

COUNTY OF SAN BENITO RESOURCE MANAGEMENT AGENCY



Information Only

TO: Board of Supervisors
FROM: Brent C. Barnes, AICP, Director
DATE: April 26, 2016
SUBJECT: General Plan Implementation

General Background

On April 5th, 2016, the Board and Planning Commission met in joint session to discuss priorities and strategies for implementing the 2035 General Plan. At that meeting, staff presented a matrix that lists the 90+ “actionable” policies from the Plan. After discussion, Supervisors and Commissioners were asked to “vote” for the policies that they thought were of highest priority. Each member was give 5 “sticky dots” in each of three different colors representing “highest importance”, “next highest”, and “high” priorities. By extension, policies that did not receive “votes” would be considered of lower priority, but are obviously still important in advancing a comprehensive community development program.

I’ve attached a couple of tables that summarize the voting from the Board/Commission. These are the “top 23” (don’t ask – it was a natural break) vote getters. On the first page, the left column indicates the number of “highest importance” votes the activity got. The second column shows the total weighted score for the item from all of the votes. (Weight of 3 for “highest importance”, 2 for “next highest”, 1 for “high”.)

The second page reorganizes that same list into functional groups.

Obviously, there are other important things stemming from the General Plan that are not on the list, there are “behind the scenes” things that build the foundation for some of these “important” items, and there are natural before-after workflow relationships. Staff is looking at relationships between the tasks and beginning to map out a tentative work plan for addressing these items (and others) over the coming year.

