



Photo by: Rene Rodriguez

## General Plan Advisory Committee Meeting #13

July 8, 2010 | Board of Supervisors Chambers

### Tonight's Agenda

1. Meeting Objectives
2. Project Update
3. GPAC Tasks
4. Next Steps



## Meeting Objectives

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### Meeting Objectives

1. Review General Plan Update status
2. Confirm GPAC Policy Subcommittee input
3. Discuss AMBAG Blueprint Process and relationship to County General Plan
4. Discuss countywide constraints, issues, and opportunities
5. Discuss General Plan alternatives process





## Project Update

1. Draft Background Report progress
2. Draft Opportunities and Constraints report progress
3. Upcoming community workshops



## GPAC Subcommittee Report

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## AMBAG Blueprint Process

### AMBAG Blueprint

- The Blueprint process will develop a Preferred 2035 Growth Scenario intended to minimize vehicular emissions and vehicle-miles traveled.
- This scenario would not be binding but would become part of the tri-County Metropolitan Transportation Plan.
- The project is voluntarily, and includes San Benito County and other participating jurisdictions from across the AMBAG region.



# AMBAG Blueprint



**Status:**

- Visioning workshops (May-June)
- Online preference survey
- Data/maps



# AMBAG Blueprint

Where do Hollister and San Juan Bautista residents work?

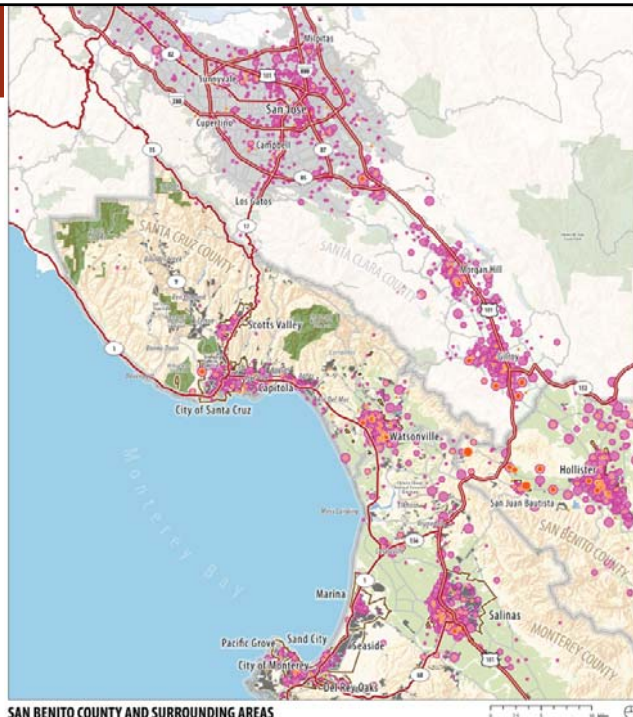
2008 US Census Data

**Legend**

- City of Hollister Residents**
- 1 to 2 employees
  - 3 to 5 employees
  - 6 or more employees

- City of San Juan Bautista Residents**
- 1 to 2 employees
  - 3 to 5 employees
  - 6 or more employees

- Limited Access
- Highway
- Major Road
- City Boundaries
- County Boundaries
- Urban and Built-Up Land
- Farmland
- Local, State and National Parks



SAN BENITO COUNTY AND SURROUNDING AREAS

## AMBAG Blueprint

### City of Hollister

<i>Share of Jobs by City/Place</i>	<i>Distance to Hollister</i>		
Hollister	4,005	29%	0-4 miles
Gilroy	1,243	9%	16 miles
Salinas	760	6%	32 miles
San Jose	744	5%	47 miles
Morgan Hill	532	4%	26 miles
Watsonville	394	3%	26 miles
Santa Cruz	187	1%	45 miles
Monterey	184	1%	40 miles
San Francisco	146	1%	95 miles
Prunedale	126	1%	20 miles
All Other Locations	5,551	40%	

### City of San Juan Bautista

<i>Share of Jobs by City/Place</i>	<i>Distance to SJB</i>		
Hollister	47	9%	8 miles
Salinas	46	9%	17 miles
Watsonville	39	7%	16 miles
Gilroy	36	7%	15 miles
San Jose	35	7%	45 miles
Morgan Hill	18	3%	25 miles
Aromas	11	2%	10 miles
Santa Cruz	10	2%	35 miles
Monterey	10	2%	33 miles
Sunnyvale	9	2%	55 miles
All Other Locations	268	51%	



## GPAC Discussion: Identifying Constraints

## What are Constraints?



**Physical Constraints.** Physical constraints are the most easily identifiable limitations to development. While most physical constraints are not absolute, they pose major safety risks or significantly increase the cost to develop land. Physically constrained lands often have value in that they may provide habitat for endangered species, offer access to open spaces and views, or preserve historic resources.



