



Photo by: Rene Rodriguez

## General Plan Advisory Committee Meeting #17

February 3, 2011 | Board of Supervisors Chambers

## Meeting Objectives

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1. Review General Plan Update status
2. Discuss input from January 26<sup>th</sup> Community Workshop
3. Select a preferred alternative with modifications
4. Review next steps



## General Plan Update Status

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## General Plan Update Status

Stage	Status	Schedule
1. Reconnaissance and Organization	Completed	Feb 2009 – Apr 2009
2. Existing Conditions	Completed	Mar 2009 – Nov 2010
3. Opportunities and Challenges	Completed	Mar 2010 – Nov 2010
4. Alternatives	Completed	Jul 2010 – Dec 2010
<b>5. Preferred Alternative Selection</b>	<b>In Process</b>	<b>Jan 2011 – Mar 2011</b>
6. Fiscal Impact Assessment		Mar 2011 – Apr 2011
7. Draft Goals and Policies		Mar 2011 – Jun 2011
8. Environmental Impact Report		Apr 2011 – Sep 2011
9. Public Review and Adoption		Sep 2011 – Nov 2011
10. Final Documents		Dec 2011 – Jan 2012



## Completed Milestone Documents

- Background Report  
*(March-December 2010)*
- 2035 Vision and Guiding Principles  
*(June 2010)*
- Opportunities and Challenges Report  
*(December 2010)*
- Alternatives Report  
*(December 2010)*



## Community Workshop Input

### Community Workshop Input

- Held January 26, 2011, at Veteran's Memorial Building
- Attended by over 40 members of the community



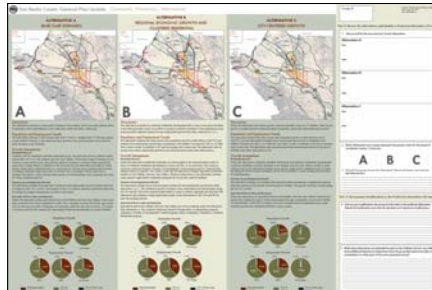
## Community Workshop Input

- Part 1 – individual questions
- Parts 2 and 3 – group exercises

This is a form titled "San Benito County General Plan Update | Community Workshop | 10 Minutes". It is labeled "Part 1: Major Policy Considerations Individual Response Sheet (10 minutes)". The form contains three numbered questions:

1. Please rank the following quality of the future in order from 1 (1 being most important) to 5 (5 being least important):
  - Availability of Transportation
  - Agricultural Preservation
  - Economic Development
  - Environmental/Open Space Protection
  - Housing Needs
  - Other: \_\_\_\_\_
2. What type of transportation or program would you like to see implemented in the county in the next 20 years in the areas of the local Plan? Write the type of transportation option and its approximate location of applicability.
3. What additional transportation options does the county need in the next 20 years? Please rank the top three most important or different types of transportation (e.g., transit, toll, bicycle paths, etc.). Please rank the type of transportation option and its approximate location of applicability.

At the bottom right, it says "March 16, 2011".



## Part 1 Individual Questions

This is a form titled "San Benito County General Plan Update | Community Workshop | 10 Minutes". It is labeled "Part 1: Major Policy Considerations Individual Response Sheet (10 minutes)". The form contains three numbered questions:

1. Please rank the following quality of the future in order from 1 (1 being most important) to 5 (5 being least important):
  - Availability of Transportation
  - Agricultural Preservation
  - Economic Development
  - Environmental/Open Space Protection
  - Housing Needs
  - Other: \_\_\_\_\_
2. What type of transportation or program would you like to see implemented in the county in the next 20 years in the areas of the local Plan? Write the type of transportation option and its approximate location of applicability.
3. What additional transportation options does the county need in the next 20 years? Please rank the top three most important or different types of transportation (e.g., transit, toll, bicycle paths, etc.). Please rank the type of transportation option and its approximate location of applicability.

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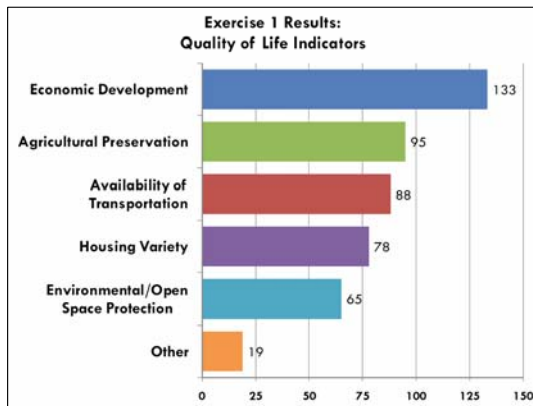
## Part 1 Results

### Question 1

Participants were asked to rank quality of life factors in order of importance for San Benito County, “1” being least important and “5” being most important.