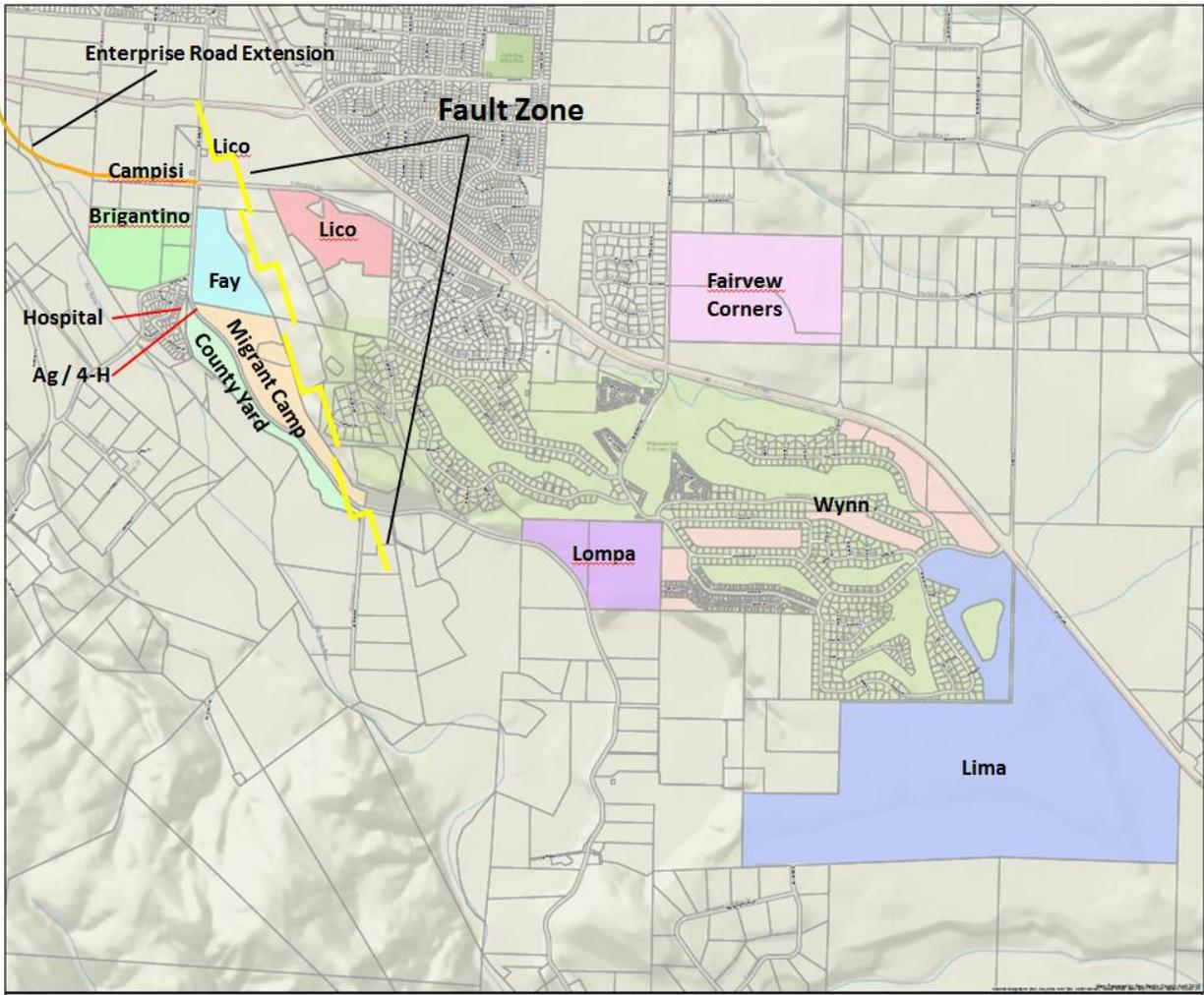
On the Ground

Of course, how these priorities play out for real development projects is a core element of Plan implementation. At present, there is one “hot” area that is seeing a lot of developer interest (Map A), and there is one similar area that staff anticipates will become ripe for development due to infrastructure systems presently under construction (Map B). Neither of these areas has received the comprehensive planning attention necessary to ensure appropriate, sustainable community development. Fundamental issues relating to circulation (roadway systems, motorized and active transport systems), parks (size, location, operation and maintenance), and schools (need, size, location) need to be addressed.

