

LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE

The people of San Benito County do hereby ordain as follows:

SECTION 1: PURPOSE, EFFECT, AND FINDINGS

- A. Purpose:** The purposes of this Initiative are to: (1) protect the quality of life of residents in San Benito County (“the County”); (2) preserve the County’s agricultural, biological, and cultural resources; (3) promote infill development; and (4) reduce sprawl development by allowing voters to exercise greater control over land use decisions within the County.
- B. Effect:** This Initiative amends the San Benito County General Plan (“General Plan”), including its Land Use Diagram, to: (1) readopt the existing Agriculture (A), Rural (R), and Rangeland (RG) land use designations, such that through December 31, 2050 they may only be amended or re-designated by a vote of the people, with limited exceptions; and (2) remove certain commercial land use designations from the General Plan and re-designate lands previously subject to those designations. The changes apply to lands within the unincorporated area of San Benito County. Until December 31, 2050, this Initiative requires voter approval for any General Plan amendment that would re-designate County lands with Agriculture (A), Rangeland (RG), or Rural (R) designations for other uses (e.g., residential, commercial, industrial, landfill), including amendments to re-designate land located in New Community Study Areas when that land has an Agriculture (A), Rangeland (RG), or Rural (R) designation.
- C. Findings:** The people of San Benito County find that this Initiative promotes and protects the safety, welfare, and quality of life of San Benito County residents, based upon the following findings, any one of which would be sufficient to support adoption of this Initiative:
- 1. A General Plan Should Protect Agricultural and Environmental Resources, Promote Infill Development, and Avoid Sprawl Development.** (These are priorities recommended by California’s *General Planning Guidelines*.) While the County’s General Plan discusses these planning priorities at length, its proposal for numerous “commercial nodes” could plant the seeds for future sprawl development. These nodes appear as colored dots in General Plan land use maps and are scattered along Highways 101, 156, and 25, Shore Road, and Union Road. The four “Commercial Regional” nodes, and nine “Commercial Thoroughfare” nodes, allow various commercial uses, including shopping centers, hotels/motels, and gas stations. Most nodes are located on agricultural or rural lands and are far from urban centers. The General Plan does not limit their size. These commercial nodes do not conform to good land use practices nor to the state’s planning priorities. This Initiative amends the County General Plan to remove these nodes. (Three existing “Commercial Neighborhood” nodes which allow housing are not removed.)
 - 2. Now Is the Time to Act.** San Benito County has been experiencing tremendous growth pressures, especially from Silicon Valley to the North. For years, County Supervisors

allowed developers to cut down orchards and build subdivisions that house Silicon Valley workers. Supervisors even allowed Silicon Valley cities to truck thousands of tons of garbage to the County's landfill which is nearing capacity. Today, the County's roads are often crowded with commuter and truck traffic, and many roads are in a state of disrepair. Residents realize that the Supervisors' land use decisions are impacting their daily lives. Their quiet, small town or rural lifestyle is disappearing and they are frustrated with traffic congestion, potholed roads, overcrowded schools, and poor services. It is time to act to protect our County's agricultural and rural lands, while ensuring orderly growth that keeps pace with the expansion of roads, and other infrastructure and services.

3. San Benito County Supervisors Have Ignored Voters' Wishes Regarding Land Use.

At the County's General Plan workshops and public hearings during 2014 - 2015, many residents asked for modest growth, but the Supervisors adopted more aggressive growth proposals (16 commercial nodes and 3 New Community Study Areas) favored by developer interests. In 2019, citizens launched a referendum to overturn the Supervisors' decision to rezone 300 acres of agricultural and rural lands at 4 nodes along scenic Highway 101 for C-3 commercial development. Citizens won with 60% of the vote. But in 2020, Supervisors ignored the voters and helped developers rezone two of the Highway 101 nodes (Betabel and Highway 129) to C-1 commercial zone. In a separate 2020 land use issue, a developer decided to skip the lengthy EIR process and launched an initiative to rezone 2,777 acres of agricultural land (Strada Verde) for industrial and commercial development. Over 59% of voters rejected the Strada Verde project. Months later, the Supervisors gave the Strada Verde developer another chance to get project approval through the regular planning process. In 2021, residents posted hundreds of signs around the County to protest the Supervisors' proposal to rezone 388 acres of rangeland to expand the County's landfill.

4. This Initiative Promotes Democracy in Land Use Planning. This Initiative empowers the citizens of San Benito County to participate in the land use decisions that affect their daily lives. The Initiative is not designed to halt all growth, but simply puts key decisions about land use and growth in the hands of County voters. Many residents feel frustrated and powerless in the face of increasing sprawl development and traffic congestion. This Initiative helps residents regain some control over the quality of their lives and their future. Voter approval, when required, can greatly expand democratic participation in the planning process, which is currently limited to public hearings held by the Planning Commission and Supervisors. This Initiative requires voter approval of any General Plan amendment that would re-designate County lands with Agriculture (A), Rangeland (RG), or Rural (R) designations for other uses (e.g., residential, commercial, industrial, landfill) or to implement New Community Study areas. This Initiative applies to all lands designated Agriculture (A), Rangeland (RG), or Rural (R), including those lands formerly designated as "commercial nodes," and including any applications for re-designation that are still in the County's planning process but not yet approved as of the Effective Date of this Initiative.

5. Agriculture is a Pillar of Our County's Economy and Must be Protected. This Initiative enables voters to protect and preserve San Benito County's agricultural lands. Agriculture is a major contributor to the economy of San Benito County. The San Benito

County Annual Crop Report shows that agriculture generated \$338 million in 2020. According to 2020 California Employment Development data, the agricultural sector employs 13% of all workers within San Benito County, much higher than the 2% average for the state. San Benito County is a leader in organic and conventional farming. We also have a vibrant wine industry. One of the San Benito County 2035 General Plan's guiding principles is to ensure that agriculture and agriculture-related industries remain a major economic sector by protecting productive agricultural lands and industries. However, the General Plan also proposes to develop commercial nodes and New Community Study Areas which are primarily located on lands that had been designated Agriculture (A) and Rangeland (RG) designations. Residents are concerned that our Supervisors have allowed too much development on agricultural lands and will continue to do so in the future, absent this Initiative.

6. **Tourism is Another Pillar of Our County's Economy that Must Be Protected.** Historic San Juan Bautista, the Pinnacles National Park, El Teatro Campesino, Fremont Peak State Park, Hollister Hills State Vehicular Recreational Area, and Cienega Valley Wine Trail make San Benito County a popular destination for tourists, especially for residents of urban areas to the north like Silicon Valley and the San Francisco Bay Area. According to the San Benito County Comprehensive Economic Development Strategy report for 2017-2022, the tourism sector has the potential for significant growth. The report discusses how expanding ecotourism, agritourism, and cultural tourism can boost economic growth in San Benito County. If we wish to grow our tourism sector, it is essential that we protect the County's agricultural, biological, cultural, and scenic resources from sprawl development.
7. **This Initiative Follows Ventura, Napa, and Sonoma Counties' Lead in Protecting Agricultural and Rural Lands from Sprawl Development.** Many counties in California (for example, Santa Clara County and Orange County) have lost significant amounts of their agricultural and rural lands as the result of sprawl development. Three counties (Ventura, Napa, and Sonoma) have successfully protected themselves from the growth pressures of neighboring metropolitan areas. Over 20 years ago, they adopted growth initiatives that put major land use decisions affecting agricultural and rural lands in the hands of voters. San Benito County is at a critical period when residents can take similar action to protect our County's agricultural and rural lands before it is too late.
8. **Sprawl Development is More Expensive Than Smart Growth.** Studies show that communities with extensive residential subdivisions ("conventional suburban development") spend more on infrastructure and services than communities that keep growth near urban centers ("smart growth"). A 2013 study (Building Better Budgets) by the nonprofit *Smart Growth America* found that smart growth development saves municipalities an average of 38% on upfront costs for new construction of roads, sewers, water lines, and other infrastructure. It also found that smart growth development saves municipalities an average of 10% on police, ambulance, and fire service costs, and that on an average per-acre basis, smart growth development produces 10 times more tax revenue than conventional suburban development.
9. **Sprawl Development Will Harm the County's Biological Resources.** San Benito

County contains a variety of biologically important habitats, including aquatic habitats, grasslands, wetlands, and oak woodlands. These habitats provide high conservation value for the preservation of protected, rare, threatened, and endangered wildlife species, such as the California condor, San Joaquin kit fox, and Central Coast mountain lion. The commercial nodes along Highway 101 are in an important wildlife corridor. Biologists have warned the County that developing the Highway 101 nodes will discourage mountain lions from traveling between Santa Cruz and San Benito Counties, thus putting them at risk of genetic isolation and extinction. One New Community Study Area (San Juan) is located in the Highway 101 wildlife corridor. The County landfill is in an area that is visited by the California condor and is upstream from the habitat of threatened California tiger salamanders and fairy shrimp.

10. **Sprawl Development Will Harm the County’s Cultural Resources.** The Amah Mutsun Tribal Band have said that developing commercial nodes along the Highway 101 corridor will negatively impact their ancestral lands (Juristac) which encompass the nodes at Betabel and Highway 129. The other Highway 101 nodes are located near a site that Caltrans archaeologists have recommended in their 1999 report for the National Register of Historic Places. This was a sacred Ohlone ceremonial site, according to the local leader of Indian Canyon. This site is also in a New Community Study Area (San Juan).
11. **Sprawl Development and Misuse of Our Land Can Harm Our Economy.** The people of San Benito County want twenty-first century jobs in agriculture, tourism, renewable energy, and technology. They want a robust tourism sector that leverages our existing agricultural, historical, cultural, and environmental assets. Sprawl development is incompatible with these goals and with preserving what makes San Benito County a desirable place to live, work, and visit. Sprawl development also contributes to climate change. The County’s land use decisions impact global climate change which poses serious risks to California’s natural resources. These risks include changes in temperature, precipitation patterns, and frequency of wildfires—all of which impact our economy. California requires all counties to reduce greenhouse gas emissions. The state’s landfills are top producers of methane, a potent greenhouse gas. Landfills can also generate considerable truck traffic which damage our roads, contaminate our groundwater, and discourage tourism—all of which harm our economy.
12. **Ventura County’s Initiative Provides a Model for Smarter Growth and Less Sprawl Development.** In 1998, voters in Ventura County passed a citizens’ initiative that allows voters to manage their county’s growth. The Ventura County SOAR (Save Open Space and Agricultural Resources) initiative has withstood the test of time. The Ventura County initiative measure allows voters to decide when to allow development and when to protect agricultural and rural lands, and thus strike a balance that promotes a strong economy. Over the years, Ventura County dramatically slowed the traditional sprawl development pattern that has plagued other parts of Southern California. The Ventura County initiative has been very popular with residents who in 2016 voted overwhelmingly to extend their SOAR initiative to 2050. Many San Benito County residents would like to emulate Ventura’s County’s success. Hence, this Initiative is modeled after the Ventura County SOAR initiative.

SECTION 2: SAN BENITO COUNTY GENERAL PLAN AMENDMENTS

This LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE (“Initiative”) hereby amends the San Benito County General Plan, as amended through January 27, 2022. Text to be inserted in the General Plan is indicated in *italic* type. Text to be deleted from the General Plan is indicated in ~~strikeout~~ type. Text to be readopted by this Initiative is indicated in underline type. Text in standard type currently appears in the General Plan and is not changed or readopted by this Initiative. The amendments to the General Plan made in this SECTION 2 may be changed only by a vote of the people, except where expressly stated otherwise.

A. Voter Approval For Certain Land Use Re-Designations

The following language is inserted on page 3-8 in the General Plan’s Land Use Element (Section 3) as a mandatory land use policy:

LU-1.0 LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE

The voters of San Benito County adopted the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE. Pursuant to the provisions of the Initiative, the following shall obtain through December 31, 2050:

- a.) The provisions setting forth the land use designations for Agriculture (A), Rural (R), and Rangeland (RG) in the General Plan, as amended through January 27, 2022, and as referenced herein and amended hereby, shall not be further amended, except as set forth herein, unless such amendment is approved by a vote of the people or by the Board of Supervisors pursuant to the procedures set forth herein.*
- b.) All those lands within the unincorporated area of the County designated Agriculture (A), Rural (R), or Rangeland (RG) on the General Plan’s Land Use Diagram, as amended by the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE, shall remain so designated unless a re-designation is approved by a vote of the people, or by the Board of Supervisors pursuant to the procedures set forth in this Policy LU-1.0.*
- c.) The Board of Supervisors, following at least one public hearing and any procedural requirements associated with any underlying requested approval, and after compliance with the California Environmental Quality Act, may place any amendment to the provisions setting forth the land use designations Agriculture (A), Rural (R), or Rangeland (RG) on the ballot for approval by a vote of the people at a special or general election pursuant to the mechanisms provided by state law.*
- d.) The Board of Supervisors may, without approval by a vote of the people, reorder or renumber individual provisions of the General Plan, including the provisions set forth in this policy, in the course of making updates to the General Plan in accordance with the requirements of state law. The Board of Supervisors may, without a vote of the people, make technical, non-substantive modifications to the General Plan for clarification and internal consistency provided such modifications are consistent with*

the Purpose and Findings of the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE.