**Regulatory Constraints.** Federal and State laws and regulations limit development (or make it cost prohibitive) and require significant mitigation to offset development impacts (e.g., wetland and endangered species protection). Local regulations constrain development in areas that pose a threat to the safety and well-being of residents.



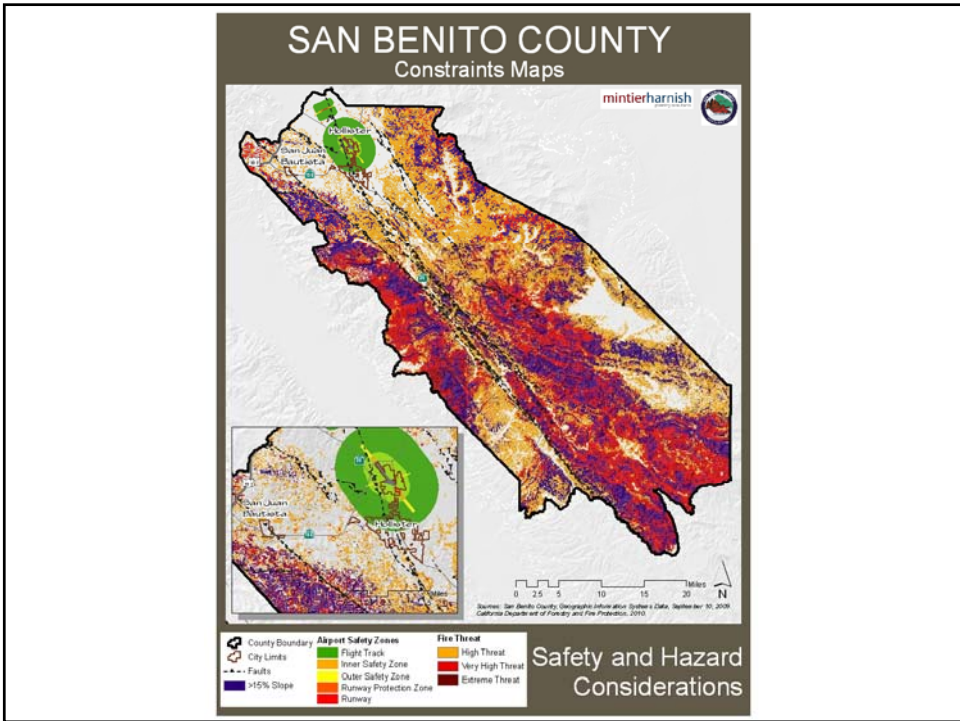
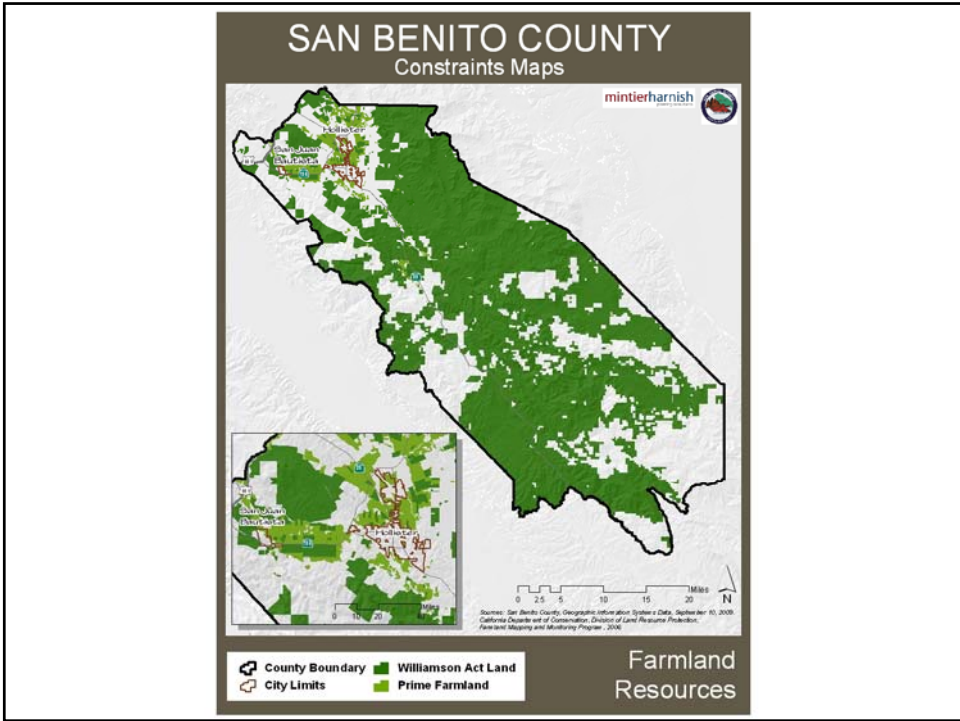
**Policy Considerations.** Issues for consideration when planning for new development are often addressed through local policy. The degree to which these may limit development depends on the terms of those policies.

