\local\temp\AcPublish_43923214026 Matthews Cienega Annexation Plat & Legal.dwg - 02/04/2015 8:57am - Plotted 02/04/2015 8:58am by Allen