- e.) The Board of Supervisors may, without approval by a vote of the people:*
- i. re-designate lands not designated Agriculture (A), Rural (R), or Rangeland (RG) to Agriculture (A), Rural (R), or Rangeland (RG);*
 - ii. re-designate lands designated Rural (R) to Agriculture (A) or Rangeland (RG);*
 - iii. re-designate lands designated Agriculture (A) to Rangeland (RG);*
 - iv. re-designate lands designated Agriculture (A), Rural (R), or Rangeland (RG) to Parks (P) as set forth in Table 3-1, below, provided that lands so re-designated may not subsequently be re-designated to any land use designation other than Agriculture (A), Rural (R), or Rangeland (RG) without a vote of the people;*
 - v. re-designate lands designated Agriculture (A), Rural (R), or Rangeland (RG) to Public/Quasi-Public (PQP) as set forth in Table 3-1, below, but only for the following uses: schools, recycling, resource recovery, government lands (non-parkland), sewage treatment plants, fire stations, sheriff stations/substations, jails, religious meeting areas, libraries, energy generation and distribution, water distribution, and public meeting halls, and other similar uses related to the operation of County government services. Alternate uses are not permitted on such re-designated lands without a vote of the people pursuant to this Initiative. The use of this exemption requires that lands so re-designated may not subsequently be re-designated to any land use designation other than Agriculture (A), Rural (R), or Rangeland (RG) without a vote of the people.*

Once designated to Agriculture (A), Rural (R), or Rangeland (RG), lands shall become subject to the rules contained in this policy for any further re-designation. Any re-designations made pursuant to this subdivision (e.) must comply with the provisions for making such amendments as set forth in state law and all Board-adopted policies.

- f.) Re-designating lands designated Agriculture (A), Rural (R), or Rangeland (RG) to Public/Quasi-Public (PQP) for use as landfills, including the expansion of existing landfills onto lands designated Agriculture (A), Rural (R), or Rangeland (RG), will require a vote of the people pursuant to the procedures of this Initiative, subsequent to the conclusion of the General Plan amendment process by the Board of Supervisors. Voter approval applies only to the General Plan re-designation and not to any other permit that may be required for operation of any landfill on such lands after they are re-designated.*
- g.) The Board of Supervisors may, without approval by a vote of the people, amend the provisions setting forth the land use designations Agriculture (A), Rural (R), or Rangeland (RG) to increase a minimum lot size for these land use designations, but*

may not decrease any minimum lot sizes existing as of January 27, 2022 on lands designated Agriculture (A), Rural (R), or Rangeland (RG).

- h.) *The Board of Supervisors may, without approval by a vote of the people, and if the Board of Supervisors deems it to be in the public interest, create a new “Open Space” land use designation, and re-designate lands designated Agriculture (A), Rural (R), or Rangeland (RG) to such “Open Space” land use designation, provided that such “Open Space” land use designation allows only those uses consistent with the uses of “open space land” as set forth in Government Code section 65560, subsections (h)(1), (h)(3), and (h)(4), as of January 27, 2022, which provide for:*

“(1) Open space for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.”

“(3) Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.”

“(4) Open space for public health and safety, including, but not limited to, areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.”

Lands re-designated pursuant to this subdivision may not subsequently be re-designated to any land use designation other than Agriculture (A), Rural (R), or Rangeland (RG) without approval by a vote of the people.

- i.) *The Board of Supervisors, following at least one public hearing, and after compliance with the California Environmental Quality Act, may, without approval by a vote of the people, amend the General Plan to re-designate lands designated Agriculture (A), Rural (R), or Rangeland (RG) if required for a proposal to develop housing, and only as necessary to comply with state law regarding the provision of housing for all economic segments of the community. Such amendment may be adopted only if the Board of Supervisors makes each of the following findings based on substantial evidence:*

- i. *The proposed development is necessary to comply with State housing requirements and the area of land proposed to be re-designated will not exceed the minimum area necessary to comply with State law; and*
 - ii. *The proposed development is immediately adjacent to existing compatibly developed areas and the applicant for the amendment has provided to the County evidence that the Fire Department, Police Department, Department of Public Works, Resource Management Agency, water and sewer districts, and school districts with jurisdiction over such land have or will provide adequate capacity to accommodate the proposed development and provide it with adequate public services; and*
 - iii. *The proposed development will address the highest priority need identified in the analysis by which the County has determined it is not in compliance with state law, (i.e., low- and very low-income housing); and*
 - iv. *There is no other existing residentially-designated land available to accommodate the proposed development and it is not feasible to accommodate the proposed development by re-designating lands other than those designated Agriculture (A), Rural (R), or Rangeland (RG); and*
 - v. *Notice of such proposed amendment has been given according to the County's standard notice requirements to the owners of properties adjacent to the proposed development, and additionally, notice has been given no fewer than 30 days prior to the proposed amendment's appearance on the Board of Supervisors' agenda, to: (1) the San Benito County Local Agency Formation Commission (LAFCo); (2) any city in whose Sphere of Interest the property to be re-designated is located; and (3) all parties that have requested such notice by submitting their name and contact information with the Clerk of the Board of Supervisors.*
- j.) *Nothing in this policy is intended to prevent the Board of Supervisors from re-designating lands not designated Agriculture (A), Rural (R), or Rangeland (RG) without approval by a vote of the people, except as provided in subdivisions (e)(iv), (e)(v), and (h).*
- k.) *This policy does not apply to, and is not intended to alter current or future land use designations for, lands within the boundaries of the three existing designated Specific Plan Areas in San Benito County (the San Juan Oaks Specific Plan Area, the Santana Ranch Specific Plan Area, and the Fairview Corners Specific Plan Area) as those boundaries existed on January 27, 2022.*

For the purposes of this policy, approval by a vote of the people is accomplished when a General Plan amendment is placed on the ballot through any procedure provided for in the state Elections Code, and a majority of the voters votes in favor of the amendment. Whenever the Board of Supervisors adopts an amendment requiring approval by a vote of the people

pursuant to this policy, the amendment shall not take effect until after such a vote is held and a majority of the voters votes in favor of it. The Board of Supervisors shall follow the provisions of the state Elections Code in all matters pertaining to placing such a measure on the ballot.

B. Amendments to General Plan Land Use Designations and Standards

The text of General Plan’s “Table 3-1: Land Use Designations and Standards” at pages 3-4 to 3-7 is revised and amended as follows. Text to be inserted in the General Plan is indicated in *italic* type. Text to be deleted from the General Plan is indicated in ~~strikeout~~ type. Text to be readopted by this Initiative is indicated in underline type. Text in standard type currently appears in the General Plan and is not changed or readopted by this Initiative.

Table 3-1 Land Use Designations and Standards	
Land Use Description	Development Standard(s)
<p>Rangeland (RG)</p> <p><u>The purpose of this designation is to maintain open space and grazing land on hills, mountains, and remote areas of the county. This designation is applied to areas that have minimal transportation access, high to very high fire hazard, and no public infrastructure (e.g., sewer, water, drainage). Most of these areas are located within remote parts of the county. This designation allows support uses that directly support agricultural operations and one principal residential dwelling unit per lot. Secondary dwellings are allowed for relative, caretaker/employee, and farm worker housing.</u></p> <p><i>This definition, including the Maximum Density and Maximum FAR, was readopted by voter initiative and through December 31, 2050 may not be amended except by a vote of the people, except as provided by the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE.</i></p>	<p><u>Maximum Density:</u> <u>1 dwelling unit per 40 acres</u></p> <p><u>Maximum FAR:</u> <u>0.1</u></p>
<p>Rangeland Management Area (RGMA)</p> <p>The purpose of this designation is to maintain open space and grazing land on hills, mountains, and remote areas of the county that are managed by a local, regional, state and/or federal agency. This designation is applied to areas that have minimal transportation access, high to very high fire hazard, and no public infrastructure (e.g., sewer, water, drainage). Most of these areas are located within remote parts of the county. This designation allows support uses that directly</p>	<p>Maximum FAR: 0.1</p>

<p>support agricultural operations.</p>	
<p>Agriculture (A)</p> <p><u>The purpose of this designation is to maintain the productivity of agricultural land, especially prime farmland, in the county. This designation is applied to agriculturally productive lands of various types, including crop land, vineyards, and grazing lands. This designation allows agricultural support uses, such as processing, wineries, and other necessary public utility and safety facilities and one principal residential dwelling unit per lot. Secondary dwellings are allowed for relative, caretaker/employee, and farm worker housing. These areas typically have transportation access, but little to no public infrastructure.</u></p> <p><i>This definition, including the Maximum Density and Maximum FAR, was readopted by voter initiative and through December 31, 2050 may not be amended except by a vote of the people, except as provided by the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE.</i></p>	<p><u>Maximum Density:</u> 1 dwelling unit per 5 acres</p> <p><u>Maximum FAR:</u> 0.5</p>
<p>Parks (P)</p> <p>This designation applies to the land within San Benito County that is presently owned by Federal, State, or County agencies and used as active or passive parkland. The uses allowed within the Federal and State parks are dictated by those agencies. Permissible uses within the Parks, Public category are public recreation facilities such as public golf courses, community park, neighborhood park, local park, community center, campgrounds, recreation corridors, and trails.</p>	<p>Maximum FAR: 0.1</p>
<p>Rural (R)</p> <p><u>The purpose of this designation is to allow very low-density residential development in areas that are not primarily suited for agricultural uses, but due to the lack of public infrastructure (e.g., water, sewer, drainage) or for geographical reasons are unsuited for higher density residential designations.</u></p> <p><i>This definition, including the Maximum Density, was readopted by voter initiative and through December 31, 2050 may not be amended except by a vote of the people, except as provided by the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE.</i></p>	<p><u>Maximum Density:</u> 1 dwelling unit per 5 acres</p>
<p>Rural Transition (RT)</p> <p>The purpose of this designation is to allow traditional rural</p>	<p>Maximum Density:</p>

<p>development as a transition between rural and urban areas. Development within this designation should be associated with rural standards and will typically lack public infrastructure (e.g., water, sewer, drainage). These transitional areas are intended to fulfill the need for buffering higher density residential development from exclusively agricultural areas, in order to minimize the conversion of agricultural lands to urban uses.</p>	<p>1 dwelling unit per 2.5 acres</p>
<p>Residential Rural (RR)</p> <p>The purpose of this designation is to allow for large-lot rural residential homes within areas of the county that are generally unsuitable for productive agriculture because of existing small property sizes, multiple property owners, and proximity to other more intensive residential development. These properties will typically lack public infrastructure (e.g., water, sewer, drainage).</p>	<p>Maximum Density: 2 dwelling units per acre</p>
<p>Residential Mixed (RM)</p> <p>The purpose of this designation is to allow areas of unincorporated urban uses where circulation and utility services exist. This will provide individuals with the opportunity to live in an unincorporated village or neighborhood atmosphere composed primarily of residential land uses with some commercial uses serving the residences. This designation applies to areas that are largely developed and have public infrastructure and services necessary to support the increased density.</p> <p>The intensity of development will be directly proportional to the level and availability of public infrastructure and services. A maximum of 20 dwelling units per acre can be achieved in those areas so designated. Thirty percent of new residential dwelling units with available public sewer and water shall include mixed residential types with an average development density of 8 units per acre. The exception shall be the Residential Multiple zoning category where densities of 8 to 20 units per acre are allowed. This designation also allows mixed-use developments that include residential, retail, and office uses.</p>	<p>Maximum Density: Single-family up to 20 dwelling units per acre or Mobile home parks with an average of 8 dwelling units per acre</p> <p>Maximum FAR: 0.8</p>
<p>Commercial Neighborhood (CN)</p> <p>The purpose of this designation is to provide convenience goods within or near communities or other concentrations of population. This designation intends to reduce unnecessary vehicular trips to commercial centers in the cities of Hollister and San Juan Bautista and outlying cities in other counties, encouraging a focus on local businesses, with a destination retailer or restaurant. This designation</p>	<p>Maximum FAR: 0.8</p> <p>Maximum Density: Up to 20 dwelling units per</p>

<p>also allows mixed-use developments that could include residential, retail, and office uses.</p>	<p>acre</p>
<p>Commercial Thoroughfare (CT)</p> <p>The purpose of this designation is to provide commercial services for motorists near highway interchanges, along thoroughfares, and near Federal, State, and regional parks, and other tourist attractions to capture pass-through traffic, and to allow for commercial uses that serve the agricultural and rural unincorporated community. These uses could include small shopping centers, truck and automobile stations, and tourist-serving commercial uses.</p>	<p><u>Maximum FAR:</u> 0.8</p>
<p>Commercial Regional (CR)</p> <p>The purpose of this designation is to provide areas that function as destinations for commercial activity serving the regional population. This designation intends to accommodate the location of such commercial uses at key intersections along Interstate 101 and other major State Routes. These uses could include shopping centers, truck and automobile stations, tourist-serving commercial uses, and hotels/motels.</p>	<p><u>Maximum FAR:</u> 0.8</p>
<p>Industrial Light (IL)</p> <p>The purpose of this designation is to allow light industrial development near existing transportation systems (e.g., highways, rail, air). This includes: warehouses, contractor yards, nurseries, lumber yards, auto repair shops, light manufacturing and/or assembly, and research and development operations that do not cause significant environmental hazards or create major pollution.</p>	<p>Maximum FAR: 0.8</p>
<p>Industrial Heavy (IH)</p> <p>The purpose of this designation is to provide areas for heavy industrial activities that are not suitable for urban areas because of their size, noise, dust, traffic, or safety concerns. This could include large-scale manufacturing operations, mining and aggregate production facilities, recycling transfer centers, chemical and explosives manufacturing, or other similar uses.</p>	<p>Maximum FAR: 0.8</p>
<p>Public/Quasi-Public (PQP)</p> <p>The purpose of this designation is to provide for public and quasi-public uses, including public utility facilities and services. This designation applies to the following uses: schools, landfills, recycling,</p>	<p>Maximum FAR: 1.0</p>

