



Chapter 3 Land Use

This chapter reviews the present (2009) context for land use planning in San Benito County. It describes how land in the unincorporated areas of the county is currently (2009) used and assesses the potential for additional development based on the existing General Plan. It includes a discussion of existing land uses and land use policies and regulations and is based upon both a detailed land use inventory (using information furnished by the San Benito County Geographic Information System and the San Benito County Assessor's database) and a review of current planning documents prepared by the County and other local, regional, State and Federal agencies.

This chapter is divided into the following sections:

- Existing Land Use (Section 3.1)
- Summary of Existing General Plan (Section 3.2)
- Development Title and Zoning Map (Section 3.3)
- Spheres of Influence and the Local Agency Formation Commission (Section 3.4)
- Airport Land Use Plans and Airport Land Use Commission (Section 3.5)
- City General Plans (Section 3.6)
- Other Agency Plans (Section 3.7)





CHAPTER 3. LAND USE

San Benito County General Plan

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SECTION 3.1 EXISTING LAND USE

Introduction

This section describes how existing land uses are distributed throughout the unincorporated county based on information from the San Benito County Community Development Department, the San Benito County Geographic Information System, and the San Benito County Assessor's Database.

Key Terms

The following key terms used in this section are defined as follows:

Development. A human-made change to property, such as buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Land Use. The occupation or use of land or water area for any human activity or any purpose defined in the general plan.

Vacant. Parcels of land or buildings that are not actively used for any purpose.

Public/Quasi-Public Uses. Provides for public facilities such as schools, fire stations, hospitals, sanitariums, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, public facilities, and similar and compatible uses.

Regulatory Setting

See Regulatory Setting under Section 3.2.

Major Findings

- Unincorporated land within the county accounts for approximately 882,675 acres or 99.5 percent of all land in the county, while incorporated cities account for only 4,000 acres or approximately 0.5 percent.
- Agriculture is the predominant land use in the county, totaling 747,409 acres or 85 percent of the unincorporated county. Grazing is the largest category of agricultural land and accounts for over 70 percent of all existing land use in the unincorporated county.
- The county has a significant amount of land (110,036 acres) categorized as "unknown," which includes over 76,743 acres (70 percent) of parks owned by city, State, and Federal governments.
- Residential land accounts for only 9,639 acres or 1.1 percent of existing land use in the unincorporated county.



Existing Conditions

Existing land use for all parcels within unincorporated San Benito is summarized in Table 3-1 and shown in Figure 3-1. Unincorporated land within the county accounts for approximately 882,675 acres or 99.5 percent of all land in the county, while incorporated cities account for roughly 4,044 acres or approximately 0.5 percent. Agriculture, which includes grazing, is the predominate use in the county, totaling 734,826 acres or 83.2 percent of the unincorporated county. The county has a significant amount of land, over 78,931 acres (8.9 percent of the unincorporated county), owned by city, State, and Federal governments. Residential land accounts for only 9,668 acres or 1.1 percent of existing land use in the unincorporated county.

Existing land use categories do not correlate with zoning or general plan land use designations and, therefore, only represent the current (2009) use of the property, as defined by the County tax assessor. For example, land identified as vacant commercial may not have the correct general plan designation or zoning classification to allow for commercial development. Land shown as parks/resource management is an exception, it is categorized based on ownership by city, State, or Federal government not County assessor code. For additional information on buildout capacity and the amount of vacant land available for development, see Section 3.4, Summary of Existing General Plan.

Agriculture

About 83 percent of all land in San Benito County is used for agricultural production and operations. Figure 3-1 illustrates the geographic distribution of the agricultural uses. Grazing is the predominate use and accounts for about 70 percent of all land uses in the unincorporated county.

Table 3-1 includes eleven categories of agricultural land use: crops, dry farming, facility, general, grazing, nursery, recreation, resource, livestock, orchard, and vineyard. After grazing, the largest other agricultural land uses include general agriculture and crops (86,391 acres combined), dry farming (13,906 acres), vineyards (9,512 acres), and orchards (6,420 acres).

See Chapter 5 – Agriculture for additional information on agriculture in the county including trends, farm numbers and sizes, commodity market values, and other related topics.

Commercial

Commercial land uses include a range of general service uses such as restaurants, banks, auto repair shops, offices, grocery or convenience stores, car washes, medical facilities, mobile home parks, and recreation uses. Outside the incorporated cities there are only 1,633 acres of commercial land in the county. Recreation uses, which include golf courses and campgrounds, account for 76 percent of commercial uses in the unincorporated county. As Table 3-1 indicates, there are only 69 parcels of general commercial or service commercial uses in the unincorporated county.

Industrial

Industrial uses include heavy industrial, industrial, industrial farming, industrial food, and mines or quarries. There are 2,737 acres of industrial uses in the unincorporated county. General industrial uses, such as lumber yards, machine shops, and warehouses account for about 30 percent of all industrial uses. There are 12 parcels or 1,305 acres of land used for mining or quarries which mostly extract sand and gravel. The county also has 483 acres that are used for explosives or chemical manufacturing.

Residential

Residential land uses in the county include rural residential, residential, single-family, multi-family, and mobile homes (Table 3-1). Residential and rural residential uses account for about 87 percent of all residential uses. Single-family residential uses, by comparison, account for 791 acres in the unincorporated county. Mobile homes (420 acres) and mobile home parks (23 acres) are also common forms of residential land use in the unincorporated county. There are only 36 acres of multi-family residential uses in the unincorporated county.

Vacant

Vacant land is defined as land without structures or other improvements and not in agricultural production. There are four categories of vacant land: agriculture, commercial, industrial, and residential. The majority of vacant land is non-productive agricultural land which accounts for 3,743 acres or 65 percent of all vacant land. The county has only seven acres of vacant commercial land and only 20 acres of vacant industrial land.

Other

The Other land use category includes infrastructure, miscellaneous, public/quasi-public (i.e., airports and schools), parks/resource management, and unknown land. Parks/Resource Management Lands include land held by city, State, and Federal government such as Clear Creek Management Area (50,000 acres) held by the Bureau of Land Management, Pinnacles National Monument (20,000 acres), and Hollister Hills State Park (6,185 acres).



TABLE 3-1 EXISTING LAND USE				
San Benito County 2009				
Land Use Categories ¹	Unincorporated Parcels		Unincorporated Acres	
	Number	Percent	Number	Percent
Agriculture				
Crops	504	5.0%	27,693	3.1%
Dry Farming	162	1.6%	13,906	1.6%
Facility	9	0.1%	93	0.0%
General	371	3.5%	58,698	6.7%
Grazing	2,782	27.4%	612,670	69.4%
Nursery	11	0.1%	249	0.0%
Recreation	18	0.2%	2,181	0.2%
Resource	38	0.4%	957	0.1%
Livestock	43	0.4%	2,446	0.3%
Orchard	349	3.4%	6,420	0.7%
Vineyard	74	0.7%	9,512	1.1%
<i>Subtotal</i>	<i>4,361</i>	<i>43.0%</i>	<i>734,826</i>	<i>83.2%</i>
Commercial				
Commercial	68	0.7%	388	0.0%
Medical	1	0.0%	8	0.0%
Motel	-	-	-	-
Recreation	41	0.4%	1,237	0.1%
<i>Subtotal</i>	<i>110</i>	<i>1.1%</i>	<i>1,633</i>	<i>0.2%</i>
Industrial				
Heavy Industrial	6	0.1%	483	0.1%
Industrial	22	0.2%	810	0.1%
Industrial Farming	4	0.0%	104	0.0%
Industrial Food	3	0.0%	35	0.0%
Mines or Quarries	12	0.1%	1,305	0.1%
<i>Subtotal</i>	<i>47</i>	<i>0.5%</i>	<i>2,737</i>	<i>0.3%</i>
Residential				
Residential	75	0.7%	398	0.0%
Rural	1,895	18.7%	8,000	0.9%
Single-family	1,913	18.9%	791	0.1%
Multi-family	329	3.2%	36	0.0%
Mobile Homes	125	1.2%	420	0.0%
Mobile Home Park	2	0.0%	23	0.0%
<i>Subtotal</i>	<i>4,339</i>	<i>42.8%</i>	<i>9,668</i>	<i>1.1%</i>
Vacant				
Vacant Agriculture	145	1.4%	3,743	0.4%

TABLE 3-1 EXISTING LAND USE				
San Benito County 2009				
Land Use Categories ¹	Unincorporated Parcels		Unincorporated Acres	
	Number	Percent	Number	Percent
Vacant Commercial	9	0.1%	7	0.0%
Vacant Industrial	2	0.0%	20	0.0%
Vacant Residential	242	2.4%	1,968	0.2%
<i>Subtotal</i>	<i>398</i>	<i>3.9%</i>	<i>5,737</i>	<i>0.6%</i>
Other				
Infrastructure	31	0.3%	25	0.0%
Miscellaneous	3	0.0%	5	0.0%
Public/Quasi-Public	5	0.0%	100	0.0%
Parks/Resource Management Land ²	337	3.3%	78,931	8.9%
Unknown ²	505	5.0%	49,014	5.6%
<i>Subtotal</i>	<i>881</i>	<i>8.7%</i>	<i>128,075</i>	<i>14.5%</i>
TOTAL UNINCORPORATED³	10,136	100%	882,675	100%
TOTAL COUNTY³	20,079	50.5%	886,719	99.5%

¹ See Table 3A-1 in Appendix 3A for description of uses classified under each category.

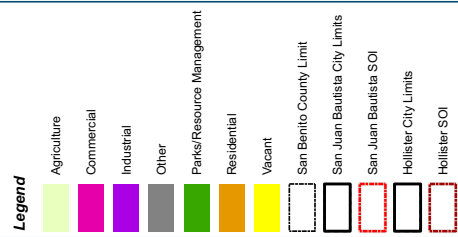
² Parks/resource management includes park and recreation areas owned by city, State, and Federal governments and is not based on assessor use codes.

³ Existing use relies on County Assessor's parcel data which excludes rights of way and underestimates the number of acres in the county by about 1,376 acres.

Source: San Benito County and Mintier Harnish, 2009.

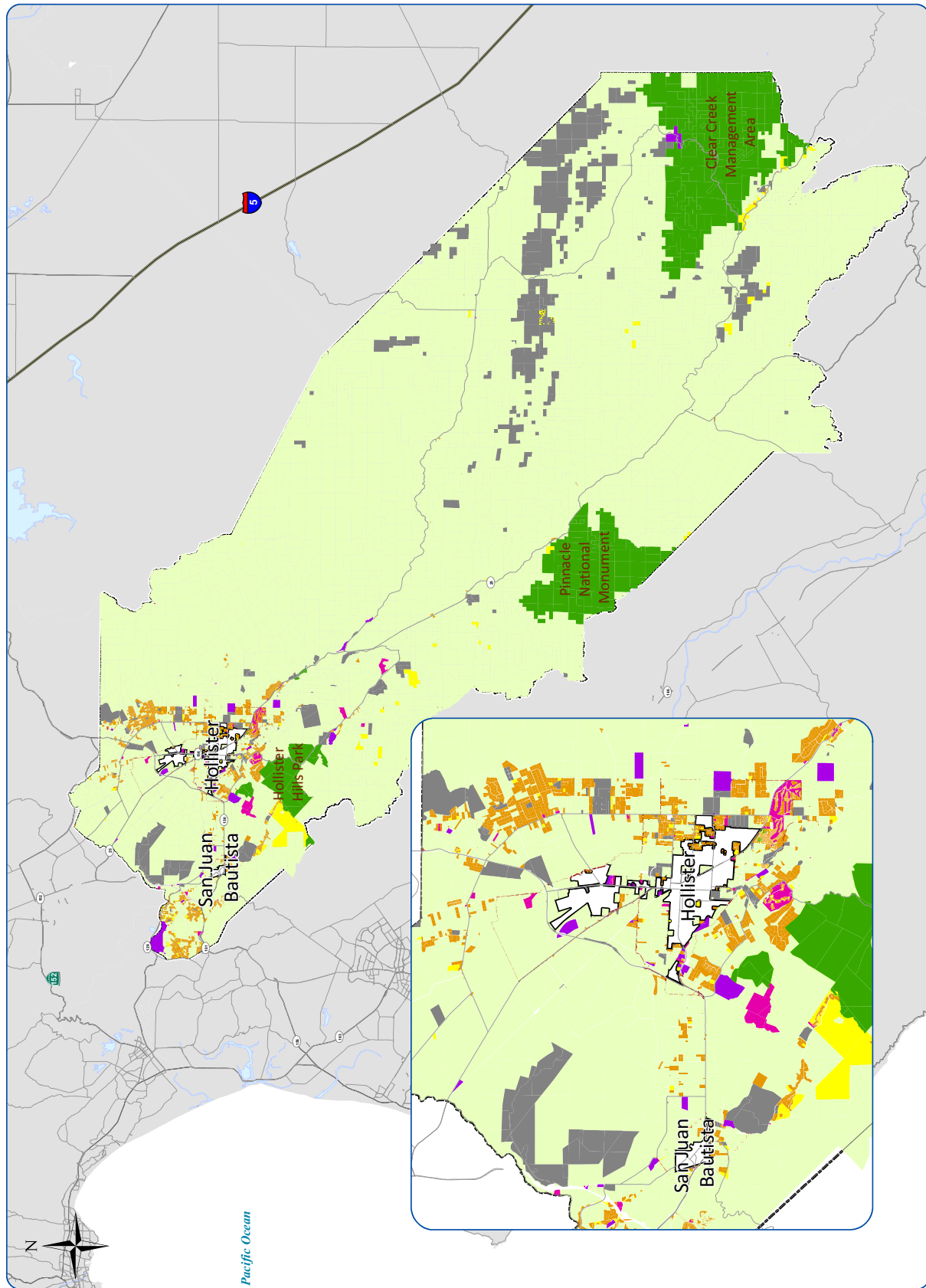


**FIGURE 3-1
EXISTING LAND USE
San Benito County
2009**



Source: San Benito County
Geographic Information Systems Data,
March 24, 2010

Note: "Other" includes existing land uses
for agriculture, miscellaneous,
public/quasi-public, and unknown.
Parks and resource management lands
are shown in green. For more information,
see the Land Use Element for additional
information.



SECTION 3.2 SUMMARY OF THE EXISTING GENERAL PLAN

Introduction

This section provides an overview of the San Benito County 1992 General Plan elements that address countywide growth and development. The purpose of this section is to provide a summary of the existing county General Plan and the implications of the Plan on growth and development in the unincorporated areas. Later sections of this chapter evaluate the general plans of each of the incorporated cities, and the policies of regional, State, and Federal agencies that affect growth and conservation in San Benito County.

Key Terms

The following key terms used in this section are defined as follows:

Buildout. Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

City. An incorporated municipality with local administrative and regulatory authority, usually governed by a mayor and council. When spelled with a capital "C," refers to a specific government agency or administration body. When spelled with a lower case "c," refers to the geographical area or a generic city.

Density (Residential). The number of permanent residential dwelling units per acre of land. Densities specified in the general plan may be expressed in units per gross acre or per net developable acre.

Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen) that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

General Plan. A compendium of county or city policies regarding its long-term development, in the form of goals, policies, implementation measures, and maps. The general plan is a legal document required of each local agency by the California Government Code Section 65301 and adopted by the board of supervisors or city council.

Land Use Regulation. A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the general plan, as distinct from zoning regulations (which are more specific).

