

County Counsel Impartial Analysis of Measure Q

This measure placed on the ballot by petition signed by the requisite number of voter signatures seeks to amend the County of San Benito General Plan (“General Plan”) to (a) remove the Commercial Thoroughfare and Commercial Regional node designations from the General Plan and (b) require voter approval for future amendments redesignating agricultural, rangelands, or rural lands to other uses, such as residential, industrial or commercial.

This measure amends the General Plan to:

(a) Remove areas identified for potential commercial development from the General Plan’s land use maps and text known as “commercial nodes.” Voters may restore any nodes or approve commercial development in Agricultural, Rangeland or Rural lands through future initiative measures amending the General Plan.

The four “Commercial Regional” nodes affected are located along Highway 101 near Betabel Road, Highway 129, Livestock 101, and San Juan Road. Possible uses could include “shopping centers, truck and automobile stations, tourist-serving commercial uses, and hotels/motels,” subject to design review.

Nine “Commercial Thoroughfare” nodes affected are at the following intersections: Highway 25 at Shore Road and Tres Pinos; Shore Road at San Felipe Road; Union Road at San Benito Street; and Highway 156 at Fairview Road, Union Road, San Felipe Road, Highway 25, and San Juan Hollister Road. Commercial Thoroughfare nodes can include small shopping centers, truck and automobile stations, and tourist-serving commercial uses.

The measure would limit future commercial development in the unincorporated County to the three existing ‘Commercial Neighborhood’ nodes, located at Fairview Road and Fallon Road; Highway 25 and Fairview Road; and Highway 25 and Paicines Road; “Commercial Neighborhood” designated land in Aromas, Paicines, and Tres Pinos; and three Specific Plan areas in the County (Santana Ranch, Fairview Corners, and San Juan Oaks); as well as lands designated for residential mixed-use.

(b) Require voter approval for any General Plan amendment that would change the designation of Agricultural, Rangeland, or Rural designated land in the unincorporated County to other uses (e.g., residential, commercial, industrial, landfill). Any amendments to implement the four designated New Community Study Areas: Bolsa, Fairview, San Juan, or Union would also require voter approval

The voter approval requirement would continue until after December 31, 2050, in addition to the state law requirements for General Plan amendments: compliance with the California Environmental Quality Act, public notice, and public hearings conducted by both the Planning Commission and the Board of Supervisors.

A limited exception is provided for re-designation of land for development of low and very low-income housing but only if specified conditions are met:

- The land area will not exceed the minimum necessary to comply with state law.

- Immediate adjacency to existing compatible development and can be provided with all public services.
- Meets the highest priority need for which the County is not in compliance
- No other existing residentially designated land is available to feasibly accommodate the proposed development.

A “Yes” vote on this measure will be a vote in favor of both amending the Land Use element of the General Plan to remove designations of Commercial Regional and Commercial Thoroughfare nodes and also requiring voter approval through 2050 to redesignate land currently designated as Agricultural, Rangeland, or Rural in the unincorporated County to any use other than open space, parks, or public facilities (excluding landfills).

A “No” vote on this measure will be a vote against amending the Land Use Element of the General Plan and the requirements for voter approval for re-designating land in the manner set forth in the measure.

This measure will take effect only if a majority of those voting on the ballot measure cast a “Yes” vote at the November 8, 2022 election.

The above statement is an impartial analysis of Measure Q. If you desire a copy of the ordinance or measure, please call the election official's office at (831) 636-4016 and a copy will be mailed at no cost to you. You may also access the full text of the measure on the County Web site at the following Web site address, <https://sbcvote.us/registrars-of-voters/local-measures/>

s/ BARBARA J. THOMPSON
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