<p>resource recovery, government lands (non-parkland), sewage treatment plants, fire stations, sheriff stations/substations, jails, religious meeting areas, libraries, energy generation and distribution, water distribution, and public meeting halls, and other similar uses related to the operation of County government services. An alternate use of property designated PQP may be approved without an amendment to the Land Use Diagram if such alternate use is compatible with existing and planned uses on neighboring properties and is consistent with applicable General Plan policies.</p>	
<p>Santana Ranch Specific Plan (SRSP)</p> <p>This designation applies to the Santana Ranch Specific Plan area. The plan area encompasses approximately 292 acres located east of intersections of Fairview Road with Hillcrest Road and Sunnyslope Road. Specific land uses in this area must be consistent with the Santana Ranch Specific Plan, which sets forth a comprehensive planning vision and regulatory framework for the project.</p>	<p>Multiple (see SRSP)²</p>
<p>Fairview Corners Specific Plan (FCSP)</p> <p>This designation applies to the Fairview Corners Specific Plan area. The plan encompasses approximately 60 acres located adjacent to the proposed Gavilan College San Benito Campus, directly north of Airline Highway (State Route 25) and east of Fairview Road. Specific land uses in this area must be consistent with the Fairview Corners Specific Plan, which sets forth a comprehensive planning vision and regulatory framework for the project.</p>	<p>Multiple (see FCSP)³</p>
<p>San Juan Oaks Specific Plan (SJOSP)</p> <p>This designation applies to the San Juan Oaks Specific Plan area. The plan encompasses approximately 1,994 acres located approximately three miles southwest of the City of Hollister, approximately 3.5 miles southeast of the City of San Juan Bautista, and approximately 1.0 mile south of State Route 156. Specific land uses in this area must be consistent with the San Juan Oaks Specific Plan, which sets forth a comprehensive planning vision and regulatory framework for the project.</p>	<p>Multiple (see SJOSP)⁴</p>
<p>Planned Development (PD)</p> <p>This designation identifies areas where future development is anticipated to occur through preparation of a Specific Plan, which may also incorporate form-based zoning. General Plan land use designations will be applied to the area through a General Plan</p>	<p>N/A</p>

Amendment to incorporate the Specific Plan as a part of this General Plan, once more detailed planning is conducted and applicable CEQA environmental review is completed.	
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Notes:

¹ FAR = Floor Area Ratio

² The Santana Ranch Specific Plan includes a total of 1,092 dwelling units of various housing types and densities, including 774 single family residential units at densities of 1.0 to 5.0 units per acre, and 318 multiple residential units at 5.1 to 12 units per acre. It also includes 9.7 acres of commercial retail and 2.0 acres of office development.

³ The Fairview Corners Specific Plan includes a total of 57-acre single-family residential units located to the east of the City of Hollister, including 220 housing units and open space.

⁴ The San Juan Oaks Specific Plan includes a total of 1,084 dwelling units, including 1,017 age-restricted single-family units and 67 conventional (non-age restricted) single-family units. It also includes a 200-room resort hotel, a 65,000-square foot neighborhood commercial center, a four-acre assisted living/skilled nursing/memory care facility with up to 100 beds, seven acres of private neighborhood parks, 17 acres of community parks, 114 acres of common open space, a 41-acre on-site agricultural preserve, and a 1,243-acre permanent wildlife habitat.

C. Amendments to General Plan Land Use Diagram

The General Plan's Land Use Diagram (Figure 3-1, Figure 3-2, Figure 3-3, Figure 3-4, Figure 3-5, and Figure 3-6) is amended to adopt or readopt all land use designations for lands designated Agriculture (A), Rural (R), or Rangeland (RG), as depicted in the maps included in Exhibit A. The lands presently designated as Agriculture (A), Rural (R), or Rangeland (RG) in the current General Plan are depicted on Exhibit B for reference.

1. Removal of Commercial Thoroughfare (CT) Land Use Designations. The General Plan's Land Use Diagram (Figure 3-1, Figure 3-2, Figure 3-3, Figure 3-4, Figure 3-5, and Figure 3-6) is further amended to remove all Commercial Thoroughfare (CT) land use designations and to re-designate lands previously designated Commercial Thoroughfare (CT), as depicted on Exhibit A maps. These lands as presently designated are depicted with colored dots (or nodes) on Exhibit C maps for reference, and the intersections where the nodes are presently located are as follows:

Highway 25 @ Shore Road

@ Tres Pinos

Highway 156 @ Fairview Road

@ Union Road

@ San Felipe Road

@ Highway 25

@ 156B (San Juan Hollister Road)

Shore Road @ San Felipe Road

Union Road @ San Benito Street

Exhibit A includes the General Plan's Land Use Diagram (Figure 3-1, Figure 3-2, Figure 3-3, Figure 3-4, Figure 3-5, and Figure 3-6) with the Commercial Thoroughfare (CT) designations removed, and with the proposed land use designation at each node if this Initiative is adopted.

2. **Removal of Commercial Regional (CR) Land Use Designations.** The General Plan's Land Use Diagram (Figure 3-1, Figure 3-2, Figure 3-3, Figure 3-4, Figure 3-5, and Figure 3-6) is further amended to remove all Commercial Regional (CR) land use designations and to re-designate lands previously designated Commercial Regional (CR). These lands as presently designated are depicted with colored dots (or nodes) on the maps included in Exhibit C for reference, and the intersections where the nodes are presently located are as follows:

Highway 101 @ Betabel Road

@ Livestock 101

@ Highway 129

@ San Juan Road

Exhibit A includes the General Plan's Land Use Diagram with the Commercial Regional (CR) designations removed, and with the proposed designation at each node if this Initiative is adopted.

3. **Retention of Existing Commercial Neighborhood (CN) Designations; Limitation on New Commercial Neighborhood (CN) Designations.** Existing Commercial Neighborhood (CN) node designations shall remain, as these nodes include permissible residential development, and are as depicted on the General Plan's Land Use Diagram (Figure 3-1, Figure 3-2, Figure 3-3, Figure 3-4, Figure 3-5, and Figure 3-6) in Exhibit A:

Highway 25 @ Fairview Road

@ Paicines

Fairview Rd. @ Fallon Road

However, no new Commercial Neighborhood nodes shall be created on any lands designated Agriculture (A), Rural (R), or Rangeland (RG) without a vote of the people as required by Section 2.A of the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE.

Moreover, in enacting the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE, the voters instruct that they desire the Board of Supervisors to revisit the land use designation of the Commercial Neighborhood nodes located at Fairview Road and Fallon Road, at Highway 25 and Paicines, and at Highway 25 and Fairview Road, and to consider re-designating these nodes to Agriculture (A), Rural (R), or Rangeland (RG), so long as the Board of Supervisors concurrently changes the development standards, policies, and conditions applicable to other parcels not designated Agriculture (A), Rural (R), or Rangeland (RG) within the County to

ensure that there is no net loss in residential capacity as required by Government Code section 66300, subdivision (i)(1). Such re-designation would not require a vote of the people pursuant to this Initiative.

Except for the adoption or readoption of land use designations for lands designated Agriculture (A), Rural (R), or Rangeland (RG), and the removal of certain commercial land use designations and the re-designation of lands previously subject to those land use designations, the information depicted on Exhibit A, Exhibit B, and Exhibit C is provided for contextual and informational purposes only and does not otherwise amend or readopt elements of the General Plan Land Use Diagram.

Lands re-designated under this SECTION 2.C to land use designations other than Agriculture (A), Rural (R), or Rangeland (R) may subsequently be re-designated by the Board of Supervisors without requiring approval by a vote of the people.

SECTION 3: CONFORMING AMENDMENTS TO GENERAL PLAN

The General Plan is further amended as set forth below in this SECTION 3 in order to promote internal consistency among the various sections of the General Plan. Text to be inserted in the General Plan is indicated in *italic* type. Text to be deleted from the General Plan is indicated in ~~strikeout~~ type. Text in standard type currently appears in the General Plan and is not changed or readopted by this Initiative. The language adopted in the following amendments may be further amended by the Board of Supervisors without approval by a vote of the people, as appropriate, during the course of further updates and revisions to the General Plan, in a manner consistent with the Purpose and Findings of this Initiative.

A. Text Amendments

The text of Policy LU-1.2 on page 3-15 of the General Plan is revised as follows (New Community Study areas are depicted on Figure 3-6 of Exhibit C for reference):

LU-1.2 Sustainable Development Patterns ☺
The County shall promote compact, clustered development patterns that use land efficiently; reduce pollution and the expenditure of energy and other resources; and facilitate walking, bicycling, and transit use; and encourage employment centers and shopping areas to be proximate to residential areas to reduce vehicle trips. Such patterns would apply to infill development, unincorporated communities, and the New Community Study Areas. The County recognizes that the New Community Study Areas comprise locations that ~~can~~*have the potential to* promote such sustainable development. (RDR)

The text on page 3-23 of the General Plan, under the heading “Commercial and Mixed-Use Development,” is revised as follows:

Historically residential growth in San Benito County has outpaced commercial and mixed-use growth. The County desires to promote commercial uses on strategic unincorporated parcels in order to accommodate commercial demand, promote economic development, and increase revenue. The focus of this ~~goal~~ section is to identify types and areas for future commercial and

mixed-use development. Figure 3-5 shows the locations, Table 3-1 describes the land use designations, and Appendix A defines the new commercial nodes.

The text of Goal LU-5 on page 3-23 of the General Plan is revised as follows:

GOAL LU-5 To promote the development of regional, thoroughfare, and locally serving commercial uses at key opportunities sites in the unincorporated county.

The text of Policy LU-5.1 on page 3-23 of the General Plan is revised as follows:

~~LU-5.1 New Commercial Neighborhood Nodes~~ (RDR)

The County shall encourage ~~allow new existing~~ Commercial Neighborhood (CN) development nodes, as shown on the Land Use Diagram, so long as they are located within a reasonable walking distance of a community, ~~are centrally located to serve an unincorporated community that is lacking neighborhood commercial services, or it is located~~ where the need for expanded neighborhood commercial services can be demonstrated. The County shall encourage neighborhood commercial uses to connect to residential uses along transit corridors and bicycle and pedestrian paths, as appropriate to the context, and include appropriate transit, bicycle, and pedestrian facilities. *No land designated Agriculture (A), Rural (R), or Rangeland (RG) shall be re-designated Commercial Neighborhood without a vote of the people as required by Section 2.A of the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE.* (RDR)

The text of Policy LU-5.2 on page 3-23 of the General Plan is deleted in its entirety as follows:

~~LU 5.2 New Commercial Thoroughfare Nodes~~ (RDR)

The County shall encourage new Commercial Thoroughfare (CT) nodes, as shown on the land Use Diagram, serving travelers and tourists along state routes. The County shall require these uses to have adequate public services, be compatible with surrounding land uses, and respect the scenic character of the county. (RDR)

The text of Policy LU-5.3 on pages 3-23 and 3-24 of the General Plan is deleted in its entirety as follows:

~~LU 5.3 New Commercial Regional Nodes~~ (RDR)

The County shall encourage new Commercial Regional (CR) nodes to be located at or near existing or future highway interchanges, major intersections, and along existing or future transit facilities. Facilities should be located consistent with Figure 3-5 (and exclude the intersection of U.S. Highway 101 and State Route 156). In order to respect the scenic character of the county, new development at these commercial nodes shall be subject to design review before the County Planning Commission. Further, development within these commercial nodes is encouraged to contribute to the preservation of scenic areas along the designated scenic corridors within the County. The County shall also encourage additional access to new regional commercial centers through bicycle and pedestrian connections from residential uses as appropriate to the context. (RDR)

The text of Policy LU-5.4 on page 3-24 of the General Plan is revised as follows:

LU-5.4 New Commercial Nodes-Development Vision

The County shall encourage developers to reflect a cohesive vision for ~~node-commercial~~ development in site plans submitted as a part of applications for discretionary approval that recognizes the importance of the County’s scenic resources and local character and quality of life attributes. (RDR)

The text of Policy LU-5.5 on page 3-24 of the General Plan is revised as follows:

LU-5.5 Strip Commercial

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

The text on page 3-29 of the General Plan, in the first full paragraph under the heading “New Communities,” is revised and a new paragraph is inserted, as follows:

New Communities provide an opportunity for San Benito County to accommodate future growth in new, balanced communities that provide urban infrastructure and services, employment generating land uses, and institutional facilities (e.g., schools, libraries, community centers, fire stations). The creation of New Communities can provide the County with the opportunity to meet its goals of locating future growth in areas that minimize both agricultural and environmental impacts. ~~Since~~ *If* infill development alone is not ~~likely to be~~ able to accommodate projected future population growth, New Communities may be ~~necessary~~ *as well as desirable* to accommodate ~~the~~ anticipated population growth in San Benito County. In addition, ~~by minimizing to the extent that they minimize~~ the number of per capita vehicle miles traveled, New Communities ~~can~~ *may* help the County lower its carbon footprint ~~as effectively, and sometimes more effectively, than infill development.~~

The voters of San Benito County passed the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE. The Initiative requires approval by a vote of the people for any proposed General Plan amendment that would re-designate Agriculture (A), Rural (R), or Rangeland (RG) lands through December 31, 2050, with certain exceptions. Proposals for New Communities must comply with the requirements of the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE.