Planning Area. The physical area directly addressed in the general plan. Planning areas for cities typically encompass all areas in the city limits and additional potentially annexable land. Planning areas for counties typically encompass all areas in the county boundary (i.e., county line).



Specific Plan. A legal tool authorized by Government Code Section 65450, et seq., for the systematic implementation of the general plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

Sphere of Influence. The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission of the county.

Regulatory Setting

General Plan Law (California Government Code Section 65300). California Government Code Section 65300 regulates the substantive and topical requirements of general plans. State law requires each city and county to adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning." The California Supreme Court has called the general plan the "constitution for future development." The general plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private.

Since the general plan affects the welfare of current and future generations, State law requires that the plan take a long-term perspective (typically 15-25 years). The general plan projects conditions and needs into the future and establishes long-term policy for day-to-day decision-making.

Policies of the general plan are intended to underlie most land use decisions. Pursuant to State law, subdivisions, capital improvements, development agreements, and many other land use actions must be consistent with the adopted general plan. In counties and general law cities, zoning and specific plans are also required to conform to the general plan. In addition, preparing, adopting, implementing, and maintaining the general plan does the following: serves to identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development; provides a basis for local government decision-making, including decisions on development approvals and exactions; provides citizens with opportunities to participate in the planning and decision-making processes of their communities; and informs citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

State law requires that general plans must address seven mandatory elements (topics), which include: land use, circulation, housing, conservation, open space, noise, and safety. Jurisdictions may also adopt additional elements that cover topics outside the seven mandated elements (such as economic, historic, etc.). In addition to including mandatory elements, a general plan must be internally consistent. As described by State law, internal consistency holds that no policy conflicts can exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. Different policies must be balanced and reconciled within the plan. The internal consistency requirement has five dimensions:

- **Equal Status among Elements.** All elements of the general plan have equal legal status.
- **Consistency between Elements.** All elements of a general plan, whether mandatory or optional, must be consistent with one another.
- **Consistency within Elements.** Each element's data, analyses, goals, policies, and implementation programs must be consistent with and complement one another.
- **Area Plan Consistency.** All principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan.
- **Text and Diagram Consistency.** The general plan's text and its accompanying diagrams are integral parts of the plan. They must be in agreement.

Housing Element Law (California Government Code Article 10.6). The State has established detailed legal requirements for the general plan housing element, above and beyond Section 65300. State law requires each city and county to prepare and maintain a current housing element as part of the community's general plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family." Under State law, housing elements must be updated every five years and reviewed by the State Department of Housing and Community Development.

Specific Plan Law (California Government Code Section 65451). California Government Code Section 65451 regulates the substantive and topical requirements of specific plans. A specific plan is a tool for the systematic implementation of the general plan, and establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction on every facet of development from the type, location, and intensity of uses to the design and capacity of infrastructure.

Major Findings

- San Benito County adopted the various elements of the current General Plan at different times between 1980 and 2004. For consistency the Background Report refers to the current General Plan as the "1992 General Plan" since that was the year the Land Use Element was last fully updated.
- The County is currently (2009) updating the Housing Element for the State-mandated planning period of 2007 to 2014.
- The unincorporated county currently (2009) has a remaining buildout potential of 37,700 to 39,700 dwelling units.



Existing Conditions

This section describes the organization of San Benito County's 1992 General Plan, the land use designations, buildout capacity, and the process for amending the plan. See Section 3.8 for information on the Cities of Hollister and San Juan Bautista General Plans.

Organization

The San Benito General Plan is organized into eight sections: Environmental Resources and Constraints Inventory; Housing Element; Land Use Element; Noise Element; Open Space and Conservation Element; Scenic Roads and Highways Element; Seismic Safety Element; and Transportation Element. Each of these chapters/elements were adopted by the County at different times between 1980 and 2004. The following is a description of each chapter/element:

Environmental Resources and Constraints Inventory (1994)

The County adopted an Environmental Resources and Constraints Inventory (ERCI) on July 26, 1994. The ERCI provides the technical background material for the Open Space and Conservation (OSC) Element of the General Plan. The ERCI also provides information about air, land, and water resources.

Housing Element (2004)

The County last updated/adopted the Housing Element in 2004, covering the State-mandated planning period of 2001-2008. State Housing Element Law (Government Code Section 65580 (et seq.)) mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The State also requires that jurisdictions regularly update their Housing Elements to have them cover a seven and one-half year period.

Land Use Element (1992)

The County adopted the Land Use Element in 1992, and made subsequent amendments in 1993, 1994, 1998, 2001, 2002, 2004, and 2005. This element has a ten-year (1992-02) time horizon. The Land Use Element identifies eight major categories of land use: agricultural, residential, urban, commercial, industrial, parks, flood, and public/quasi-public; and two additional designations for areas of special study and potential residential growth. Each of these is described below with the corresponding land use designations noted (Section 3.4 contains a description of each land use designation).

- **Agricultural:** This category was applied to the majority of the land area within San Benito County. This category includes land used for agriculture, rangeland and open space purposes, or land with slopes greater than 30 percent. Allowed uses within this category include agriculture, grazing, land in its natural state, wildlife refuges, very low-intensity residential, and uses that by their nature must be located in undeveloped areas. Conditional uses include mineral extraction, low-density recreational facilities, and institutional land uses. This category includes two land use designations: Agricultural Productive and Agricultural Rangeland.

- **Residential:** This category was applied to unincorporated parts of the county that would be appropriate for residential uses up to eight dwelling units per acre. Densities up to twenty units per acre may be allowed provided performance standards for affordable housing are satisfied. Residential areas were applied outside the city limits of San Juan Bautista and Hollister (see Section 3.8 for information on City General Plans). The County only designated residential areas in parts of the county that already had residential uses. Uses allowed by right within this category include residential, agricultural, and open space. Conditionally permitted uses include churches and schools. This category includes four land use designations: Rural, Rural Transitional, Rural Residential, and Rural/Urban.
- **Urban:** This category refers to incorporated lands within the cities of San Juan Bautista and Hollister. There are no County land use designations associated with this category. Each city, however, has its own General Plan designations for land within its city limits. See section 3.8 for a discussion on City General Plans.
- **Commercial:** This category was applied to unincorporated areas of the county to establish commercial centers that would serve existing markets and reduce unnecessary trips to the major retail centers in the incorporated areas of the county. In some limited cases the General Plan allows isolated commercial uses to be permitted as overlay zoning without a general plan amendment. This category contains three land use designations: Neighborhood Commercial, Regional Commercial, and Thoroughfare Commercial.
- **Industrial:** This category was applied to areas in the unincorporated county that are appropriate for agricultural-industry, mining, and the manufacture of explosives. In some limited cases isolated industrial uses continue to be permitted as overlay zoning without a general plan amendment. This category includes two land use designations: Light Industrial and Heavy Industrial.
- **Parks:** This category was applied to land in the county used as County, State, and Federal parks. The uses allowed within the Federal and State parks are dictated by those agencies. Permissible uses within the park category are public recreation facilities such as: golf courses; community, neighborhood, and local parks; community centers; campgrounds; recreation corridors; and public trails. This category includes one land use designation: Park.
- **Flood:** This category was applied to land located within the 1 percent flood hazard zones (100-year flood plain) on the Federal Emergency Management Agency maps adopted by the County. Uses allowed on existing lots of record within this category include agriculture, grazing, mineral extraction, wildlife refuges, land in its natural state, selected low-intensity recreation, and other such uses permitted by the San Benito County Flood Zone.
- **Public/Quasi-Public:** This category was applied to public and quasi-public facilities and land uses including schools, landfills, government lands, sewage treatment plants, County facilities, fire stations, police stations/substations, jails, religious meeting areas, libraries, energy distribution, water distribution, and public meeting halls. There is one land use designation associated with this category: Public/Quasi-Public.



- **Area of Special Study:** This category was applied to areas when the County made one or more of the following findings:
 - The area is appropriate for more concentrated development than is presently allowed provided a comprehensive plan for public services and resource conservation is integrated in order of priority into a specific plan, community plan, or area plan;
 - The area needs integrated development and government coordination of services and/or community facilities because of historical piecemeal subdivisions; and/or
 - The area is identified as a potential area for commercial, industrial, and/or residential development.

The intent of this category is to accomplish the County's goals of: directing development away from natural resources and environmentally-hazardous areas, providing mixed land uses to reduce vehicle emissions; effectively planning the design, development, and financing of services; and developing open space programs.

Increased development density over base density may be awarded based on specified programs. New development will not be allowed within an Area of Special Study until there is full mitigation of public services, infrastructure, and facility impacts. It should be noted that currently (2009) there is only one Area of Special Study located a half-mile east of Fairview Road between Mansfield Road and Airline Highway. In the past, a second Area of Special Study was located west of Fairview Road near John Smith Road but this has since been annexed by the City of Hollister.

- **Potential Residential Growth Increase Designation (PRGI).** This is an interim designation used by the County on projects seeking an increase in the potential number of residential units. The purpose of this designation is to solicit citizen input on whether the existing general plan should be altered to allow for more residential development than is currently approved in the existing general plan. The PRGI designation does not alter the base zone or density.

The Land Use Element identifies 16 land use designations that are subsets of the eight major categories. Table 3-2 describes each land use designation, the allowed use, and the minimum lot size. Figure 3-2 is the General Plan's Land Use Diagram, which shows the location of each land use designation throughout the county.

**TABLE 3-2
GENERAL PLAN LAND USE DESIGNATIONS**

San Benito County
1992

Land Use Designation	Description	Allowed Uses	Minimum Lot Size or Density (units/acre)
Agricultural			
Agricultural Productive	Areas with prime agricultural land and other agriculturally productive lands including grazing land.	Agriculture, grazing, wildlife refuges, open space, and very-low-intensity residential. Conditional uses include mineral extraction, low-density recreation facilities, and institutional.	5 acres
Agricultural Rangeland ³	Areas such as remote hillsides, watersheds, and rangeland including Williamson Act land and land classified as open space	Agriculture, grazing, wildlife refuges, open space, and very-low-intensity residential. Conditional uses include mineral extraction, low-density recreation facilities, and institutional.	40 acres
Residential			
Rural	Areas not primarily suited for agricultural uses, or due to lack of services are unsuited for the Rural/Urban or Rural Transitional Designations.	Residential, agriculture, and open space. Conditional uses include churches and schools.	5 acres
Rural Transitional	Areas intended to act as buffers between denser residential development and exclusively agricultural areas.	Residential, agriculture, and open space. Conditional uses include churches and schools.	2.5 acres
Rural Residential	Areas to the north and south of the sphere of influence of Hollister and also along the western edge of Aromas. Any development will be at maximum density of two dwelling units per acre if developed while the land is unincorporated.	Residential, agriculture, and open space. Conditional uses include churches and schools.	1 to 2 units per acre; based on level and availability of services.
Rural/Urban	Areas which are already developed to rural/urban density and have services that would allow this density to continue or increase. Areas where concepts of clustering and density transfer can most effectively be utilized.	Residential, agriculture, open space, and mobile home parks. Conditional uses include churches and schools.	Up to 20 units per acre; based on level and availability of services.



**TABLE 3-2
GENERAL PLAN LAND USE DESIGNATIONS
San Benito County
1992**

Land Use Designation	Description	Allowed Uses	Minimum Lot Size or Density (units/acre)
SOI Rural/ Urban	Areas within the sphere of influence of Hollister.	Residential, agriculture, open space, and mobile home parks. Conditional uses include churches and schools.	Up to 20 units per acre; based on level and availability of services.
Commercial			
Neighborhood Commercial	Areas with existing and future commercial uses that will provide convenience items within walking distance or near existing communities.	Commercial	None specified
Regional Commercial	Areas with the opportunity to provide regional commercial services that would not be suitable or desirable for the two incorporated cities.	Commercial	None specified
Thoroughfare Commercial	Areas that provide commercial services for motorists along thoroughfares and in tourist locations.	Commercial	None specified
Industrial			
Light Industrial	Areas for light industrial development that will not create major pollution.	Warehousing, contractor yards, nurseries, lumber yards, auto repair, light manufacturing and assembly, and research and development.	None specified
Heavy Industrial	Areas for the manufacturing of explosives and productive utilization of the County's natural resources.	Hazardous or explosive material manufacturing.	None specified
Parks			
Park	Areas owned by County, State, or Federal government for recreation.	Public recreation facilities such as a golf course, community park, neighborhood park, local park, community center, campground, recreation corridor, and trails.	None specified

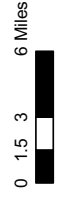
TABLE 3-2 GENERAL PLAN LAND USE DESIGNATIONS San Benito County 1992			
Land Use Designation	Description	Allowed Uses	Minimum Lot Size or Density (units/acre)
Flood			
Flood	Areas located within the 100-year flood plain zones.	Agriculture, grazing, mineral extraction, wildlife refuges, and low-intensity recreation.	None specified
Public/Quasi-Public			
Public/Quasi-Public	Areas with public and quasi-public facilities and land uses.	Schools, landfills, government lands, County facilities, fire stations, police stations/substations, jails, religious facilities, libraries, energy distribution, water distribution, and public meeting halls.	None specified
Urban			
Urban	Areas within the incorporated lands of the cities of San Juan Bautista and Hollister.	Not applicable	Not applicable

Source: San Benito General Plan, Land Use Element, 1992.

