

Planning Commission Recommendations April 13, 2011

General Plan Advisory Committee Preferred Policy Alternative

Description

The GPAC selected this alternative as their Preferred Policy Alternative during their February 17, 2011, meeting. This alternative is similar to Alternative B that was presented in the Alternatives Report (December 2010), however it has been modified to reflect public input received during Community Workshop #4 (January 26, 2011) and additional input received by the GPAC.

This alternative was selected because it protects productive farmland in the Hollister and San Juan Valleys, identifies appropriate areas for clustered/village residential development, and promotes unincorporated commercial and employment growth near key highway interchanges and intersections.

Population and Employment Trends

This alternative assumes the same countywide 2035 population growth as the AMBAG Forecast (94,731), but includes more employment growth than is projected in the AMBAG Forecast (25,100 vs. 21,700). This was done in order to promote economic development, reduce out-of-county commuter trips, and maintain a 0.9 jobs-to-housing ratio countywide. This alternative also allocates more future commercial and employment growth to the unincorporated county than is anticipated in the AMBAG forecast. The pie charts below show how future population and employment would be distributed between the unincorporated county, city of Hollister, and city of San Juan Bautista.

Growth Assumptions

Residential Growth

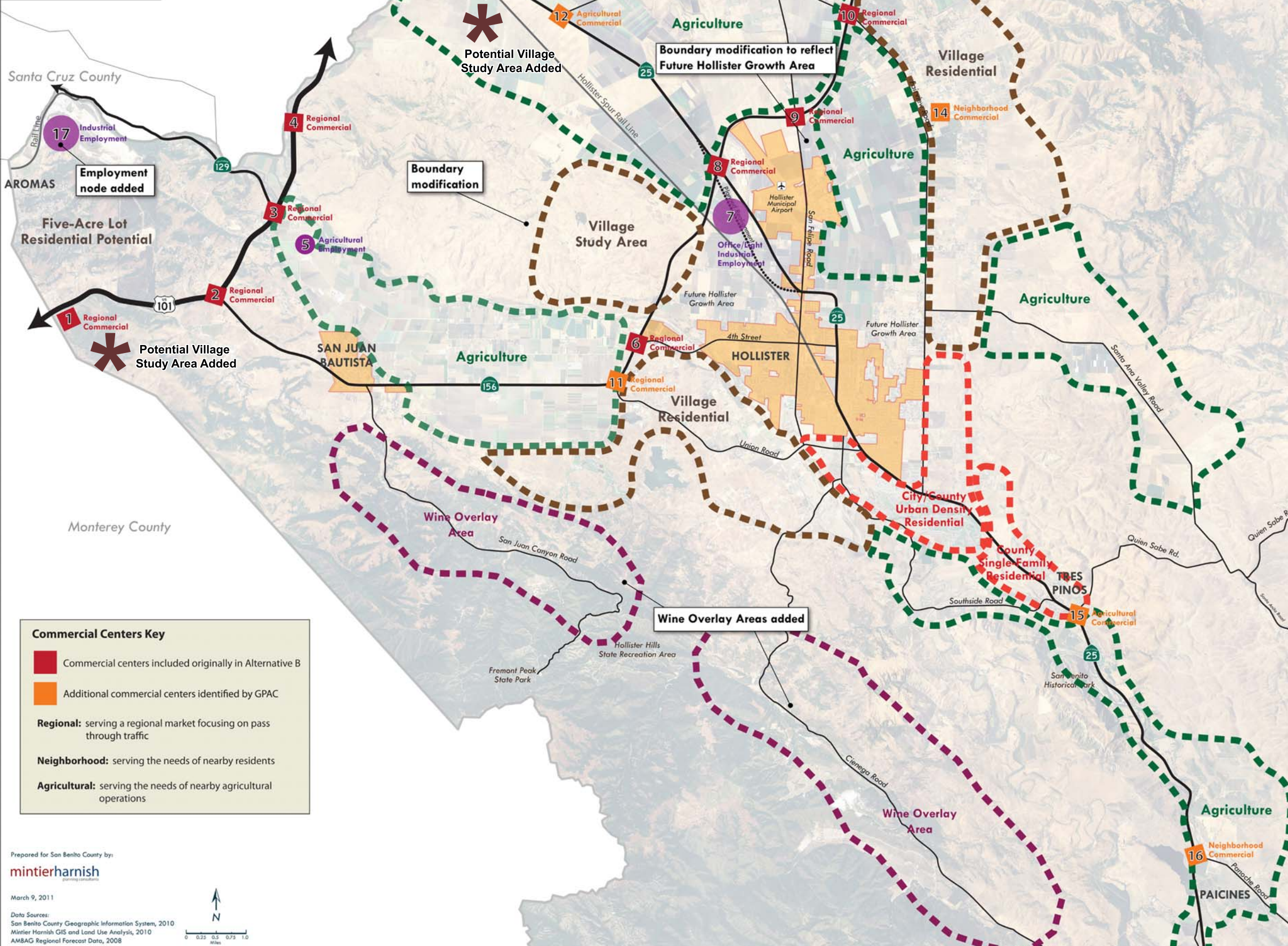
Under this alternative five acre residential subdivisions would be discouraged on productive farmland in the unincorporated county in favor of clustered/village residential development in areas with few constraints. This would primarily be achieved through a Transfer of Development Credit program and/or Clustered Residential incentive programs. The County would also adopt more restrictive agriculture protection policies for the Hollister and San Juan Valleys. This alternative also includes urban density single-family residential along the SR 25 corridor south of Hollister.

Commercial and Employment Growth

This alternative promotes more unincorporated commercial and employment growth than is anticipated in the AMBAG forecast. The purpose of this is to attract regional-serving commercial uses at key highway interchanges and intersections along US 101, SR 156, and SR 25; attract general commercial uses in areas convenient for county residents; and attract agricultural-serving commercial uses near productive farmland. This alternative also includes a large employment center at the intersection of SR 156 and SR 25 near the existing rail line.

Agricultural Preservation and Expansion

This alternative would establish greater protection for productive agricultural land in the Hollister and San Juan Valleys than the existing General Plan. This would ultimately be achieved by either redesignating/rezoning property, using a Transfer of Development Credits program, and/or adopting a mandatory Clustered Residential program.



Commercial Centers Key

- Commercial centers included originally in Alternative B
- Additional commercial centers identified by GPAC
- Regional:** serving a regional market focusing on pass through traffic
- Neighborhood:** serving the needs of nearby residents
- Agricultural:** serving the needs of nearby agricultural operations

