

STAFF REPORT

PROJECT INFORMATION:

Application: Tentative Subdivision Map 16-97
Public Hearing: August 21, 2019
Applicant: James Bray
Owner: Bray Family Trust and Culler Living Trust
Location: Quarter-mile west of Southside Rd.–Enterprise Rd. intersection, near Hollister
APN: 020-280-054
Zoning: Agricultural Productive (AP)
General Plan: Residential Mixed (RM)
Planner: Michael Kelly

PROJECT DESCRIPTION

The proposed project would rezone a four-acre parcel to single-family residential use and subdivide it into 11 lots. Of these, 10 would contain between 6,000 and 7,600 square feet and be used for residential use, while the one other lot would be reserved for public utility use by the Sunnyslope County Water District (SSCWD). The lots would be located adjacent to and accessible via the Sunnyside Estates subdivision (TSM 14-91). Earthmoving of 3,900 cubic yards cut and 4,100 cubic yards fill would be necessary to configure streets and building sites. The project is proposed to be served by a SSCWD water line, a City of Hollister sewer line, and approximately 700 feet of street extension to Mojave Way and Fulton Way, all currently established or under construction to the project site edge as components of Sunnyside Estates.

SITE DESCRIPTION

Currently on the project site's approximately four acres, located a quarter-mile west of Southside Road, a walnut orchard sits on relatively flat land sloping about one percent on average. North and west of the site are gradually sloping agricultural lands and rural residences on lots of 5 to 35 acres.

The neighboring property and another directly across Southside Road to the east have recently been approved for 284 residential lots between them, with construction underway on both sites. In particular, this project would be accessed from the east through the 200-lot Sunnyside Estates subdivision (TSM 14-91). This subdivision, TSM 16-97, would function as an extension of Sunnyside Estates' approved lots and streets, including right-of-way dedication for a public street that completes westerly loop connection from two parallel Sunnyside Estates streets, Mojave Way and Fulton Way. In addition, the Bennett Ranch subdivision (TSM 15-93) is also under construction to create 84 lots eastward across Southside Road from Sunnyside Estates, and the existing 56-residence Riverview Estates stands a quarter mile southeast of TSM 16-97. As a result of these nearby subdivisions, residential development would line Southside Road for beyond a quarter-mile and would surround the Southside Road–Hospital Road intersection.

Legal Lot of Record: Formerly APN 20-28-15, legally transferred by 1958 deed found in County Official Records Book 239 Page 530, then adjusted by Lot Line Adjustment 12-550, or County Official Records document 2012-0003517.

Minimum Building Site Allowed: 5,000 square feet.

Land Use: Ten lots for single-family residential use.

Sewage Disposal: City of Hollister.

Water: Sunnyslope County Water District.

State Farmland Map Designation: Prime Farmland.

Land Conservation Act (Williamson Act): Not a preserve.