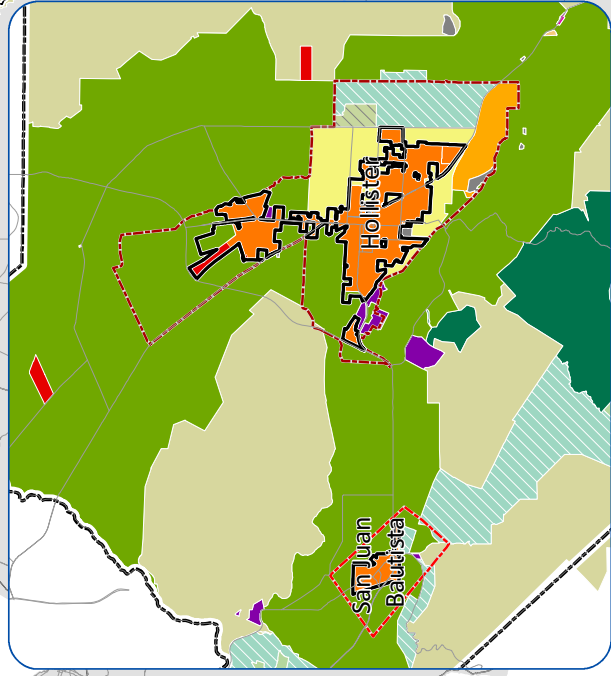
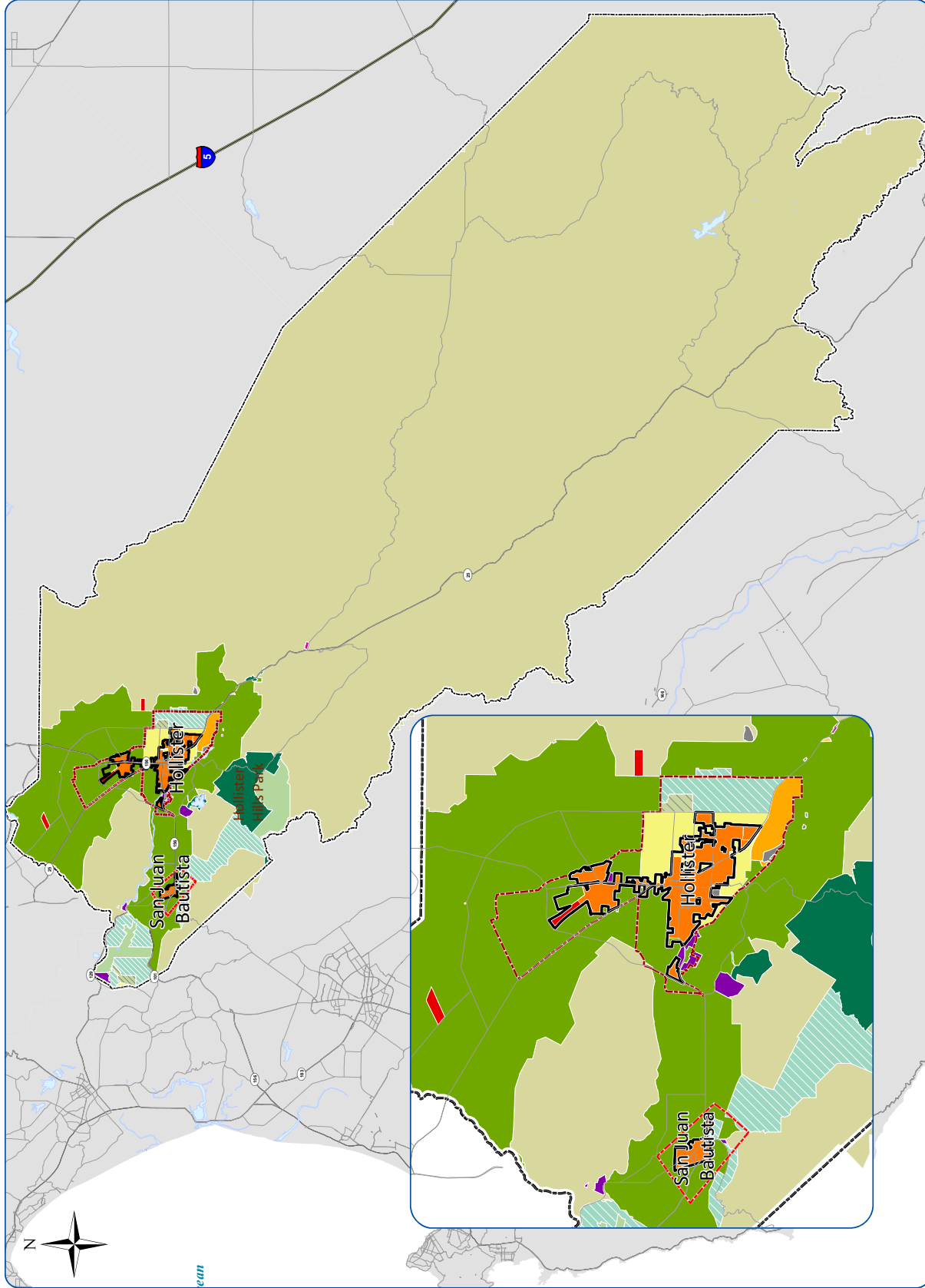


**FIGURE 3-2
GENERAL PLAN
LAND USE
DIAGRAM**
San Benito County
1992

- Legend**
- San Benito County Limits
 - San Juan Bautista City Limits
 - San Juan Bautista SOI
 - Hollister City Limits
 - Hollister SOI
 - Urban
 - Rural Urban
 - Residential
 - Rural Residential
 - Rural Transitional
 - Rural
 - Agricultural Productive
 - Agricultural Rangeland
 - Agricultural Rangeland, Industrial, Rural
 - Park
 - Airport Safety
 - Commercial
 - Industrial
 - Public/Quasi



Source: San Benito County
General Plan Land Use System Data
September 10, 2009



Noise Element (1980)

The County adopted the Noise Element in 1980 with a subsequent amendment in 1984. Data for the element comes from two major sources: field studies and Caltrans noise level maps completed in 1980. The Noise Element describes the four major sources of noise in the county: roadways, airports, railroads, and stationary sources such as industrial plants. The Noise Element has five objectives, four goals with associated policies, and an action plan.

Open Space and Conservation (1995)

The County adopted the Open Space and Conservation Element in 1995. Technical information for the Open Space and Conservation Element is presented in the Environmental Resources and Constraints Inventory (described earlier). The element begins with a section on objectives for fourteen categories: open space, important agricultural lands, noise, unstable soils/fault hazards, fire hazards, water resources, flood hazards, wildlife habitat, soils with severe septic tank limitations, mineral resources, historic and cultural resources, reclamation, open space for areas of special management, and scenic resources. The element lists ten goals with associated policies.

Scenic Roads and Highways (1980)

The County adopted the Scenic Roads and Highways Element in 1980. It sets criteria for selecting scenic roads and highways in San Benito County. The first criteria requires that it be designated on the State Scenic Highway Master Plan or the scenic corridor through which the highway passes should have consistent and continuous scenic, cultural, or aesthetic value during all seasons. The Element has a total of six objectives, policies, and actions associated with scenic roadways and highways in the county, including U.S. Highway (Highway) 101, and State Routes (SR) 129 and 146. Appendix A includes guidelines for the development of a scenic highway corridor ordinance.

Seismic and Safety (1980)

The County adopted a joint Seismic and Safety Element in 1980. The Seismic Element identifies and characterizes the seismic faults that will most likely generate significant earthquakes (e.g., San Andreas Fault, Hayward/Calaveras Fault). The Seismic Element has seven policies and associated actions; it also includes guidelines for the local planning process and disaster preparedness planning. The Safety Element provides background information concerning disaster or emergency planning, supporting organizations, and mutual aid. The County responds to eight types of emergency situations: earthquake, floods, fire, transportation and industrial accidents, civil disturbance, storm, collision, and/or epidemic. The Safety Element has seven policies and associated actions.

Transportation Element (1992)

The County adopted the Transportation Element in 1990, with a subsequent amendment in 1992. It identifies four major determinants which must be considered when planning for circulation: existing and future land use, travel demands, natural factors and trends (e.g., topography, hydrology, wildlife and fire hazard areas), and cooperative circulation considerations (e.g., coordination with cities, Caltrans). It identifies major components of the transportation system including roadways by classification (e.g.,



Federal and State highways, arterials, collectors, local streets, private roads), transit providers, airports, bikeways and pedestrian paths, railroads, and trucking routes. The Element has a goal statement and several associated objectives, policies, and actions are organized by subject areas including construction standards, transit, integrated transportation planning, bicycle/pedestrian paths, airports, and commodity movement.

Existing General Plan Buildout

Buildout refers to the total amount of development, existing and future, that could occur in San Benito County based on the land use standards and regulations of the existing (1992) General Plan. The following describes General Plan buildout based on the number of acres in a designation, the density of development allowed for each, and an estimate of persons per household.

TABLE 3-3A GENERAL PLAN LAND USE ELEMENT BUILDOUT Unincorporated San Benito County 2009					
Land Use Designation	Acres	Type of Housing Allowable ¹	Dwelling Units	Population ²	Maximum Population per Acre
Agricultural Productive	61,850	SF 1 unit/5 acres	12,370	41,069	0.66
Agricultural Rangeland ³	797,670	SF 1 unit/40 acres	19,942	66,207	0.08
Rural	11,056	SF 1 unit/5 acres	2,211	7,341	0.66
Rural Transitional	747	SF 1 unit/2.5 acres	298	992	1.33
Rural Residential	2,695	SF 1 unit/0.5 acres	5,390	17,895	6.64
Rural/Urban	1,002	SF up to 8 units/acre or MHP	8,016	26,613	26.56
Urban (unincorporated)	73	Not Applicable	0	0	0
Commercial	75	None	0	0	0
Industrial	920	None	0	0	0
Park	6,998	None	0	0	0
Public/Quasi-public	215	None	0	0	0
Airport Safety	278	None	0	0	0
TOTAL	883,579		48,227	160,117	-

¹ SF = Single-family residence; MHP = Mobile home park.

² Population estimate based on 2000 Census estimate of 3.32 persons per household.

³ Some land in the County has environmental constraints which make it unsuitable for building. These lands include slopes in excess of 30 percent (313,645 acres), earthquake fault zones (36,000 acres), and FEMA-designated flood plains. These constraints would lower the number of potential maximum dwelling units cited above.

Source: San Benito County GIS; Mintier Harnish, 2009.

**TABLE 3-3B
GENERAL PLAN LAND USE ELEMENT HOLDING CAPACITY**

San Benito County
1994

Land Use Designation	Acres	Type of Housing Allowable ¹	Dwelling Units	Population ²	Maximum Population per Acre
Agricultural Productive	56,650	SF 1 unit/5 acres	11,330	36,029	0.64
Agricultural Rangeland ³	659,174	SF 1 unit/40 acres	16,479	52,403	0.8
Areas of Special Study	758	SF 4 unit/acre	3,032	9,642	13
Rural	10,516	SF 1 unit/5 acres	2,103	6,688	0.64
Rural Transitional	555	SF 1. unit/2.5 acres	222	706	1.27
Rural Residential	524	SF 1 unit/0.5 acres	1,048	3,333	6.36
Rural/Urban	1,713	SF up to 8 units/ acre or MHP	13,704	43,578	25.45
Urban	4,132	Not Applicable	0	0	0
Commercial	22	None	0	0	0
Industrial	900	None	0	0	0
Park	17,791	None	0	0	0
Flood ⁴	19,512	SF (Restricted)	2,195	6,982	0.34
Public/Quasi-public	116,777	None	0	0	0
TOTAL	889,024		50,113	159,361	-

¹ SF = Single-family residence; MHP = Mobile home park.

² Population estimate based on 2000 Census estimate of 3.32 persons per household.

³ Some land in the county has environmental constraints that make it unsuitable for building. These lands include slopes in excess of 30 percent (313,645 acres), earthquake fault zones (36,000 acres), and floodplains. These constraints would lower the number of potential maximum dwelling units cited below.

⁴ Limited development is allowed in the floodplain.

Source: San Benito General Plan, Land Use Element, 1994.

The General Plan buildout indicates that there is potential for 48,000 to 50,000 additional residential units to be built in the county. A significant amount of land in the county (369,157 acres) has environmental constraints that make it unsuitable for building including slopes in excess of 30 percent (313,645 acres), flood zones (19,512 acres), and earthquake fault zones (36,000 acres). If a maximum density of 1 unit per 40 acres is assumed for these areas, the total buildout capacity is reduced by 9,228 units. In 1994 there were 5,386 existing units in the unincorporated county. Since 1994 the number of units has increased by 1,084 units. Combined, this information indicates that the unincorporated county currently (2009) has a remaining buildout potential of 32,300 to 34,300 units with an associated population between 107,236 and 113,876. This buildout estimate is based only on existing General Plan land use designations. See Chapter 2 – Demographic and Economic Trends for the Association of Monterey Bay Area Governments (AMBAG) population estimates for San Benito County.



Amendments to the General Plan

San Benito County adopted elements of the General Plan at different times between 1980 and 2004. The County has also made revisions, or amendments, to various elements since their initial adoption. State law limits general plan amendments to four times during a calendar year; however, each amendment may include more than one change to the general plan. In addition, County regulations mandate that the adoption or amendment of a specific plan constitutes an amendment of the General Plan. Any approved application for a General Plan amendment, new specific plan, or specific plan amendment that increases residential density requires a referendum of all county voters at a special election. If the General Plan or specific plan amendment is not approved by a majority vote, the associated development agreement, subdivision map, or other related entitlement is disapproved as well. There are several conditions that are exempt from this requirement: small General Plan amendments with potential for 100 or fewer units, projects with affordable units, County proposals for General Plan amendments, applications for planned dwelling unit developments, applications for transfer of development credits, affordable housing density bonuses (Section 19.20.005, County Code).

SECTION 3.3 ZONING CODE AND MAP

Introduction

This section summarizes the San Benito County Zoning Code and Map, which is the primary regulatory mechanism used to implement the San Benito County General Plan.

Key Terms

Zoning. Local codes regulating the use and development of property. A zoning ordinance divides the county or city into land use districts or “zones” represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Code. Zoning and planning regulations of the county and any amendments, modifications, or revisions heretofore or hereafter made in such regulations.

Regulatory Setting

California Government Code Section 65860. In counties, general law cities, and charter cities with a population of more than two million, zoning provisions must be consistent with the general plan. Charter cities with a population of under two million are exempt from the zoning consistency requirement unless their charters provide otherwise.

Major Findings

- San Benito County’s Zoning Code defines 7 zoning districts and 12 combining districts that regulate land use in the unincorporated county.

Existing Conditions

Zoning is the primary tool used by San Benito County to implement the General Plan. In contrast to the long-term outlook of the general plan, zoning classifies the specific immediate uses and development standards of land. A major difference between the General Plan and the Zoning Code is that the General Plan provides general guidance on the location, type, density, and timing of new growth and development over the long-term, while the Zoning Code provides detailed development and use standards for each parcel of land. In order to do this, the Zoning Code divides the County into districts or “zones” and specifies the uses that are permitted, conditionally permitted, and not permitted within each zone. The text of the Zoning Code, as well as the Zoning Map, describe the distribution and intensity of land uses in each of the zones.

Both the General Plan’s land use designations and the zoning districts and development standards determine the carrying capacity and build-out potential of the county. Carrying capacity and build-out potential are measures of the ultimate population size and extent of development that could be accommodated by the county based on adopted policies and regulations.

Zoning Districts

The San Benito County’s Zoning Code establishes nineteen zoning districts, broken down into the following eight categories: agricultural, rural, residential, combining, commercial, industrial, planned unit development, and airport safety (Table 3-4 and Figure 3-5). Any actions taken with respect to or in accordance with the Zoning Code must be consistent with the General Plan. Table 3-5 shows the zoning districts and corresponding General Plan land use designations.

The Zoning Code provides detailed regulations for the development and use of land. Table 3-4 lists each of the zoning districts, together with the purpose of each district, typical permitted uses, and minimum parcel size. The minimum lot area requirements are expressed in acreage or square footage, and represent the smallest lot size that could be approved in a new subdivision in the applicable zone. Many of the zoning districts do not specify a minimum parcel size, and are determined on a case-by-case basis. It should be noted that three combining districts (i.e., Open Space, Scenic Highway, Seismic Safety) are unmapped and instead based on natural features (e.g., fire hazard, slope, fault zones).



