



COUNTY OF SAN BENITO
PLANNING & BUILDING INSPECTION SERVICES

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TO: Members of the General Plan Advisory Committee
FROM: Michael Kelly, Associate Planner, and Art Henriques, Director of Planning
DATE: December 10, 2009
RE: **Review of Draft Criteria for Considering Private Proposals During the General Plan Update**

At its October 29 meeting, the Committee discussed criteria for determining how and whether to include private project proposals in the General Plan Update. Planning Staff and the General Plan consultant composed a set of criteria for determining which projects could potentially be considered for inclusion in the Update. The Committee gave a mixed response to the criteria, with concerns on whether the Committee should review individual projects and whether the Update should include private projects at all. A motion was introduced to declare that the Committee would not review private proposals in the Update. However, the motion failed despite a 6-4 in its favor because of a technicality requiring a majority of members (eight members) to approve the motion.

Concerns in favor of including private proposals as part of the Update included preventing excessive amendments to the General Plan shortly after adoption, considering private projects' possible longer-term effects on the County and its infrastructure, and identifying opportunities for economic development that do not presently exist. Concerns against including private proposals included the slowing and complicating of the Update, reduced attention to the general needs of the County in favor of low-level specifics, the granting of "giveaways" to private developers, a hastening of development, and effects on property owners whose land uses might be made nonconforming. Additional detail is included in the draft minutes for the October 29 GPAC meeting.

The Committee may wish to take action again on the draft criteria, such as:

1. Voting on the same motion again.
2. Voting on a motion to recommend that the Board of Supervisors consider the criteria request further.
3. As a group, declining further comment on private project proposals.

The draft criteria presented to the Committee on October 29 were the following:

- Residential projects
 - On sites that
 1. are within an Area of Special Study and
 2. have an available connection to (or "will-serve" letter for) public water and wastewater service providers.
 - On infill sites, or areas of unincorporated County "islands" surrounded by the City of Hollister.
- Commercial projects
 - On sites at an intersection of State highways or arterials.
- Industrial projects
 - On sites that are
 1. along State highways, arterials, collectors, or railways and
 2. within proximity to existing industrial uses.
- Large projects
 - Projects that trigger the procedures of the Potential Residential Growth Increase (PRGI) program
- Other projects
 - On built-out areas of Agricultural Productive (AP) land use that are clearly not suitable for future agricultural uses.