



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
DATE: June 3, 2010
RE: **2035 Vision and Guiding Principles**

At the April 29 meeting, a request was made to review and reauthorize the General Plan Update (GPU) Guiding Principles, which are attached to this memo. The particular policies of concern are listed below, followed by issues raised during public comment.

Land Use and Community Character

5. Establish defined boundaries to separate cities and rural villages, using such features as agriculture buffers, greenbelts, open space, and parks.

Comment: The principle is unclear as to the purpose of separating the cities and rural villages and from what they should be separated. Should this wording be modified to state a greater intent of separating cities and villages from Prime Farmland and other rural lands of great importance?

Agriculture

8. Ensure that agriculture and agriculture-related industries remain the county's largest economic sector by protecting productive agriculture, promoting new and profitable agricultural sectors, and supporting new technologies that increase the efficiency and productivity of commodity farming.

Comment: A suggestion was made to refer to "protecting productive agricultural lands," to state more specifically how the County might ensure that agriculture remain the County's largest economic center.

Staff requests the Committee's discussion and recommendations on these and any other principles that may need attention, and Staff also requests confirmation of those principles that the Committee believes to be in their final form.