CHAPTER 3. LAND USE

San Benito County General Plan

TABLE 3-4
ZONING CODE
San Benito County
2009

Zoning District	Code	Purpose	Typical Uses	Minimum Parcel Size
Agricultural Districts				
Agricultural Rangeland	AR	To provide for areas within the county to be used for agricultural rangeland purposes as set forth in the general plan.	Agricultural, grazing, accessory buildings, single-family dwelling, and seasonal stands.	40 acres
Agricultural Productive	AP	To provide for areas within the county to be used for agricultural production of any type as set forth in the general plan.	Agricultural, grazing, accessory buildings, single-family dwelling, and seasonal stands.	5 acres
Rural Districts				
Rural	R	To provide for areas within the county that are not primarily suited for agricultural uses, and lack services needed for higher-density development. Intended to provide areas for mixtures of housing and small-scale agricultural uses.	Single-family dwelling, accessory buildings, agricultural, and small livestock farming.	5 acres
Rural Transitional	RT	To provide a buffer of rural development between areas of residential development and agricultural areas as set forth in the general plan.	Single-family dwelling, limited agricultural, small livestock farming, and accessory buildings.	2.5 acres
Rural Residential	RR	To provide areas with mixtures of housing and limited agricultural uses. The single-family dwelling is the primary use while agricultural uses are intended to be of secondary importance. This category applies to areas near urban services.	Single-family dwelling, small livestock farming, limited agricultural, and accessory buildings.	0.5 or 1 acre ¹

TABLE 3-4
ZONING CODE
San Benito County
2009

Zoning District	Code	Purpose	Typical Uses	Minimum Parcel Size
Residential Districts				
Single-Family Residential	R1	To provide areas in suitable locations for the various types of dwelling accommodations needed in the county and to provide a means of regulating the density and distribution of the population in conformance with the general plan.	Single-family dwelling, accessory buildings, recreational use, garden, orchard, and horticultural.	1 or 2.5 acres ²
Residential Multiple	RM	To allow for areas of multiple-family dwellings in areas already developed to urban density, as well as having utility services to allow this density to continue. This will allow unincorporated pockets of urban concentration to occur where public sewer and water as well as circulation, other utilities, and services exist or can be provided.	Single-family dwelling, duplex, multi-family dwelling, accessory buildings, recreational use, garden, orchard, and horticultural.	2.5 or no less than 1 acres ³
Combining Districts				
Mineral Resource Area	MR	To protect and manage natural resources that could be lost due to the encroachment of incompatible land uses, while still allowing low-intensity interim uses.	Agricultural, horticultural, grazing, silvicultural, and single-family dwelling.	40 acres
Floodplain	FP	To protect against loss of life and property due to flooding.	Identical to the uses permitted in the base zoning district with additional floodplain conditions	Case-by-case basis
Scenic Highway	SH	To preserve scenic qualities of the county along the scenic highway corridor.	Agricultural and dwelling units.	Case-by-case basis
Seismic Safety	SS	No building to be used for human occupancy shall be placed across an active fault trace.	Limited development	Case-by-case basis



CHAPTER 3. LAND USE

San Benito County General Plan

TABLE 3-4
ZONING CODE
San Benito County
2009

Zoning District	Code	Purpose	Typical Uses	Minimum Parcel Size
Open Space	OS	To protect public health, safety, and welfare. To protect and preserve open space land, permit reasonable use of open space land.	Agricultural, botanical conservatories, and native wildlife sanctuary.	Case-by-case basis
Commercial				
Commercial Thoroughfare	C-1	To provide for establishments offering accommodations, supplies, or services especially to motorists, and for certain uses such as commercial amusement and specialized automotive and related sales and service establishments which serve persons coming to them from large trading areas by automobile.	Automotive and related sales and services, agricultural-use related equipment sales and services, motels, hotels, private (noncommercial clubs), eating and drinking establishments, and retail business establishments.	20,000 square feet
Neighborhood Commercial	C-2	To establish and provide centers for convenient shopping to residential neighborhoods, planned and controlled to provide service to neighborhoods.	Retail, services, and commercial.	Case-by-case basis
Industrial				
Controlled Manufacturing	C-M	To provide specialized areas where industrial uses of high quality can be located in a park-like setting which will preserve and enhance the existing environment and will be compatible with multiple residential and institutional uses.	Offices, light manufacturing, warehouse, and restaurants.	Case-by-case basis
Light Industrial	M-1	For light industrial district intent.	Light industry such as the manufacturing, assembling, and completion for clothing and accessories, household effects, toys, leather goods, ceramics, other light industries of a similar character, offices, research and development laboratories, nurseries and	Case-by-case basis

TABLE 3-4
ZONING CODE
San Benito County
2009

Zoning District	Code	Purpose	Typical Uses	Minimum Parcel Size
Heavy Industrial	M-2	For heavy industrial district intent.	greenhouses. All uses permitted in the M-1, light manufacturing district, vehicle manufacturing, bottling works, canneries, printing and publishing, machinery, recycling, pharmaceuticals, sugar refining, and other similar uses.	Case-by-case basis
Planned Unit Development				
Planned Unit Development	PUD	To encourage innovations in residential development and renewals so that the growing demands for housing may be met by a greater variety of housing types and to encourage more efficient use of land.	Any use permitted in the basic zone classification, single- and multi-family dwellings, and accessory buildings.	Case-by-case basis
Airport Safety				
Airport Safety	AS	To establish special regulations and development policies in areas adjacent to airports for the purpose of assuring land use compatibility and safety of persons and property.	Low-density residential, commercial, and industrial.	Not applicable

¹ Half-acre where sewer and water services are available. If neither is available, then one acre.

² One acre in those portions of the unincorporated County in which septic tanks may be used for sewage disposal and there is a public water supply available; 2.5 acres in those areas of the county in which a septic tank may be used for sewage disposal, but where there is no public water source.

³ 2.5 acres if district is served by public sewer and public water supply. Not less than one acre if public water supply but no sewer.

Source: San Benito Code of Ordinance, 2009.



**TABLE 3-5
LAND USE DESIGNATION AND ZONING CODE
CONSISTENCY**

San Benito County
2009

LAND USE DESIGNATION	CORRESPONDING ZONING DISTRICT
AP	AP, AP/PUD, C1, C2, M1, M2, MR, RM
AR	AR, C1, C2, M1
AR/MR	AR/MR, R
AS ¹	M1
C2	C2,R1
M1	M1
M2	M2, M1
P	--
P/Q	--
R	R, R/PUD, C2
R/URB	R1, RM/PUD, RM, AP
RR	RR, MR
RT	RT, RT/PUD, C2
SOI	RR, M1, M2
URB	--
TOTAL	

1While AS appears on the General Plan land use diagram it is not defined in the General Plan text description of land uses.

Source: Mintier Harnish, San Benito County GIS, 2009.

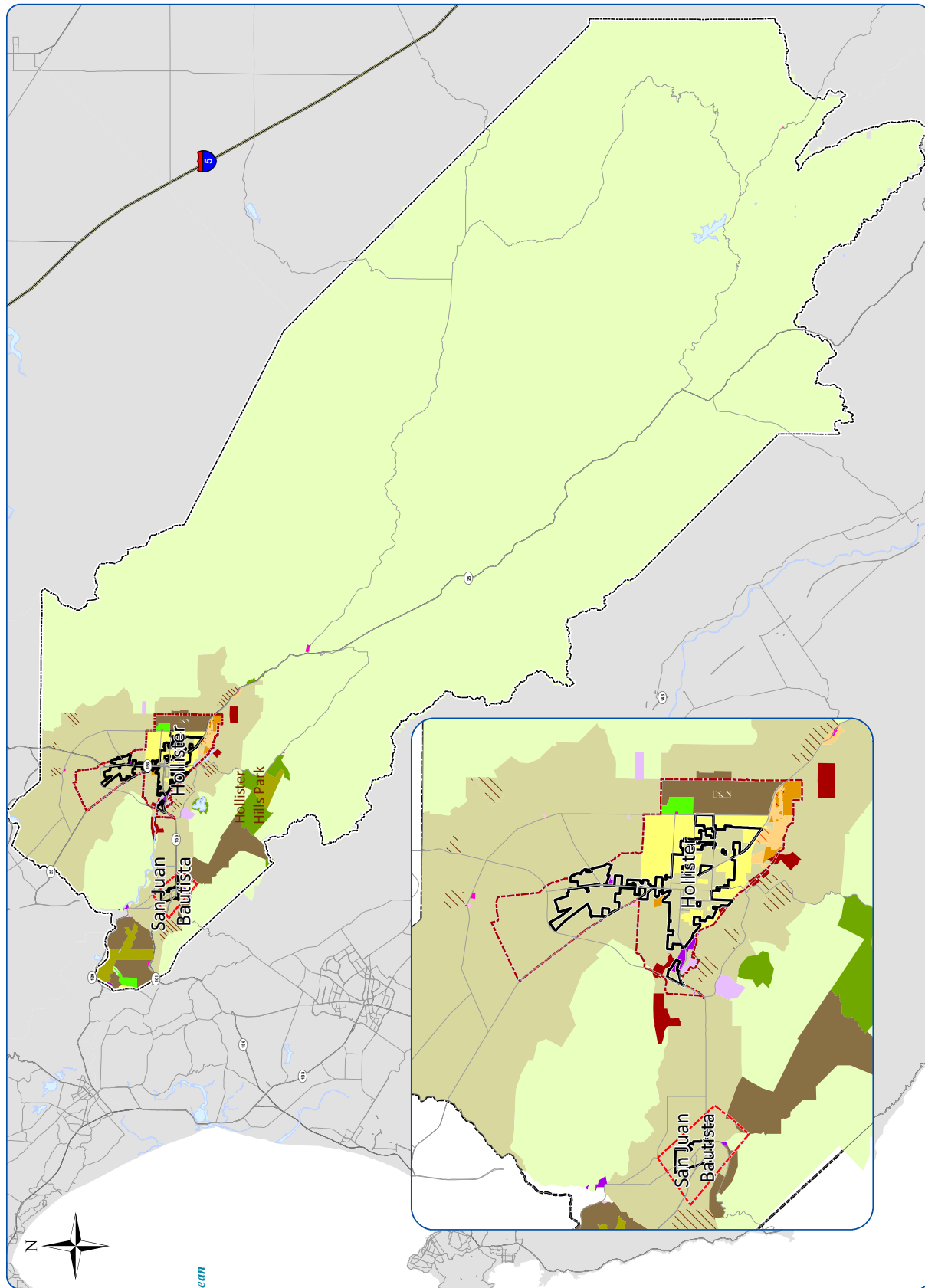


**FIGURE 3-3
ZONING
DISTRICTS
San Benito County
2009**

- Legend**
- San Benito County Limits
 - San Juan Bautista City Limits
 - San Juan Bautista SOI
 - Hollister City Limits
 - Hollister SOI
- Zoning Districts**
- Agricultural Productive
 - Agricultural Productive PUD
 - Agricultural Rangeland
 - Agricultural Rangeland/Mesial Resource
 - Commercial Throughfare
 - Neighborhood Commercial
 - Light Industrial
 - Heavy Industrial
 - Controlled Manufacturing
 - Park
 - Rural
 - Rural PUD
 - Single-Family Residential
 - Single-Family Residential PUD
 - Residential Multiple
 - Residential Multiple PUD
 - Rural Residential
 - Rural Transitional
 - Rural Transitional PUD

0 1.5 3 6 Miles

Source: San Benito County, California Geographic Information Systems Data, September 10, 2009





SECTION 3.4 SPHERES OF INFLUENCE AND THE LAFCO AGENCY FORMATION COMMISSION (LAFCO)

Introduction

A Local Agency Formation Commission (LAFCO) is a State-mandated regulatory body that oversees changes to local agency jurisdictional boundaries which include annexations, detachments, formations, dissolutions, consolidations, mergers, incorporations, and dis-incorporations. The mission of the San Benito LAFCO is to review proposals for changes in boundaries as well as creation or dissolution of cities or special districts within the county. The primary tools on which LAFCO relies to carry out this mission are adoption of spheres of influence and annexation approvals.

Key Terms

The following key terms used in this section are defined as follows:

Annex (verb). The process by which land is incorporated into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Local Agency Formation Commission (LAFCO). A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Municipal Services. Services traditionally provided by local government, including water, storm drain and sewer, roads, parks, schools, and police and fire protection.

Municipal Service Review. A Municipal Service Review (MSR) is a study conducted for a city, county, or special district, examining all public service needs for the area and recommending actions to promote the efficient provision of public services. The MSR is a prerequisite to a Sphere of Influence determination or change and may also lead a LAFCO to take other actions under its authority. In adopting the required MSR for each agency's Sphere of Influence (SOI), LAFCO must include a written statement of its determinations with respect to each of the following topics: infrastructure needs or deficiencies; growth and population projections for the affected area; financing constraints and opportunities; cost avoidance opportunities; opportunities for rate restructuring; opportunities for shared facilities; government structure options, including advantages and disadvantages of consolidation or reorganization of service provision; evaluation of management efficiencies; and local accountability and governance.

Sphere of Influence (SOI). The boundary surrounding cities and special service districts that is intended to represent the area into which the city or district may expand and extend public services.

Regulatory Setting

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act). The Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH Act) is the most significant reform to local government reorganization law since the 1963 statute that created a LAFCO in each county. The law established procedures for local government changes of organization, including a city incorporation, annexation to a city or special district, and consolidation of cities or special districts (Section 56000, et seq.). LAFCOs have numerous powers under the CKH Act, but those of prime concern are the power to act on local agency boundary changes and to adopt spheres of influence (SOIs) for local agencies. The law also states that in order to update a sphere of influence (SOI), LAFCOs are required to first conduct a review of the municipal services (MSR) provided in the county.

While LAFCO does not have any direct land use authority, the CKH Act assigns LAFCOs a significant role in planning issues by requiring them to consider a wide range of land use and growth factors when they consider proposals. California Government Code Section 56001 specifically states that “the logical formation and determination of local agency boundaries is an important factor in promoting orderly development and in balancing that development with sometimes competing state interests of discouraging urban sprawl, preserving open-space and prime agricultural lands, [and] efficiently extending government services.”

The CKH Act also requires LAFCOs to update SOIs for every city and special district every five years. The original deadline was January 2006, five years following the CKH Act becoming State law. That deadline was extended two years to January 2008. Every SOI update must be accompanied by an update of the MSR.

Major Findings

- San Benito LAFCO adopted a countywide Municipal Services Review in December 2007.
- Due to service and funding constraints, San Benito LAFCO has not approved any annexations since 2007.
- In February 2010, San Benito LAFCO expanded the City of San Juan Bautista’s sphere of influence by 357 acres.

Existing Conditions

The San Benito Local Agency Formation Commission (SBLAFCO) is responsible for approving proposals for annexations to and detachments from cities or special districts, incorporation of cities and formation of special districts, merger of special districts, sphere of influences, and local government reorganization options. San Benito LAFCO emphasizes that, consistent with State law, its main objectives are to: encourage the orderly formation of local government agencies; preserve agricultural land resources; and discourage urban sprawl. The commission has the authority to regulate boundary changes proposed by either public agencies or individuals, but rarely initiates boundary changes on their own except for the consolidation or dissolution of special district boundaries. The following information describes the



LAFCOs role and responsibility in regards to spheres of influence, municipal service reviews, and special districts.

Spheres of Influence

A sphere of influence (SOI) is a boundary established by LAFCO for each city and special district in the county to represent the area into which the city or district may expand and extend public services. LAFCO is responsible for developing and updating the SOI for each city and special district in the county. Figure 3-4 shows the SOI for both cities in San Benito County.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) defines a sphere of influence as “a plan for the probable physical boundaries and service area of a local agency” (Government Code Section 56076). According to LAFCO policies, a sphere of influence is the physical boundary and service area that a local governmental agency is expected to serve. This determination is based on which agency can provide services most efficiently to people and property in any given area. The SOI prevents overlapping jurisdictions and duplication of services within an area. LAFCO Commissions cannot tell counties or cities what their planning goals should be. Rather, LAFCOs coordinate the orderly development of a community through reconciling differences between city and county plans so the most efficient urban service arrangements are created for the benefit of area residents and property owners.

The CKH Act requires that LAFCO updates SOIs for cities and special districts at least once every five years. In 2007 LAFCO reconfirmed the existing SOIs for the cities and special districts within its jurisdiction.