## Part 1 Results



The “other” responses listed included:

- Highway 156 expansion
- Transportation infrastructure (i.e., more roadways)
- Respect freedom of property owners
- Recreational attractiveness
- Economic alternatives from recreation and healthy development
- Arts and culture, cemetery, public library
- Recreation/health
- Maintaining a desirable living/working community
- YMCA



## Part 1 Results

### Question 2

Participants were asked to identify which types of recreation they would like to see expanded in the county in the future.



## Part 1 Results

### Question 2 Responses

- Trails for hiking, walking, horses, and biking throughout the northern part of the county that connect neighborhoods, schools, and shopping districts
- Eco-tourism and agri-tourism in the Panoche Valley and along the Highway 25 corridor
- YMCA
- Swimming pools, ball fields, and activities for youth



## Part 1 Results

### Question 2 Responses *(continued)*

- Riverwalks/river parkways
- Picnic areas
- Fishing, shooting ranges, and other outdoor sports activities
- Water recreation
- Casino in south county by solar farm



## Part 1 Results

### Question 3

Participants were asked to identify additional transportation options the county needs in the next 25 years.



## Part 1 Results

### Question 3 Responses – Roadways

- Improve/maintain existing highways/roadways
- Create new roadways close to commercial and residential development
- Expand Highways 25 and 156 to four lanes, add carpool lanes
- Do not create more roads on current agricultural land
- Create off-highway options
- Improve roads to transport agricultural products
- Create larger arterials



## Part 1 Results

### Question 3 Responses – Bicycle/Pedestrian/Trails

- Provide more bike paths
- Expand sidewalks to towns, parks, etc.
- Create an equestrian trail in Hollister Hills
- Create bicycle lanes/hiking paths on major roads (Highway 25, Santa Ana Valley Road) and along existing rail lines



## Part 1 Results

### Question 3 Responses – Transit

- Create alternatives to one-person automobiles
- Expand public transportation
- Provide more frequent bus service, electric buses
- Provide commuter rail to Santa Clara County, Monterey County, and the Bay Area (including Downtown S.F.)
- Create commuter rail stations in Hollister, San Juan Bautista, Ridgemark, and Tres Pinos
- Provide light rail between Hollister and San Juan Bautista
- Create a bus transit to Gilroy
- Eliminate mass transit



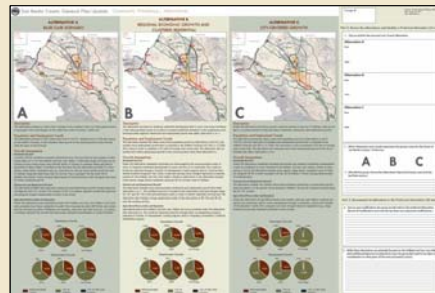
## Part 1 Results

### Question 3 Responses – Other

- Provide services for high school students in unincorporated areas
- Provide a weekly shuttle service to Hollister for elderly to get to town
- Don't need rail, bike, or transit
- Improve airport
- Provide electric car charging stations
- Improve all transportation means that add to the diversity of income levels and generation



## Parts 2 and 3 Group Questions



### Part 2 Questions

1. Discuss and list the pros and cons of each alternative.
2. Identify which Alternative most closely represents the group's vision for the future of San Benito County.
3. Describe why the group choose that Alternative.

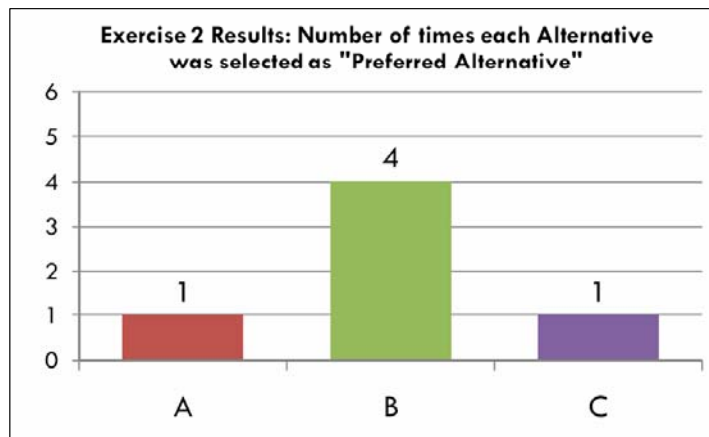


### Part 3 Questions

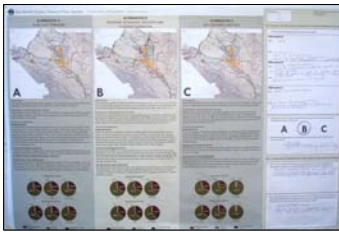
4. Describe any modifications the group would make to the preferred Alternative.
5. Identify additional features/considerations that need to be taken into consideration in other parts of the unincorporated county (central/south county).



