



Information Related to Measure Q:

1. Measure Q would require voter approval, through December 31, 2050, of General Plan amendments of agricultural land (Agricultural, Rangeland or Rural designations) to other types of land uses. This would result in more voter involvement with the General Plan amendment process.⁹ Measure Q also removes four existing "Commercial Regional Nodes" (zones) and nine "Commercial Thoroughfare Nodes" (zones) from the General Plan.

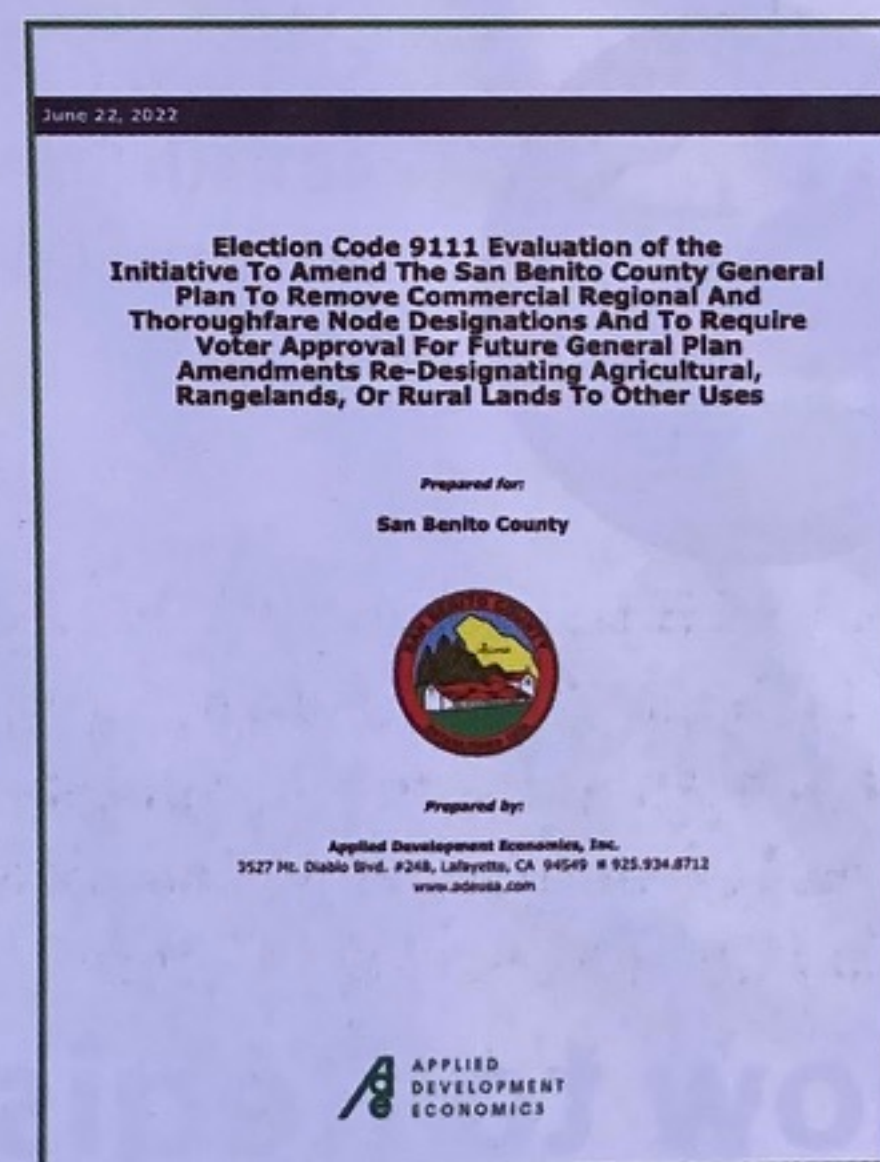
2. Measure Q would impose the voter requirement to all applicable General Plan amendments. The process would be the same whether the General Plan amendment is sought for residential development (such as market rate housing) or for commercial or industrial development. If the Board approves the urgency ordinance on 9/27/22, and thereafter modifies the General Plan to prohibit or restrict residential development in the New Community Study Areas, Measure Q's impact would mostly impact future commercial/industrial development in these areas.

3. Voter approval required by Measure Q would occur *after* completion of the California Environmental Quality Act (CEQA) process and *after* the County's processing and approval of an applicable General Plan amendment.

4. As a result, Measure Q would result in a process that will take longer and which will add risk to potential investors, which may discourage such investment.¹⁰ Therefore, San Benito County could lose certain economic development opportunities—such as new business coming to the unincorporated area of the County—to surrounding counties or to the City of Hollister.¹¹ Development in the City of Hollister does not provide anywhere near the same degree of revenue to the County of San Benito, reducing County of San Benito's ability to provide infrastructure and services to County residents.

FISCAL IMPACT

5. The 9111 report and the Auditor's Fiscal Analysis should be consulted for a full analysis of the fiscal impacts of Measure Q.¹² The Auditor's fiscal analysis indicates that if Measure Q is passed and without voter approval of future General Plan amendments, the County could lose \$6.56 million annually by the year 2035 that the County could obtain *if* the commercial nodes (zones) were developed.



