



Photo by: Rene Rodriguez

## General Plan Advisory Committee Meeting #15

October 7, 2010 | Board of Supervisors Chambers

## Meeting Objectives

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## Meeting Objectives

1. Review General Plan Update status
2. Discuss major findings from the remaining Background Report chapters
3. Discuss draft Opportunities and Challenges Report
4. Discuss and provide input on Draft Alternatives
5. Discuss upcoming Community Workshops

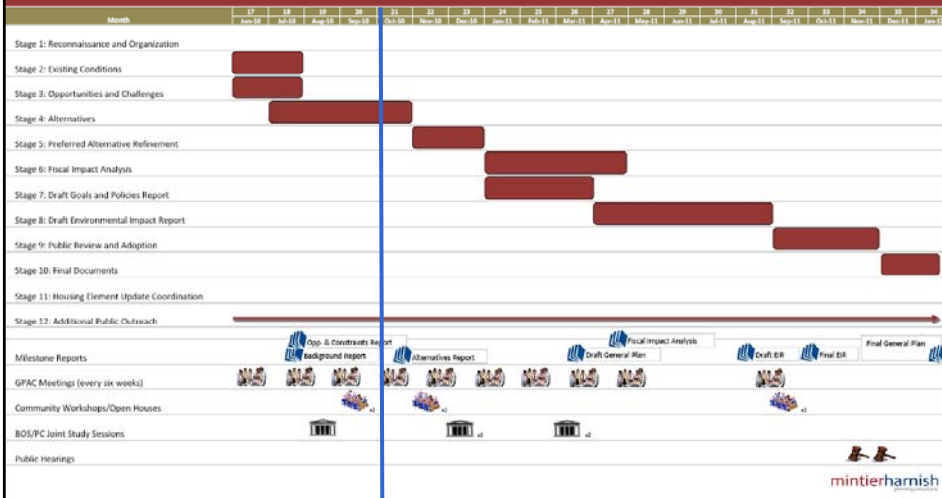


## General Plan Update Status

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# Project Schedule

San Benito County General Plan Update  
REVISED PROJECT SCHEDULE  
June 15, 2010



## Background Report Major Findings

## Background Report Major Findings

- Public Facilities and Services (Chapter 7)
- Natural Resources (Chapter 8)
- **Scenic Resources (Chapter 9)**
- **Recreation and Cultural Resources (Chapter 10)**
- Safety (Chapter 11)
- Climate Change (Chapter 12)

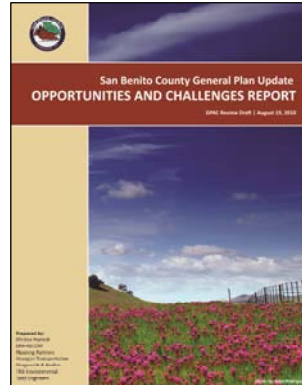


## Draft Opportunities & Challenges Report

## Draft Opportunities and Challenges Report

### Purpose

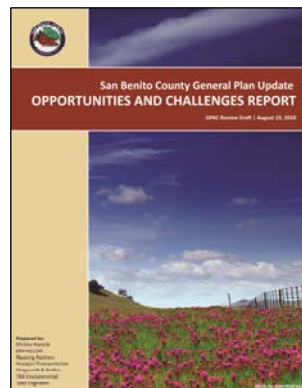
- Intended to help stimulate discussion and provide context for the preparation of the land use alternatives, and ultimately, updated General Plan goals, policies, and implementation programs.