The text on page 3-30 of the General Plan, in the second paragraph under the heading “New Community Study Areas,” is revised as follows (existing New Community Study Areas are depicted on Figure 3-6 of Exhibit C):

The purpose of identifying the New Community Study Areas is to provide the opportunity for San Benito County to ~~accommodate~~ *consider accommodating* some future growth in new

unincorporated communities, while protecting productive agricultural lands, preserving open space, and creating a sustainable land use pattern in the county.

The text on page 3-33 of the General Plan, in the first, second and third bulleted paragraphs under the heading “San Juan Study Area,” is revised as follows:

- The northern boundary of the area is defined by Highway 101 and State Route 156, two major transportation corridors that provide opportunities to attract regional serving commercial and/or hospitality uses ~~at the location of the new San Juan Road interchange at Highway 101 and the Highway 101/State Route 156 intersection.~~
- Providing a regional commercial presence along the transportation corridors in the study area would *potentially: allow for the capture of sales tax dollars that neighboring counties currently enjoy;* provide additional commercial opportunities that would not compete with existing businesses in the county; utilize existing and planned infrastructure ~~(including the recently improved San Juan Road interchange);~~ and provide amenities to attract and inform tourists about San Benito County and draw them into the county.
- ~~Most of the lands within the area are undeveloped grazing lands that could provide middle to higher end housing with access to major roads, in addition to the existing Rancho Larios residential development.~~

The text of subdivision b. of Policy LU-8.4 on page 3-35 of the General Plan is revised as follows:

b. Completed General Plan Amendment and Zone Change applications. *(Proposed General Plan Amendments must comply with the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE, adopted by the voters, which requires approval by a vote of the people for any proposed General Plan amendment that would re-designate Agriculture (A), Rural (R), or Rangeland (RG) lands through December 31, 2050, with certain exceptions.)*

B. Amendments to General Plan Figures

Upon the Effective Date of this Initiative, Housing Element Figures 7a and 7b shall be amended to conform to this Initiative by removing the Commercial Thoroughfare (CT) and Commercial Regional (CR) designations from the maps depicted in these figures.

SECTION 4: INAPPLICABILITY TO LANDS WITHIN EXISTING SPECIFIC PLAN AREAS

This Initiative applies to certain unincorporated lands within San Benito County. This Initiative does not apply to, and is not intended to alter current or future land use designations for, lands within the boundaries of the three existing designated Specific Plan Areas in San Benito County (the San Juan Oaks Specific Plan Area, the Santana Ranch Specific Plan Area, and the Fairview

Corners Specific Plan Area) as those boundaries existed on January 27, 2022 and as depicted on Exhibit B. The creation of new Specific Plan areas shall be governed by this Initiative, if the Specific Plan includes re-designation of lands designated Agriculture (A), Rural (R), or Rangeland (RG).

SECTION 5: IMPLEMENTATION

- A. Effective Date:** “Effective Date” means the date that the LET VOTERS DECIDE HOW SAN BENITO COUNTY GROWS INITIATIVE became effective pursuant to state law. Upon the Effective Date of this Initiative, the County is directed to promptly take all appropriate actions needed to implement this Initiative, including but not limited to, taking any administrative steps necessary to update any and all County maps, figures, and any other documents maintained by the County so they conform to the legislative policies set forth in this Initiative.
- B. San Benito County General Plan:** Upon the Effective Date of this Initiative, the provisions of SECTION 2 and SECTION 3 of the Initiative are hereby inserted into the San Benito County General Plan, as an amendment thereof; except that if the four amendments of the mandatory elements of the General Plan permitted by state law for any given calendar year have already been used in the year in which the Initiative becomes effective, this General Plan amendment shall be the first amendment inserted into the San Benito County General Plan on January 1 of the following year. Upon the Effective Date of this Initiative, any provisions of the County Code or of any other San Benito County ordinance or resolution that are inconsistent with the provisions adopted by this Initiative shall not be applied or enforced in a manner inconsistent with this Initiative.
- C. Interim Amendments:** The date that the notice of intention to circulate this Initiative was submitted to the San Benito County elections official is referenced herein as the “Submittal Date.” The San Benito County General Plan in effect on the Submittal Date as amended by this Initiative is required by state law to comprise an integrated, internally consistent, and compatible statement of policies for San Benito County. In order to ensure that nothing in this Initiative measure would prevent the General Plan from being an integrated, internally consistent, and compatible statement of the policies of the county, as required by state law, and to ensure that the actions of the voters in enacting this Initiative are given effect, any amendment or update to the General Plan that is adopted between the Submittal Date and the date that the General Plan is amended by this Initiative measure shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by this Initiative, be amended as soon as possible to ensure consistency between the provisions adopted by this Initiative and other provisions of the General Plan.
- D. Other County Plans, Ordinances, and Policies:** The County of San Benito is hereby authorized and directed to amend the General Plan and other San Benito County plans,

ordinances, and policies affected by this Initiative as soon as possible and periodically thereafter as necessary to ensure consistency between the provisions adopted in this Initiative and other sections of the General Plan and other San Benito County plans, ordinances, and policies. Such amendments include any zoning designations of any Commercial Regional or Commercial Thoroughfare designated properties that are re-designated by this Initiative, so that the underlying zoning of the properties is consistent with the properties' amended land use designation as enacted by SECTION 2 of this Initiative.

- E. Reorganization:** The General Plan may be reorganized or readopted in different format, and individual provisions may be renumbered or reordered, in the course of ongoing updates of the General Plan in accordance with state law, provided that the provisions of SECTION 2 of this Initiative shall remain in the General Plan through at least December 31, 2050, unless earlier repealed or amended by vote of the people of San Benito County.
- F. Implementing Ordinances:** The Board of Supervisors is authorized, after a duly noticed public hearing, to adopt implementing ordinances, guidelines, rules, and/or regulations, as necessary, to further the purposes of this Initiative.
- G. Enforcement and Defense of Initiative:** The Board of Supervisors shall take all steps reasonably necessary to enforce this Initiative and to defend it against any challenge to its validity. The proponents of this Initiative, the committee sponsoring this Initiative, or any other elector of the County, have standing to seek a writ of mandate to enforce the provisions of this Initiative.
- H. Designations Inconsistent with General Plan:** This Initiative shall apply to all lands designated Agricultural (A), Rangeland (RG), or Rural (R), including those lands (nodes) formerly zoned Commercial Regional (C-3) or Commercial Thoroughfare (C-1) by the Board of Supervisors but where that zoning may not be consistent with designations shown in the County's General Plan Diagram as of January 27, 2022.
- I. Applications in the Planning Process:** This Initiative shall apply to any County planning application that seeks to re-designate lands with Agricultural (A), Rangeland (RG), or Rural (R) designations, and where the application has not been approved as of the Effective Date of this Initiative.
- J. Exemptions:** The provisions of this Initiative shall not apply to the extent, but only to the extent, that they would violate the constitutions or laws of the United States or the state of California. Should any application of the Initiative effect a taking of private property under the constitutions or laws of the United States or the state of California, an exemption to the Initiative's application is permitted to the minimum extent necessary to avoid such a taking. Any such exemption requires a finding by Board of Supervisors, based on substantial evidence, that the application of the Initiative would constitute an

unconstitutional taking of property and that the exemption is applied only to the extent necessary to avoid an unconstitutional taking. Likewise, an exemption to the Initiative's application is permitted to the minimum extent necessary to avoid infringing a vested right obtained pursuant to state law as of the Effective Date.

SECTION 6: EFFECT OF COMPETING OR ALTERNATIVE MEASURE ON THE SAME BALLOT

This Initiative adopts a comprehensive scheme to preserve San Benito County's rural, agricultural, and rangelands by requiring approval by a vote of the people in order to re-designate those lands and by re-designating lands subject to certain commercial designations. By voting for this Initiative, the voters expressly declare their intent that any other San Benito County measure that appears on the same ballot as this Initiative and addresses voter approval for re-designation of rural, agricultural, or rangelands and/or re-designating commercial designations, or conflicts with any provision of this Initiative, shall be deemed to conflict with the entire cohesive scheme adopted by this Initiative. Because of this conflict, if this Initiative and any such other San Benito County measure receive a majority of votes by the voters voting thereon at the same election, then the measure receiving the most votes in favor shall prevail and no provision of the other measure shall take effect. For the purposes of this SECTION 6, any other measure that appears on the same ballot as this Initiative and purports to amend any provision of this Initiative shall be deemed to directly conflict with this entire Initiative.

SECTION 7: SEVERABILITY AND INTERPRETATION

This Initiative shall be broadly construed in order to achieve its purpose. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented by the County in a manner that facilitates the purposes set forth in this Initiative.

This Initiative shall be interpreted so as to be consistent with all applicable Federal, State, and County laws, rules, and regulations. If any section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, it is the will of the voters that such decision shall not affect the validity of the remaining portions of this Initiative. The voters hereby declare that this Initiative, and each section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, subsections, paragraphs, subparagraphs, sentences, clauses, phrases, parts, or portions were declared invalid or unconstitutional. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this Initiative that can be given effect without the invalid application.

If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, we the People of San Benito County indicate our strong desire that: (1) the Board of Supervisors use its best efforts to sustain and re-enact that portion; and (2) the Board of Supervisors implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with this Initiative.

Any singular term shall include the plural and any plural term shall include the singular. The title and captions of the various sections in this Initiative are for convenience and organization only, and are not intended to be referred to in construing the provisions of this Initiative.

SECTION 8: AMENDMENT AND REPEAL

Except as otherwise provided herein, through December 31, 2050, this Initiative may be amended or repealed only by a vote of the people of San Benito County.

SECTION 9: EXHIBITS

Exhibit	Description
A	<p>Proposed Initiative Amendments to General Plan Land Use Diagram Made by this Initiative</p> <ul style="list-style-type: none"> • Figure 3-1 Land Use Diagram (Countywide) • Figure 3-2 Land Use Diagram (North County Detail) • Figure 3-3 Land Use Diagram (Census Designated Places Detail) • Figure 3-4 Wine/Hospitality Priority Area • Figure 3-5 Commercial and Industrial Nodes • Figure 3-6 New Community Study Areas
B	<p>San Benito County General Plan Countywide Map</p> <ul style="list-style-type: none"> • Prepared from the County’s on-line GIS records in January 2022 • See https://cosb.maps.arcgis.com/apps/View/index.html?appid=d6fdbfc73ab64c18bebf1a72f8e5db14
C	<p>Existing Commercial Node Locations as Amended by San Benito County Board of Supervisors on September 24, 2019 (Resolution 2019-95)</p> <ul style="list-style-type: none"> • Figure 3-2 Land Use Diagram (North County Detail) • Figure 3-3 Land Use Diagram (Census Designated Places Detail) • Figure 3-4 Wine/Hospitality Priority Area • Figure 3-5 Commercial and Industrial Nodes • Figure 3-6 New Community Study Areas

EXHIBIT A

Proposed Initiative Amendments to General Plan Land Use Diagram
Made by this Initiative
(Figs. 3-1 to 3-6)

Figure 3-1 (Land Use Diagram (Countywide))

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

Figure 3-3 (Land Use Diagram (Census Designated Places Detail))

Figure 3-4 (Wine/Hospitality Priority Area)

Figure 3-5 (Commercial and Industrial Nodes)

Figure 3-6 (New Community Study Areas)

