

Exhibit B

2035 General Plan Errata

The text on p. 3-9 of the General Plan Update is revised as follows:

LU-1.1 Countywide Development

The County shall focus future development in areas around cities where infrastructure and public services are available, within existing unincorporated communities, and within a limited number of new communities, provided they meet the requirements of goal section LU-7 and demonstrate a fiscally neutral or positive impact on the County and any special districts that provide services to the project. (RDR)

The text on p. 3-10 of the General Plan Update is revised as follows:

Commercial and Mixed-Use Development

Historically residential growth in San Benito County has outpaced commercial and mixed-use growth. The County desires to promote commercial uses on strategic unincorporated parcels in order to accommodate commercial demand, promote economic development, and increase revenue. The focus of this goal section is to identify types and areas for future commercial and mixed-use development. Figure 3-5 shows the locations. Table 3-1 describes the land use designations, and Appendix A defines the new commercial nodes. ~~See Figure 3-5, New Commercial Node Development.~~ (Note: see Section 4: Economic Development Element for policies related to countywide economic growth and diversifications, winery expansion, and new business promotion.)

Figure 3-2 on Page 3-12 of the General Plan Update is revised as follows:

Figure 3-2 has been revised to change “San Juan Reservoir” to “San Justo Reservoir”. The revised Figure 3-2 is attached.

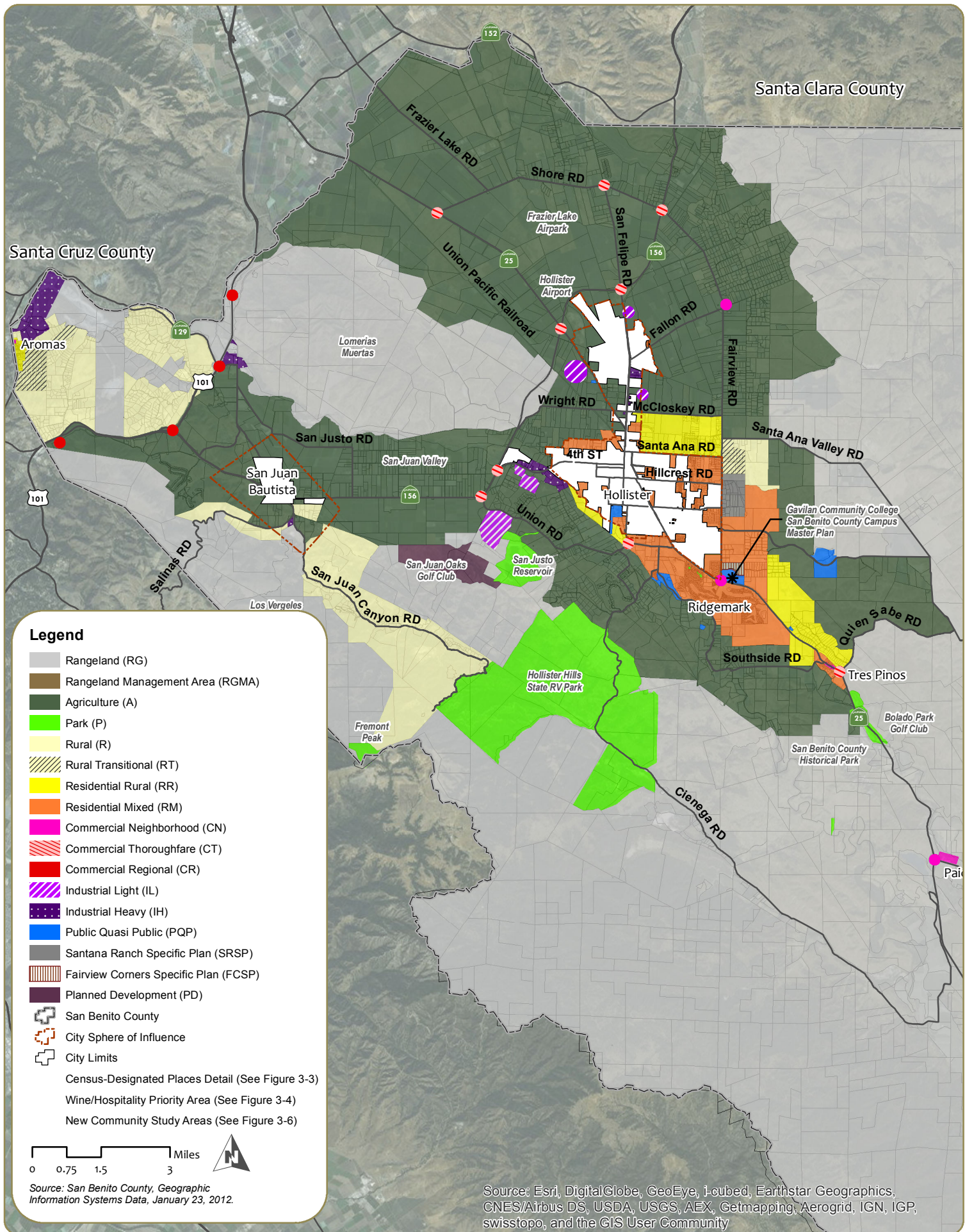


Figure 3-2
Land Use Diagram (North County Detail)

The text on p. 3-16 of the General Plan Update is revised as follows:

Policy LU-3.10 Agricultural Land Mitigation

If new development permanently converts Prime Farmland that is Class 1 soil to non-agricultural uses, the County shall encourage project applicants to preserve up to an equal number of Prime Farmland acres (i.e. up to a 1:1 ratio) either on- or off-site. An applicant may pay an in lieu mitigation fee(s) for some or all of that mitigation the converted Prime Farmland that is designated Class 1 soils to non-agricultural uses as agreed in a development agreement. The funds collected shall be used for agricultural protection and/or affiliated programs within San Benito County. Further, the County shall work with the City of San Juan Bautista and the City of Hollister to encourage them to adopt a similar agricultural conversion mitigation ratio.