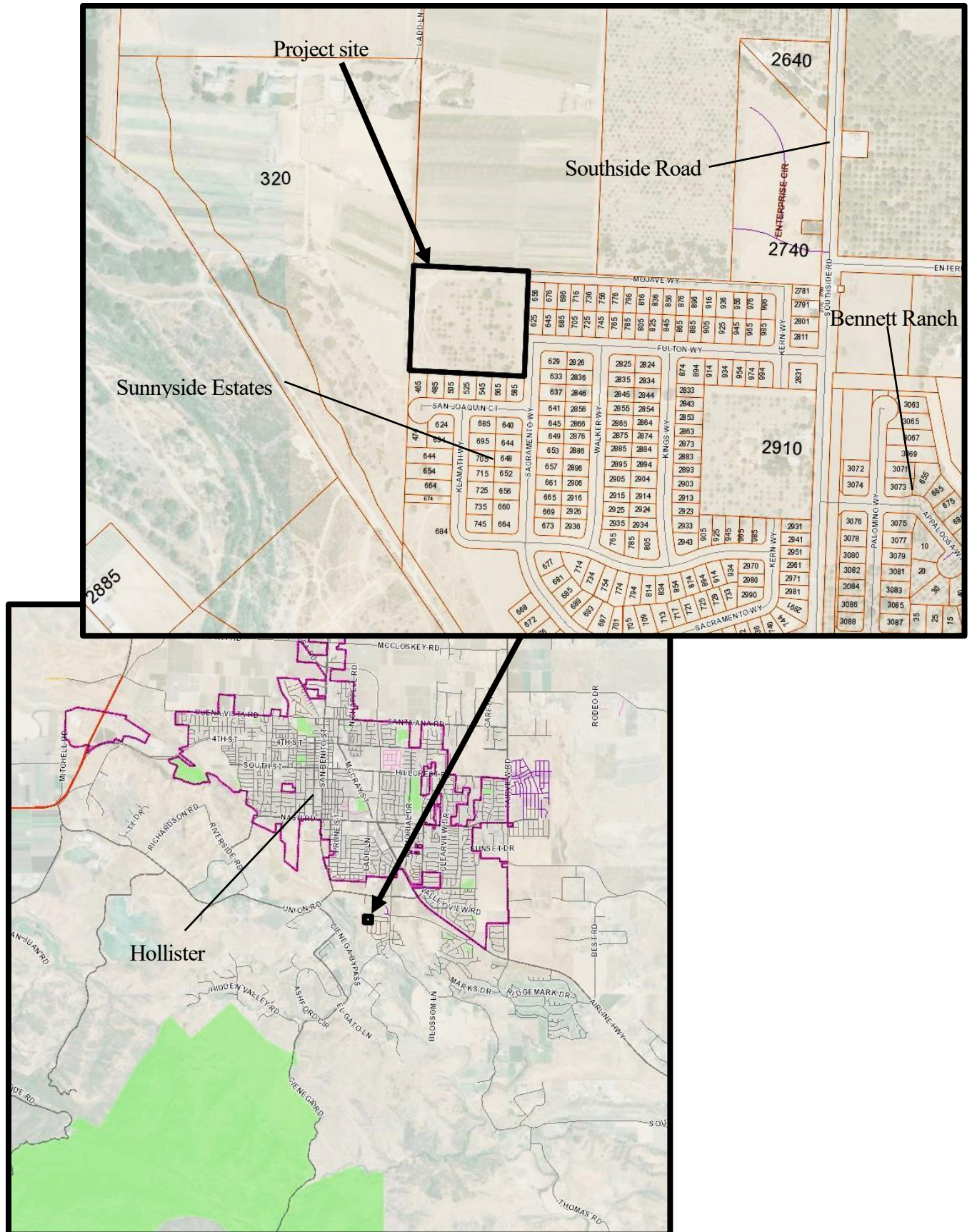
Soils: Sorrento silt loam, 0 to 2 percent slopes (Grade 1), and Metz sandy loam, 0 to 2 percent slopes (Grade 1).

Seismic: Not within an Alquist–Priolo Earthquake Fault Zone.

FEMA Flood Zone: Zone X, or areas determined to be outside the 0.2% annual chance floodplain, according to FEMA Flood Insurance Rate Map 06069C0185D, effective April 16, 2009.

Fire Severity: Non-wildland/non-urban (local responsibility area).

Archaeological sensitivity: Some sensitivity at lot's southwest corner.



PLANNING AND ZONING

The site is under the Residential Mixed (RM) designation in the San Benito County 2035 General Plan. Properties under this designation may be considered eligible for “an unincorporated village or neighborhood atmosphere composed primarily of residential land uses” with up to 20 dwelling units per acre.

The designation allows areas of unincorporated urban uses where public infrastructure such as circulation and utilities exist that are necessary to support increased density, largely in or near areas that are already developed. The intensity of development is to be directly proportional to the availability of these services, with a maximum of 20 dwelling units per acre allowed in areas so designated. The designation requires 30 percent of new residential dwelling units with available public sewer and water to include mixed residential types with an average development density of 8 units per acre.

This property is currently subject to the Agricultural Productive (AP) zoning designation, which allows only a lower density of residences. For consistency with the General Plan RM designation, this project includes rezoning the site from Agricultural Productive (AP) to Single-family Residential (R1). This district allows building sites of 5,000 square feet at minimum where public sewer and public water services are available.

Since October 2016 the subdivision process has been required to contribute inclusionary housing under County Ordinance 951. However, this project was considered a complete submittal earlier in 2016, when affordable housing regulations were incentive-based and voluntary. While more recent subdivisions would be subject to current rules, this project is subject to the prior standards.

ENVIRONMENTAL EVALUATION

An initial study resulting in a proposed negative declaration was prepared for this project under CEQA. The study identifies impacts that would potentially occur as a result of the proposed development and finds them all less than significant. Planning staff circulated the study for comment during a public review period from July 26 to August 16, 2019, and no comments resulting in substantial revision of the document were given at the time of this report’s writing.