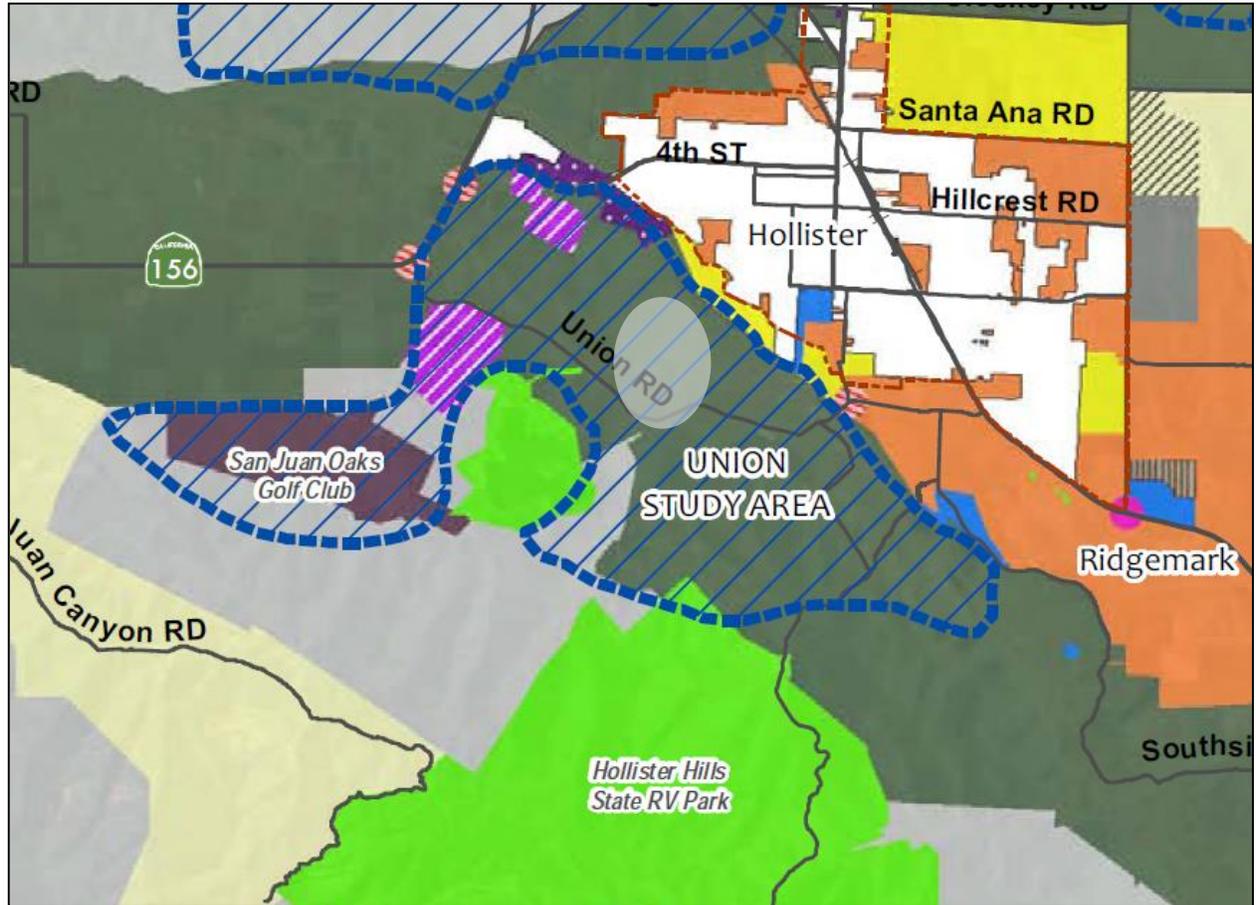
Recommendation

This item is for discussion only.

Map A – Southside “Area of Interest”



MAP B – Riverside Road / Union Heights



#1's	Score	Task Description
8	26	Zone for a Variety of Housing Types, Densities and Prices
3	16	Wine/Hospitality Combining District
2	14	Trails Master Plan
4	12	Development Review & Streamlining Process
1	12	Recreational Venues Plan
3	11	LOS --> VMT Standard
2	9	Economic Development Strategy Adoption
1	9	Parks & Recreation Master Plan Update
2	8	Update CEQA Guidelines
1	8	Ordinance Consistency
1	7	Transportation Systems Management Plan
1	7	Landfill Capacity Management Plan
2	6	Business Incubators
1	6	GP Maintenance Impact Fee
1	6	Develop Appropriate Solutions for Farmworker Housing
0	6	Zone Map Update
1	6	Economic Development Marketing Program
1	6	Events & Festivals Plan
0	6	Truck Route System Plan & Regulations
1	5	County-City Revenue Agreement
1	5	Provide Emergency Housing
1	5	Union Community Study Area Specific Plan
1	5	Public Facilities Master Plan

Housing	
26	Zone for a Variety of Housing Types, Densities and Prices
6	Develop Appropriate Solutions for Farmworker Housing
5	Provide Emergency Housing
Economic Development	
16	Wine/Hospitality Combining District
9	Economic Development Strategy Adoption
6	Business Incubators
6	Economic Development Marketing Program
Circulation	
11	LOS --> VMT Standard
7	Transportation Systems Management Plan
6	Truck Route System Plan & Regulations
Parks & Recreation	
14	Trails Master Plan
12	Recreational Venues Plan
9	Parks & Recreation Master Plan Update
6	Events & Festivals Plan
Planning & Development Review	
12	Development Review & Streamlining Process
8	Ordinance Consistency
6	GP Maintenance Impact Fee
6	Zone Map Update
5	County-City Revenue Agreement
5	Union Community Study Area Specific Plan
5	Public Facilities Master Plan
Other	
8	Update CEQA Guidelines
7	Landfill Capacity Management Plan