The text on p. 3-17 of the General Plan Update is revised as follows:

Policy LU-3.11 Williamson Act Contracts Non-Renewal on Small Parcels

For parcels not operated as part of a larger farming operation, tThe County shall consider not renewing current Williamson Act contracts on small parcels that are not devoted to commercial agriculture.

Policy LU-3.15 Williamson Act Minimum Parcel Size

For parcels not operating as part of a larger farming operation, the County shall encourage larger parcel size minimums (40 or more acres) and/or evidence of commercial agricultural use for entering new Williamson Act contracts.

Figure 3-4 on Page 3-18 of the General Plan Update is revised as follows:

Figure 3-4 has been revised to expand the northern boundary of the Wine/Hospitality Priority Area..

The revised Figure 3-4 is attached.

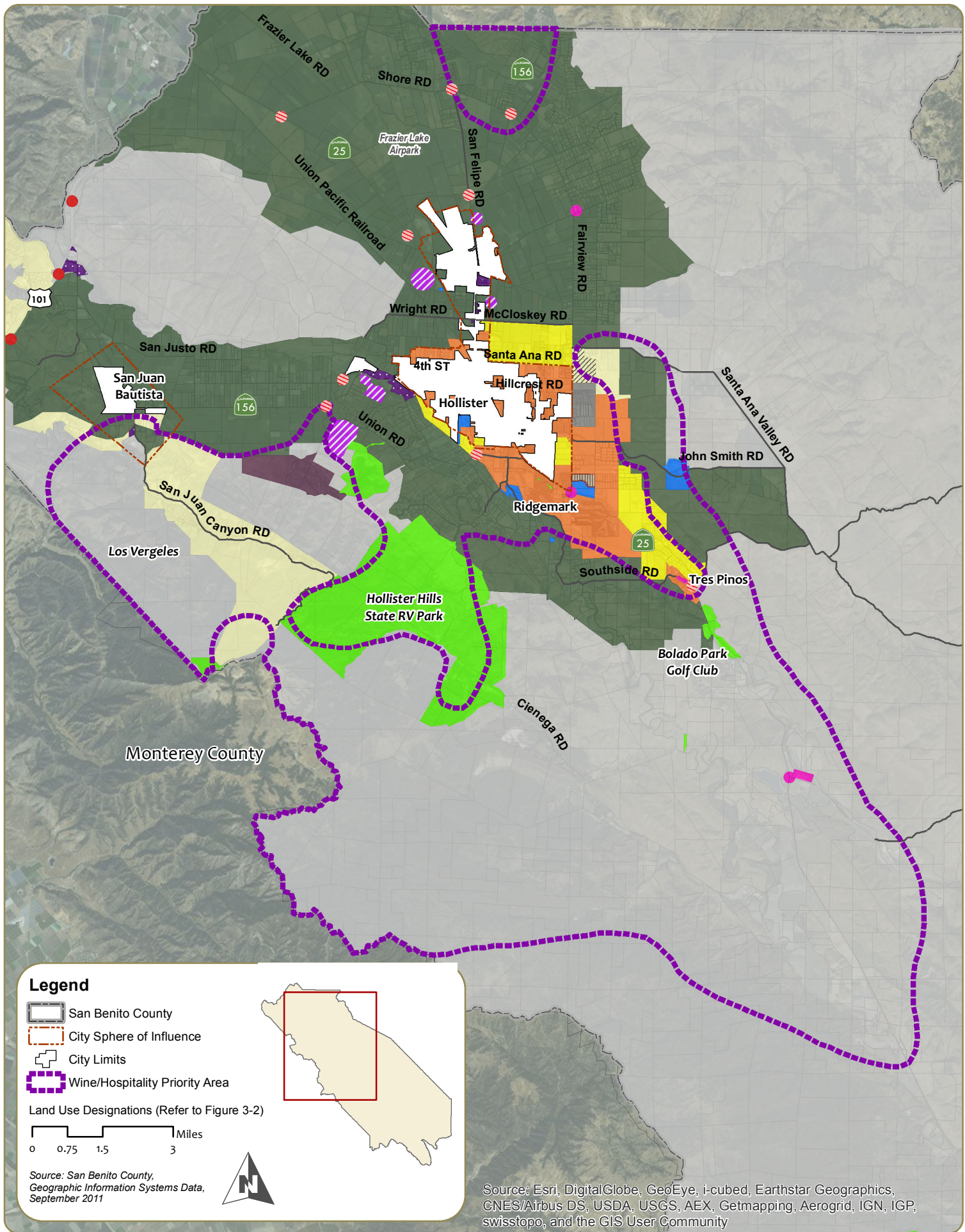


Figure 3-4
Wine/Hospitality Priority Area

The text on p. 3-20 of the General Plan Update is revised as follows:

LU-5.1 New Commercial Neighborhood Nodes

The County shall encourage new Commercial Neighborhood (CN) nodes, as shown on the Land Use Diagram, so long as they are located within a reasonable walking distance of a community, are centrally located to serve an unincorporated community that is lacking neighborhood commercial services, or where the need for expanded neighborhood commercial services can be demonstrated. The County shall encourage neighborhood commercial uses to connect to residential uses along transit corridors and bicycle and pedestrian paths, as appropriate to the context, and include appropriate transit, bicycle, and pedestrian facilities. ~~Figure 3-5 shows the locations, Table 3-1 describes the land use designation, and Appendix A, Glossary defines “Centralized Commercial Node Development”.~~ (RDR)

LU-5.2 New Commercial Thoroughfare Nodes

The County shall encourage new Commercial Thoroughfare (CT) nodes, as shown on the Land Use Diagram, serving travelers and tourists along state routes. The County shall require these uses to have adequate public services, be compatible with surrounding land uses, and respect the scenic character of the county. ~~Figure 3-5 shows the locations, Table 3-1 describes the land use designation, and Appendix A, Glossary defines “Centralized Commercial Node Development”.~~ (RDR)

LU-5.3 New Commercial Regional Nodes

The County shall encourage new Commercial Regional (CR) nodes to be located at or near existing or future highway interchanges, major intersections, and along existing or future transit facilities. The County shall also encourage additional access to new regional commercial centers through bicycle and pedestrian connections from residential uses as appropriate to the context. ~~Figure 3-5 shows the locations, Table 3-1 describes the land use designation, and Appendix A, Glossary defines “Centralized Commercial Node Development”.~~ (RDR)

LU-5.5 Strip Commercial

The County shall discourage the creation of new strip commercial developments (e.g., non-cohesive commercial fronting a major arterial or state highway) in favor of centralized commercial node development that is located in the commercial nodes identified on the Land Use Diagram (~~Figures 3-1, 3-2, and 3-5~~), and in Policies LU-5.1 to LU-5.3. (RDR)

Figure 3-5 on Page 3-22 of the General Plan Update is revised as follows:

Figure 3-5 has been revised to change “San Juan Reservoir” to “San Justo Reservoir”. The revised Figure 3-5 is attached.

The text on p. 3-31 of the General Plan Update is revised as follows:

- f. A **Water Supply Analysis–Assessment** that demonstrates access to adequate existing and future water supply for the project.

The text on p. 3-32 of the General Plan Update is revised as follows:

LU-5.1 New Commercial Neighborhood Nodes

Policy LU-8.10 New Community Connectivity Requirements

To support integrated land use planning that fosters connectivity between land uses and the circulation system in New Communities, the County shall encourage the following parameters to reduce barriers to connectivity:

1. Limit the use of fences and walls around New Communities or Planned Developments, or public thoroughfares that create barriers for multi-modal travel and an integrated circulation system;
2. Design parking areas near mixed-use, multi-family, and other high-density housing planned developments to be well-connected, and to accommodate pedestrian routes, as appropriate to the context;
3. Provide multiple access points (roadways, bicycle paths through cul-de-sacs) for multi-modal types of transportation (vehicular, bicycle, pedestrian) so that the new communities are well-connected and provide a comprehensive network of traffic without undue concentration;
4. Discourage sound walls within New Communities and instead encourage other design solutions to address noise issues, that may include traffic distribution across a well-connected and configured network, narrower roadways, and traffic calming measures, as appropriate to the context; and