STAFF ANALYSIS

Upon construction the subdivision would very likely appear to be a seamless extension of the Sunnyside Estates development, currently under construction and approved under Tentative Subdivision Map 14-91. Precisely the same land use found along Fulton Way and Mojave Way would continue westward along those streets and add 10 residential lots to the neighboring 200. The existing development and the current proposal are located within the Residential Mixed (RM) designation of the County General Plan and would match the designation’s definition of unincorporated lands uses of an urban residential density close to utility services and circulation. As earlier noted, the new development was described by the initial study under CEQA to result in no environmental impacts that can be called significant.

The property is adjacent to areas served by City of Hollister wastewater treatment but presently does not have access to that service. A recommended condition of approval requires that the developer demonstrate this access by obtaining approval from the City of Hollister and Local Agency Formation Commission (LAFCo) to obtain the City’s wastewater treatment service.

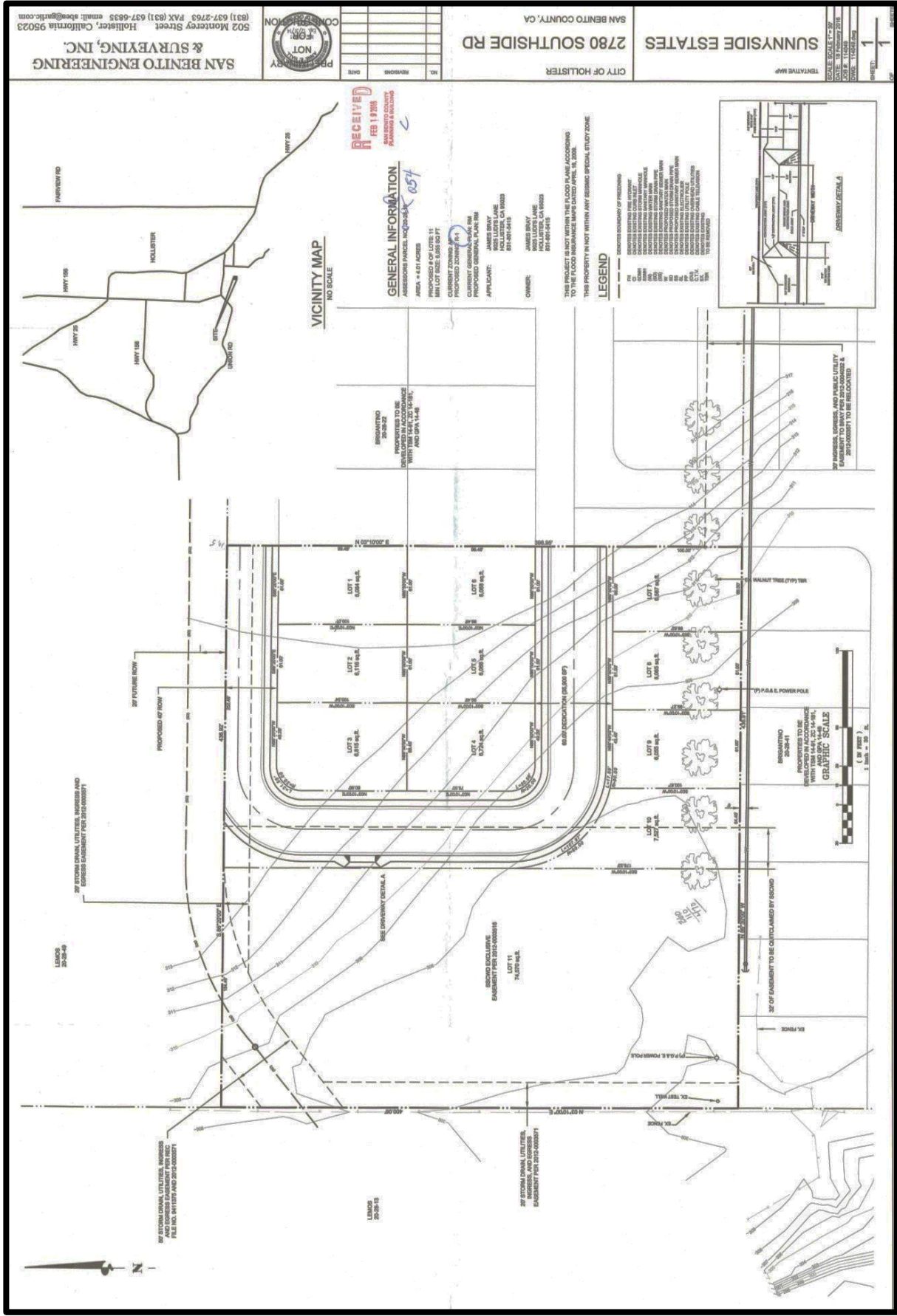
STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the staff report, hold a public hearing, and hear any proponents and opponents of the proposed project. Staff further recommends that the Planning Commission adopt the attached resolution to recommend to the Board of Supervisors adoption of Single-family Residential