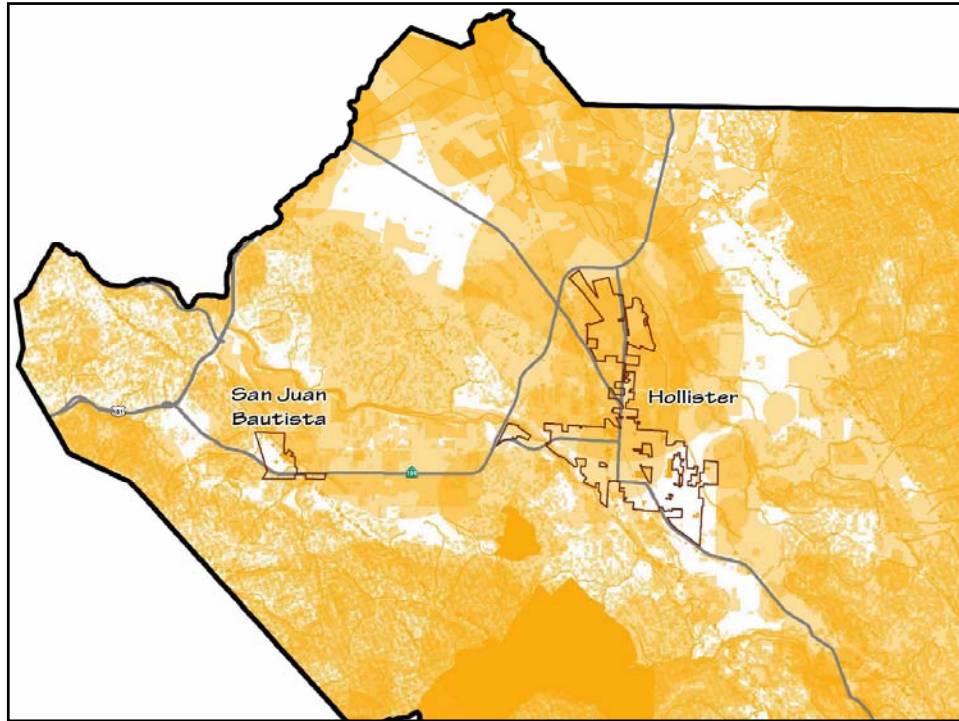


## Draft Opportunities and Challenges Report

### Organization and Content

- Section 1—Introduction
- Section 2—Constraints Analysis
- Section 3—Opportunities and Challenges





## Draft Opportunities and Challenges Report

### Opportunities and Challenges

Each opportunity and challenge is summarized based on the following three questions:

- What is the topic (definition)?
- Why is the topic important to San Benito County?
- What are some options for addressing the topic in the General Plan?



## Draft General Plan Alternatives

### Draft General Plan Alternatives

#### Alternatives Stage Objective

- To develop a base case scenario and two alternative futures for the county based on input received so far during the General Plan Update process.
- To identify potential Transfer of Development Credit (TDC) sending and receiving areas.
- To show how policy decisions will affect agricultural preservation and future growth areas.



## Draft General Plan Alternatives

### Major Assumptions

- a. Use the 2008 AMBAG forecast for population and employment
- b. Identify alternate ways to achieve the Draft 2035 Vision and Guiding Principles
- c. Focus future growth in the northern part of the county
- d. Identify ways to protect prime farmland
- e. Use the Constraints Map as a starting point for identifying preferred growth areas



## Draft General Plan Alternatives

### Key Factors used to Develop Draft Alternatives

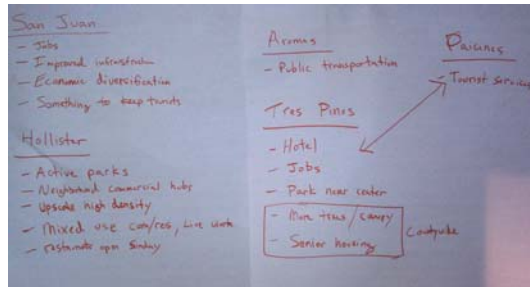
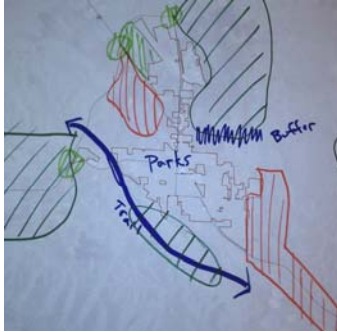
1. Agricultural preservation
2. Land use mixes and locations
3. Sustainability
4. Economic development
5. Walkability/livability
6. Rural character concepts
7. Constraints
8. Proximity to transportation corridors
9. Housing density
10. Jobs/housing balance



## Draft General Plan Alternatives

### Key Factors used to Develop Draft Alternatives *(continued)*

#### 11. GPAC input from meeting



## Draft General Plan Alternatives

### Draft Alternatives

Alternative A: Base Case Scenario

Alternative B: Regional Economic Growth and Clustered Residential

Alternative C: City-Centered Growth



## Alternative A: Base Case Scenario

### Description

- This alternative assumes no major policy changes to the existing County and city general plans. It represents what could happen on the valley floor under the “status quo.”