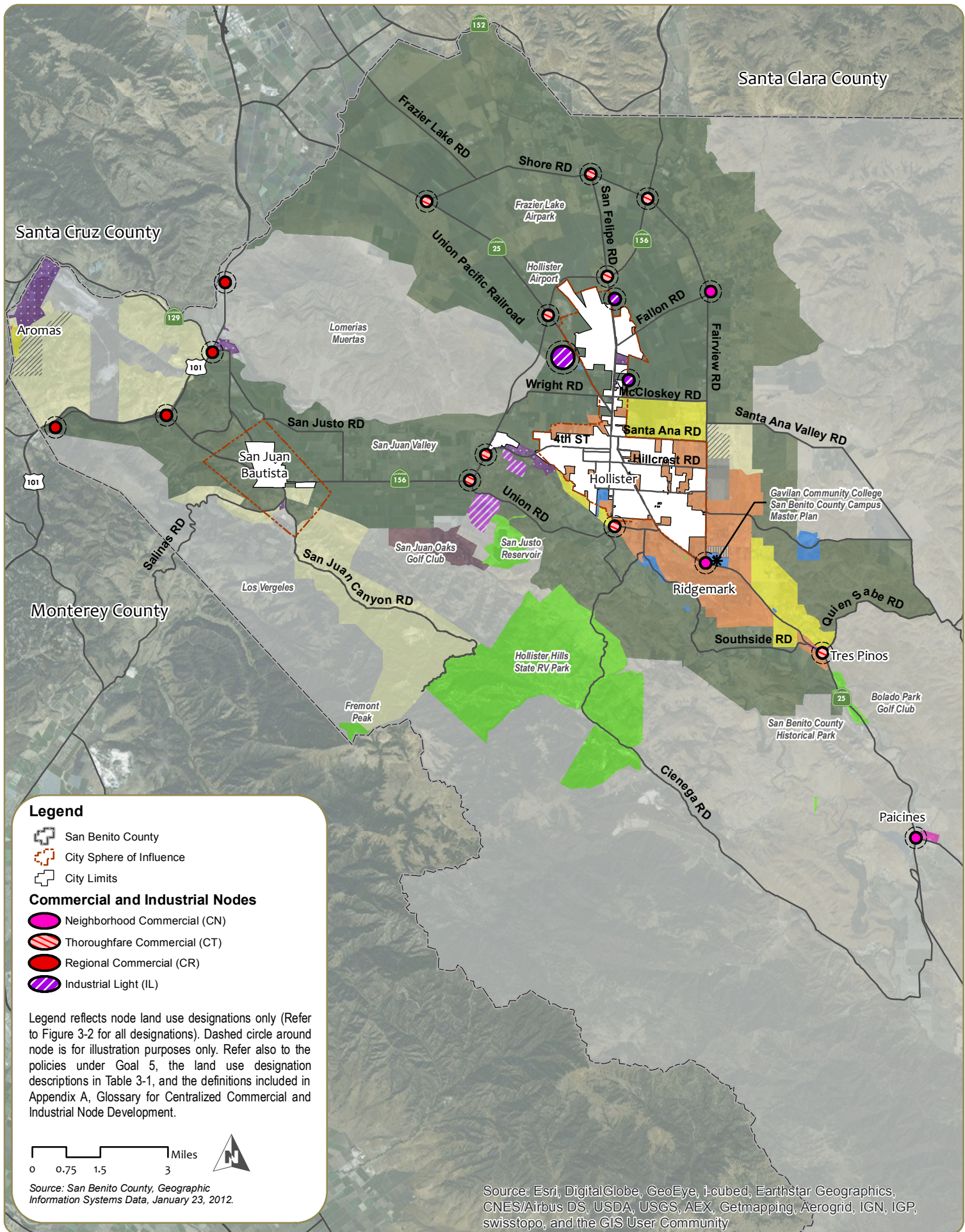


Figure 3-5
Commercial and Industrial Nodes

5. Encourage additional trail and street connections between proposed New Communities and Planned Developments and established neighborhoods, as appropriate to the context.

The text on p. 3-37 of the General Plan Update is revised as follows:

<u>LU-K: Zoning Consistency</u> <u>The County shall review its zoning ordinance to ensure consistency with the goals and policies set forth in the Land Use Element of the General Plan.</u>		X				
<u>Implements Policy(ies)</u>						
<u>Responsible Department(s)</u>	<u>Planning and Building Department</u>					
<u>Supporting Department(s)</u>	<u>Planning and Building Inspection Services</u>					

The text on p. 6-1 of the General Plan Update is revised as follows:

In addition to goals, policies, and programs, the Circulation Element includes ~~a Circulation Diagram~~ roadway classifications (Figure 6-1), a circulation diagram (Figure 6-2), ~~regional planned roadway improvements~~ (Figures 6-3 and 6-4), and ~~Bicycle Facilities Diagram~~ existing and planned bicycle facilities (Figure 6-35).

Note: Figures 6-2, 6-3, and 6-4 contained in the public draft General Plan Update have been consolidated into Figure 6-2 for clarity. As a result of this action, Figure 6-5 contained in the public draft General Plan Update becomes Figure 6-3. The modified Figures 6-2 and 6-3 are attached.