For more information

As your local County government, it is our duty to continue planning to ensure continued quality of life for residents. We encourage you to stay informed on the facts. For questions, comments, concerns, or more information, please contact **Monica Leon**. Phone: **831-801-0179**, email: **MLeon@cosb.us**, or visit: **www.cosb.us**. Sign up for alerts by texting your zip code to **888-777**.



Para información en español visita: **www.cosb.us/11-8ElectionInfo**



You can visit the San Benito County ROV at 440 Fifth St., Room 205, Hollister, CA 95023 to register in person.

IN PERSON:

Print a registration form at www.registertovote.ca.gov, or pick one up at the San Benito County Registrar of Voters (ROV), and either mail it or drop it off at the ROV.

VIA MAIL:

Visit www.registertovote.ca.gov to register to vote online or check your registration status

ONLINE:

How to Register to Vote:



If you do not register in advance, you can still vote by requesting a ballot from the elections department on the day of the election. All voters will receive a mail ballot after October 10 that can be mailed back, dropped at a drop box, or handed in in person. All voters will also have the option to vote in person at select Voting Centers 10 days before the election and all Local Voting Centers 4 days before and on election day.

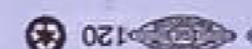
For more information about registering to vote, or voting information, please contact us or visit:

<https://sbcvote.us/registrar-of-voters/>

phone: 831-636-4016

email: SBCVote@cosb.us

San Benito County
481 4th Street
Hollister, CA 95023



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November 8th Election Information

Provided to you as a public service for your information only from San Benito County.



San Benito County

481 4th Street
Hollister, CA 95023

www.cosb.us

September 2022

Our mission is to adopt policies that reflect the goals and priorities of the community and design a network of services that prioritizes public safety, equality, and economic vibrancy while balancing commitments to the region's rich history and prosperous future.

Our vision is that San Benito County is a community that provides collaborative and affordable public services through diversity, innovation and transparency.

Dear Resident:

It has been my pleasure to serve as the County Administrative Officer of San Benito County for ten years. I am writing to you regarding the upcoming election. I'm not writing to tell you how to vote on any measure, but I am encouraging you to take time to study all the measures on the ballot, and gather information from various sources about the impact of these measures. These measures could have a lasting effect on our community for decades.

Information (ballot measure, arguments, and impartial analysis) may be found here:

 sbcvote.us/registrar-of-voters/local-measures/

Additional information (a fiscal and planning report on the initiative¹) and the Auditor's fiscal analysis can be found at:

 cosb.us/services/community/november-8-election-information

Please call me at **(831) 636-4000** or email info@cosb.us for more information, questions, comments, and concerns; and join us during our regularly scheduled board meetings. If you do not register in advance, all residents can still vote by requesting a ballot from the elections department on the day of the election.

Sincerely,

Ray Espinosa

Ray Espinosa
County Administrative Officer

We live in a wonderful County. It is a small, safe community, and is a great place to live and work. The goal of County government is to provide the best possible community for our residents by providing infrastructure and services, including public safety. Below is some information for your consideration.

Facts Regarding San Benito County:

- 1. County Revenue.** San Benito County, as a governmental entity, is one of the poorest funded in the state and among the lowest 15 of 58 counties on a per person basis.² San Benito County receives, on average, only 11 cents of every dollar collected in property taxes.³ Our County spends its finite revenues on multiple competing needs—fixing roads, streets, and highways; public safety; social services; maintaining our County library and parks; and more.
- 2. Jobs-Housing Imbalance.** San Benito County suffers from a significant jobs-housing imbalance. 55%⁴ of residents travel outside the County with an average commute of over 30 minutes.⁵ This jobs-housing imbalance contributes to traffic on nearby highways 25, 156 and 152, and main thoroughfares like Fairview, San Felipe, and Shore Road.
- 3. Road Conditions.** Our network of roads is deteriorating under the weight of decades of underinvestment.⁶ Our road conditions are significantly worse than the statewide average.⁷ Measure G (the 1% sales tax enacted in 2018), state funding and traffic impact fees

are helping, but are not sufficient to cover the rising costs of all needed road improvements. The County still needs additional revenue to bring its 449.71 miles of County roads up to a good condition.

- 4. Residential Growth.** Between 2015 and 2021, the City of Hollister added 1,891 housing units. The County of San Benito added less than half this amount—898 housing units.⁸ Measure Q does not affect land use decisions within the Cities of Hollister or San Juan Bautista. Measure Q only applies to General Plan amendments involving agricultural land within the unincorporated area of the County.
- 5. Commercial and Industrial Development.** There has not been significant commercial or industrial development in the unincorporated county. Because Measure Q removes 13 commercial nodes and would apply to future commercial and industrial general plan amendments, it likely will have a significant impact on future commercial and industrial development in the County.
- 6. Financial Impact of Development.** Depending on the size and type of the project, commercial and industrial development can increase local jobs and local revenue which can then assist in providing services and fixing infrastructure. Residential growth does not provide the same financial benefits to the County.
- 7. Recent Board of Supervisors Action.** On September 13, 2022, the Board of Supervisors adopted a resolution to initiate a General Plan amendment, per the motion, to eliminate the New Community Study Areas in the General Plan, and directed that an urgency item be brought to the September 27, 2022 Board meeting, to prohibit or restrict residential development in all four new Community Study Areas while the General Plan amendment process is underway.