## Alternative A: Base Case Scenario

### Residential Growth Assumptions

- Residential ranchette (e.g., five acre lot) subdivisions are possible on land currently (2010) zoned AP or R in the San Juan and Hollister valleys. Urban density single family residential is included south and east of Hollister along the Highway 25 corridor consistent with the draft 2010 Hollister/County Housing Memorandum of Understanding (MOU).



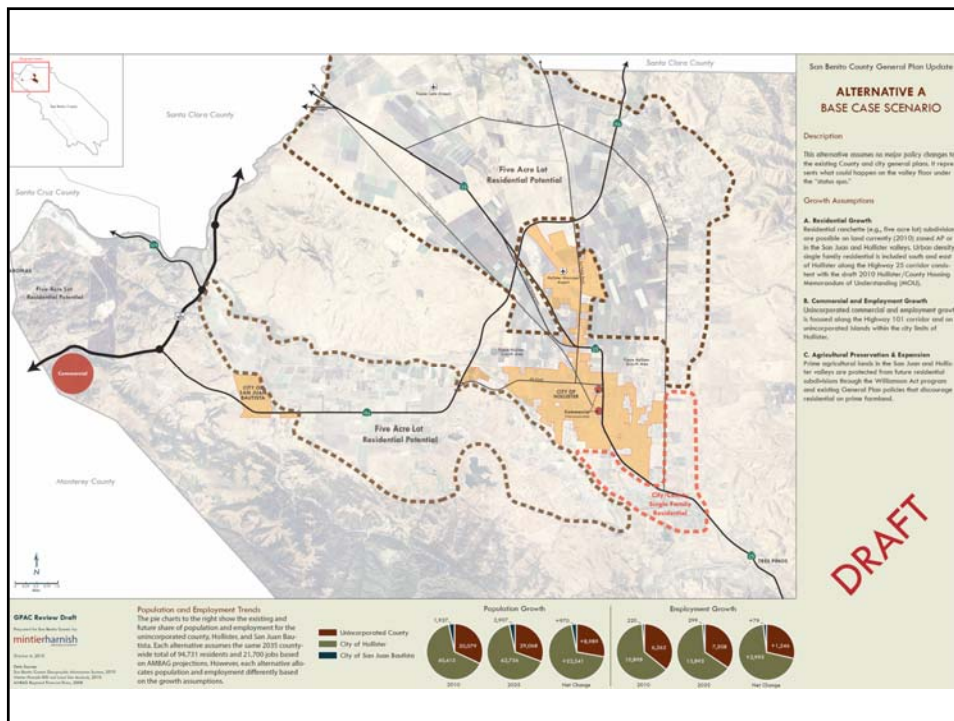
## Alternative A: Base Case Scenario

### Commercial and Employment Growth Assumptions

- Unincorporated commercial and employment growth is focused along the Highway 101 corridor and on unincorporated islands within the city limits of Hollister.

### Agricultural Preservation & Expansion Assumptions

- Prime agricultural lands in the San Juan and Hollister valleys are protected from future residential subdivisions through the Williamson Act program and existing General Plan policies that discourage residential on prime farmland.



## Alternative B: Regional Economic Growth and Clustered Residential

### Description

- This alternative allows for clustered residential development away from prime farmland in the unincorporated county. It also allows for more unincorporated regional commercial and employment growth



## Alternative B: Regional Economic Growth and Clustered Residential

### Residential Growth Assumptions

- Residential ranchettes (e.g., five acre lot) are discouraged in the unincorporated county in favor of clustered residential development in areas with few or no constraints. Urban density single family residential is included along the Highway 25 corridor south of Hollister