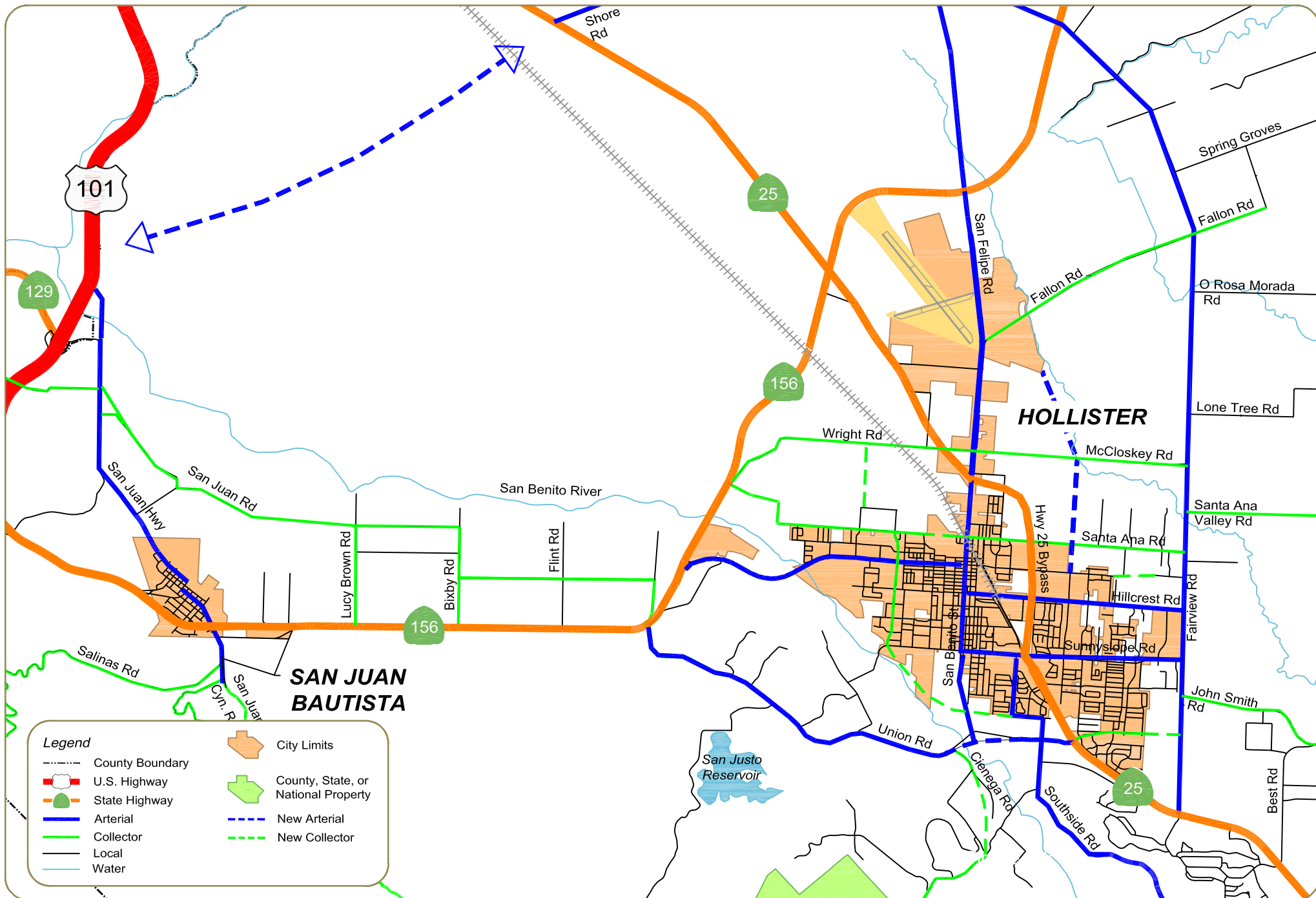


Figure 6-2
Circulation Diagram (Hollister and San Juan Bautista Roadway Classifications)

