

General / Area Plan Survey: San Benito County

County of San Benito – Goals and Objectives of 2035 General Plan Update (d. 2011)

http://www.sanbenitogpu.com/pdf/SBC_BOS%20Meeting%20Summary_2011-05-11.pdf

Economic Growth and Prosperity

10. Expand and diversify the local economy by supporting businesses, supporting jobs for the diverse population, and capitalizing on the county's natural and human resources.
11. Support existing and establish new local businesses that are based on industries that are innovative, technology-based, and sustainable.
12. Support programs that educate the local workforce on conventional, productive, sustainable, and organic agriculture concepts; water conservation strategies; high-tech industries; and alternative energy production.
13. Support the county's growing tourism industry.

Transportation and Infrastructure

14. Encourage future growth near existing transportation networks such as the major roadways, State highways, airports, rail corridors, and other major transportation routes.
15. Encourage future growth near available water and sewer infrastructure to ensure improvements are economically feasible.
16. Encourage future growth that can be supported by adequate, long-term access to water, sewer, electric, gas, and other utilities.

San Benito County Economic Growth and Prosperity Element (d. 2012)

http://sanbenitogpu.com/pdf/PD-PRD/SBC_2035GP_PRD_Sec4_EconDev_2012-10-23.pdf

ED-1.4 Infrastructure Investment: The County shall direct future infrastructure investments to areas with the greatest potential for economic growth in an effort to obtain the greatest investment payoff. (MPSP/FB)

ED-1.7 Sustainable Business Development The County shall encourage the development of environmentally-sustainable businesses that capitalize on green industry sector strengths, particularly new emerging green technologies such as solar energy. (RDR/MPSP)

ED-3.1 New Job Quality The County shall focus business expansion and industry attraction efforts on companies and institutions that bring quality jobs to the county that provide benefits and self-sufficiency wages for county residents. (MPSP)

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ED-3.2 New High-Tech Economy The County shall strive to keep pace with the new high-tech economy by supporting businesses that incorporate new technologies, and stay at the forefront of market changes. (MPSP)

ED-3.3 New Business Development The County shall encourage entrepreneurial development and business incubators to grow and support start-up businesses, including those in high growth sectors, emerging technologies, and green industries. (RDR/MPSP)

ED-3.4 Physical and Social Infrastructure Development The County shall develop and maintain physical and social infrastructure as a means of attracting new businesses and investment to the county. This should include strengthening quality of life features (e.g., access to education, public facilities, urban design, public safety), providing a diversity of housing choices (e.g., workforce, executive housing), and working with telecommunication providers to expand services. New Communities could also play a role in attracting new business and investment to the County (RDR/MPSP)

ED-7.5 Infrastructure and Utility Improvements The County shall partner with other public agencies and private organizations to identify, coordinate, and improve key infrastructure and utilities to ensure the long-term economic viability of the county. (MPSP/IGC/JP)

San Benito County Public Facilities and Services Element (d. 2012)

http://sanbenitogpu.com/pdf/PD-PRD/SBC_2035GP_PRD_Sec7_PubFac_2012-10-23.pdf

Utility service providers are important to support the expansion of the county's economic base, serve new development, and maintain and increase infrastructure capacity. Utility infrastructure typically includes facilities that provide energy (e.g., electricity and natural gas lines) to residential, commercial, institutional users. Adequate right-of-way is a fundamental requirement for all utilities. Land acquisition requirements can be significant to ensure that there is enough capacity and available connections to serve existing and future development. A well maintained facility is also critical to ensure the safety residents and businesses located near utilities (e.g., gas lines).

The focus of this goal sections is the continued provision of electricity and natural gas services and opportunities to enhance facilities to provide better, more reliable services to San Benito County residents and businesses. (Note: see Section 8: Natural Resources Element for policies related to energy resources, renewable energy generation, and energy efficiency).

PFS-8.2 Reservation of Rights-of-Ways The County shall coordinate with public utility providers to reserve adequate rights-of-way to facilitate expansion of services in a timely manner.(RDR/IGC)

PFS-8.5 Undergrounding of Utility Lines The County shall require utility lines in subdivisions to be placed underground. During roadway construction or as other opportunities are presented, the County shall encourage utility providers to underground existing utility lines. (RDR)

PFS-8.6 Joint-Use Corridors The County shall coordinate with public utility providers to develop joint-use utility easements/corridors to connect open space, link trails, supplement wildlife corridors, and link habitat areas. (RDR/IGC)

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Telecommunications facilities and services are critical to businesses for economic growth and job creation, since residents and workers rely on telecommunications for quality of life, education, research, and access to health care and government services. Telecommunications are also critical to ensure the safety residents and businesses in the event of a major disaster or emergency. Telecommunications facilities and services include basic telephone, wireless telephone, broadband internet, and cable television.

San Benito County relies on several private companies for these telecommunications services, such as AT&T and Charter, which provide telephone, mobile phone, cable television, and broadband internet services. One of the biggest challenges to utilities and telecommunications infrastructure in San Benito County is lack of broadband internet and wireless telephone service and issues of reliability in rural areas. The limited customer base and vast distances that must be covered to install necessary facilities requires investments that may not be profitable to private companies. While this physical limitation is an issue in the county today, advancements in technologies may reduce or eliminate this constraint in the future.

The focus of this goal section is to ensure the continued provision of telecommunications services and opportunities to enhance facilities to provide better, more reliable services to San Benito County residents and businesses.

