

## County Counsel Ballot Title and Summary

### Elections Code § 9105

INITIATIVE TO AMEND THE SAN BENITO COUNTY GENERAL PLAN TO REMOVE COMMERCIAL REGIONAL AND THOROUGHFARE NODE DESIGNATIONS AND TO REQUIRE VOTER APPROVAL FOR FUTURE GENERAL PLAN AMENDMENTS RE-DESIGNATING AGRICULTURAL, RANGELANDS, OR RURAL LANDS TO OTHER USES

The proposed initiative would amend the San Benito County General Plan Land Use Element to remove areas identified in 2015 for potential commercial development from the General Plan's land use maps and text known as "commercial nodes" that were designated, "to promote commercial uses on strategic unincorporated parcels in order to accommodate commercial demand, promote economic development, and increase revenue."

Four "Commercial Regional" nodes located along Highway 101 near Betabel Road, Highway 129, Livestock 101, and San Juan Road would be removed. Under the General Plan, uses could include "shopping centers, truck and automobile stations, tourist-serving commercial uses, and hotels/motels," subject to design review.

Nine "Commercial Thoroughfare" nodes, designated "to provide commercial services for motorists... to capture pass-through traffic and allow for commercial uses that serve the agricultural and rural unincorporated community," would be removed. Under the General Plan, uses could include small shopping centers, truck and automobile stations, and tourist-serving commercial uses at the following intersections:

Highway 25	Shore Road; Tres Pinos
Highway 156	Fairview Road Union Road San Felipe Road Highway 25 156B (San Juan Hollister Road)
Shore Road	San Felipe Road
Union Road	San Benito Street

Absent a General Plan amendment, future commercial development in the unincorporated area of the County would be limited to the three existing 'Commercial Neighborhood' nodes at Fairview Road and Fallon Road; Highway 25 and Fairview Road; and Highway 25 at Paicines, as well as existing "Commercial Neighborhood" designated land in Aromas, Paicines, and Tres Pinos; three Specific Plan areas in the County; and areas designated for residential mixed use.

The initiative would also require voter approval through December 31, 2050 for any County General Plan amendment that would re-designate land designated Agricultural, Rangeland, or Rural in the unincorporated County to any use other than open space, parks, or public facilities (excluding landfills). Voter approval would be necessary for general plan amendments to implement the four designated New Community Study Areas: Bolsa, Fairview, San Juan, or Union.

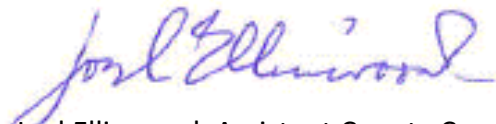
Where such voter approval would be required, it would be in addition to the state law requirements for General Plan amendments, which include compliance with the California Environmental Quality Act, public notice, and public hearings conducted by the Planning Commission and the Board of Supervisors.

A limited exception to the voter approval requirement is provided for re-designation of land for development of low and very low income housing following specified procedures if the Board of Supervisors finds that:

- The land area will not exceed the minimum necessary to comply with state law
- The development is immediately adjacent to existing compatible development and can be provided with all public services
- The development meets the highest priority need for which the County is not in compliance with state law
- No other existing residentially designated land is available to feasibly accommodate the proposed development

The initiative includes additional implementing language and savings clauses.

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