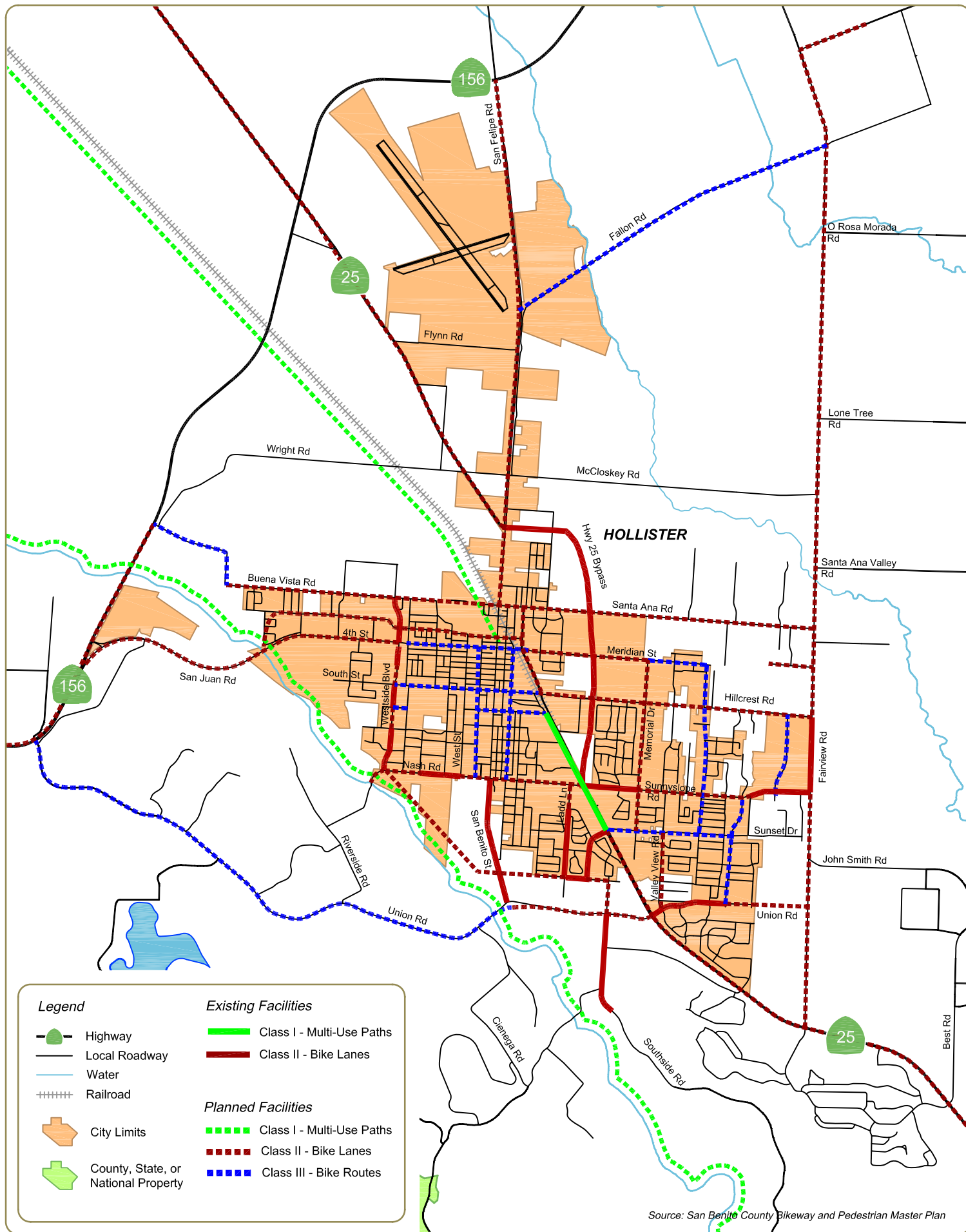


Figure 6-3
Hollister Area Existing and Planned Bicycle Facilities

The text on p. 6-2 of the General Plan Update is revised as follows:

Circulation Diagram

The Circulation Diagram (Figure 6-2) shows the circulation system for ~~unincorporated areas of~~ San Benito County. It supports existing and proposed development under the Land Use Diagram for the General Plan horizon year of 2035 (see Figures 6-1 and 6-2). ~~The Circulation Diagram depicts locations of current and planned future roadway improvements, as well as proposed changes to the functional roadway classifications within the unincorporated county.~~

The text on p. 6-8–6-9 of the General Plan Update is revised as follows:

Policy C-1.2 Complete Streets (Bullet “c.”)

c. Creating multi-modal street connections in order to establish a comprehensive, integrated, and connected transportation network designed to avoid the construction of new roadways and rail lines that would cause the physical division of existing communities;

Policy C-1.3 Roadway Improvement Aesthetics

The County shall require roadway improvements, such as roadway alignment and grading, landscaping, and/or other treatments, to reflect a context sensitive approach and be based on the intended character, whether urban or rural, of a particular location to be designed to conform to existing landforms and to include landscaping and/or other treatments to ensure that aesthetics are preserved, including the County's rural character.

The text on p. 6-11 of the General Plan Update is revised as follows:

Policy C-1.20 Design Standards

The County shall review the design standards for all roadway classifications every five years. (RDR).

C-1.21 Intra-County Transportation Coordination

The County supports opportunities to promote intra-county coordination that aids in meeting County, regional, or state goals to provide integrated and sustainable transportation systems.

The text on p. 6-13 of the General Plan Update is revised as follows:

Policy C-3.2 Future Connections to High-Speed Rail

The County shall pursue potential opportunities to connect transit to future high-speed rail if a high-speed rail station is built in Gilroy and ensure that proposed connection alignments are carefully planned to maximize accessibility and minimize related environmental impacts associated with visual obstructions and noise, as appropriate.

Policy C-3.3 Connections to Gilroy Transit Center

The County shall encourage the use of shuttles/transit services at the Gilroy Transit Center to connect to appropriate and carefully planned locations that maximize use and minimize impacts to existing communities. The County shall also encourage the expansion of passenger rail between the Gilroy Caltrain Station and Hollister.

The text on p. 6-19 of the General Plan Update is revised as follows:

<u>C-L: Design Standards The County shall review roadway design standards (SBC Code §23.31.023) every five years, in collaboration with Caltrans, SBCOG, and the Cities of Hollister and San Juan Bautista, to ensure updated and consistent standards are applied, taking into account speed limits (SBC Code §17.01.002), the Circulation Diagram, the Monterey Bay Area Complete Streets Guidebook, and other factors agreed upon to be relevant. (RDR)</u>		<u>X</u>				
<u>Implements Policy(ies)</u>	<u>C-1.20</u>					
<u>Responsible Department(s)</u>	<u>Public Works</u>					
<u>Supporting Department(s)</u>	<u>Planning and Building Inspection Services</u>					

The text on p. 7-17 of the General Plan Update is revised as follows:

Policy PFS-10.8: New Land Uses Near Schools

The County shall prohibit the siting of new land uses or facilities that use, store, emit, treat, or dispose of large quantities of hazardous materials within one-quarter mile of an existing public or private school facility.

The text on p. 7-19 of the General Plan Update is revised as follows:

According to the County's 2008 Annual Report, t~~The County Fire Department's response times are severely~~below industry standards (i.e., 15 minutes for first responders) due to inadequate staffing and equipment, but because of aid from other responders, the County Fire Department was able to provide adequate services. For acute trauma injuries, patients~~patience~~must be taken to hospitals outside the county for treatment.

The text on p. 8-2 of the General Plan Update is revised as follows:

Goal NCR-1 Open Space

To preserve and enhance valuable open space lands that provide wildlife habitat and conserve natural, historical, archaeological, paleontological, tribal, and visual resources of San Benito County.