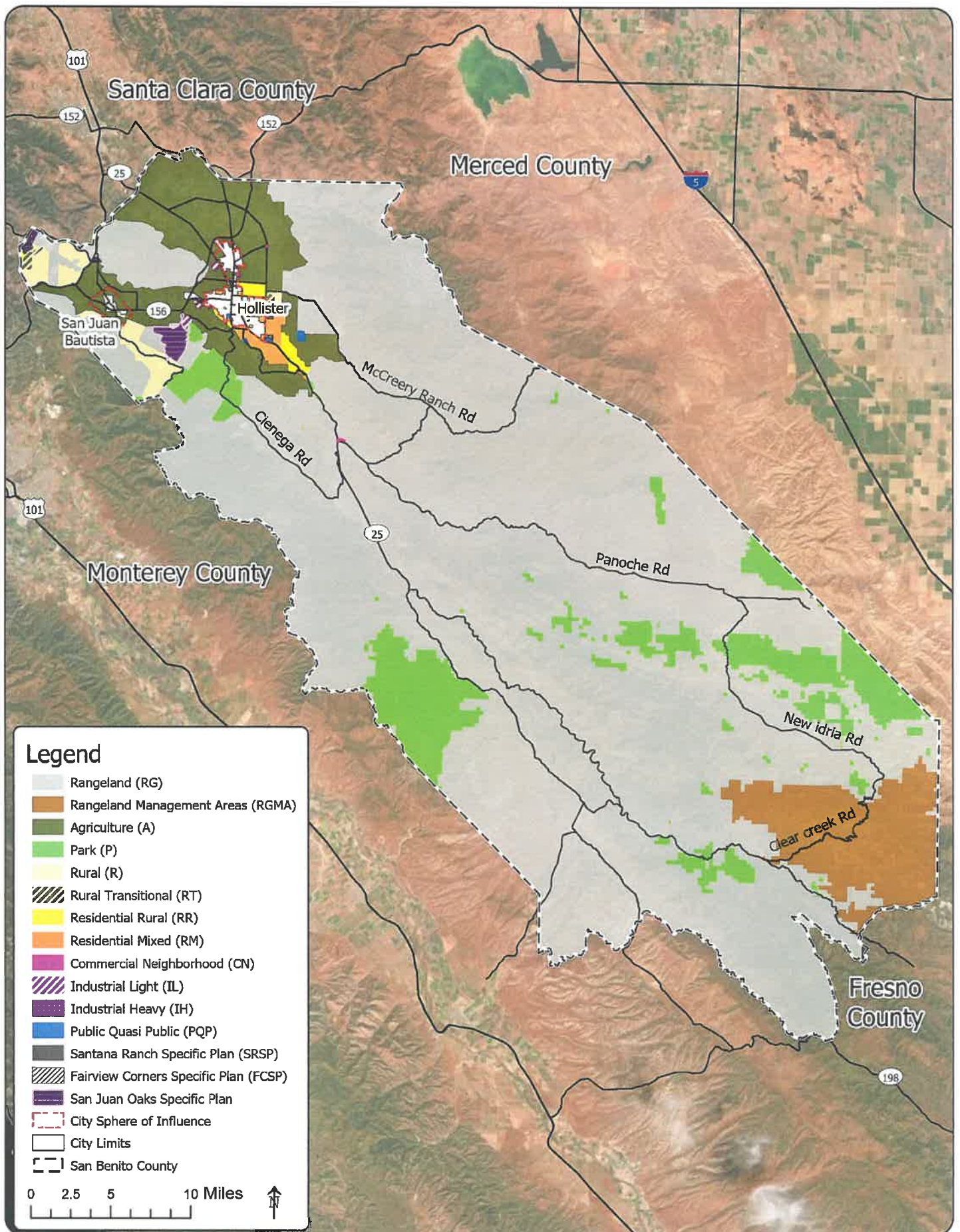


Figure 3-1
Land Use Diagram (Countywide)

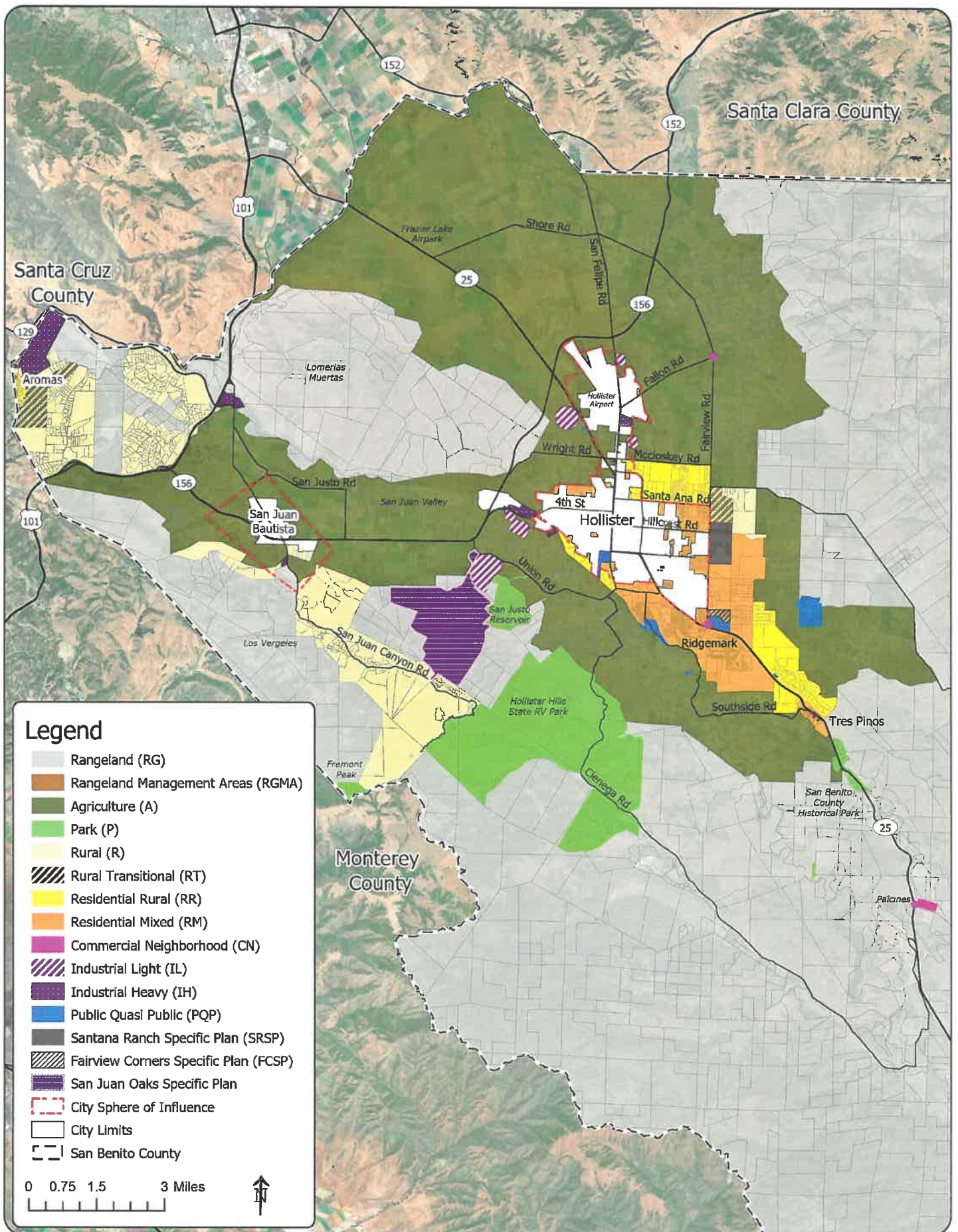


Figure 3-2
Land Use Diagram (North County Detail)

Legend

- Census Designated Place
- Rangeland (RG)
- Rangeland Management Areas (RGMA)
- Agriculture (A)
- Park (P)
- Rural (R)
- Rural Transitional (RT)
- Residential Rural (RR)
- Residential Mixed (RM)
- Commercial Neighborhood (CN)
- Industrial Light (IL)
- Industrial Heavy (IH)
- Public Quasi Public (PQP)
- Santana Ranch Specific Plan (SRSP)
- Fairview Corners Specific Plan (FCSP)
- San Juan Oaks Specific Plan
- San Benito County
- City Sphere of Influence
- City Limits

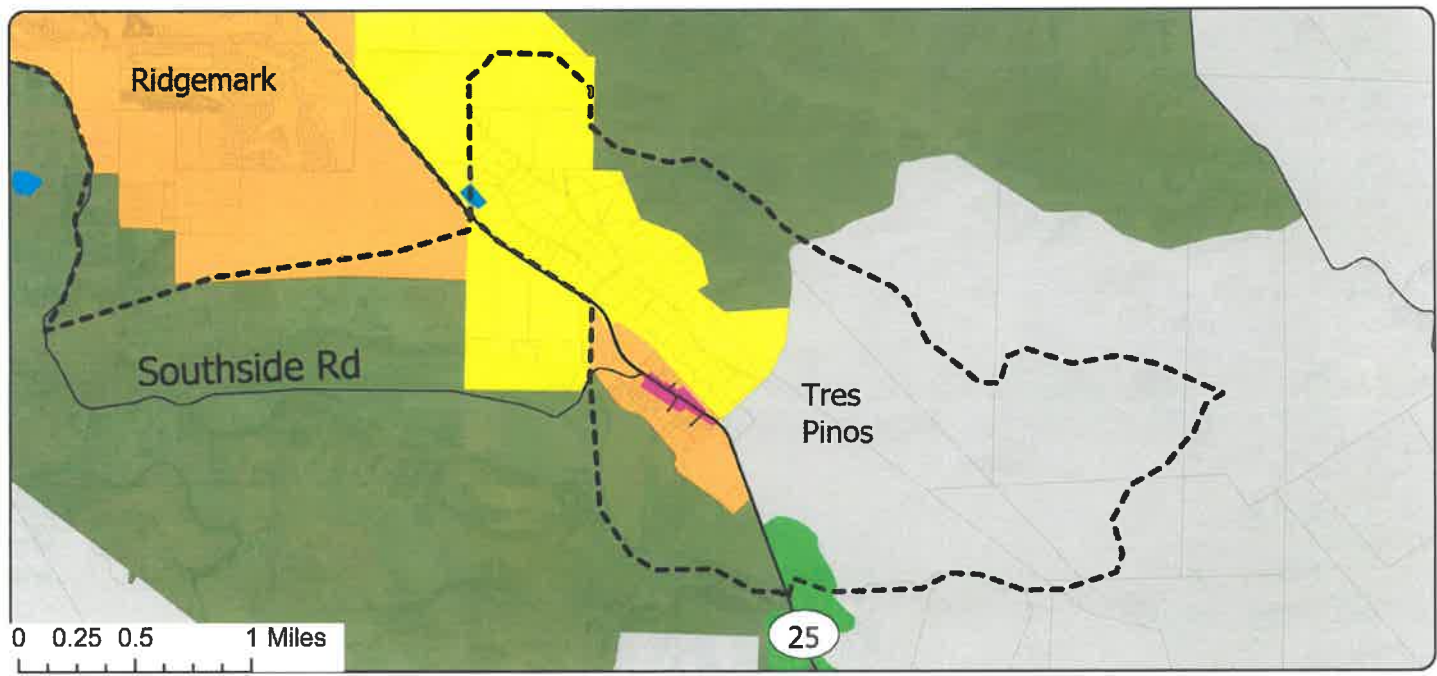
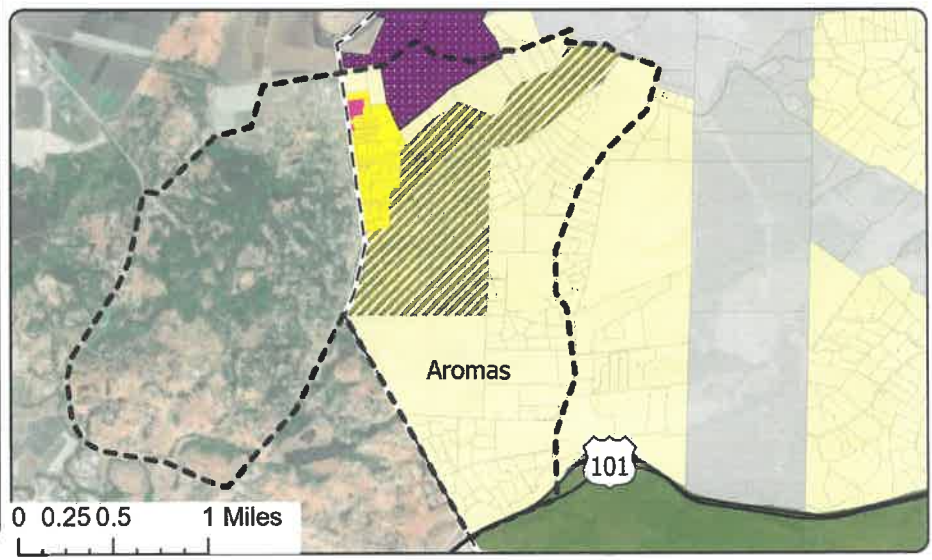
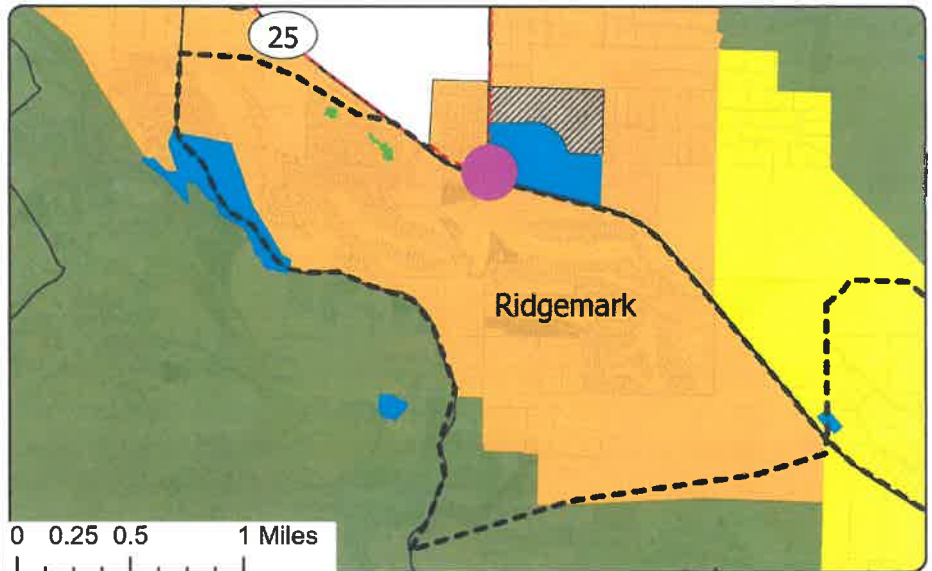


