

From: Jason Retterer [<mailto:Jason@jrgattorneys.com>]
Sent: Monday, April 5, 2021 2:19 PM
To: GeneralPlan <generalplan@hollister.ca.gov>
Cc: Paul Rovella <Paul@jrgattorneys.com>
Subject: 4.6.21 GPAC Meeting #6 Comments

Dear General Plan Advisory Committee:

Our office represents the Gomez family, who owns a 14-acre property at 1660 Buena Vista Road. We previously submitted the attached letter to Mr. Swanson on October 6, 2020 requesting that the Gomes property be included in the SOI for all the reasons set forth in that letter. On April 14, 2019, the Gomes family also sent the attached letter to the former City Manager, Bill Avera, requesting that the City take certain planning steps to include this property in the SOI.

On April 6, 2021, your committee will be discussing growth management options for the City that includes growth options for Buena Vista Road. The Gomes family strongly supports a policy option that includes an expansion of the SOI to include the Gomes property. Currently, the only option that has been presented that includes the Gomes property is Option 4, which is depicted one of the figures that was include in Appendix A to the Policy Option memo prepared by Placeworks. Accordingly, the Gomes Family supports this Option, along with one of the Options (3, 4, or 5) for the Buena Vista Road/North Gateway Planning Area that includes an expansion of the SOI in this area.

We appreciate the Committee's consideration of these written comments.

Best regards,

Jason Retterer
Partner



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immediately contact Jason Retterer at (831) 269-7127 or jason@jrgattorneys.com and immediately delete the electronic transmission.

1660 Buena Vista Road
Hollister, CA 95023
lucygomes@yahoo.com
831-637-3189

April 4, 2019

Bill Avera
City Manager, City of Hollister
365 Fifth St
Hollister, CA 95023

Dear Mr. Avera,

I own the property at 1660 Buena Vista Rd, APN 019-110-032-0, and I would like this property to be included in the city Sphere of Influence. I understand you are in the process of reviewing your General Plan, and updating your Sphere. My property is contiguous to the current Sphere, and the Sphere and city limit line are the same in front of my property on Buena Vista. There have been recent annexations directly east of me and my property seems the next logical step. Please consider this in your current review of the Sphere of Influence as part of your General Plan update.

For my records, I would appreciate it if you could provide an acknowledgement of this request – email is fine. Please include me on any notifications for public meetings on the topic of the review of the Sphere of Influence.

Sincerely,



Lucy Gomes
Gomes Family Trust

Attch: Site Plan



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October 6, 2020

Via E-Mail

Bryan.Swanson@hollister.ca.gov

Mr. Bryan Swanson
Director of Development Services
Old City Hall
339 Fifth Street
Hollister, CA 95023

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Re: General Plan Update 2040 – Gomes Request for Inclusion in Sphere of Influence

Dear Bryan:

Our office represents Maria Gomes, who owns an approximately 14-acre parcel at 1660 Buena Vista Road (Assessor's Parcel Number 019-110-032) ("Gomes Property"). The Gomes Property is in unincorporated San Benito County, but within the City of Hollister's "Planning Area" that is currently defined in the 2005 General Plan. The City's General Plan designates the Gomes Property for low density residential (1 – 8 dwelling units/acre) development. The Gomes Property is next door to the Gonzalez property, which was within the City's Sphere of Influence until the San Benito LAFCO officially approved the property for annexation into the City on June 11, 2020. In fact, a portion of the Gomes Property use to be a part of the Gonzalez property until the County approved a lot line adjustment between the two properties in 1994. The Gomes Property is also located just north of the City's current City limits, which runs along the centerline of Buena Vista Road and extends west to around Beresini Lane.

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On April 4, 2019, Ms. Gomes sent a letter to Bill Avera, the City Manager at the time, requesting that the City take the requisite planning steps to include her property within the City's Sphere of Influence. We understand that the City is currently embarking on an update to the City's General Plan, which provides an ideal opportunity for the City to evaluate the City's current Sphere of Influence and identify opportunities to expand the Sphere into existing unincorporated County areas where infrastructure and services are either readily available or easily expanded to accommodate potential development. As the City's explained in its "Plan for Providing Services" to the Gonzalez Property, which is next door to the Gomes Property, the City has adopted impact fees and connection fees to cover the costs of providing police, fire, general government, sewer, water, storm drain

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SALINAS MONTEREY HOLLISTER PASO ROBLES KING CITY WATSONVILLE

Mr. Bryan Swanson
October 6, 2020
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services, parks and recreation and other services and that new development won't lead to a demand for additional personnel. The Plan noted that the City's new wastewater treatment 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. Water service for the area is provided by an existing water main that is located in the right of way of Buena Vista Road, which runs along the southern boundary of the Gomes Property. Accordingly, there should be no issue establishing that the requisite public services are available to accommodate this relatively small expansion of the City's SOI along Buena Vista.

We appreciate the City's consideration of Ms. Gomes' request for her property to be included in the City's SOI as part of the City's update to its General Plan. This property is currently one of the several properties located along the north side of Buena Vista that is identified as a potential future growth area for the City on Map 6 of the Land Use and Community Development Element of the General Plan. As growth has already started to occur in the area immediately adjacent to the Gomes property, the Gomes property would be a logical extension of this growth.

Please confirm receipt of Ms. Gomes' request and include our office on the public distribution list for future notices relating to the Hollister General Plan Update 2040 process, including General Plan Advisory Committee meetings and any other public meetings. In addition, if there is some other mechanism for making formal requests for inclusion in the SOI in conjunction with the General Plan Update 2040, please let me know.

Best Regards,

JRG ATTORNEYS AT LAW



Jason S. Retterer

JSR/pr

cc: Mayor Ignacio Velazquez
Councilmember Rolan Resendiz
Planning Commissioner David Huboi
Brett Miller