### Parts 2 and 3 Results



## Group #1 Responses



Alternative selected = B

Top reasons for choosing this alternative:

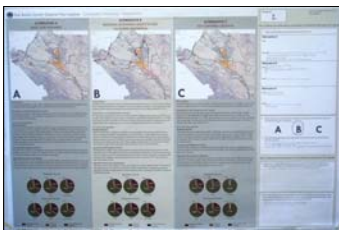
- Flexibility
- Sustainability
- Method to voluntarily preserve agriculture

Recommended modifications:

- Expand residential cluster area south and west
- Village in residential area will be more sustainable if it includes retail components



## Group #2 Responses



Alternative selected = B

Top reasons for choosing this alternative:

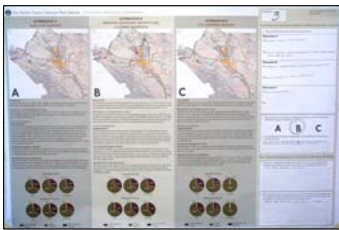
- Encourages growth in more appropriate areas
- More strongly preserves agriculture
- Encourages more economic growth at appropriate locations

Recommended modifications:

- Consider cluster residential in other locations



## Group #3 Responses



Alternative selected = B

Top reasons for choosing this alternative:

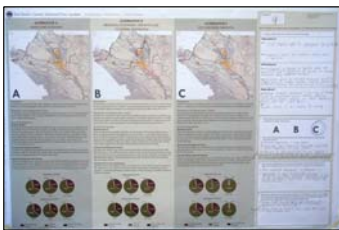
- Good starting point (still needs revisions)
- Good commercial locations at transportation points
- Clustered housing away from prime agricultural land

Recommended modifications:

- More southern commercial
- More mixed-use



## Group #4 Responses



Alternative selected = C

Top reasons for choosing this alternative:

- Preserves agriculture and open space
- Encourages new industry of sustainable agriculture while supporting eco- and agri-tourism
- Preserves our agricultural and “old west” identity to be promoted and developed for new revenue avenues
- Directs residential development towards existing infrastructure



## Group #4 Responses *(continued)*

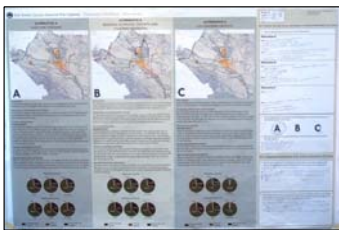


### Recommended modifications:

- More commercial development
- Opportunities to engage through-traffic on major thoroughfares (e.g., Highways 101 and 156) (e.g., gas stations, restaurants, truck stops) as well as agricultural industrial
- An abattoir (meat processing plant) on a small scale would benefit the county as well



## Group #5 Responses



### Alternative selected = A

### Top reasons for choosing this alternative:

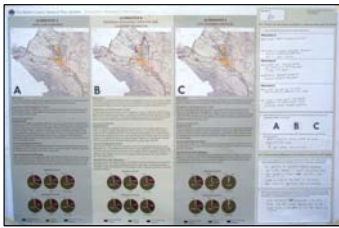
- Increased lifestyle choices
- Less commercial and status quo
- Safeguards green on hills
- Protects privacy

### Recommended modifications:

- Ability to split to smaller acreages
- No TDC (several in group do not advocate TDCs because of potential for lack of freedom)
- Keep future decisions in the hands of elected officials, not non-government organizations



## Group #6 Responses



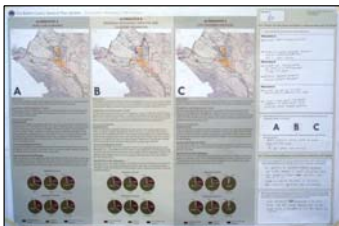
Alternative selected = B

Top reasons for choosing this alternative:

- Highest potential for economic growth and protects prime agricultural areas
- The other options were terrible



## Group #6 Responses *(continued)*



Recommended modifications:

- More opportunity for commercial, residential development
- Need to take advantage of airport, Highway 156, and train tracks
- Allow commercial/residential near these areas – take out of agriculture
- Develop an intermodal train station at the intersection of Highways 156 and 25
- More recreational opportunities – the river parkway



## Additional Features in other Parts of the County

- Expand residential clusters
- Consider transportation corridors when land use decisions are made
- Decrease density of south county
- Slow traffic through Tres Pinos
- Additional east-west corridor
- Increase Highway 25 to four lanes
- County should be encouraging and promoting wine areas (i.e., Cieniga Rd.) (e.g., sustainable agriculture, ecotourism)
- Consumers and tourist should be informed about what food and wine is being produced here



## Additional Features in other Parts of the County

- Development of recreation activities in southern county (e.g., Pinnacles, BLM, RCD)
- Commercial in appropriate locations at intersections or target locations
- Protection of airport as a priority
- Likes county in green – wants to keep but not have protection
- Loosen restrictions for economic development in the county
- Promote wine trail, including temporary housing for visitors
- Promote turnouts on thoroughfares to assist farm vehicles and equipment



## Follow-Up Question

- Alternative C shows 9,590 new dwelling units in Hollister by 2035
- This amount represents 58 percent of the city's residential holding capacity

Hollister Residential Holding Capacity		
Residential Type	Units per Acre	Potential Units
Low-Density	1-8	6,867
Medium-Density	8-12	2,130
High-Density	12-35	5,304
Mixed-Use	25-40	2,080
<b>TOTAL</b>		<b>16,381</b>

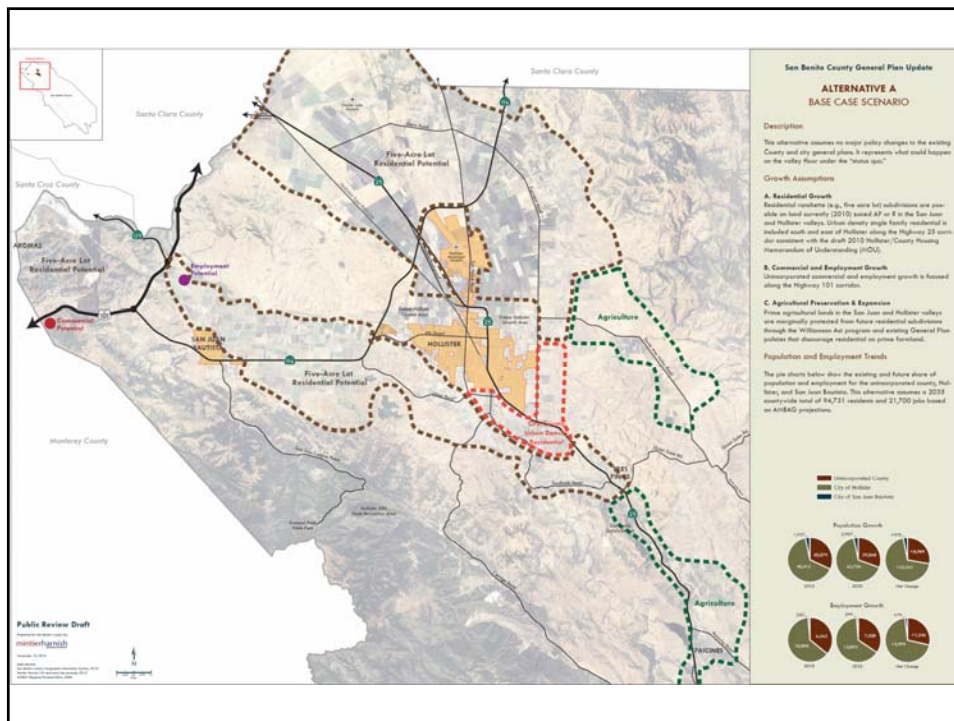
Source: City of Hollister Housing Element, adopted 2005