In February 2010 San Benito LAFCO approved an amendment to the City of San Juan Bautista’s sphere of influence. The application was submitted by the City for 357 acres southeast of the city and, according to San Benito LAFCOs determination, there is no proposed project on the site. This approval does not change the city limits as the City would have to file a separate application with a proposed project.

Municipal Service Review

The CKH Act also requires that a Municipal Service Review (MSR) be prepared prior to or concurrent with an SOI update. The MSR evaluates existing and future service conditions and reviews the advantages and disadvantages of various government service structure options. An MSR provides information upon which the LAFCO can base its action on an SOI. SBLAFCO adopted a countywide MSR in December 2007 that addresses the services for all of the cities and special districts in the county. In 2009, LAFCO starting updating portions of the MSR to reflect recent changes in local conditions. These services providers are as follows:

- City of Hollister
- City of San Juan Bautista
- Aromas Water District
- Pacheco Pass Water District

- San Benito County Water District
- Sunnyslope County Water District
- Tres Pinos Water District
- Aromas Tri-County Fire Protection District
- Pacheco Stormwater District
- San Benito Resource Conservation District
- San Juan Bautista Cemetery District
- County Service Areas (30)

Both San Juan Bautista and Hollister are full service districts that provide water, wastewater, fire, police, recreation, roads, drainage, and other government services. The San Benito County Water District, unlike other water districts in the county, has broad powers for the management of water including flood, surface, drainage, and groundwater sources. Aromas Water District serves Monterey, Santa Cruz, and San Benito Counties from four separate service areas. County Service Areas (CSA) provide municipal services to unincorporated areas and are governed by the San Benito County Board of Supervisors under the County Service Area Law (Government Code Section 25210 et seq.), not SBLAFCO.

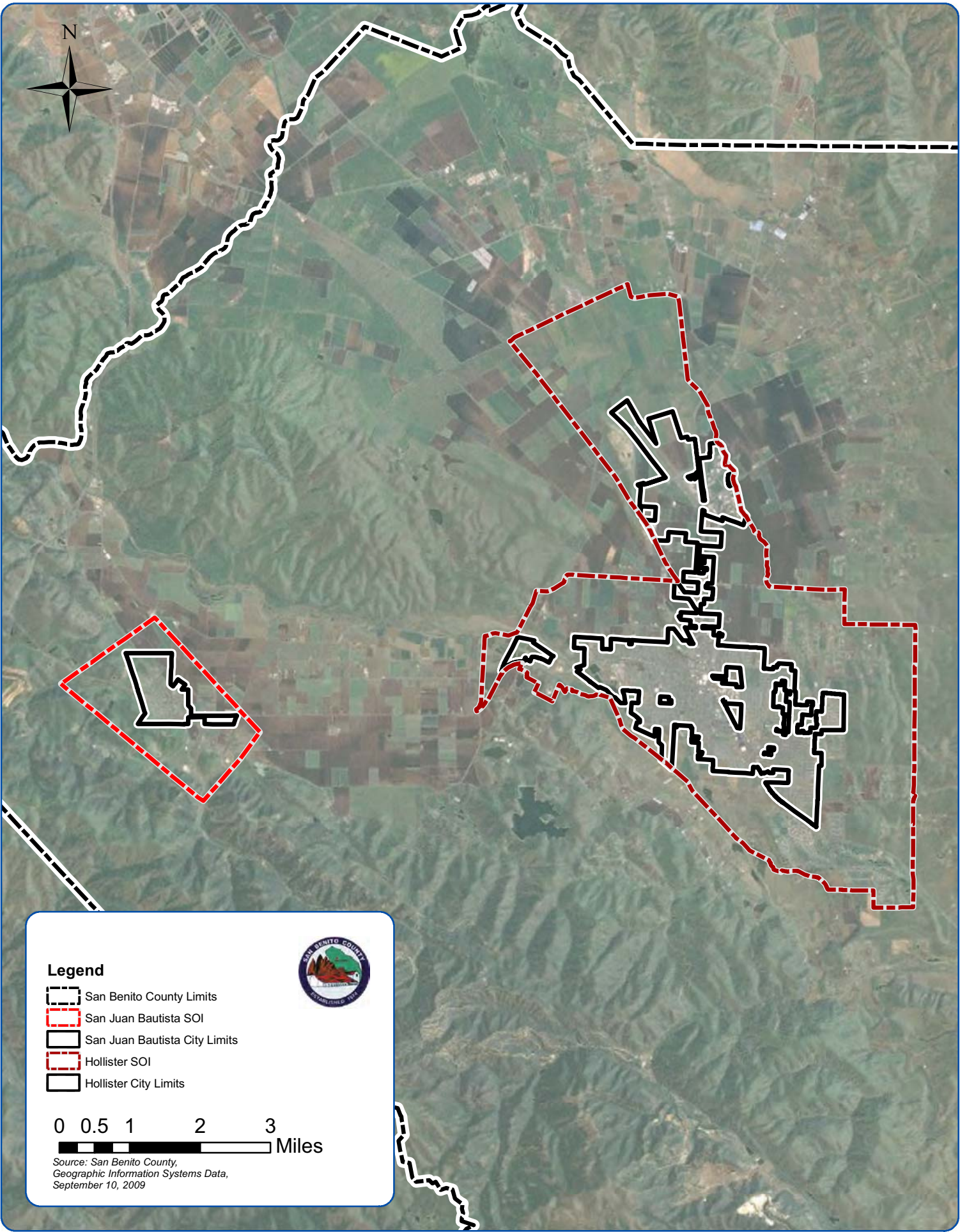


Figure 3-4
Sphere of Influence for Hollister and San Juan Bautista

SECTION 3.5 AIRPORT LAND USE PLANS AND THE AIRPORT LAND USE COMMISSION

Introduction

State law requires counties and cities to conduct special planning efforts to address land use compatibility for airports within the jurisdiction. This section describes Hollister Municipal Airport and Frazier Lake Airpark.

Key Terms

Airport Land Use Commission (ALUC). Responsible for developing and maintaining comprehensive airport land use compatibility plans (ALUCPs) to protect public health and safety, ensuring compatible land uses in the areas around each airport, and ensuring consistency between local land use plans and comprehensive land use plans for airport areas.

Regulatory Setting

California Public Utilities Code, Sections 21670-21679.5 (Chapter 4, Article 3.5). The statute requires that every county with an airport served by regularly scheduled flights establish an Airport Land Use Commission (ALUC). The fundamental purpose of ALUCs is “to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public’s exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses.” ALUCs have two primary roles. One is to adopt an Airport Land Use Compatibility Plan (ALUCP) that provides for the orderly growth of each public-use airport and the area surrounding the airport within the jurisdiction of the ALUC. The second is to review proposals for adoption or amendment of general plans, specific plans, zoning ordinances, and building codes, as well as certain individual development project proposals for consistency with the ALUCP. ALUCs have no authority over existing land uses or over the operation of any airport. Section 21674.7 of the California Public Utilities Code requires that the Airport Land Use Planning Handbook, published by the California Department of Transportation Division of Aeronautics, be used as guidance in the development of all ALUC policies and planning documents.

California Public Utilities Code, Section 65302.3 (Chapter 3, Article 5). The code requires each local agency having jurisdiction over land uses within an ALUC’s planning area to modify its general plan and any applicable specific plans to be consistent with the Commission’s ALUCP. The affected local agency has a statutory requirement to modify its general plan or take the steps necessary to overrule the ALUC policies.

Major Findings

- The San Benito Airport Land Use Commission (ALUC) is currently (2009) updating the 2001 Hollister Municipal Airport Land Use Compatibility Plan.



Existing Conditions

The Airport Land Use Commission (ALUC) is an independent commission administered by San Benito County that is responsible for adopting and periodically updating Airport Land Use Compatibility Plans (ALUCP) for the Hollister Municipal Airport and the Frazier Lake Airpark. The ALUCP recommends regulation and policy for commercial and/or residential areas in the vicinity of the airports. The existing Comprehensive Airport Land Use Plan for Hollister Municipal Airport was adopted October 2001. On May 21, 2009, the ALUC began preparing an updated Airport Land Use Compatibility Plan for the Hollister Municipal Airport. The San Benito County Airport Land Use Commission adopted the existing Airport Land Use Compatibility Plan for Frazier Lake Airpark on November 15, 2001.

Hollister Municipal Airport Land Use Plan

The Hollister Municipal Airport is a general aviation airport owned and operated by the City of Hollister. The Airport has been in operation since 1912 and plays an important role for regional aviation. It hosts several airport-related businesses and the Aviation Department of Gavilan College. The California Department of Forestry Air Attack Base is located at the Airport and provides fire protection for six counties. The Airport is also used by vintage plane enthusiasts, commercial recreation operations (e.g., skydiving, gliding), and agricultural crop dusters. The Airport covers 347 acres and is surrounded by nearly 2,000 acres with development potential.

Frazier Lake Airpark

Frazier Lake Airpark is a general aviation airport located near Hollister in unincorporated San Benito County. Surrounded by floodplains and agricultural land, the Airpark is unusual because it has a seaplane (water) runway and an irrigated turf runway.

SECTION 3.6 CITY GENERAL PLANS

Introduction

Both San Juan Bautista and Hollister have adopted general plans that include land use and development goals, policies, and programs to guide decisions within their jurisdiction and surrounding unincorporated area. This section summarizes the aspects of each city's general plan that are of greatest relevance to San Benito County's General Plan. It describes the area covered by each city general plan, local constraints on future development, and the major policies related to issues of citywide growth (physical size and population).

Key Terms

See Key Terms under Section 3.2

Regulatory Setting

See Regulatory Setting under Section 3.2

Major Findings

- Despite growth pressures, in 2005 the City of Hollister reduced the size of the city's planning area with the adoption of their General Plan.
- The City of San Juan Bautista has not annexed any land since the adoption of their General Plan in 1998.
- Both the City of Hollister and the City of San Juan Bautista have growth management ordinances or programs to limit the number of new residential units that are built each year.

Existing Conditions

City of Hollister

San Benito County was one of the fastest growing counties in California in the 1990s, largely due to growth in the city of Hollister. The City's General Plan, adopted in December 2005, identifies growth as a major factor in the loss of agricultural land. As a result, the 2005 General Plan reduced the size of the city's planning area. Since adoption of the General Plan, further growth has been constrained by inadequate infrastructure, congestion on SR 25, insufficient wastewater capacity issues, and a moratorium on major development.

The General Plan sets six major goals for the city: encourage pedestrian-friendly mixed-use development downtown; provide core services in every neighborhood; encourage multiple modes of transportation; provide a range of housing styles and affordability levels; provide for an environment that encourages healthy living; and promote economic and environmental sustainability.

The General Plan (as of 2009) designates land uses for 9,625 acres within the city limits (Figure 4-8). About 33 percent of the land is designated for Low-Density Residential (1 to 8 dwelling units per acre); 17 percent is designated for Industrial/Airport support; and 15 percent is designated for Residential Estates (1 to 5 dwelling units per acre). The General Plan Land Use element includes an Infill Strategy which directs new development to the downtown area and land within the existing city limits.

In 2002 Hollister voters approved a growth management initiative that required the City Council to adopt an ordinance requiring the Planning Commission to use a rating scale to evaluate proposed projects. The City restricts the number of new residential units that can be constructed each year to 244 residential dwelling units, 40 of which need to be available for low and very-low income housing. A 2008 ballot initiative exempted Downtown Hollister from this restriction.

City of San Juan Bautista

The City of San Juan Bautista adopted their General Plan in September 1998. San Juan Bautista's Planning Area includes the city, the entire Sphere of Influence (about 2,000 acres), and an additional 1,000 acres of farmland in the unincorporated county, for a total of 3,000 acres. The Planning Area boundary extends to San Justo Road on the north, Lucy Brown Road on the east, the mouth of San Juan Canyon on the south, and the Nyland Ranch on the west. Figure 4-9 shows the City's land use designations and boundaries.



CHAPTER 3. LAND USE

San Benito County General Plan

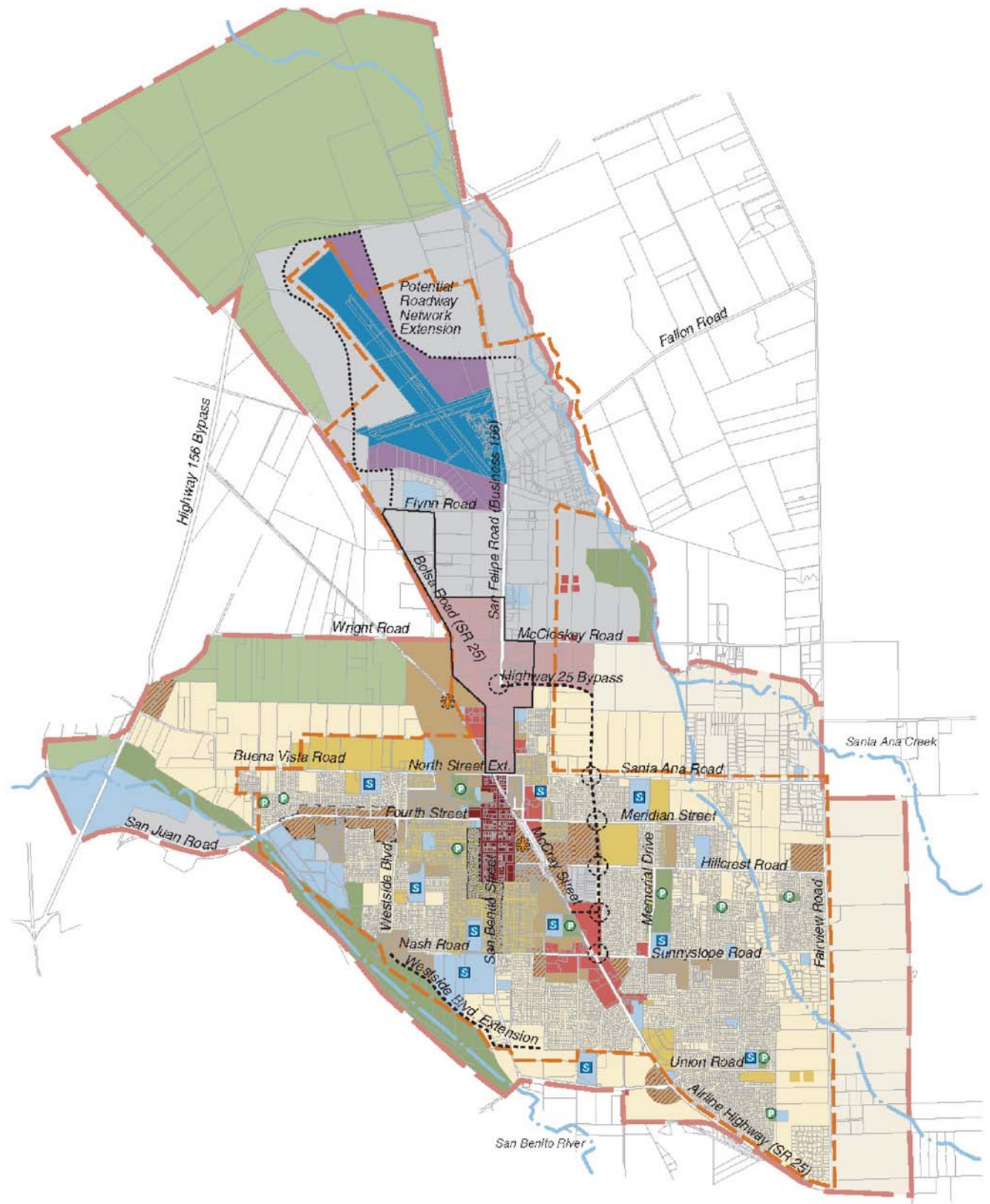
The General Plan identifies an Urban Growth Boundary (UGB) which denotes land that is planned for urban uses during the time frame of the General Plan. The UGB encompasses about 325 acres within the city limits and an additional 145 acres to be annexed by 2015. As of 2009 the City has not annexed any new lands since the 1998 General Plan was adopted. However, in February 2010 San Benito LAFCO approved an amendment to sphere of influence for 357 acres southeast of the city. This amendment did not propose any development nor change the city limit boundary.