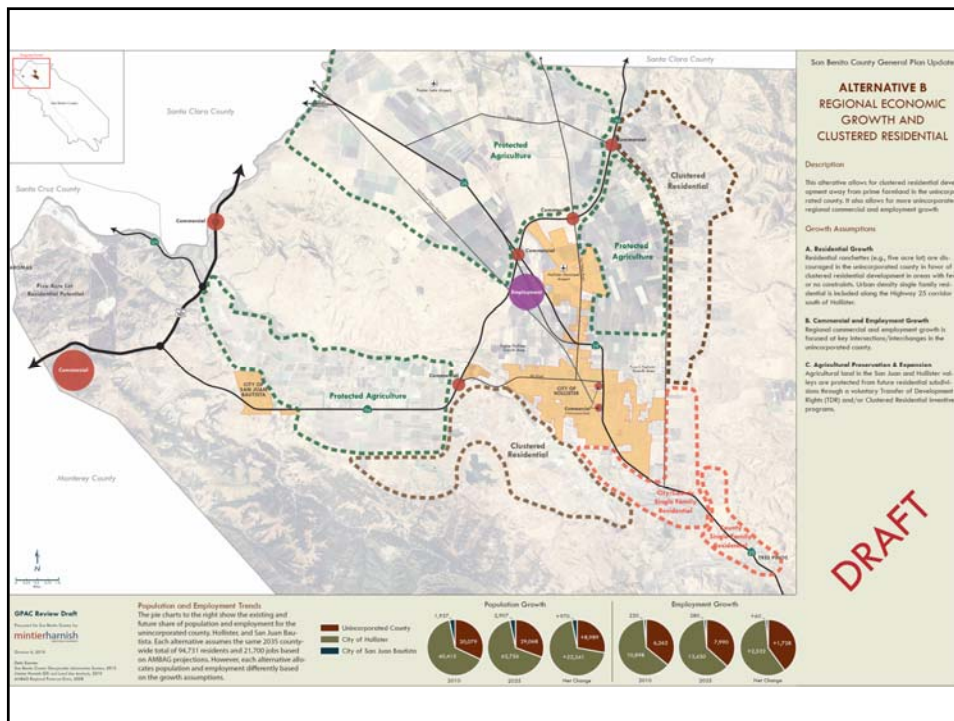
## Alternative B: Regional Economic Growth and Clustered Residential

### Commercial and Employment Growth Assumptions

- Regional commercial and employment growth is focused at key intersections/interchanges in the unincorporated county.

### Agricultural Preservation & Expansion Assumptions

- Agricultural land in the San Juan and Hollister valleys are protected from future residential subdivisions through a voluntary Transfer of Development Rights (TDR) and/or Clustered Residential incentive programs.



## Alternative C: City-Centered Growth

### Description

- This alternative allows for clustered residential development away from prime farmland in the unincorporated county. It also allows for more unincorporated regional commercial and employment growth



## Alternative C: City-Centered Growth

### Residential Growth Assumptions

- Residential ranchettes (e.g., five acre lot) are discouraged in the unincorporated county in favor of clustered residential development in areas with few or no constraints. Urban density single family residential is included along the Highway 25 corridor south of Hollister



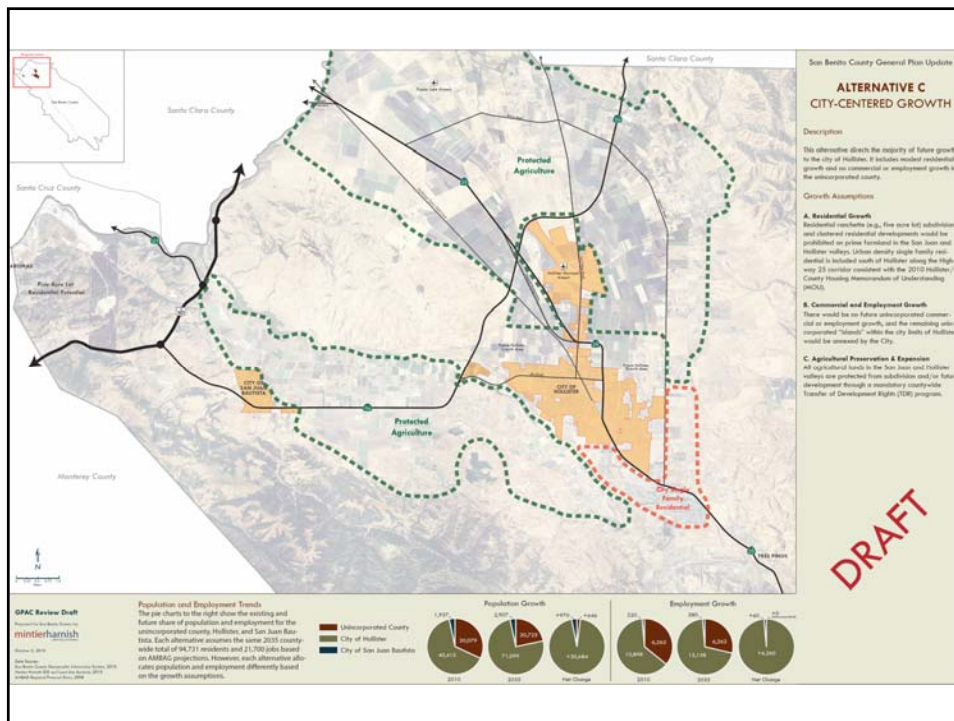
## Alternative C: City-Centered Growth

### Commercial and Employment Growth Assumptions

- Regional commercial and employment growth is focused at key intersections/interchanges in the unincorporated county.