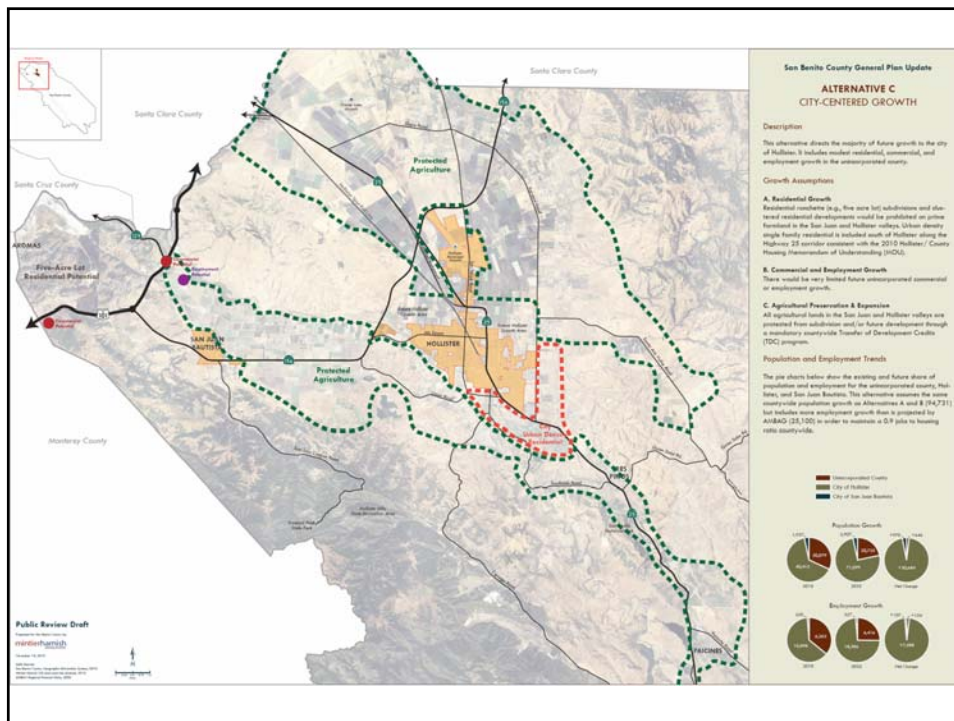
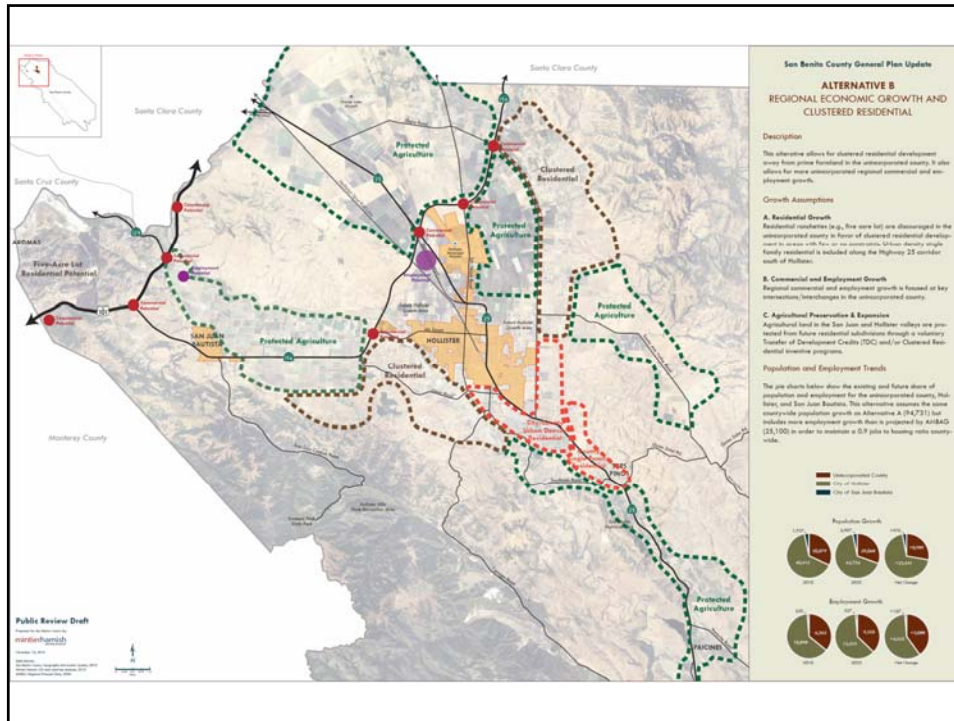


## Preferred Alternative Selection

## Preferred Alternative Selection

1. Discuss the pros and cons of each alternative.
2. Select one of the three Alternatives as the GPAC Preferred Alternative.
3. Identify any modifications the GPAC would like to make to the Preferred Alternative.
4. Identify additional features/considerations that need to be included in the General Plan for other parts of the county (central/south county).





## Next Steps

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## Next Steps

1. Publish Community Workshop summary
2. Present summary and GPAC preferred alternative to the Planning Commission and Board of Supervisors in a joint study session
3. Solicit direction from the PC/BOS on a preferred alternative





Photo by: Rene Rodriguez

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