Figure 3-3
Land Use Diagram (Census Designated Places Detail)

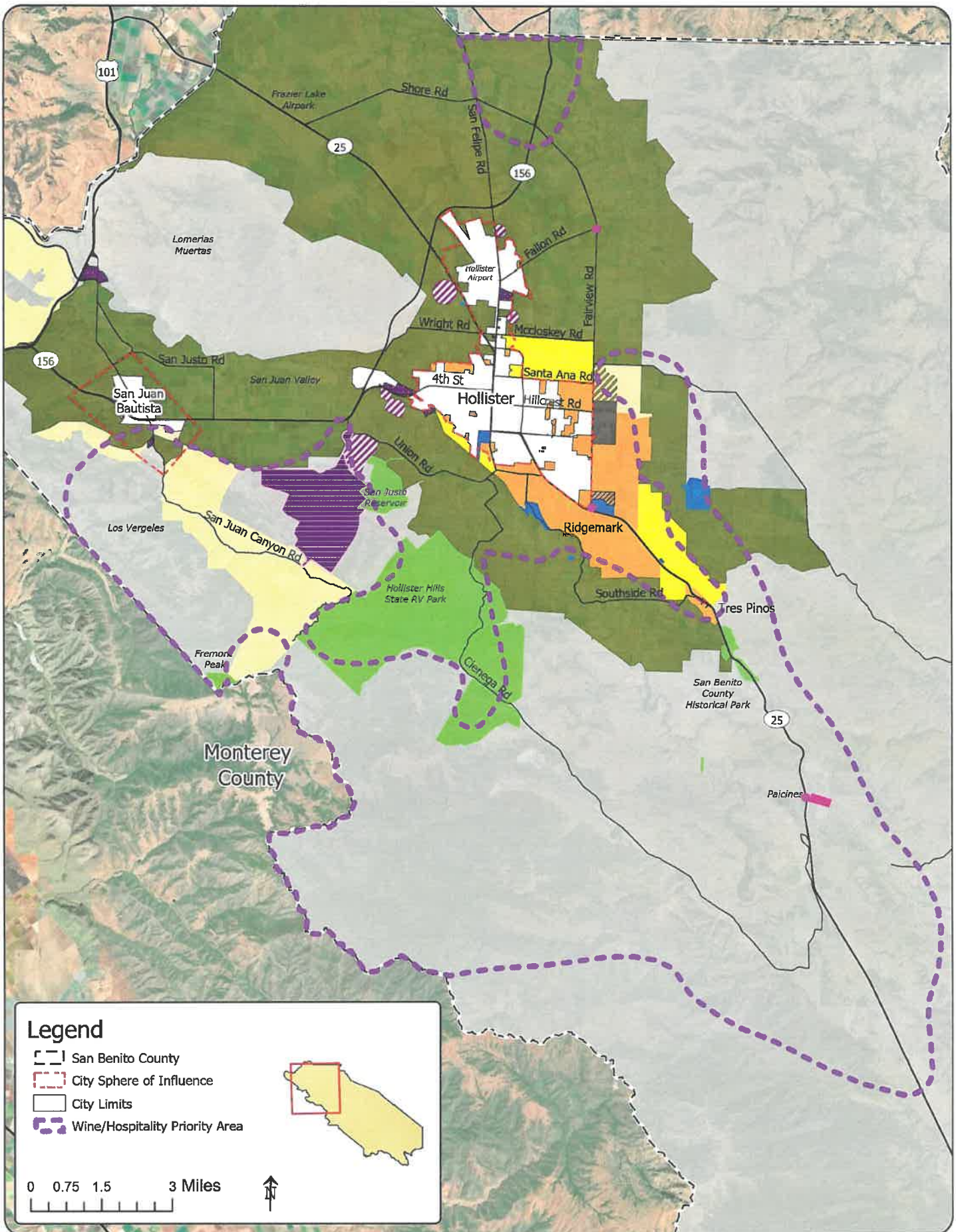


Figure 3-4
Wine/Hospitality Priority Area

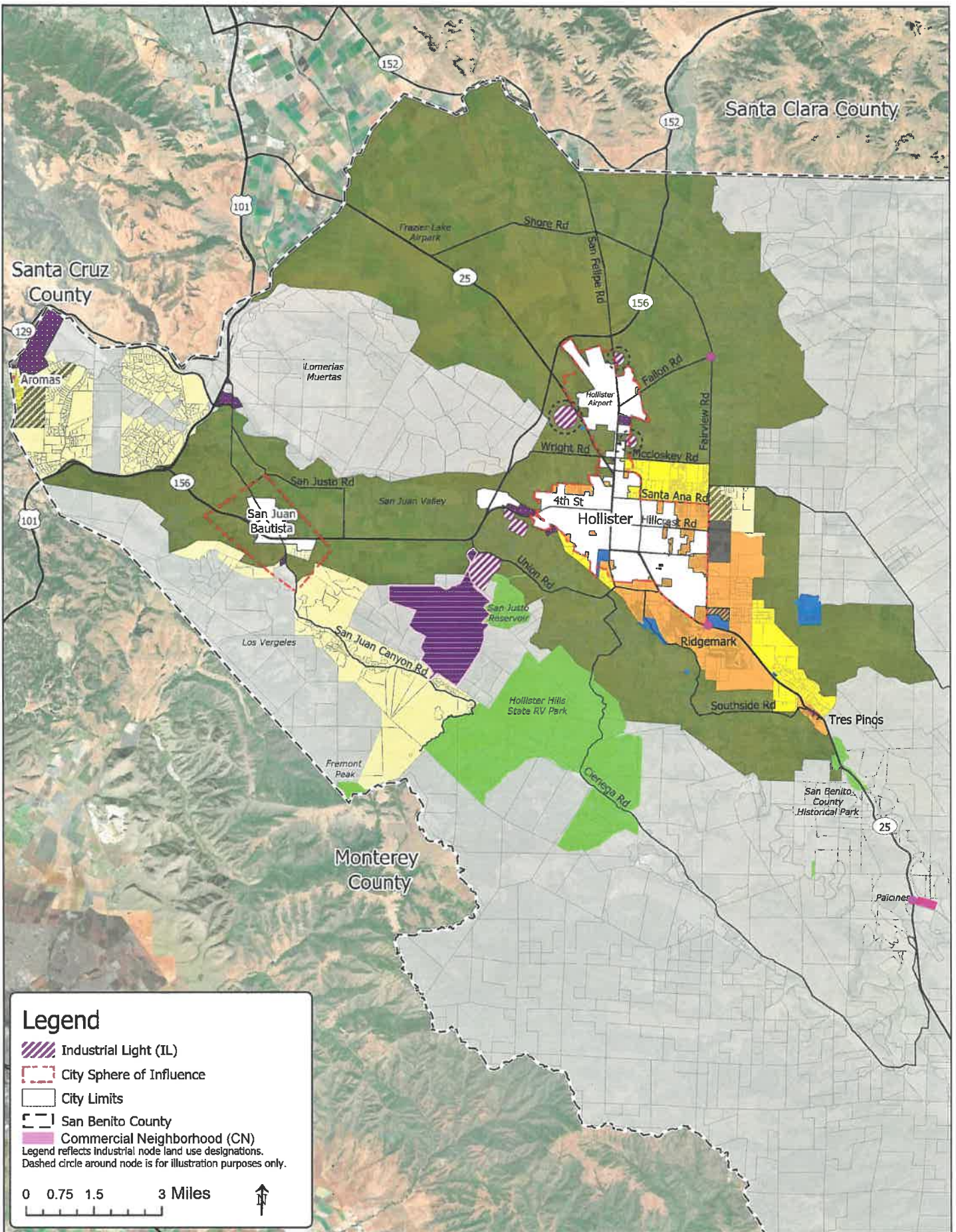


Figure 3-5
Commercial and Industrial Nodes

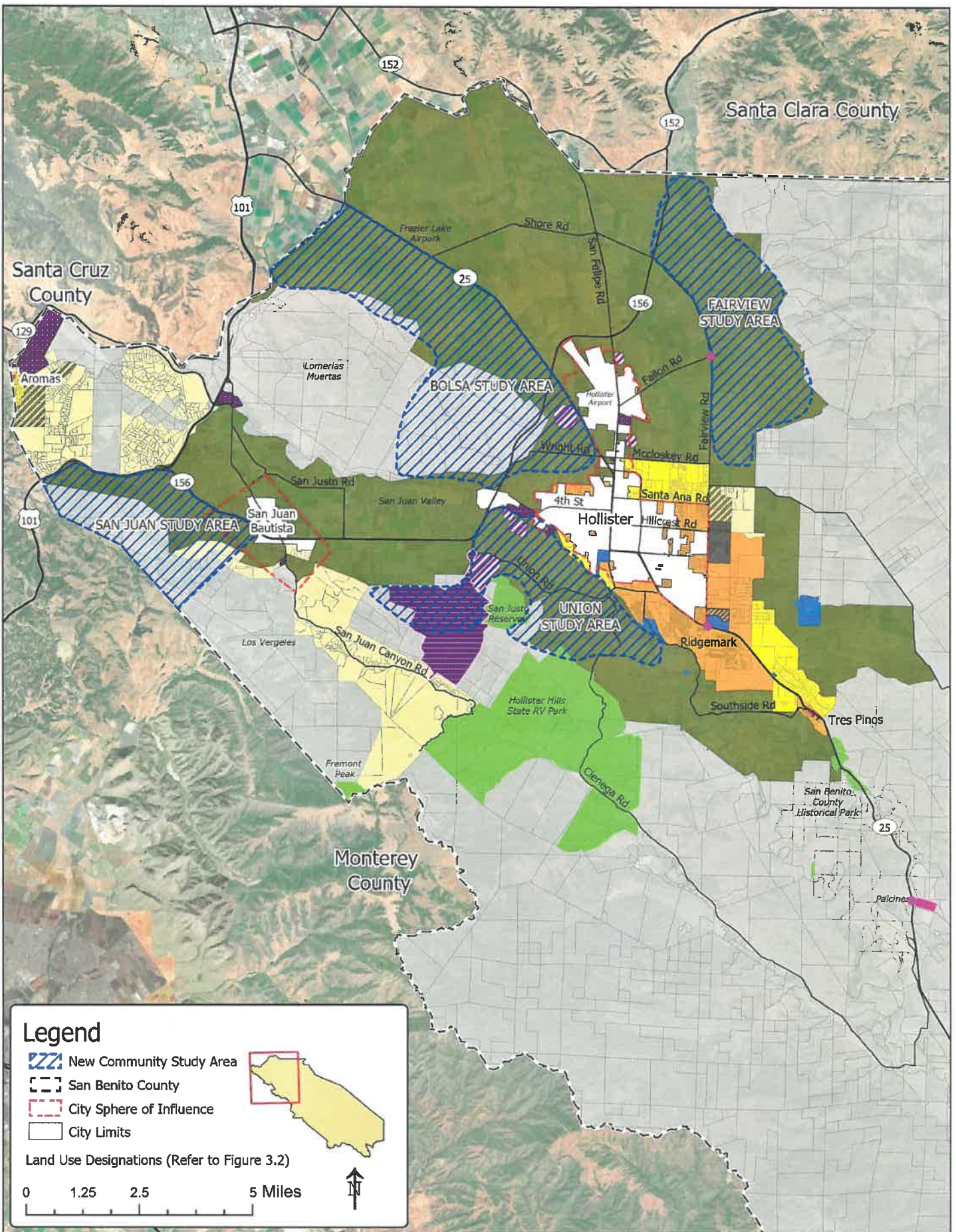
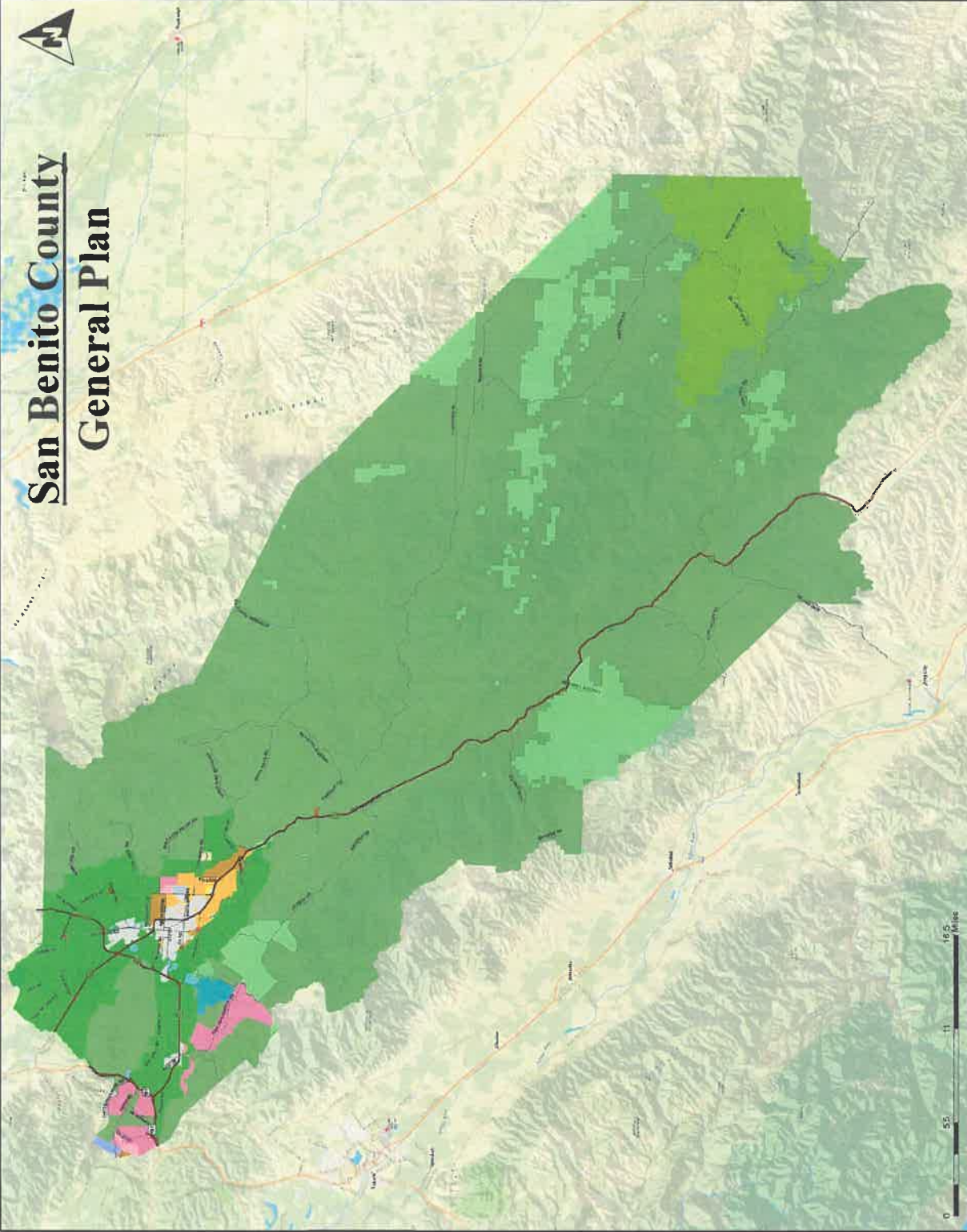