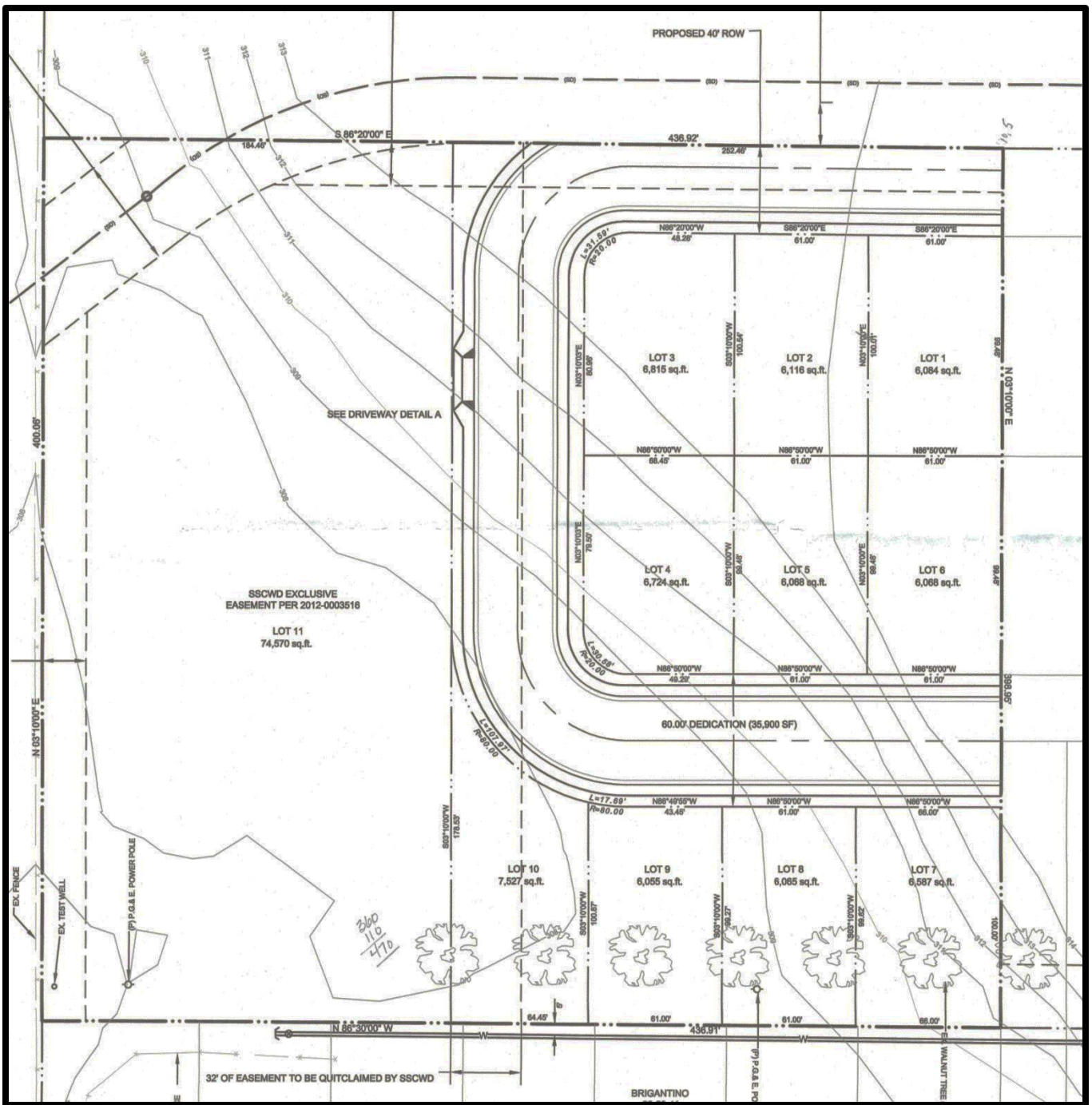
(R1) zoning on the project site and to approve Tentative Subdivision Map 16-97 subject to the findings and conditions of approval included within the resolution, the rezoning action being one of those conditions.

