



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1
Vice-Chair

Kollin Kosmicki
District No. 2
Chair

Mindy Sotelo
District No. 3

Angela Curro
District No. 4

Ignacio Velazquez
District No. 5

Item Number: 3.4

MEETING DATE: 02/11/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Arielle Goodspeed

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY- A.PRADO, PLANNING AND BUILDING DIRECTOR

Receive presentation on Measure A, the "Empowers Voters to Make Land Use Decisions Initiative," and provide staff direction on next steps to implement the Initiative if desired.

SBC FILE NUMBER: 790

AGENDA SECTION:

REGULAR AGENDA

BACKGROUND/SUMMARY:

On December 10, 2024, the Board of Supervisors certified the election results. The voters of San Benito County passed Measure A, the "Empowers Voters to Make Land Use Decisions Initiative," on became effective on December 20, 2024 which empowers voters in the County of San Benito to make decisions regarding land use matters. Measure A requires certain land use decisions, including but not limited to, planning applications, developments, and zoning changes, to be submitted to the electorate for approval. The County of San Benito needs to amend the San Benito County General Plan including its Land Use Diagram to add new policy to the General Plan's Land Use Element and readopt the descriptions of the Agriculture (A), Rural (R), and Rangeland (RG) land use designations as they currently appear in the General Plan, and could only be amended by a vote of the people. The initiative would also require amendments to the San Benito County General Plan to remove Commercial Regional (CR) from among the available land use designations in the County, and would remove the Commercial Regional (CR) designations from all lands currently designated Commercial Regional (CR) from four Commercial Regional nodes at Highway 101 and Betabel Road, Highways 101 and 129, Highways 101 and Livestock 101, and Highway 101 and San Juan Road. The County of San Benito additionally needs to amend other County Plans, Ordinances and Policies affected by this Initiative.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

No

CONTRACT NEEDED FOR THIS ITEM:

No

RFP AND BID HISTORY:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

CONTRACT HISTORY (Describe all amendments and previous contracts):

N/A

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

No

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

BUDGETED:

N/A

BUDGET ADJUSTMENT NEEDED:

N/A

SOURCE OF FUNDING:

N/A

UNFUNDED MANDATE:

N/A

SBC BUDGET LINE ITEM NUMBER:

N/A

CURRENT FY COST:

N/A

STAFF RECOMMENDATION:

Accept presentation.

Staff recommends the Board of Supervisors provide direction to staff on the following:

- Initiate General Plan Amendment, any related zoning code amendments, and any amendments to County planning documents
- Direct staff to obtain quotes for contract work to perform these amendments
- Direct staff if an ordinance should be adopted requiring an applicant to bear all costs for an election
- Direct staff to include an ordinance updating the new planning process for applications subject to Measure A
- Direct staff to work on a Q & A memo / flyer for the public to answer questions for current and future applications
- Consider adoption of a moratorium on applications subject to Measure A until all County General Plan and other amendments have been adopted

BOARD ACTION RESULTS:

Approved initiation of the General Plan per staff recommendation, obtain quotes for contract work to perform amendments per staff recommendation, approve moving forward with the adoption of an ordinance requiring an applicant to bear all costs for an election and allow the board to decide if the county should pay, include an ordinance updating the new planning process for applications per staff recommendation, approve staff to work on a Q&A memo to answer question for current and future applications per staff recommendation, and adopt a moratorium on applications subject to Measure A until all County General Plan and other amendments have been adopted with the beginning date of December 20, 2024. (5/0 vote)

ATTACHMENTS:

[Measure A Presentation](#)

[Empower Voters to Make Land Use Initiative](#)