Figure 3-6
New Community Study Areas

EXHIBIT B

San Benito County General Plan Countywide Map San Benito County
prepared from County on-line GIS record
January 2022

San Benito County General Plan



Legend

- Agriculture
- Urban
- Commercial Neighborhood
- Commercial Regional
- Commercial Thoroughfare
- Fairview Corners Specific Plan
- Industrial Heavy
- Industrial Light
- Park
- Planned Development
- Public Quasi Public
- Rangeland
- Rangeland Management Areas
- Residential Mixed
- Residential Rural
- Rural
- Rural Transitional
- Santana Ranch Specific Plan
- San Juan Oaks - Specific Plan

EXHIBIT C

Existing Commercial Node Locations as Amended by San Benito County
Board of Supervisors on September 24, 2019 (Resolution 2019-95)

(Figs. 3-2 to 3-6)

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

Figure 3-3 (Land Use Diagram (Census Designated Places Detail))

Figure 3-4 (Wine/Hospitality Priority Area)

Figure 3-5 (Commercial and Industrial Nodes)

Figure 3-6 (New Community Study Areas)

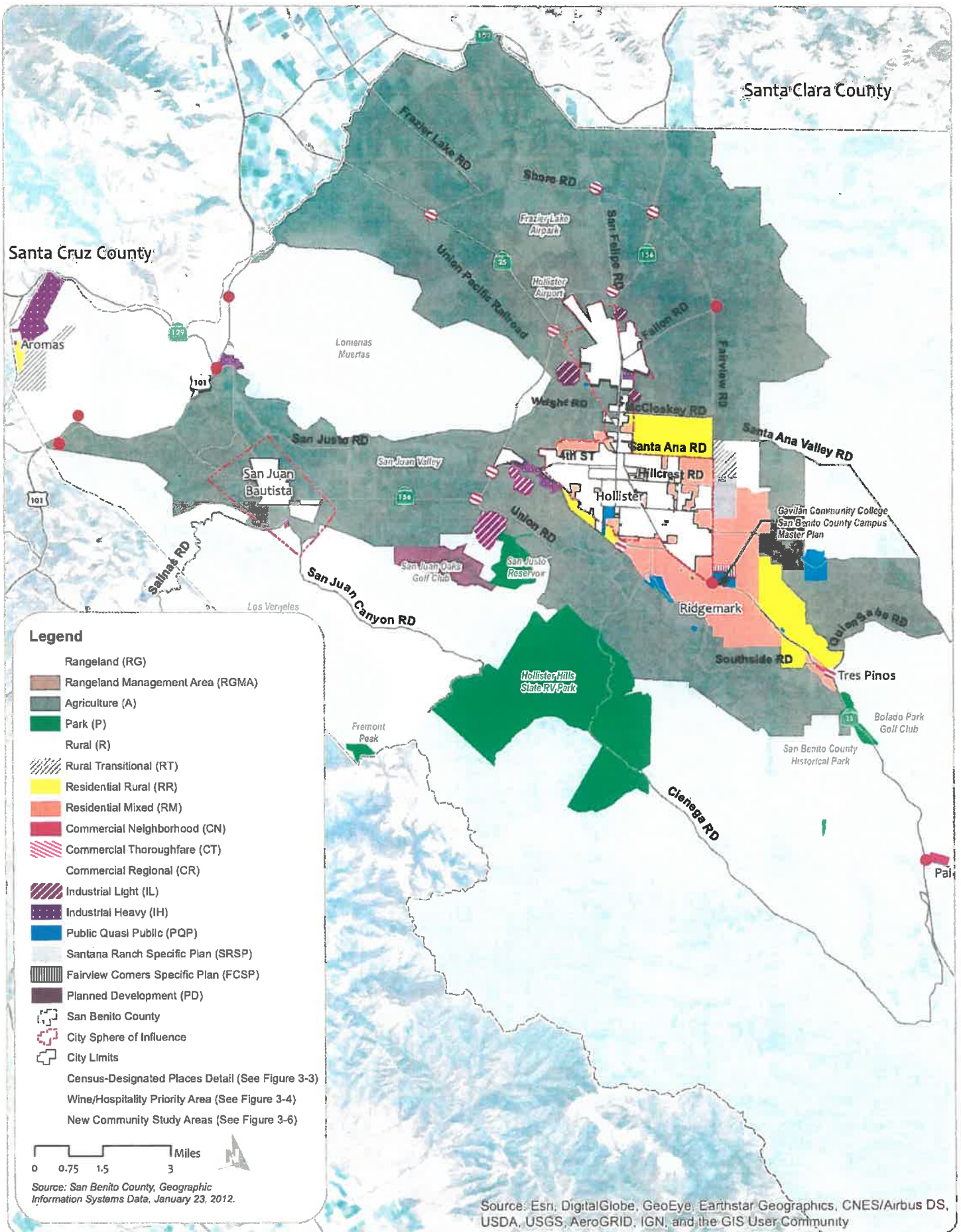


Figure 3-2
Land Use Diagram (North County Detail)

Legend

- Rangeland (RG)
- Rangeland Management Area (RGMA)
- Agriculture (A)
- Park (P)
- Rural (R)
- Rural Transitional (RT)
- Residential Rural (RR)
- Residential Mixed (RM)
- Commercial Neighborhood (CN)
- Commercial Thoroughfare (CT)
- Commercial Regional (CR)
- Industrial Light (IL)
- Industrial Heavy (IH)
- Public Quasi Public (PQP)
- Santana Ranch Specific Plan (SRSP)
- Fairview Corners Specific Plan (FCSP)
- Planned Development (PD)
- Census Designated Places (CDP)
- San Benito County
- City Sphere of Influence
- City Limits



Source: San Benito County, Geographic Information Systems Data, January 23, 2012.

- Aromas
- Ridgemark
- Tres Pinos

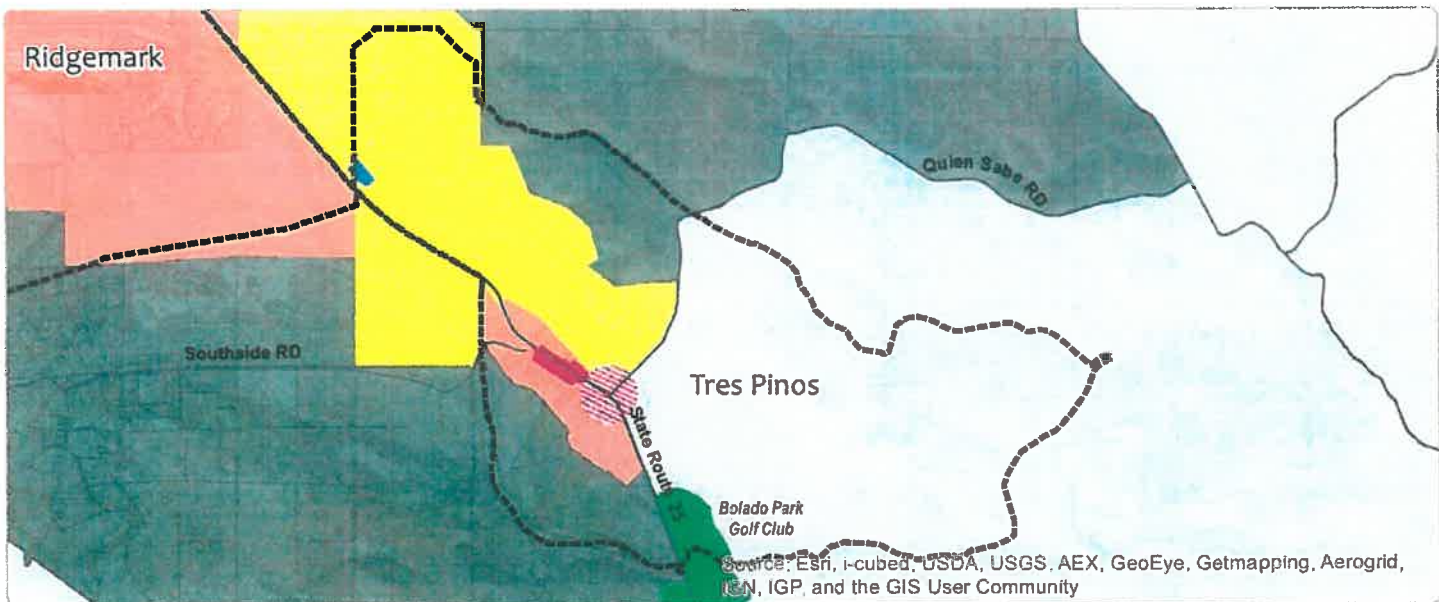
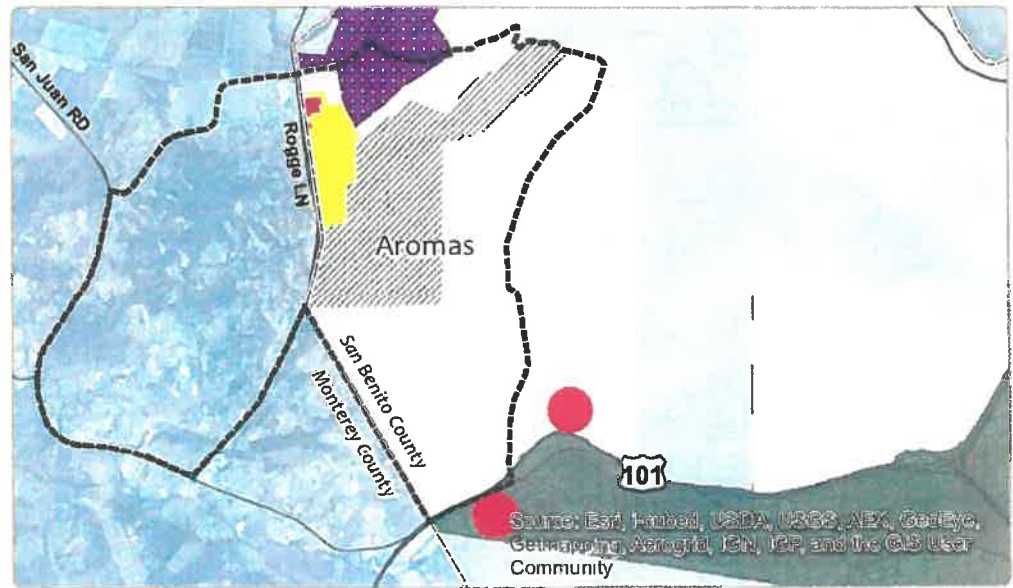
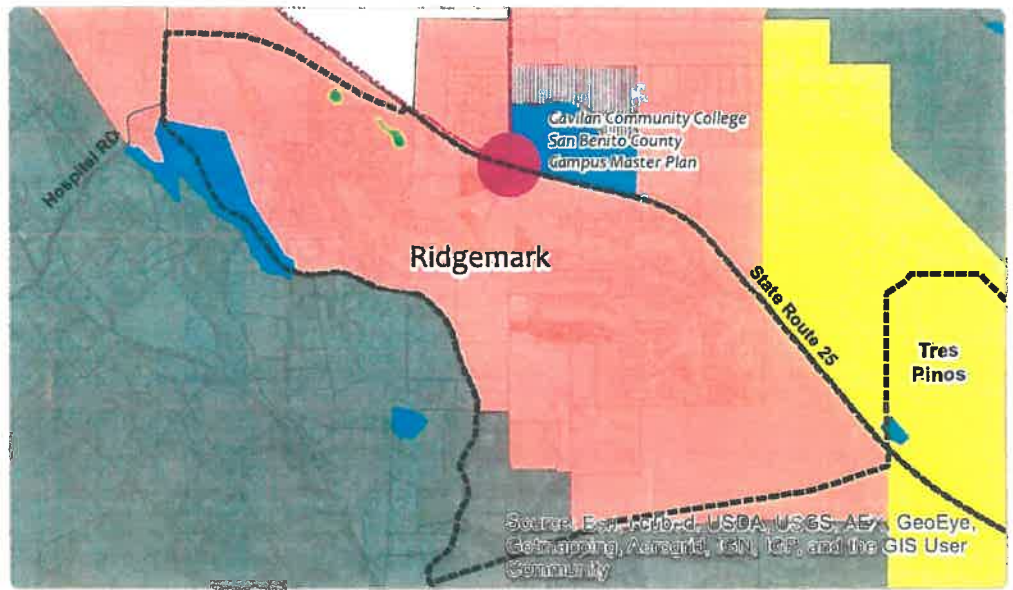


