



STAFF REPORT
HOLLISTER CITY COUNCIL
MEETING DATE: October 20, 2025
REPORT # Will auto populate once assigned

AGENDA ITEM: A RESOLUTION OF APPLICATION REQUESTING THE LOCAL AGENCY FORMATION COMMISSION OF SAN BENITO COUNTY (LAFCO) TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY OF THE PARCEL IDENTIFIED AS APN 020-100-014 (1285 MCCRAY STREET)

DEPARTMENT: Community Development
DEPARTMENT HEAD: Rod Powell, Assistant City Manager
STAFF CONTACT: Eva Kelly, Planning Manager

RECOMMENDED ACTION: Upon approval of Prezone 2025-1, staff recommends adoption of a resolution requesting LAFCO to initiate proceedings for the annexation of the parcel located at 1285 McCray Street (APN 020-100-014). If the ordinance approving Prezone 2025-1 is not adopted, staff recommends denial of this resolution.

DISCUSSION: At the regular meeting of October 6, 2025, the City Council held a public hearing to consider the introduction of an ordinance to prezone for future annexation the property located at 1285 McCray Street, further identified as San Benito County Assessor Parcel Number 020-100-014 (Prezone 2025-1). The ordinance will prezone the 0.25-acre property into the General Commercial (GC) Zoning District. Following the hearing, the City Council introduced the Ordinance and scheduled the second reading and adoption of the ordinance for the October 20, 2025 regular meeting.

Upon adoption of the rezoning ordinance at the same meeting, this resolution will authorize staff to apply for annexation to the Local Agency Formation Commission (LAFCO) on behalf of the City and will request the annexation proceedings to be initiated.

FISCAL IMPACT: The current LAFCO application fees for the annexation of a single parcel are \$1,500 plus \$1,000 surveyor deposit. Application fees will be paid by the property owner.

PREVIOUS COUNCIL OR COMMISSION ACTION:

- 10/15/2024 Purchase and Sale of Surplus Real Property and Joint Escrow Instructions Agreement entered for the adjacent property
- 08/28/2025 Planning Commission adopted Resolution 2025-21 recommending approval of PZ 2025-1
- 10/6/2025 City Council first reading of Ordinance for PZ 2025-1

CEQA: The annexation of the subject property is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines. The authorization

to submit an application to LAFCO itself is not a project subject to CEQA.

ATTACHMENTS:

1. Resolution of Application