ATTACHMENTS

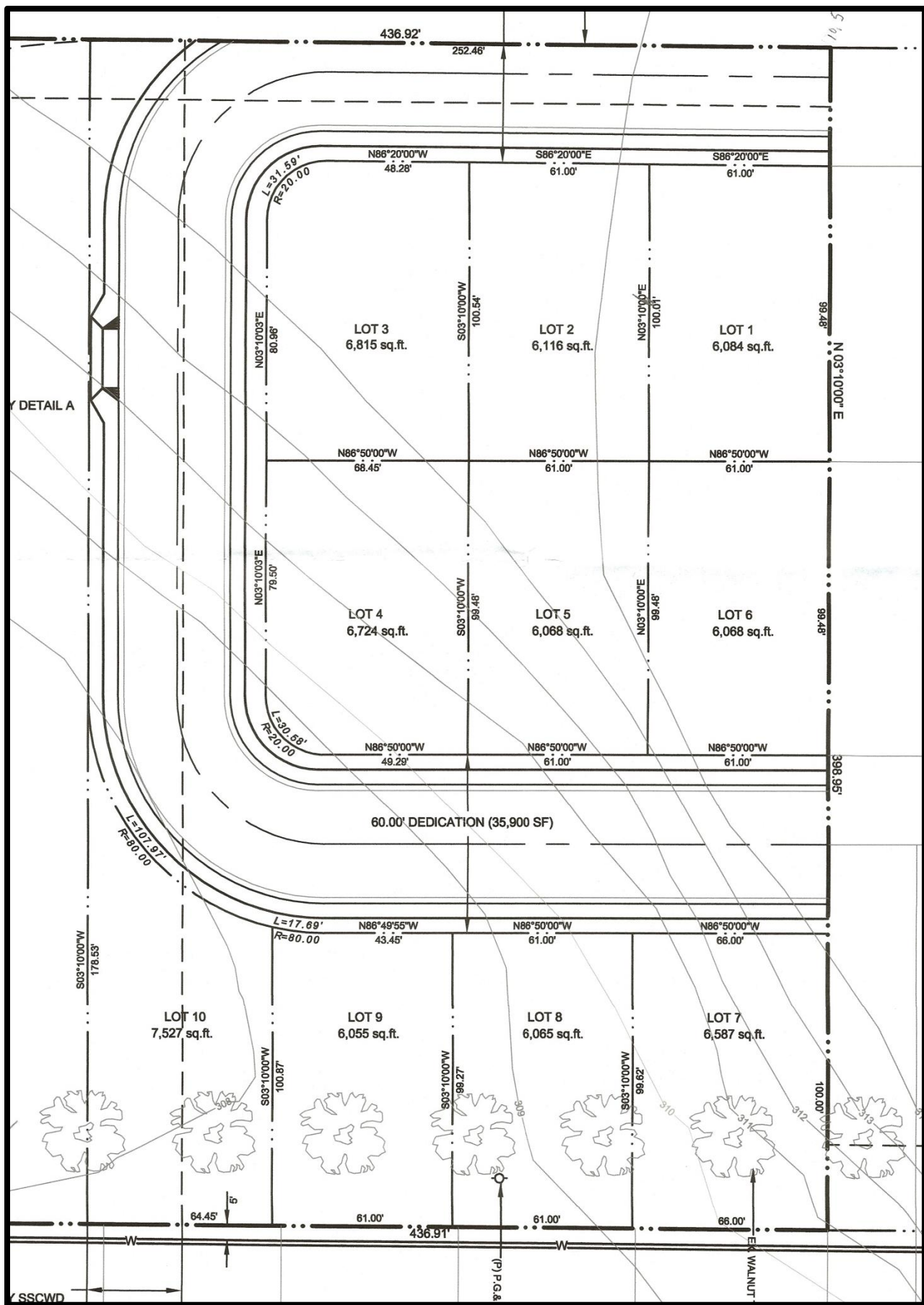
- A. Tentative Map
- B. Planning Commission Resolution 2019-____ (draft)
 - Includes draft rezone ordinance as Exhibit A to the Resolution
- C. Initial Study/Negative Declaration



Attachment A. Proposed Tentative Subdivision Map. The subdivision forms a street loop connecting Fulton Way from the south to the parallel Mojave Way to the north, with new residential lots along each street and a utility lot for a well site at the west.



Attachment A (continued). Proposed Tentative Subdivision Map (closer view)



Attachment A (continued). Proposed Tentative Subdivision Map (detail of residential lots)