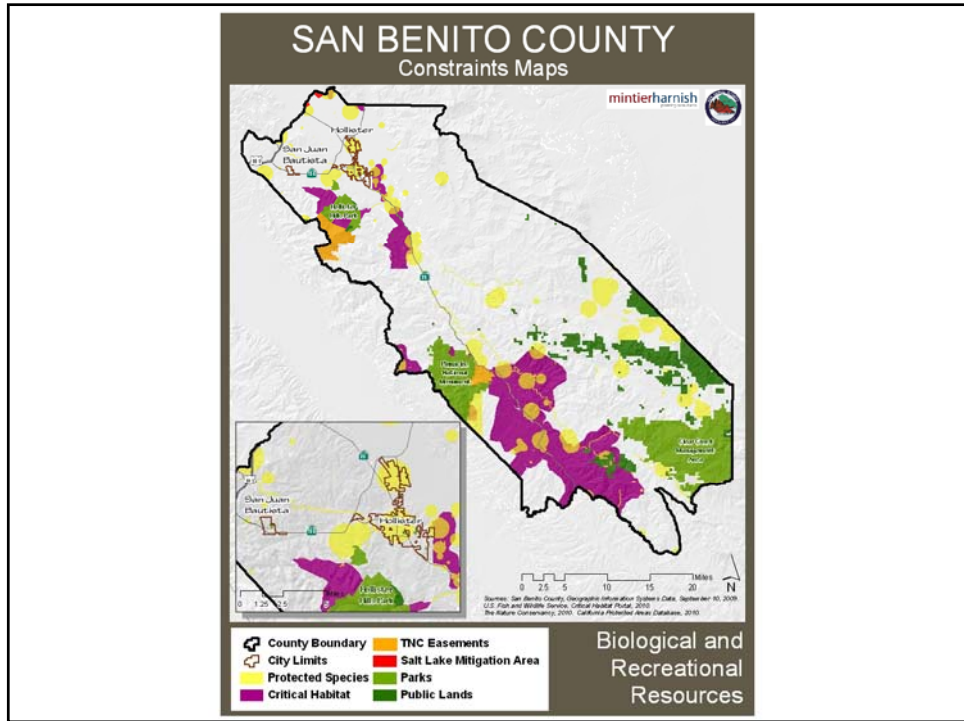
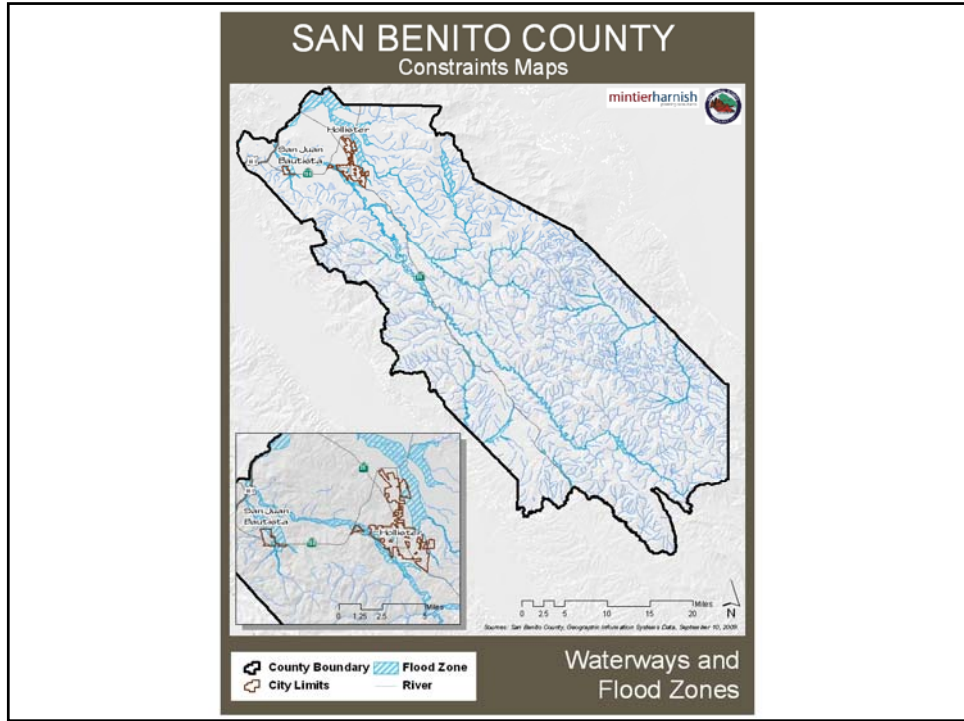