Policy NCR-1.1: Maintenance ~~Integrated Network of Open Space~~

The County shall support and encourage maintenance ~~in an integrated network of open space lands that support natural resources, agricultural resources, recreation, tribal resources, wildlife habitat, water management, scenic quality, and other beneficial uses.~~

The text on p. 8-3–8.4 of the General Plan Update is revised as follows:

Policy NCR-2.5 Mitigation for Wetland Disturbance Removal

The County shall encourage the protection of the habitat value and biological functions of oak woodlands, native grasslands, riparian and aquatic resources, and vernal pools and wetlands. The County shall require that development avoid encroachment and require buffers around on wetlands these habitats to the extent practicable ~~and~~. The County shall further require mitigation for any development proposals that have the

potential to reduce wetland these habitats. Recreational trails and other features established within natural wetlands and aquatic and riparian buffer areas shall be, as long as such areas are not required to meet the Americans with Disabilities Act, located along the outside of the sensitive habitat whenever possible to minimize intrusions and maintain the integrity of the habitat. Exceptions to this action include irrigation pumps, roads and bridges, levees, docks, public boat ramps, and similar uses. In all cases where intrusions into these buffers are made, only the minimum amount of vegetation necessary to construct the feature shall be removed.

NCR-2.8 Pre-Development Biological Resource Assessment

The County shall require the preparation of biological resource assessments for new development proposals as appropriate. The assessment shall include the following: a biological resource inventory based on a reconnaissance-level site survey, and an analysis of anticipated project impacts to: potentially occurring special-status species (which may require focused special-status plant and/or animal surveys); an analysis of sensitive natural communities; wildlife movement corridors and nursery sites on or adjacent to the project site; an analysis of wildlife and/or fish nursery sites potentially jurisdictional wetlands/waterways; and locally protected biological resources such as trees. The assessment shall contain suggested avoidance, minimization, and/or mitigation measures for significant impacts to biological resources.

NCR-2.9 Mitigation Funding and Site Protection

The County shall require that project applicants demonstrate that adequate funding can be provided to implement all required biological mitigation and monitoring activities. Habitat preserved as part of any mitigation and monitoring plan shall be preserved through a conservation easement, deed restriction, or other method to ensure that the habitat remains protected.

NCR- 2.10 Invasive Species

The County shall require that new developments avoids the introduction or spread of invasive plant species during construction by minimizing surface disturbance, seeding and mulching disturbed areas with certified weed-free native mixes, and using native or noninvasive species in erosion control plantings.

The text on p. 8-9 of the General Plan Update is revised as follows:

NCR-5.7 Mining Reclamation Program

The County shall require mining operators to prepare reclamation plans and implement reclamation programs to restore land for alternative uses consistent with the Land Use Diagram (~~Figures LU-1 and LU-2~~); policies for wildlife, flood, and erosion protection, and the California Surface Mining and Reclamation Act (SMARA). (RDR)

The text on p. 8-10 of the General Plan Update is revised as follows:

Policy NCR-5.15 Mining Activity Conservation Easements

Require mining or mineral or aggregate extraction projects to obtain agricultural conservation easements of similar quality to those Prime Farmland acres, that are Class 1 soil, converted at a minimum of 1:1 ratio, or as necessary to assure no net loss of agricultural productivity or value for each acre of productive agricultural land converted as a result of mining and not returned to agricultural production.

Policy NCR-6.3 Energy Facilities

The County shall encourage the siting of energy facilities in a manner that is compatible with surrounding land uses and protects scenic and agricultural resources, such as Prime Farmlands.

The text on p. 8-12 of the General Plan Update is revised as follows:

Policy NCR-7.10: Cultural Resources Education

The County shall educate the public regarding laws, codes, and ordinances that forbid collecting items associated with tribal, archeological, historical, and paleontological sites, and unique geological formations, particularly artifacts or other objects found in association with human remains.

Policy NCR-7.11: Prohibit Unauthorized Grading

The County shall prohibit unauthorized grading, collection, or degradation of Native American, tribal, archaeological, or paleontological resources, or unique geological formations.

The text on p. 8-14 of the General Plan Update is revised as follows:

Policy NCR-8.9: Hillside and Ridgeline Protection

The County shall use design review for development on hillsides and within Scenic Corridors to protect the hillsides and ridgelines that are a unique scenic resource in the County. The County shall prohibit development within 100 vertical feet of any ridgeline unless there are no site development alternatives.

Policy NCR-8.11: Landscaping in Areas Designated for Agriculture or Rural Land Uses

The County shall ensure that new development and structures, within areas that are not regulated by a Specific Plan, are screened and/or developed in a manner to appear similar to existing agricultural, rural, or low intensity uses in the vicinity.

Policy NCR-8.12: Landscaping in New Community Study Areas and Wine/Hospitality Priority Areas

To the greatest extent feasible, the County shall require that new development within these areas be screened from existing agricultural, rural, or low-intensity uses in the vicinity by using existing topography and vegetative screening.

Goal NCR-9: Nighttime Dark Skies

The County shall promote the preservation of dark skies necessary for nighttime astronomical viewing at local observatories.

Policy NCR-9.1: Light Pollution Reduction

The County shall continue to enforce the development lighting ordinance (SBC Code Chapter 19.13) and restrict outdoor lighting and glare from development projects in order to ensure good lighting practices, minimize nighttime light impacts, and preserve quality views of the night sky. The ordinance shall continue to recognize lighting zones and contain standards to avoid light trespass, particularly from developed uses, to sensitive uses, such as the areas surrounding Fremont Peak State Park and Pinnacles National Park.

The text on p. 9-10 of the General Plan Update is revised as follows:

HS-5.11: Prepare and Implement a GHG Reduction Strategy

To reduce GHG emissions, the County shall prepare and adopt a greenhouse gas reduction strategy that meets the following CEQA Guidelines § 15183.5 standards:

1. Quantifies greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area,
2. Establishes a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable, i.e., in alignment with General Plan Policy HS-5.8,
3. Identifies and analyzes the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area,
4. Specifies measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level, and
5. Be adopted in a public process following environmental review.