PFS-9.1 Telecommunications Service The County shall support the development and expansion of telecommunication facilities and services to facilitate the use of the best available technology for businesses, households, and government. (RDR)

PFS-9.2 Telecommunications Access The County shall work with telecommunications providers to ensure that all residents and businesses have access to telecommunications services. To maximize access to inexpensive service, the County shall encourage marketplace competition from multiple service providers. (MPSP/JP)

PFS-9.3 Service Reliability The County shall support efforts to increase telecommunications service reliability through market development, installation of redundant facilities, diversification of providers, and system modernization. (RDR/MPSP)

PFS-9.4 Siting of Telecommunication Facilities The County shall require that the siting of telecommunications facilities minimizes their visibility, prevents visual clutter, and reduces conflicts with

surrounding land uses, and meets the requirements of the Federal Communications Commission (FCC). The siting of telecommunications facilities shall: a. Use existing buildings, structures, poles, or other support structures; b. Avoid ridgelines unless screened from public views; c. Avoid views of scenic highways, public parks and recreation facilities, or other scenic view areas; d. Include setbacks from residential dwellings, public and private schools, and child daycare facilities; and e. Document why the selected site is the best way to accomplish the project. (RDR)

PFS-9.5 Telecommunications Design The County shall require that the design of telecommunications facilities (e.g., cabinets, buildings, antennas, security fencing) integrate into existing adjacent conditions and minimize visibility through the use of: appropriate colors, existing

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buildings and structures, screening, disguising, landscaping, and compatibility with surrounding structures and natural environments. (RDR)

PFS-9.6 Facility Co-location The County shall require telecommunication facilities be co-located to the greatest extent feasible. The County shall require new facilities to accommodate future co-location. (RDR)

PFS-9.7 Subdivision Improvement Requirements The County shall require new residential and commercial development projects to include the facility components necessary to support modern telecommunication technologies, such as conduit space within joint utility trenches. (RDR)

PFS-9.8 Telecommunications Facilities Right-of-Way The County shall encourage telecommunications service providers to size new facilities to accommodate future expansion, changes in technology, and facilities of other telecommunications and utility service providers. (RDR)

PFS-9.9 Broadband Internet Backbone The County shall support the development of fiber-optic lines through the county that connect nearby fiber backbone serving metropolitan areas. (RDR/MPSP)

PFS-9.10 Rural Broadband Service The County shall support the development, expansion, and delivery of broadband service to rural and other remote areas of the county through all available technologies. (RDR/MPSP)

PFS-9.11 Wireless Hot Spots The County shall encourage the installation of public-use wireless broadband antennas at every County-owned building and in other public gathering places. (MPSP/SO)

PFS-9.12 Expand Citizen Participation The County shall continue to expand opportunities for all citizens to participate in County governance and stay informed of County operations through use of improved telecommunication technologies. (SO/PI)

Hollister General Plan – Land Use Element

http://hollister.ca.gov/Site/html/about/documents/Chapter2_002.pdf

LU1.5 Underground Utility Lines Maintain the existing regulations that promote the undergrounding of utility lines. Utilities On-going Review development regulations [LU.Y]

LU.R Encourage specific plans Certain areas of the City need to be planned comprehensively, and in more detail than the General Plan. A specific plan can integrate land use, design, transportation, utilities and other issues into an action strategy for development.

Hollister General Plan – Public Facilities Element

http://hollister.ca.gov/Site/html/about/documents/Chapter5_000.pdf

CSF4.3 Coordination with Utility Providers Promote the availability and adequate delivery of reliable, modern, and competitively priced utilities necessary for businesses to prosper, such as power, water and telecommunications

CSF 4.14 Telecommunications and Technology Ensure that residents, schools, businesses and organizations have access to reliable, modern and cost-effective telecommunications.

CSFY Evaluate coordinated funding strategies for infrastructure and services In cooperation with other jurisdictions, develop funding strategies for governmental infrastructure and services that take into account local and regional economic development goals and consider the costs and benefits to the jurisdictions and the county as a whole

CSFMM Require utility providers review Coordinate land use planning activities with the Pacific Gas and Electric Company, SBC and Charter Communications to ensure that utility systems are available for new development and are installed to meet the needs of new residents

San Juan Bautista General Plan – Public Services Element (d 1998)

http://www.san-juan-bautista.ca.us/PDFs/Planning/general_plan/7_Public_Services_Element.pdf

No mention of utilities, broadband or other issues

San Juan Bautista General Plan - Land Use Element

http://www.san-juan-bautista.ca.us/PDFs/Planning/general_plan/2_LAND_USE_ELEMENT.pdf

Third, it is acknowledged that the City cannot sustain significant growth until infrastructure problems--particularly sewer, water, and drainage problems- are resolved. It is also agreed that the residents of San Juan Bautista should not have to bear the costs of improvements which benefit only new development. Consequently, if the city does grow, it must enact impact fees and create benefit assessment districts as a means of paying for improvements.

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Improving Local Infrastructure

Although the Plan identifies new development areas, the City's priority will be on improving services to existing development areas first. One of the Plan's recurring goals is to improve road conditions, upgrade aging water and sewer lines, correct storm drainage deficiencies, seek long-range solutions to sewage treatment needs, and improve provisions for parking, pedestrians, and bicycles. Existing infrastructure must be improved before San Juan Bautista can sustain new growth.