## GPAC Input (June 3, 2010)

	Physical Constraints	Regulatory Constraints	Policy Considerations
Moderate	Railroad rights-of-way Utility transmission lines Solid waste landfills	Williamson Act parcels Oak woodlands	Agriculture/farming operations Scenic resources Transportation access/capacity Sherriff and fire services Publically-owned land Five-acre residential ranchettes
Significant	Water supply Steep slope	FEMA 200-year floodplain Wetland and vernal pools Endangered and threatened species Cultural and historic resources Fire hazard areas Airport safety zones	Prime farmland Aggregate resources areas Groundwater recharge areas Groundwater overdraft Noise
Severe	San Andreas Fault Asbestos Rivers, lakes, and streams Reservoirs	FEMA 100-year floodplain Agricultural easements Conservation easements	Infrastructure capacity







## General Plan Alternatives Process

### General Plan Alternatives Process

- In coordination with the GPAC, County staff and the Consultants will prepare and evaluate three General Plan alternatives.
- This will include an existing conditions alternative (i.e., what would happen if there was no change to the existing General Plan) and two new alternatives.



## General Plan Alternatives Process

- Alternatives will examine different possible approaches to accommodating future change (development, economic growth, agricultural preservation, environmental protection).
- Alternatives will be developed based on some established constants, such as future AMBAG population projections.
- Alternatives will look at different ways of achieving the draft 2035 Vision and Guiding Principles developed by the GPAC.



## General Plan Alternatives Process

- Additional factors used to develop alternatives will include:
  1. Agricultural preservation
  2. Land use mixes and locations
  3. Sustainability
  4. Economic development
  5. Walkability/livability
  6. Rural character concepts
  7. Constraints



## General Plan Alternatives Process

1. GPAC Question: What other variables should be used to help develop alternatives?



## Next Steps

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## Next Steps

1. Draft Opportunities and Challenges Report
2. Remaining Background Report sections
3. Upcoming GPAC meetings



## Remaining Background Report Chapters

- Ch. 7: Public Facilities and Services
- Ch. 8: Natural Resources
- Ch. 9: Scenic Resources
- Ch. 10: Recreation and Cultural Resources
- Ch. 11: Safety
- Ch. 12: Climate Change

### Tentative Schedule

**Released for GPAC review:**  
August 19, 2010

**Discussion at GPAC meeting:**  
September 2, 2010



## GPAC Meeting Schedule

### GPAC Meeting #14: September 2

1. Confirm Policy Subcommittee input
2. Discuss remaining Background Report chapters
3. Confirm Issues and Constraints Report
4. Conduct an alternatives mapping exercise
5. Discuss upcoming community workshops



## GPAC Meeting Schedule

### GPAC Meeting #15: October 7

1. Discuss workshop results and summary
2. Discuss preliminary draft alternatives concepts

### GPAC Meeting #16: December 2

1. Discuss draft alternatives





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