



COUNTY OF SAN BENITO
PLANNING & BUILDING INSPECTION SERVICES

3224 Southside Road
Hollister, CA 95023
e-mail: sbcplan@planning.co.san-benito.ca.us

Phone: 831-637-5313
Fax: 831-637-5334

TO: Members of the General Plan Advisory Committee
FROM: Michael Kelly, Associate Planner, and Art Henriques, Director of Planning
DATE: December 10, 2009
RE: **Update on Draft Background Report Work, General Plan Budget, and Schedule**

Planning Staff is presently reviewing an administrative draft of the General Plan Update Background Report, part of Stage 2 (Existing Conditions) of the Update. The Committee will receive this document in early 2010. Staff is also reviewing the Update's budget and work schedule with the Board of Supervisors.

Staff has received and is reviewing administrative drafts of the following chapters of the Background Report:

- Chapter 1 Introduction This chapter describes the purpose and organization of the General Plan and provides an overview of what a General Plan is, why it is prepared, and why it is important. This chapter also provides an overview of the purpose, organization, and format of the General Plan Background Report.
- Chapter 2 Economics This chapter describes the demographic and economic characteristics of San Benito County and its surrounding region. This analysis uses statistics from/for the Association of Monterey Bay Area Governments (AMBAG) region, neighboring Santa Clara County, and the state for a comparative analysis. These points of reference provide important comparisons and perspectives to highlight important qualities of San Benito County. Regional demographic information is used to identify trends and changes in the makeup, composition, and ultimately, the demands of San Benito County's future population and workforce. Finally, this chapter assesses market demand for future land uses in San Benito County.
- Chapter 3 Land Use This chapter reviews the present (2009) context for land use planning in San Benito County. It describes how land in the unincorporated areas of the county is currently (2009) used and assesses the potential for additional development based on the existing General Plan. It includes a discussion of existing land uses and land use policies and regulations and is based upon both a detailed land use inventory (using information furnished by the San Benito County Geographic Information System and the San Benito County Assessor's database) and a review of current planning documents prepared by the County and other local, regional, State and Federal agencies.
- Chapter 4 Agriculture This chapter examines agriculture in San Benito County including the effects of urban growth, trends in farm numbers and size, commodity market values, and other related topics.
- Chapter 6 Circulation This chapter describes the existing transportation and circulation network in San Benito County, including existing street and highway systems, transit systems, airports, railroads, and bicycle and pedestrian routes.¹

¹ The introductory sentences from each chapter.

Additional chapters are being developed in the near future including input from a to-be-hired environmental consultant working on the General Plan Update:

- Chapter 5 – Housing
- Chapter 7 – Public Services and Utilities
- Chapter 8 – Natural Resources
- Chapter 9 – Scenic Resources
- Chapter 10 – Recreation and Cultural Resources
- Chapter 11 – Safety
- Chapter 12 – Climate Change
- Chapter 13 – Noise

County Staff and the General Plan consultant have also discussed modifications to the Update schedule and budget. The modifications would involve condensing tasks in order to save time and would also take into account costs for the Update’s environmental impact report (EIR). The Board of Supervisors will review these modifications at its meeting of December 15.