The General Plan's Land Use element sets out a vision for future growth in the city that includes: retention of agriculture and open space around the city's perimeter; reinvestment in existing neighborhoods; continued vitality of the downtown and the city's arts and cultural events; and a focus on infill development, community design, and growth management.

The 1998 General Plan projects that the total buildout population will be 3,342 and employment will be 3,150. Total development at buildout is estimated at 1,257 dwelling units and 1,937,000 square feet of commercial, industrial, and business park space. As of January 2009 the California Department of Finance (DOF) estimates that the city has a population of 1,891 and 731 housing units.

The City of San Juan Bautista has a long history of growth control. Starting in the 1970s, the City implemented a Residential Development Control System to limit increases in the city's housing stock based on a variety of factors such as infrastructure, public service availability, and projected growth rates. This program was continued in the 1998 General Plan. On November 6, 2007, city residents reaffirmed this policy by voting for a Growth Management Ordinance (GMO) that limits new residential growth to 3 percent per year (i.e., Measure B).

In January 2009 San Benito County Superior Court ruled on a lawsuit brought against the City on the GMO by developer Lance McAlpine. The Court ruled that the GMO is unlawful on the basis that: 1) the GMO is in direct contradiction to the General Plan, and while the GMO directed the City to amend the General Plan, the amendment was never completed; 2) the GMO is in violation of State housing law because the 1 percent per year growth rate is incompatible with the City's obligations under State law; and 3) the GMO improperly delegates the City's authority to voters by requiring that any development over four units will be the subject of a referendum vote. The court declared that the GMO is unlawful and unenforceable and required the City to reprocess the development application.

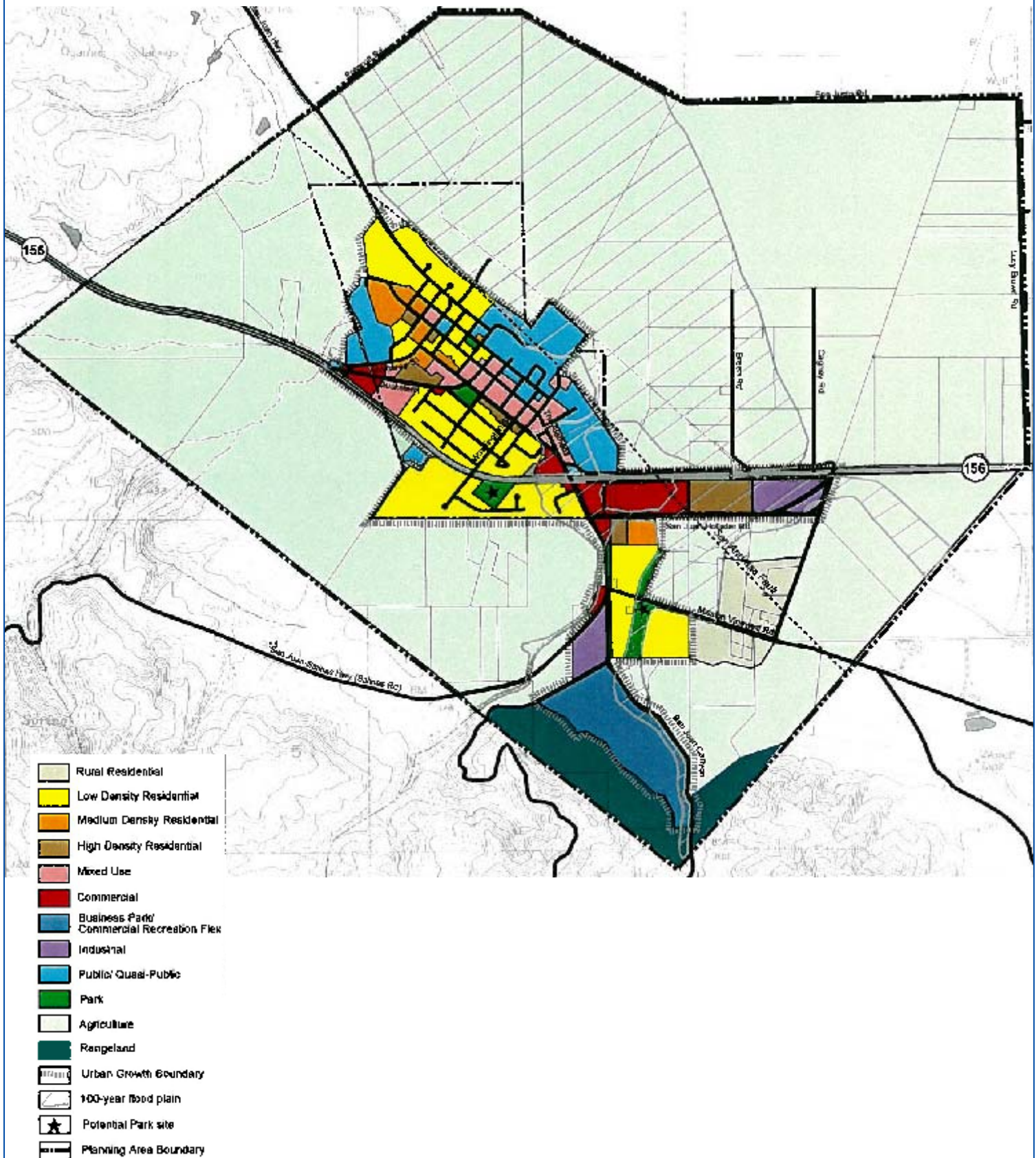


- | | | | | | |
|---------------------|----------------------------|-----------------------------------|--------------------------|-----------------|-----------------------|
| Sphere of Influence | Residential Estate | Mixed-Use | North Gateway Commercial | Airport Support | Transit Hub |
| Planning Area | Low Density Residential | Downtown Commercial and Mixed-Use | General Commercial | Public | School |
| Creeks and Rivers | Medium Density Residential | Home Office | Industrial | Open Space | Park |
| | High Density Residential | West Gateway | Airport | Agriculture | North Gateway Overlay |

Source: City of Hollister General Plan, 2005.



Figure 3-5
City of Hollister General Plan Land Use Diagram



Source: City of San Juan Bautista General Plan, 1998.



Figure 3-6
City of San Juan Bautista General Plan Land Use Diagram

SECTION 3.7 OTHER AGENCY PLANS**Introduction**

This section discusses plans, laws, and regulations that affect land use, growth, and development in San Benito County and are either regional in nature or regulated by a separate agency (e.g., Caltrans, U.S. Parks Service). Because regional, State, and Federal agencies are generally not subject to the policies and plans adopted by local governments, such as San Benito County, an understanding of the policies these agencies have in place is vital to ensure effective inter-jurisdictional cooperation and coordination. For information on regional plans and policies related to transportation, storm drainage, flood control, watersheds, water quality, solid and hazardous waste management, and air quality, please see the applicable sections in Chapter 8 – Transportation and Circulation, Chapter 7 – Public Services and Utilities, and Chapter 11 – Safety.

Key Terms

See Key Terms under Section 3.3.

Regulatory Setting

There is no regulatory setting for this section.

Major Findings

- General Plan policies and programs for the five counties that surround San Benito County (Santa Clara, Santa Cruz, Monterey, Merced, and Fresno) and the cities of Salinas and Gilroy impact land uses within San Benito County. Fast growing jurisdictions such as Salinas and Gilroy have the potential of providing services and employment for San Benito residents.
- The Association of Monterey Bay Area Governments (AMBAG) is the designated Regional Transportation Planning Agency in the county and is responsible for preparing and administering State and Federal transportation plans for the tri-county region (i.e., Monterey, Santa Clara, and San Benito) and determining existing and projected regional housing needs for the counties.
- Cal Fire, in conjunction with the Monterey and San Benito County Fire Departments, provides fire protection, fire risk management, and prevention services across unincorporated San Benito County.

Existing Conditions

This section discusses regional, State, and Federal plans that affect land use, growth, and development in San Benito County that are either regional in nature or that deal with a particular governmental function.



General Plans for Surrounding Jurisdictions

The following is a summary of the general plans for surrounding jurisdictions.

Santa Clara County General Plan (1994)

Santa Clara County borders San Benito County on the north (Figure 3-7). The border between the two counties roughly follows the Pajaro River then becomes a straight line south of the Pacheco Pass through the Diablo Mountain Range.

Santa Clara County's 1994 General Plan covers the planning period from 1995 to 2010. The General Plan emphasizes compact development within existing urban areas as the preferred method to accommodate future growth in the county. Many General Plan policies reinforce the County's desire to keep rural areas rural, including a minimum 20-acre parcel size for new rural subdivisions. This allows the County to focus urban development in areas that will not deplete natural resources or diminish the natural beauty of the county.

City of Gilroy General Plan (2002)

The City of Gilroy's General Plan was adopted in June 2002 to guide the city's growth through 2020. Located in southern Santa Clara County (Figure 3-7), agriculture has historically played an important role throughout Gilroy's development. The city has seen tremendous growth and change over the last two decades, moving from a primarily agrarian economy to a bedroom community of San Jose.

Gilroy's General Plan called for the creation of a Residential Development Ordinance (RDO) to limit the number of new housing units that can be built within the city. The current RDO goal is to allow 3,450 new housing units from 2004 through 2013. The intent of this ordinance is to: encourage a rate of growth that will not exceed the City's ability to provide services; maintain and improve the quality of the environment; foster a stronger relationship between jobs and housing; meet regional housing needs; maintain a sound economic base; and promote specific and master planned communities within the city. In addition, a study was conducted by Santa Clara County in 1995 to assess the long-term viability of agriculture in southern Santa Clara Valley. In 1996 Gilroy adopted the findings of this study with many of its recommended strategies and policies into the 2002 General Plan. These policies include: limiting development in areas of endangered species; designating protected open space in conjunction with agricultural lands to create natural "greenbelt" buffers between Gilroy and surrounding communities; and participating in regional open space preservation programs. However, commercial and industrial development will continue to draw northern San Benito County residents to shop and work in Gilroy.

Santa Cruz County General Plan (1994)

Santa Cruz County is located to the north and west of San Benito County (Figure 3-7). The border roughly follows the Pajaro River and SR 129. The A.R. Wilson Rock Quarry in San Benito County, adjacent to the Pajaro River, is the major employer and industrial use in this area.

The Santa Cruz County's 1994 General Plan created an Urban/Rural Boundary that limits urban development to four incorporated cities: Scotts Valley, Santa Cruz, Capitola, and Watsonville; and the unincorporated areas of Live Oak, Soquel, Aptos, and Freedom. Because there is no urban development in Santa Cruz County near San Benito County, Santa Cruz's General Plan policies will not affect land uses in San Benito County.

Monterey County General Plan (currently being updated)

Monterey County is located west of San Benito County (Figure 3-7). The two counties share a border through the Coastal and Gabilan Mountain ranges. The community of Aromas straddles the San Benito and Monterey County border and sits less than a mile away from Santa Cruz County and about two miles from Santa Clara County.

Monterey County is currently (2009) in the process of updating its General Plan. The General Plan update has been a major issue of contention within Monterey County with agricultural and environmental interests challenging multiple draft General Plans. It is unclear what policies the final General Plan will include and their potential impacts on San Benito County; however, the continued growth of Salinas in northern Monterey County will have regional growth and traffic implications for San Benito County.

City of Salinas General Plan (2002)

Salinas is located approximately 15 miles from San Benito County's southern border (Figure 3-7). The City last updated its General Plan in 2002. Surrounded by highly productive agricultural land, Salinas is a major processing and distribution point for lettuce, broccoli, mushrooms, grapes, strawberries, and other various crops. However, the last two decades have been a period of substantial change in Salinas with large population growth and economic diversification. Salinas is the largest city in Monterey County with a 2009 population of 152,597.

Salinas' 2002 General Plan highlights the importance of protecting agricultural land surrounding the city. Agriculture based services are the third largest employment sector within the city and represent a significant portion of the city's economic base. However, the plan also recognizes that continued population growth within the city will necessitate the annexation of additional farm land for development. The General Plan calls for minimizing the effects on agriculture by maintaining a compact city form and directing urban expansion to the north and east. The Harden Ranch and Williams Ranch Specific Plans help achieve this goal by focusing growth away from prime farm land. Growth in employment sectors will continue to attract residents from San Benito County.



Merced County General Plan (currently being updated)

Merced County is located to the northeast of San Benito County (Figure 3-7). The border between the two counties runs southeast through the Diablo Mountain Range. Given the remoteness and rugged terrain of this area, there are no major communities near the Merced and San Benito County border.

In 2006 Merced County began a three-year process to update its 1990 General Plan. The County expects to adopt a new plan in Summer 2010. Since there are no major existing or planned communities in the mountainous area around the Merced County and San Benito County border, the General Plan Update will have little impact on San Benito County.

Fresno County General Plan (currently being updated)

Fresno County is located to the southeast of San Benito County (Figure 3-7). The two counties share a border along the Diablo Mountain Range. This area is extremely remote and mountainous with large tracts of land owned and operated by the Federal Bureau of Land Management. Mercey Hot Springs is a small unincorporated community in Fresno County approximately one mile from the San Benito County border that mainly serves as a tourist resort for recreational vehicles and motorcyclists.

Fresno County is currently (2009) in the process of updating its General Plan and zoning code with an expected completion date of Spring 2010. At this point it is unclear what impacts the updated General Plan will have on San Benito County. Since there are no major existing or planned communities in the area around the Merced County and San Benito County border, the General Plan Update will have little impact on San Benito County.

Regional Plans and Policies

San Benito County Council of Governments (SBCOG)

The San Benito County Council of Governments (SBCOG) is the county's regional transportation planning agency. SBCOG coordinates with the cities of Hollister and San Juan Bautista and the County to plan and fund transportation improvement projects for the county. They also coordinate with the Association of Monterey Bay Area Governments on regional transportation planning and programs.

SBCOG primarily conducts long-term planning studies for the county's transportation needs. The San Benito Regional Transportation Plan sets goals and policies for transportation planning in the county and identifies priority projects. SBCOG is currently (2009) updating the 2005 Regional Transportation Plan. SBCOG is also involved with regional bicycle transportation projects, and is currently (2009) drafting a bike and pedestrian master plan for the county.

In addition, SBCOG maintains a traffic model to analyze countywide transportation patterns and determine long-term needs for roadway improvements. Transportation planning and improvement projects are funded through a variety of local, State, and Federal grants and programs. SBCOG also conducts short-term planning studies and works with local and regional agencies on a variety of transportation improvement projects. For example, SBCOG has worked with AMBAG to help conduct the Monterey Bay Area Region Blueprint.

