

ALTERNATIVE A BASE CASE SCENARIO

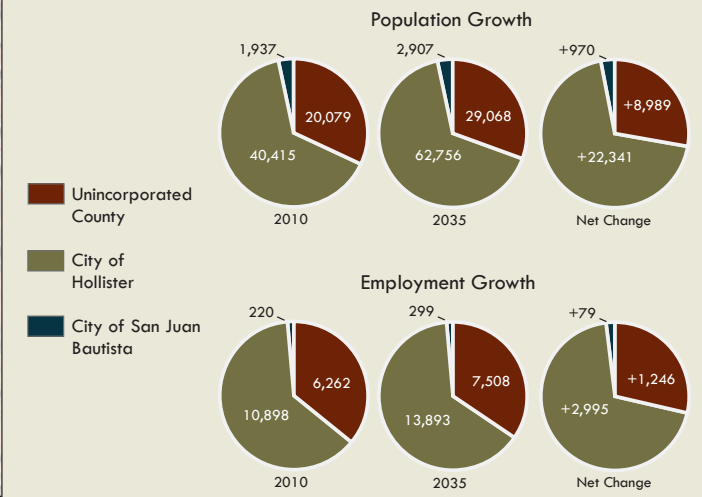
Description
This alternative assumes no major policy changes to the existing County and cities general plans. It represents what could happen on the valley floor under the policy "status quo."

Population and Employment Trends
This alternative assumes a 2035 countywide total of 94,731 residents and 21,700 jobs, based on the AMBAG Forecast. It also allocates future growth to the unincorporated county and the cities the same as the Forecast.

Growth Assumptions
Residential Growth
Currently (2010) residential ranchette subdivisions (e.g., five-acre lots) can be created on land zoned either AP or R in the Hollister and San Juan Valleys. While these larger lot homes are attractive to many home buyers, they limit the ability of farmers to continue viable agricultural operations in these valleys. In addition to the five-acre lots, this alternative provides for urban density single-family residential uses (i.e., more than six units per acre) located south and east of Hollister along the State Route (SR) 25 corridor. This is consistent with the draft 2010 Hollister/San Benito County Housing Memorandum of Understanding which recognizes this area for future residential growth.

Commercial and Employment Growth
This alternative includes unincorporated commercial and employment growth focused along the US Highway (US) 101 corridor. The purpose of this is to capture regional commercial opportunities along the largest transportation corridor in the county.

Agricultural Preservation and Expansion
Under this alternative prime agricultural lands in the Hollister and San Juan Valleys is only modestly protected from future residential lot splits. This is because currently (2010) the only protections for this land are either Williamson Act contracts, which are only short term (i.e., 10 years), or existing General Plan policies that discourage residential development on prime farmland.



Public Review Draft

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Data Sources:
San Benito County Geographic Information System, 2010
Mintier Harnish GIS and Land Use Analysis, 2010
AMBAG Regional Forecast Data, 2008