HS-5.912: Air Quality Management Plans

The County shall encourage regional planning agencies to consider the County's population projections during the preparation of future Air Quality Management Plans.

HS-5.1013: Reduce Air Pollution from Wood Burning

No permanently installed wood-burning devices shall be allowed in any new development, except when necessary for food preparation in a restaurant or other commercial establishment serving food.

HS-5.14: Notify Project Applicants of Air District Requirements

The County shall work with the Air District to obtain materials to give to project applicants regarding relevant information about Air District requirements.

The text on p. 9-11 of the General Plan Update is revised as follows:

Policy HS-6.9: Sensitive Uses near Industrial Facilities

HAZ-2b. Add the following policy to the 2035 General Plan Public Facilities and Services Element:

Policy HS-6.9: Sensitive Uses near Industrial Facilities

A buffer shall be maintained between new sensitive land uses (such as residential subdivisions, schools, day care centers, hospitals and parks) and commercial facilities that conduct bulk-scale receiving, unloading, handling, blending and/or loading of industrial and/or agricultural chemicals regulated as potentially hazardous by state and/or federal environmental protection agencies. For facilities that handle bulk-scale amounts of including but not limited to methyl bromide (and its replacement such as Telon and chloropicrin), the buffer shall be at least 2.5 miles. For all other commercial facilities that handle bulk-scale amounts of regulated hazardous chemicals, the appropriate buffer shall be determined on a case-by-case basis. The buffer shall be established based on the degree of hazard associated with individual industrial facilities and based on recommendations of the County Fire Marshal and Environmental Health Department. This buffer does not apply to feed and supply stores, hardware stores, gas stations or similar facilities that handle such chemicals in retail trade.

The text on p. 9-12 of the General Plan Update is revised as follows:

Policy HS-7.4 Locations for New Air Strips or for New Development Adjacent to Existing Air Strips.

The County shall require sites for proposed air strips to be outside of air traffic control zones and a safe distance from existing airports (generally three miles), and to be a reasonable distance from residential areas and compatible with the surrounding uses. Similarly, the County shall encourage proposed residential uses or uses that result in a concentration of persons to be located at a reasonable distance from existing air strips to ensure safety.

The text on p. 9-13 of the General Plan Update is revised as follows:

Policy HS-8.3 Construction Noise

The County shall control the operation of construction equipment at specific sound intensities and frequencies during day time hours between 7:00 a.m. and 6:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on ~~weekends~~ Saturdays. No construction shall be allowed on Sundays or federal holidays.

Policy HS-8.5 Aircraft Noise

The County shall prohibit new noise-sensitive development within the projected future 60 dB Ldn noise contour of any public or private airports and private airstrips, and require that new noise-sensitive development within the projected future 55-60 dB CNEL complete an acoustical analysis demonstrating how residential units have been designed to meet an interior noise level of 45 dB CNEL.

The text on p. 9-14 of the General Plan Update is revised as follows:

Policy HS-8.9 Interior Noise Standards

Adopt the State of California Code of Regulations' (Title 24) minimum noise insulation interior performance standard of 45 dBA Ldn for all new residential construction including hotels, motels, dormitories, apartment houses, and single-family dwellings.

Policy HS-8.10 Reduction in Noise Levels at Existing Land Uses

Reduce traffic noise levels where expected to significantly impact sensitive receptors through the installation of noise control measures such as quiet pavement surfaces, noise barriers, traffic calming measures, and interior sound insulation treatments.

Policy HS-8.11 New Project Noise Mitigation Requirements

Require new projects to include appropriate noise mitigation measures to reduce noise levels in compliance with the Table 9-1 and 9-2 standards within sensitive areas. If a project includes the creation of new non-transportation noise sources, require the noise generation of those sources to be mitigated so they do not exceed the interior and exterior noise level standards of Table 9-2 at existing noise-sensitive areas in the project vicinity, unless an exception is made by the County on a case-by-case basis. However, if a noise-generating use is proposed adjacent to lands zoned for residential uses, then the noise generating use shall be responsible for mitigating its noise generation to a state of compliance with the standards shown in Table 9-2 at the property line of the generating use in anticipation of the future residential development, unless an exception is made by the County on a case-by-case basis.

Policy HS-8.12 Construction Noise Control Plans

Require all construction projects to be constructed within 500 feet of sensitive receptors to develop and implement construction noise control plans that consider the following available controls in order to reduce construction noise levels as low as practical:

- Utilize 'quiet' models of air compressors and other stationary noise sources where technology exists;
- Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;
- Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;
- Locate staging areas and construction material areas as far away as possible from adjacent land uses;
- Prohibit all unnecessary idling of internal combustion engines;
- Notify all abutting land uses of the construction schedule in writing; and

Designate a "disturbance coordinator" (e.g. contractor foreman or authorized representative) who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

HS-8.13 Noise Control Regulation Consistency

The County shall review the noise control regulations every five years to ensure consistency. (RDR)

<i>The text on p. A-16 of the General Plan Update is revised as follows:</i>
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Ridgeline. A line connecting the highest points along a ridge and separating drainage basins above a 15% slope.