### Agricultural Preservation & Expansion Assumptions

- Agricultural land in the San Juan and Hollister valleys are protected from future residential subdivisions through a voluntary Transfer of Development Rights (TDR) and/or Clustered Residential inventive programs.



## Draft General Plan Alternatives

### Questions for the GPAC

1. Should the Draft Alternatives focus only on the north county?
2. Do the population and employment distributions among the Draft Alternatives make sense?
3. Are the boundaries shown in the Draft Alternatives accurate?
4. Should we continue to evaluate what would need to be done to create a 2035 jobs housing balance of 1:1 or higher?
5. Are there any other major variables that should be included in the Draft Alternatives?



## Draft General Plan Alternatives

### Questions #1

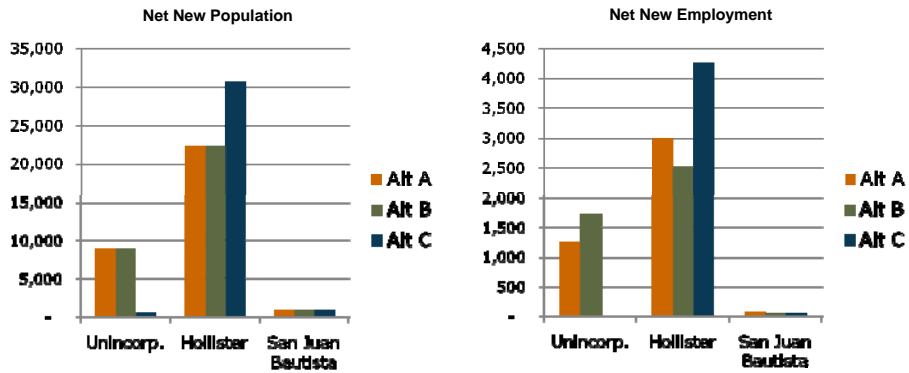
Should the Draft Alternatives focus only on the north county?



## Draft General Plan Alternatives

### Questions #2

Do the population and employment distributions among the Draft Alternatives make sense?



## Draft General Plan Alternatives

### Questions #3

Are the boundaries shown in the Draft Alternatives accurate?



### Questions #4

Should we continue to evaluate what would need to be done to create a 2035 jobs/housing ratio of 1.0 or higher? The current (2010) ratio is 0.9

Labor Force/Housing Ratio		
	2000	2010
Labor Force	25,347	25,300
Households	15,885	17,159
<b>Ratio</b>	<b>1.6</b>	<b>1.5</b>

*Sources: 2000 U.S. Census; California Department of Finance, 2010; California Employment Development Department, 2010.*

Employment Projections	2035 Employment	
	Net New	Total
AMBAG Projections (Jobs/Housing Ratio 0.7)	4,320	21,700
<b>Jobs/Housing Ratio 1.0</b>	<b>12,020</b>	<b>29,400</b>
Jobs/Housing Ratio 1.5	26,730	44,110

*Sources: AMBAG, 2008; Mintier Harnish, 2010*



### Questions #5

Are there any other major variables that should be included in the Draft Alternatives?



## Next Steps

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## Next Steps

1. Meet with the Board of Supervisors to present the 2035 Vision and Guiding Principles and the Opportunities and Challenges Report
2. Evaluate each Draft Alternative based on:
  - Rural character and livability concepts
  - Land use, population, employment, and housing characteristics
  - Transportation and circulation impacts
  - Anticipated environmental and public service impacts
3. Prepare the Draft Alternatives Report



## Next Steps

4. Meet with GPAC to discuss Draft Alternatives Report
5. Hold Community Workshops



## GPAC Meeting Schedule

### Meeting #16: December 2, 2010

1. Discuss Draft Alternatives Report
2. Discuss Community Workshops exercises
3. Discuss any remaining large policy issues that need to be addressed in the Draft 2035 General Plan





Photo by: Rene Rodriguez

## General Plan Advisory Committee Meeting #13

July 8, 2010 | Board of Supervisors Chambers