Association of Monterey Bay Area Governments (AMBAG)

The Association of Monterey Bay Area Governments (AMBAG) is a Joint-Powers Authority serving the many planning needs of the tri-county area (Monterey, San Benito, and Santa Cruz) by producing common future growth assumptions for the region as a whole and all of its localities. AMBAG works with the San Benito Council of Governments to prepare and administer State and Federal transportation plans for the tri-county region. In addition, AMBAG is required by State law to determine existing and projected regional housing needs for the county. AMBAG prepares and coordinates the following studies:

- **Regional Housing Needs Plan (2008).** AMBAG is required to determine each local jurisdiction's share of the regional need for housing on a regular basis, typically every 7½- years . Jurisdictions will then decide how they will address this need through the process of updating the housing elements of their general plans. The Regional Housing Needs Plan addresses employment opportunities, commuting patterns, housing needs of farmworkers, market demand for housing, type and tenure of housing, availability of suitable sites and public facilities, loss of units contained in assisted housing developments that changed to market-rate, and disproportionate shares of lower income households.
- **Metropolitan Transportation Improvement Program (2008).** A Metropolitan Transportation Improvement Program (MTIP) is a multi-modal list of capital improvement programs to be implemented over a three-year period. Biennially, AMBAG, in cooperation with member jurisdictions and the California State Department of Transportation (Caltrans), prepares a MTIP for all State routes, streets, and road projects in San Benito County that use Federal or State funding.

The MTIP for fiscal years 2008-09 to 2011-12 is the region's short range transportation programming document that contains transportation improvement projects including public mass transit, highway, local road, bicycle, and pedestrian projects proposed for funding based on anticipated available local, State, and Federal funding over the next four years (2008-09 to 2011-2012). All projects that receive Federal funds, are subject to a Federally-required action, or are regionally significant are included in the MTIP. For information on existing transportation projects in San Benito County see Chapter 6 – Transportation and Circulation.

Metropolitan Transportation Plan (2005). AMBAG triennially prepares a long-range plan for the region that includes general goals, policies, and strategies for the tri-county planning process in the region to maintain, manage, and improve the region's transportation systems. In general, the Metropolitan Transportation Plan (MTP) is a multimodal, "financially-constrained" transportation plan, which expresses the current state of system planning for the region. The plan provides the basis for a coordinated delivery of transportation facilities and public transportation services within the region. AMBAG maintains a travel demand model to assess impacts of planned transportation projects outlined in the long-range plan. AMBAG also assesses whether the plan meets the air quality emissions standards for the region.



Coordinated Public Transit-Human Services Transportation Plan (2008). The Federal Transportation Authority defines a Coordinated Public Transit-Human Services Transportation Plan (CPTP) as a unified, comprehensive strategy for public transportation service delivery that: identifies the transportation needs of individuals with disabilities, older adults, and individuals with limited incomes; lays out strategies for meeting these needs; and prioritizes services. AMBAG, in collaboration with the Regional Transportation Planning Agencies (RTPAs) and public transit operators in the tri-county area, produce the region's CPTP. AMBAG is required to produce this plan for incorporation into the region's long-range 2010 Metropolitan Transportation Plan with guidance from the Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy of Users (SAFETEA-LU). The CPTP establishes Federal funding project eligibility under the Elderly Persons and Persons with Disabilities (Section 5310), Jobs Access and Reverse Commute (Section 5316), and New Freedom (Section 5317) programs. New Freedom services provide accessible transportation for people with disabilities beyond the requirements of the Americans with Disabilities Act.

Other Agencies Plans

United States National Park Service

The United States National Park Service oversees Pinnacles National Monument. The park offers hiking, picnicking, rock climbing, and bird watching, with a total size of nearly 26,000 acres located in San Benito County. Pinnacles National Monument is currently (2009) working on a new general management plan (GMP). The last plan was completed in 1976. The GMP will help provide decision-makers direction for resource management, visitor use and interpretation, and facilities management. It will help decision-makers decide how to best use the new Pinnacles Ranchlands acquired in 2006.

California Department of Boating and Waterways

The State Department of Boating and Waterways comments on river-oriented features of a riverfront project such as potential for navigation hazards, relation to existing or planned boating facilities, and the public trust doctrine. The Department also administers grants and loans for marina development and boat ramps, and reviews Federal and local ordinances regulating boating activities. In the event that a project lies on a San Benito County waterway, the State will review the project and provide comments relative to a project's consistency with State policies. For more information on county waterways see Chapter 8 – Natural Resources and Chapter 10 – Recreation and Cultural Resources.

California Department of Fish and Game

The California Department of Fish and Game (CDFG) oversees all lakes, streams, and rivers in the state that contain fish and wildlife habitats. The CDFG has authority over permitting for streambed alteration agreements and dredging permits. San Benito County is located in the Central Region of the CDFG. San Benito County does not have Wildlife Areas controlled by the CDFG.

California Department of Forestry and Fire Prevention

Fire risk management and prevention is crucial to the thousands of acres of open space land and communities that span unincorporated San Benito County. Cal Fire, in conjunction with the Monterey and San Benito County Fire Departments, implements the 2009 San Benito-Monterey Unit Fire Plan. The plan describes the counties, their fire history, stakeholders, and best course of action to prevent fires. The Fire Plan seeks to reduce firefighting costs and property losses, increase firefighter safety, and contribute to ecosystem health by placing emphasis on what needs to be done long before a fire starts. For more information see Chapter 11 – Safety.

California Department of Parks and Recreation

State facilities within the county include Hollister Hills State Vehicular Recreation Area and San Juan Bautista State Historic Park. Within the department of Parks and Recreation, the State Office of Historic Preservation monitors State- and Federally-registered historic resources, as well as carrying out other statutory responsibilities. For more information see Chapter 8 – Natural Resources and Chapter 10 – Recreation and Cultural Resources.

California Department of Transportation (Caltrans)

The California Department of Transportation (Caltrans) has authority over all State highway and freeway right-of-ways, including easements, and undeveloped right-of-ways that have been acquired in anticipation of future construction. Any project that proposes to construct a road connection or perform earthwork within a State highway or freeway must obtain an encroachment permit from Caltrans.

Caltrans has been working with the Council of San Benito County Governments and the Santa Clara Valley Transportation Authority since 2001 to reduce congestion and improve safety and operations on SR 25. As of mid-2007 the project proposed to widen 10.6 miles of SR 25 in San Benito and Santa Clara Counties from the existing two-lane highway to a four-lane expressway. In late 2007 Caltrans proposed a route for the 11.2-mile stretch of highway from San Felipe Road in Hollister to Highway 101.

California Native American Heritage Commission

The State of California Native American Heritage Commission reviews projects and comments on potential impacts to Native American archeological resources. The Commission becomes directly involved a development project if Native American artifacts or remains are discovered during construction activities. For more information see Chapter 10 – Recreation and Cultural Resources.



California Regional Water Quality Control Board

The California Regional Water Quality Control Board maintains jurisdiction over discharges into all rivers, creeks, streams, and canals. Any project that will discharge wastes into any surface waters must conform to waste discharge requirements established by the RWQCB to obtain a Federal National Pollutant Discharge Elimination System (NPDES) permit. The RWQCB also works to obtain coordinated action in water quality control, including prevention and abatement of water pollution and nuisances.

The Central Coast Regional Water Quality Board published the Water Quality Control Plan for the Central Coast Basin (Basin Plan) in 1994 to show how the quality of the surface and ground waters in the Central Coast Region (Santa Cruz, San Benito, Monterey, San Luis Obispo, and Santa Barbara Counties) should be managed to provide the highest water quality reasonably possible. For more information see Chapter 8 – Natural Resources and Chapter 11 – Safety.

California State Lands Commission

The State acquired sovereign ownership of all tidelands and submerged lands and beds of navigable waterways upon its admission to the United States in 1850. The State holds these lands for the benefit of all the people of the State for statewide Public Trust purposes that include: waterborne commerce, navigation, fisheries, water-related recreation, habitat preservation, and open space. The Commission has the authority to grant three kinds of permits: mineral extraction leases, dredging permits (required for dredging of navigable waterways for the improvement of navigation, reclamation, and flood control); and land use leases. For more information see Chapter 8 – Natural Resources.

APPENDIX A – EXISTING USE CODES

TABLE 3A-1
EXISTING USE CODES
San Benito County
2009

County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	
Agriculture			
AGR, FIELD CROPS	AFIE	AFIE AGR, FIELD CROPS	Crops
AGR, ROW CROPS	AROW	AROW AGR, ROW CROPS	Crops
AGR, ROW CROPS	AROW	AROW AGR, ROW CROPS	Crops
AGR, FIELD CROPS	WFIE	WFIE AGR, FIELD CROPS	Crops
AGR, ROW CROPS	WROW	WROW AGR, ROW CROPS	Crops
AGR, DRY FARMING	ADRY	ADRY AGR, DRY FARMING	Dry Farming
AGR, DRY FARMING	WDRY	WDRY AGR, DRY FARMING	Dry Farming
AGR, PACKING HOUSE	APAC	APAC AGR, PACKING HOUSE	Agriculture Facility
AGR, PUMP LOT	APUL	APUL AGR, PUMP LOT	Agriculture Facility
AGR, STABLES	ASTA	ASTA AGR, STABLES	Agriculture Facility
AGR, GRAZING AND DRY FARMING	AGDX	AGDX AGR, GRAZING AND DRY FARMING	General
AGR, ROW CROPS, GRAZING	ARGX	ARGX AGR, ROW CROPS, GRAZING	General
AGR, TREES, FIELD CROPS	ATFC	ATFC AGR, TREES, FIELD CROPS	General
AGR, TREES, GRAZING	ATGX	ATGX AGR, TREES, GRAZING	General
AGR, TREES, ROW CROPS, GRAZING	ATRG	ATRG AGR, TREES, ROW CROPS, GRAZING	General
AGR, TREES, ROW CROPS	ATRO	ATRO AGR, TREES, ROW CROPS	General
AGR, TURF	ATUR	ATUR AGR, TURF	General
AGR, XMAS TREE FARM	AXMA	AXMA AGR, XMAS TREE FARM	General



CHAPTER 3. LAND USE

San Benito County General Plan

**TABLE 3A-1
EXISTING USE CODES
San Benito County
2009**

County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	
AGR,ALL OTHER	AXXX	AXXX AGR,ALL OTHER	General
AGR, CROPS, GRAZING, DRY FARMING	RGDX	RGDX AGR, CROPS, GRAZING, DRY FARMING	General
AGR, GRAZING AND DRY FARMING	WGDX	WGDX AGR, GRAZING AND DRY FARMING	General
AGR, ROW CROPS, GRAZING	WRGX	WRGX AGR, ROW CROPS, GRAZING	General
AGR, TREES, GRAZING	WTGX	WTGX AGR, TREES, GRAZING	General
AGR, TREES, GRAZING, ROW CROPS	WTRG	WTRG AGR, TREES, GRAZING, ROW CROPS	General
AGR, TREES, ROW CROPS	WTRO	WTRO AGR, TREES, ROW CROPS	General
AGR, TURF	WTUR	WTUR AGR, TURF	General
AGR, ALL OTHER	WXXX	WXXX AGR, ALL OTHER	General
AGR, GRAZING	AGRA	AGRA AGR, GRAZING	Grazing
AGR, GRAZING	WGRA	WGRA AGR, GRAZING	Grazing
AGR, NURSERY	AGRE	AGRE AGR, NURSERY	Nursery
AGR, NURSERY	ANUR	ANUR AGR, NURSERY	Nursery
AGR, NURSERY	WNUR	WNUR AGR, NURSERY	Nursery
AGR, RECREATION	AREC	AREC AGR, RECREATION	Recreation
AGR, RECREATION	WREC	WREC AGR, RECREATION	Recreation
AGR, RIVER BOTTOM	ARIV	ARIV AGR, RIVER BOTTOM	Resource
AGR, RIVER BOTTOM	WRIV	WRIV AGR, RIVER BOTTOM	Resource
AGR, DAIRIES	ADAI	ADAI AGR, DAIRIES	Livestock
AGR, PASTURE, IRRIGATED	APAS	APAS AGR, PASTURE, IRRIGATED	Livestock
AGR, POULTRY	APOU	APOU AGR, POULTRY	Livestock

TABLE 3A-1
EXISTING USE CODES
San Benito County
2009

County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	
AGR, DAIRIES	WDAI	WDAI AGR, DAIRIES	Livestock
AGR, PASTURE, IRRIGATED	WPAS	WPAS AGR, PASTURE, IRRIGATED	Livestock
AGR, POULTRY	WPOU	WPOU AGR, POULTRY	Livestock
AGR, APPLES	AAPP	AAPP AGR, APPLES	Orchard
AGR, APRICOTS	AAPR	AAPR AGR, APRICOTS	Orchard
AGR, AVOCADO	AAVO	AAVO AGR, AVOCADO	Orchard
AGR, CHERRIES	ACHE	ACHE AGR, CHERRIES	Orchard
AGR, EUCLYPTUS GROVE	AEUC	AEUC AGR, EUCLYPTUS GROVE	Orchard
AGR, PEARS	APEA	APEA AGR, PEARS	Orchard
AGR, PRUNES	APRU	APRU AGR, PRUNES	Orchard
AGR, TREES, MIXED	ATRX	ATRX AGR, TREES, MIXED	Orchard
AGR, WALNUTS	AWAL	AWAL AGR, WALNUTS	Orchard
AGR, APPLES	WAPP	WAPP AGR, APPLES	Orchard
AGR, AVOCADOS	WAVO	WAVO AGR, AVOCADOS	Orchard
AGR, TREES, MIXED	WTRX	WTRX AGR, TREES, MIXED	Orchard
AGR, WALNUTS	WWAL	WWAL AGR, WALNUTS	Orchard
AGR, APRICOTS	WAPR	WAPRAGR, APRICOTS	Orchard
AGR, TREES, VINES	ATVX	ATVX AGR, TREES, VINES	Vineyard
AGR, VINES, GRAZING	AVGX	AVGX AGR, VINES, GRAZING	Vineyard
AGR, VINES	AVIN	AVIN AGR, VINES	Vineyard
AGR, VINES, ROW CROPS	AVRX	AVRX AGR, VINES, ROW CROPS	Vineyard



CHAPTER 3. LAND USE
San Benito County General Plan

TABLE 3A-1
EXISTING USE CODES
 San Benito County
 2009

County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	
AGR,VINES,GRAZING	WVGX	WVGX AGR,VINES,GRAZING	Vineyard
AGR,VINES	WVIN	WVIN AGR,VINES	Vineyard
Commercial			
COM,AUTO PARTS	CAUP	CAUP COM,AUTO PARTS	Commercial
COM,AUTO DEALER,NEW AND USED	CAUT	CAUT COM,AUTO DEALER,NEW AND USED	Commercial
COM,BANKS,SAVINGS & LOAN	CBAN	CBAN COM,BANKS,SAVINGS & LOAN	Commercial
COM,BAR	CBAR	CBAR COM,BAR	Commercial
COM,BULK PLANT	CBUL	CBUL COM,BULK PLANT	Commercial
COM,CAR WASH	CCAW	CCAW COM,CAR WASH	Commercial
COM,CHILD CARE CENTER	CCCC	CCCC COM,CHILD CARE CENTER	Commercial
COM,CEMETERY	CCEM	CCEM COM,CEMETERY	Commercial
COM,CHURCH	CCHU	CCHU COM,CHURCH	Commercial
COM,CLUB HOUSE OR LODGE	CCLH	CCLH COM,CLUB HOUSE OR LODGE	Commercial
COM,COLD STORAGE	CCOS	CCOS COM,COLD STORAGE	Commercial
COM,STORES	CCST	CCST COM,STORES	Commercial
COM,FAST FOOD RESTAURANT	CFFR	CFFR COM,FAST FOOD RESTAURANT	Commercial
COM,FUNERAL HOME	CFUH	CFUH COM,FUNERAL HOME	Commercial
COM,GIFT SHOP	CGIS	CGIS COM,GIFT SHOP	Commercial
COM,HEALTH SPA	CHSP	CHSP COM,HEALTH SPA	Commercial
COM,LAUNDRY AND CLEANING	CLAU	CLAU COM,LAUNDRY AND CLEANING	Commercial

