

ALTERNATIVE B REGIONAL ECONOMIC GROWTH AND CLUSTERED RESIDENTIAL

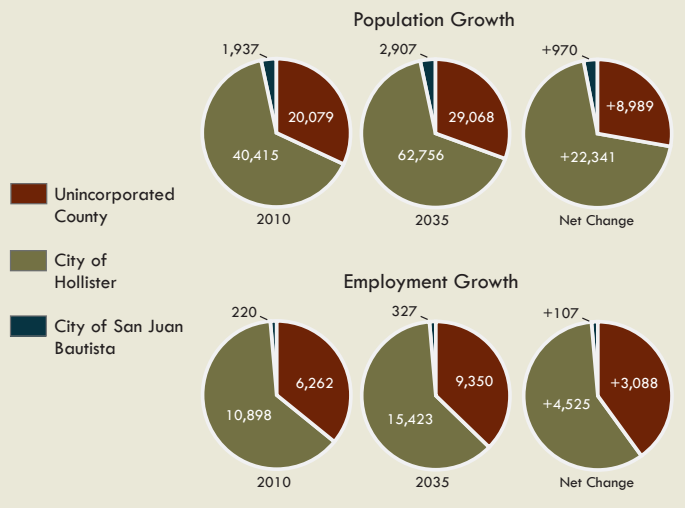
Description
This alternative provides for clustered residential development that is away from prime farmland in the unincorporated county in an effort to protect productive farmland. It also emphasizes more unincorporated regional commercial and employment growth than either Alternative A or C.

Population and Employment Trends
This alternative assumes the same countywide population growth as Alternative A (94,731), but includes more employment growth than is projected in the AMBAG Forecast (25,100 vs. 21,700). This is done in order to maintain a 0.9 jobs-to-housing ratio countywide. This alternative also allocates more future employment growth to the unincorporated county than Alternative A.

Growth Assumptions
Residential Growth
Under this alternative residential ranchettes are discouraged in the unincorporated county in favor of clustered residential development in areas with few or no constraints. This would primarily be achieved through a Transfer of Development Credit program and/or Clustered Residential incentive programs. The County would also develop more stringent agriculture protection policies for the Hollister and San Juan Valleys. Similar to Alternative A, this alternative includes urban density single-family residential along the SR 25 corridor south of Hollister.

Commercial and Employment Growth
This alternative includes more unincorporated commercial and employment growth than either Alternative A or C. This additional growth is focused at key intersections and interchanges along US 101 and SR 156 in the unincorporated county in order to attract regionally-serving uses. This alternative also includes a large employment center at the intersection of SR 156 and SR 25, near the existing rail line.

Agricultural Preservation and Expansion
Agricultural land in the Hollister and San Juan Valleys are more protected under this alternative than Alternative A. This would be achieved primarily through either re-designating property, adopting a Transfer of Development Credits program, and/or adopting a mandatory Clustered Residential program.



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