Figure 3-3
Land Use Diagram (Census Designated Places Detail)

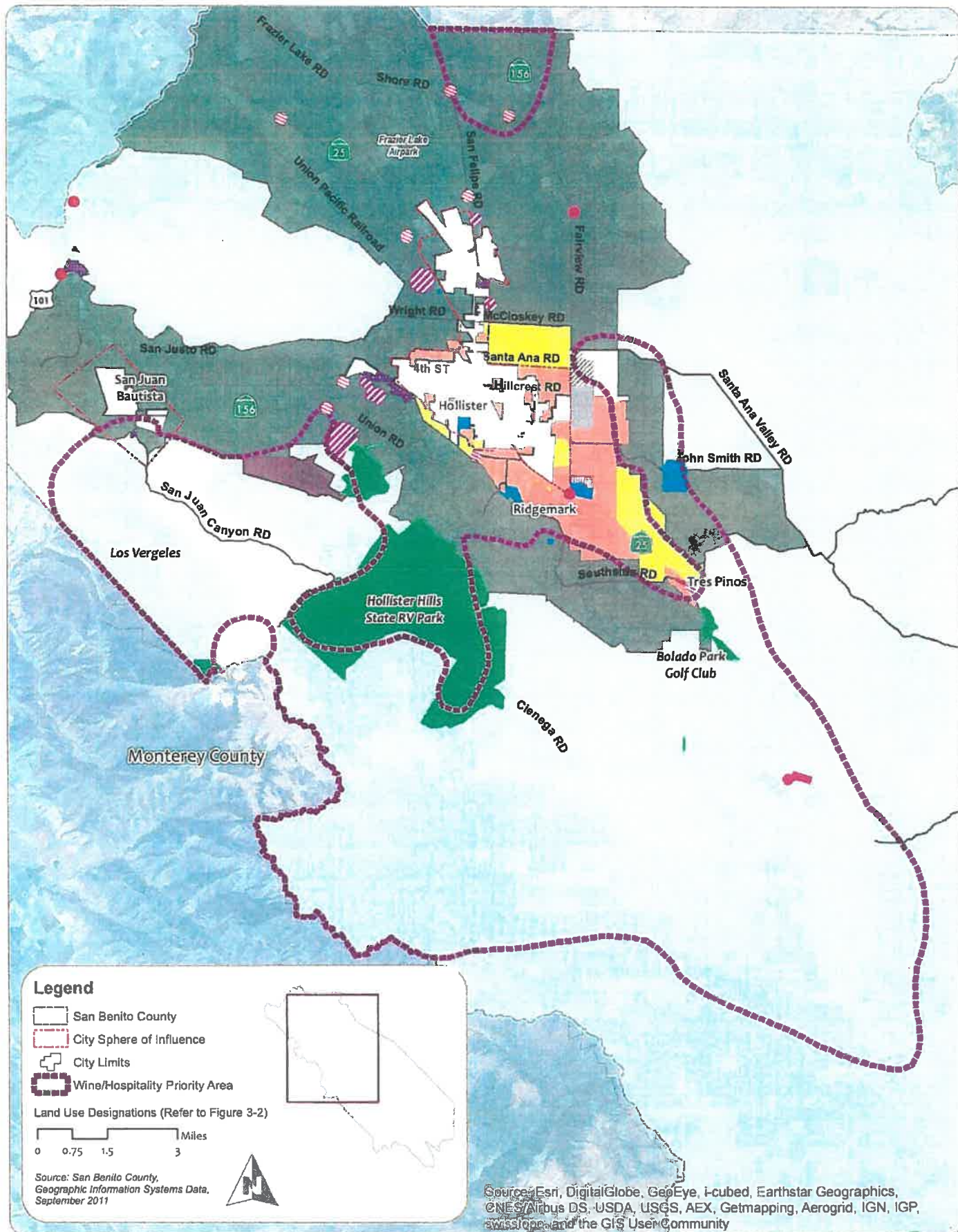


Figure 3-4
Wine/Hospitality Priority Area

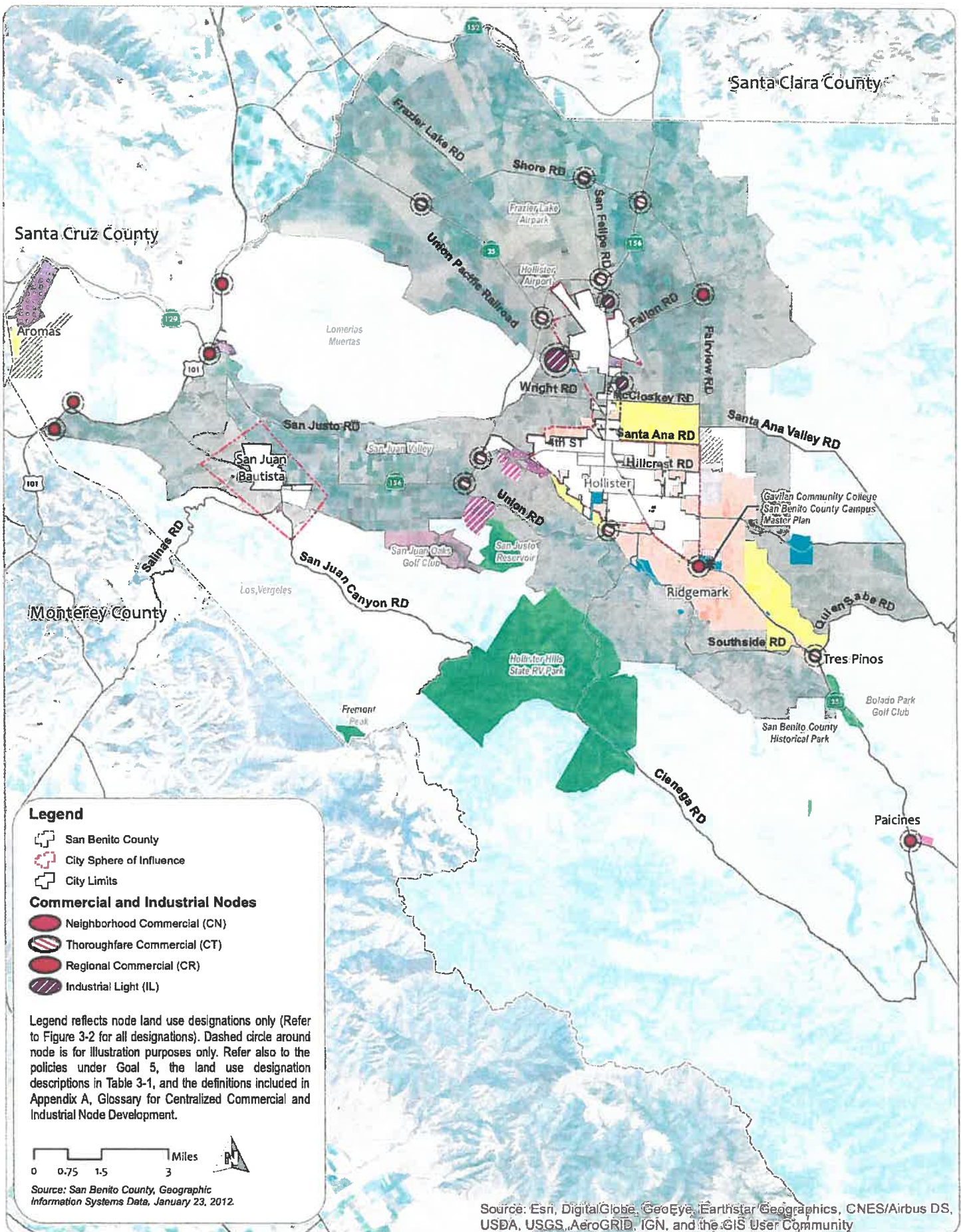


Figure 3-5
Commercial and Industrial Nodes

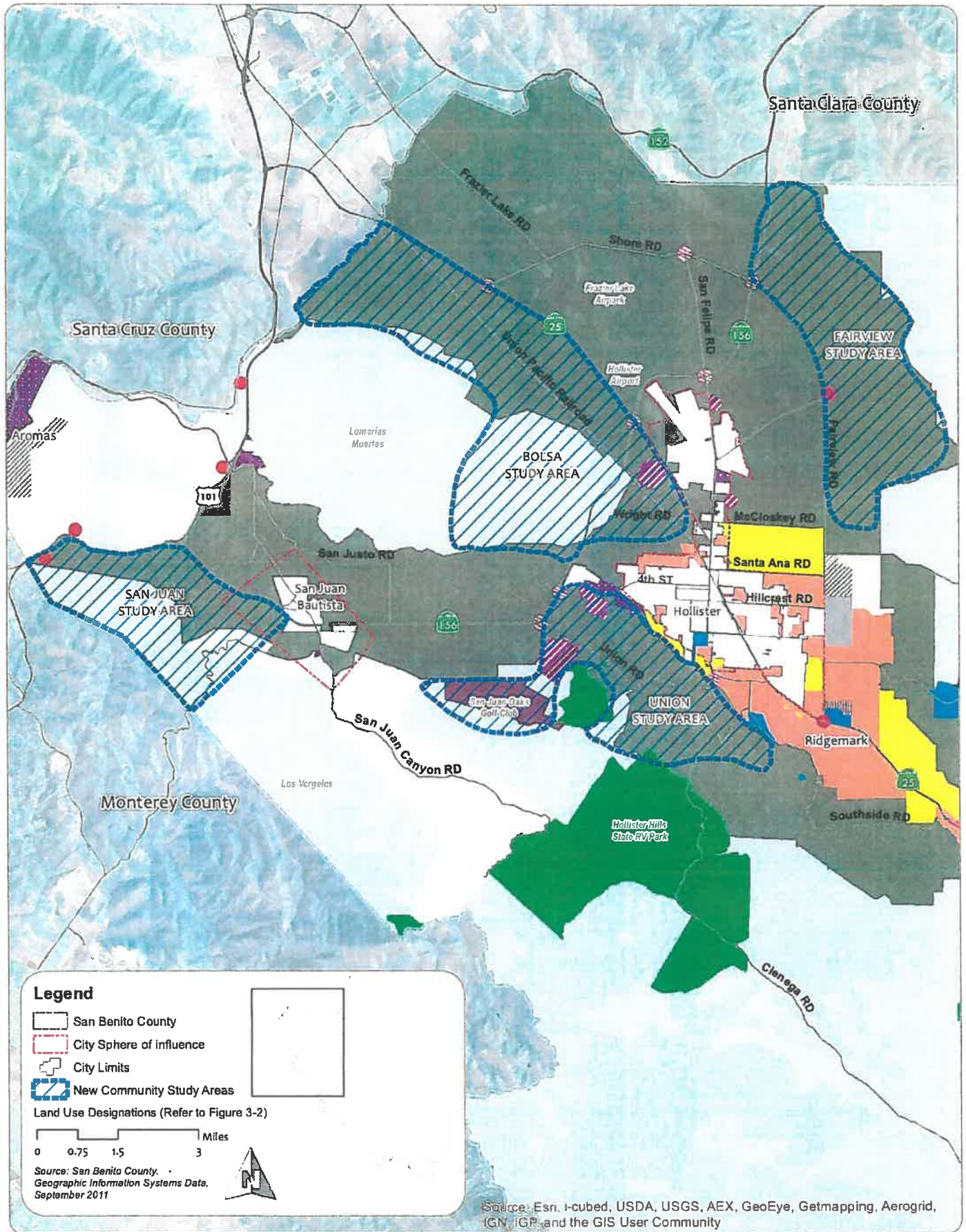


Figure 3-6
New Community Study Areas