TABLE 3A-1
EXISTING USE CODES
San Benito County
2009

County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	
COM, LIQUOR STORE	CLIQ	CLIQ COM, LIQUOR STORE	Commercial
COM, MINI STORAGE	CMST	CMST COM, MINI STORAGE	Commercial
COM, OFFICE FACILITIES	COFF	COFF COM, OFFICE FACILITIES	Commercial
COM, PARKING LOT	CPAR	CPAR COM, PARKING LOT	Commercial
COM, REPAIR GARAGE	CREP	CREP COM, REPAIR GARAGE	Commercial
COM, RESTAURANT	CRES	CRES COM, RESTAURANT	Commercial
COM, SERVICE STATION	CSER	CSER COM, SERVICE STATION	Commercial
COM, SMALL FOOD AND GAS	CSFG	CSFG COM, SMALL FOOD AND GAS	Commercial
COM, SMALL FOOD STORE	CSFS	CSFS COM, SMALL FOOD STORE	Commercial
COM, SHOPPING CENTER	CSHO	CSHO COM, SHOPPING CENTER	Commercial
COM, SLAUGHTER HOUSE	CSLH	CSLH COM, SLAUGHTER HOUSE	Commercial
COM, SUPERMARKETS	CSUP	CSUP COM, SUPERMARKETS	Commercial
COM, THEATERS	CTHE	CTHE COM, THEATERS	Commercial
COM, TRUCKING FACILITY	CTRU	CTRU COM, TRUCKING FACILITY	Commercial
COM, VETERINARY	CVET	CVET COM, VETERINARY	Commercial
COM, WAREHOUSE	CWAR	CWAR COM, WAREHOUSE	Commercial
COM, ALL OTHER	CXXX	CXXX COM, ALL OTHER	Commercial
COM, MINI STORAGE	IMST	IMST COM, MINI STORAGE	Commercial
COM, PARKING LOT	IPAR	IPAR COM, PARKING LOT	Commercial
COM, REPAIR GARAGE	IREP	IREP COM, REPAIR GARAGE	Commercial
COM, TRUCKING FACILITY	ITRU	ITRU COM, TRUCKING FACILITY	Commercial



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TABLE 3A-1
EXISTING USE CODES
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County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	
COM,CONVALESCENT HOSPITAL	CCOH	CCOH COM,CONVALESCENT HOSPITAL	Medical
COM,MEDICAL,DENTAL OFFICES	CMDO	CMDO COM,MEDICAL,DENTAL OFFICES	Medical
COM,MOTEL,11 UNITS	CM11	CM11 COM,MOTEL,11 UNITS	Motel
COM,MOTEL,21 UNITS	CM21	CM21 COM,MOTEL,21 UNITS	Motel
COM,MOTEL,25 UNITS	CM25	CM25 COM,MOTEL,25 UNITS	Motel
COM,MOTEL,31 UNITS	CM31	CM31 COM,MOTEL,31 UNITS	Motel
COM,MOTEL,42 UNITS	CM42	CM42 COM,MOTEL,42 UNITS	Motel
COM,MOTEL,43 UNITS	CM43	CM43 COM,MOTEL,43 UNITS	Motel
COM,RECREATION,CAMPGROUND	RRCA	RRCA COM, RECREATION, CAMPGROUNDS	Recreation
COM,GOLF COURSE	CGOC	CGOC COM,GOLF COURSE	Recreation
COM,RECREATION,CAMPGROUND	CRCA	CRCA COM,RECREATION,CAMPGROUND	Recreation
COM,RECREATION,CAMPGROUND	IRCA	IRCA COM,RECREATION,CAMPGROUND	Recreation
Industrial			
IND,CHEMICAL PLANT,STORAGE	ICHM	ICHM IND,CHEMICAL PLANT,STORAGE	Heavy Industrial
IND,EXPLOSIVE ORDINANCE	IEXP	IEXP IND,EXPLOSIVE ORDINANCE	Heavy Industrial
IND,LUMBER YARD	CLUM	CLUM IND,LUMBER YARD	Industrial
IND,MACHINE,WELDING SHOP	CMWS	CMWS IND,MACHINE,WELDING SHOP	Industrial
IND,JUNK YARD	IJUY	IJUY IND,JUNK YARD	Industrial
IND,MANUFACTURING FACILITY	IMFG	IMFG IND,MANUFACTURING FACILITY	Industrial
IND,MACHINE,WELDING SHOP	IMWS	IMWS IND,MACHINE,WELDING SHOP	Industrial
IND,WAREHOUSE	IWAR	IWAR IND,WAREHOUSE	Industrial

TABLE 3A-1
EXISTING USE CODES
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2009

County Assessor Use Codes				Existing Use Category
Land Use	Use Code	Use		
IND,ALL OTHER	IXXX	IXXX IND,ALL OTHER		Industrial
IND, COLD STORAGE	ICOS	ICOS IND, COLD STORAGE		Industrial
IND, OFFICE FACILITIES	IOFF	IOFF-IND, OFFICE FACILITIES		Industrial
IND,FARM SUPPLY,EQUIPMENT	CFSE	CFSE IND,FARM SUPPLY,EQUIPMENT		Industrial Farm
IND,FARM SUPPLY,EQUIPMENT	IFSE	IFSE IND,FARM SUPPLY,EQUIPMENT		Industrial Farm
IND,WINERY	IWIN	IWIN IND,WINERY		Industrial Farm
IND,CANNERY	ICAN	ICAN IND,CANNERY		Industrial Food
IND,FOOD PROCESSOR	IFOP	IFOP IND,FOOD PROCESSOR		Industrial Food
IND,FOOD PROCESSOR	AFOP	AFOP, IND, FOOD PROCESSOR		Industrial Food
IND, MINES AND QUARRIES	CMIN	CMIN IND, MINES AND QUARRIES		MineQuarry
IND,SAND AND GRAVEL FACILITY	CSAN	CSAN IND,SAND AND GRAVEL FACILITY		MineQuarry
IND,MINES AND QUARRIES	IMIN	IMIN IND,MINES AND QUARRIES		MineQuarry
IND,SAND AND GRAVEL FACILITY	ISAN	ISAN IND,SAND AND GRAVEL FACILITY		MineQuarry
Miscellaneous				
COM,AIRPORT	CAIR	CAIR COM,AIRPORT		Public/Quasi
COM,SCHOOLS,DAY NURSERY	CSCH	CSCH COM,SCHOOLS,DAY NURSERY		Public/Quasi
MISC,ALL OTHER	XXXX	XXXX MISC,ALL OTHER		Misc
"BLANK"	BLANK	"BLANK"		Unknown
* UNKNOWN USE CODE*	SCHI	SCHI * UNKNOWN USE CODE*		Unknown
* UNKNOWN USE CODE*	BLANK	* UNKNOWN USE CODE*		Unknown



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TABLE 3A-1
EXISTING USE CODES
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County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	
AGR,ROADWAY	ARWY	ARWY AGR,ROADWAY	Infrastructure
COM,ROADWAY	CRWY	CRWY COM,ROADWAY	Infrastructure
IND,ROADWAY	IRWY	IRWY IND,ROADWAY	Infrastructure
RES,ROADWAY	RRWY	RRWY RES,ROADWAY	Infrastructure
RES,ROADWAY	SRWY	SRWY RES,ROADWAY	Infrastructure
Residential			
RES,ALL OTHER	MXXX	MXXX RES,ALL OTHER	Residential
RES,ALL OTHER	RXXX	RXXX RES,ALL OTHER	Residential
RES,ALL OTHER	SXXX	SXXX RES,ALL OTHER	Residential
RES,APARTMENTS	M000	M000 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA02	MA02 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA03	MA03 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA04	MA04 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA05	MA05 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA06	MA06 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA07	MA07 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA08	MA08 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA09	MA09 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA10	MA10 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA11	MA11 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA12	MA12 RES,APARTMENTS	Multi-family

TABLE 3A-1
EXISTING USE CODES
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County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	Existing Use Category
RES,APARTMENTS	MA13	MA13 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA14	MA14 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA19	MA19 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA20	MA20 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA24	MA24 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA29	MA29 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA30	MA30 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA36	MA36 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA40	MA40 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA41	MA41 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA42	MA42 RES,APARTMENTS	Multi-family
RES,APARTMENTS	MA43	MA43, MULTIFAMILY 43 UNITS	Multi-family
RES,CONDOMINIUM	SC01	SC01 RES,CONDOMINIUM	Multi-family
RES,CONDOMINIUM	SCXX	SCXX RES,CONDOMINIUM	Multi-family
RES,MOBILE HOME	RMH1	RMH1 RES,MOBILE HOME	Mobile Home
RES,MOBILE HOME	RMH2	RMH2 RES,MOBILE HOME	Mobile Home
RES,SINGLE FAMILY RES,MOBILE HOME	RSM2	RSM2 RES,SINGLE FAMILY RES,MOBILE HOME	Mobile Home
RES,SINGLE FAMILY RES,MOBILE HOME	RSM3	RSM3 RES,SINGLE FAMILY RES,MOBILE HOME	Mobile Home
RES,SINGLE FAMILY RES,MOBILE HOME	RSM5	RSM5 RES,SINGLE FAMILY RES,MOBILE HOME	Mobile Home
RES,MOBILE HOME	SMH1	SMH1 RES,MOBILE HOME	Mobile Home
RES,MOBILE HOME	SMH2	SMH2 RES,MOBILE HOME	Mobile Home



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San Benito County General Plan

TABLE 3A-1
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County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	
RES,SINGLE FAMILY RES,MOBILE HOME	SSM2	SSM2 RES,SINGLE FAMILY RES,MOBILE HOME	Mobile Home
RES,SINGLE FAMILY RES,MOBILE HOME	SSM3	SSM3 RES,SINGLE FAMILY RES,MOBILE HOME	Mobile Home
RES,SINGLE FAMILY RES,MOBILE HOME	SM02	SM02, RES, SINGLE FAMILY, MOBILE HOME, 2 UNITS	Mobile Home
COM,MOBILE HOME PARK	CMHP	CMHP COM,MOBILE HOME PARK	Mobile Home Park
RES,SINGLE FAMILY RESIDENCE,RURAL	RS01	RS01 RES,SINGLE FAMILY RESIDENCE,RURAL	Rural Residential
RES,SINGLE FAMILY RESIDENCE,RURAL	RS02	RS02 RES,SINGLE FAMILY RESIDENCE,RURAL	Rural Residential
RES,SINGLE FAMILY RESIDENCE,RURAL	RS03	RS03 RES,SINGLE FAMILY RESIDENCE,RURAL	Rural Residential
RES,SINGLE FAMILY RESIDENCE,RURAL	RS04	RS04 RES,SINGLE FAMILY RESIDENCE,RURAL	Rural Residential
RES,SINGLE FAMILY RESIDENCE,RURAL	RS05	RS05 RES,SINGLE FAMILY RESIDENCE,RURAL	Rural Residential
RES,SINGLE FAMILY RESIDENCE,RURAL	RS06	RS06 RES,SINGLE FAMILY RESIDENCE,RURAL	Rural Residential
RES,SINGLE FAMILY RESIDENCE,RURAL	RSM1	RSM1 RES, SINGLE FAMILY, MOBILE HOME, RURAL	Rural Residential
RES,SINGLE FAMILY RESIDENCE	SS01	SS01 RES,SINGLE FAMILY RESIDENCE	Single-family
RES,SINGLE FAMILY RESIDENCE	SS02	SS02 RES,SINGLE FAMILY RESIDENCE	Single-family
RES,SINGLE FAMILY RESIDENCE	SS02	SS02 RES,SINGLE FAMILY RESIDENCE	Single-family
RES,SINGLE FAMILY RESIDENCE	SS03	SS03 RES,SINGLE FAMILY RESIDENCE	Single-family
RES,SINGLE FAMILY RESIDENCE	SS04	SS04 RES,SINGLE FAMILY RESIDENCE	Single-family
RES,SINGLE FAMILY RESIDENCE	SS05	SS05 RES,SINGLE FAMILY RESIDENCE	Single-family
RES,SINGLE FAMILY RESIDENCE	SS06	SS06 RES,SINGLE FAMILY RESIDENCE	Single-family
RES,SINGLE FAMILY RESIDENCE	SS07	SS07 RES,SINGLE FAMILY RESIDENCE	Single-family
RES,SINGLE FAMILY RESIDENCE	SSO1	SSO1 RES,SINGLE FAMILY RESIDENCE	Single-family
RES,SINGLE FAMILY RESIDENCE	RSO1	RSO1 RES,SINGLE FAMILY RESIDENCE	Single-family

TABLE 3A-1
EXISTING USE CODES
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2009

County Assessor Use Codes			Existing Use Category
Land Use	Use Code	Use	
Vacant			
VACANT, AGRICULTURAL	A000	A000 VACANT, AGRICULTURAL	Vacant Agriculture
VACANT, AGRICULTURAL	A000	A000 VACANT, AGRICULTURAL	Vacant Agriculture
VACANT, AGRICULTURAL, MINOR IMPROVEMENT	AVLM	AVLM VACANT, AGRICULTURAL, MINOR IMPROVEMENT	Vacant Agriculture
VACANT, AGRICULTURAL	W000	W000 VACANT, AGRICULTURAL	Vacant Agriculture
VACANT, AGRICULTURAL	WVLM	WVLM, VACANT, AGRICULTURAL, MINOR IMPROVEMENT	Vacant Agriculture
VACANT, COMMERCIAL	C000	C000 VACANT, COMMERCIAL	Vacant Commercial
VACANT, COMMERCIAL, MINOR IMPROVEMENT	CVLM	CVLM VACANT, COMMERCIAL, MINOR IMPROVEMENT	Vacant Commercial
VACANT, INDUSTRIAL	I000	I000 VACANT, INDUSTRIAL	Vacant Industrial
VACANT, INDUSTRIAL, MINOR IMPROVEMENT	IVLM	IVLM VACANT, INDUSTRIAL, MINOR IMPROVEMENT	Vacant Industrial
VACANT, RESIDENTIAL, MINOR IMPROVEMENT	MVLM	MVLM VACANT, RESIDENTIAL, MINOR IMPROVEMENT	Vacant Residential
VACANT, RESIDENTIAL	R000	R000 VACANT, RESIDENTIAL	Vacant Residential
VACANT, RESIDENTIAL, MINOR IMPROVEMENT	RVLM	RVLM VACANT, RESIDENTIAL, MINOR IMPROVEMENT	Vacant Residential
VACANT, RESIDENTIAL	S000	S000 VACANT, RESIDENTIAL	Vacant Residential
VACANT, RESIDENTIAL, MINOR IMPROVEMENT	SVLM	SVLM VACANT, RESIDENTIAL, MINOR IMPROVEMENT	Vacant Residential