



General Plan Annual Progress Report

County of San Benito, California

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Introduction

Purpose of the General Plan Annual Report

The General Plan Annual Report fulfills the requirements of California Section 65400 of the California Government Code, which requires all jurisdictions to prepare an annual report addressing two primary topics:

- The status of the General Plan, including progress made towards implementation of goals, policies and implementation measures contained in the Plan, and identification of any changes needed on the Plan or its implementation programs.
- Progress towards meeting the Count’s share of regional housing needs (RHNA) and efforts to remove governmental constraints to the maintenance, improvement and development of housing.

Background of the General Plan

San Benito County, as part of state law, adopted the 2035 General Plan on July 21, 2015. The 2035 General Plan is the foundation for planning in San Benito County. The 2035 General Plan includes goals, policies, and programs for development and environmental protection on land within the county boundaries. The image below shows elements included within the 2035 General Plan.

General Plan Elements Required by State Law									
San Benito County General Plan Elements	Land Use	Circulation	Housing	Conservation	Open Space	Safety	Noise	Optional *	
	Land Use Element	X							
	Economic Development							X	
	Housing Element			X					
	Circulation Element		X						
	Public Facilities and Services Element		X					X	
	Natural and Cultural Resources Element				X	X			
	Health and Safety Element						X	X	
	Administration Element							X	

* State law allows jurisdictions to include optional elements in their general plans.

San Benito County is a political subdivision of the State of California and is governed by a five (5)-member Board of Supervisors. Administrative offices are located at 481 4th Street Hollister, CA 95023.

San Benito County is located in the Central Coast Region, 95 miles south of San Francisco. Contiguous counties include Santa Clara, Santa Cruz, Monterey, Fresno and Merced. Land area is 1396 square miles. Terrain varies from flat valley floor, to hilly rangeland in the east, to 5,450 foot peaks far south. The City of Hollister where the County seat is located is at an elevation of 229 feet. The north and northwest segments of the County are comprised of urban areas, leaving the southern portion of the County primarily rural.

Major transportation routes bisecting the County include Highways 101, 129, 156 and 25.

The current population of San Benito County is approximately 56,000 inclusively. The County has two incorporated cities – Hollister, population 35,000, and San Juan Bautista, population 1,700.

Legislative Body Review and Acceptance

November 18, 2020.

Measures Associated with General Plan Implementation

LAND USE SECTION

- 1. LU-B: Agricultural Mitigation Program:** If new development permanently converts Prime Farmland that is Class 1 soil to non-agricultural uses, the County shall encourage project applicants to preserve an equal number of acres (i.e. a 1:1 ratio) either on- or off-site. An applicant may pay mitigation fees for some or all of that mitigation as agreed in a development agreement. (RDR/MPSP/IGC)

The County has been requiring new development that permanently converts Prime Farmland that is Class 1 soil to non-agricultural uses to adhere to the general plan policy for mitigation either on or off-site as part of the environmental review process for individual projects since 2015 when the 2035 General Plan was adopted. On September 6, 2019, the County received a letter from the Agricultural Land Trust, that collected mitigation fees on a combined acreage of 27.3 acres from subsequent year's new development approvals, including Sunnyside Estates subdivision and Bennett Ranch subdivision had been used to purchase a matching 27.3 acres agricultural open space easement at APN 018-080-022 and 018-080-007

2. **LU-C: Right-to-Farm and Ranch Ordinance:** The County shall periodically review and update the Right-to-Farm and Right-to Ranch Ordinance to describe normal farm practices expected to occur in agricultural areas and ensures the right of the farmer to continue such practices subject to appropriate health and safety standards. The ordinance shall specify that it applies only to areas in which agricultural and ranching activities are permitted and to lands adjacent to such areas. A summary of the ordinance shall be mailed annually to all property owners with tax bills. (RDR)

The County is still using Ordinance 710 standard Agricultural Community Disclosure statement form that was passed on May 5, 1998. The disclosure statement states: “Property in the unincorporated areas of the county is located in an agricultural community. The County of San Benito has determined that the use of real property for agricultural operations is an essential high-priority and favored use of real property. The use and enjoyment of agriculturally zoned land differs from land devoted to urban uses. It is your obligation to familiarize yourself with the legally-allowable agricultural customs and standards which may affect the use and enjoyment of your property.” It continues to list all allowable uses and conditional uses for agriculturally zoned districts.

3. **LU-D: Agricultural Tax Assessment Incentives:** The County shall periodically review, update, and evaluate tax assessment policies in order to identify financial ways to promote the long-term preservation of agricultural activity while recognizing that agricultural land uses require a minimum of public expenditure for protection and servicing. (FB)

The County utilizes Agricultural Tax Assessment Incentives through the Williamson Act Program, aka California Land Conservation Act. This program enables local governments to enter a minimum 10 year rolling contract with private landowners for the purpose of restricting their land to agricultural or open space uses. In return, landowners may receive substantially reduced property tax assessments. This program is a way of promoting preservation of agricultural land from development. In our county, about 75% of all privately held land (which is over 569,000 acres) is in the Williamson Act. This is continuously reviewed by the County.

4. **LU-K: Zoning Consistency:** The County shall review its zoning ordinance to ensure consistency with the goals and policies set forth in the Land Use Element of the General Plan.

The County of San Benito Planning Commission and Board of Supervisors approved Resolution 2019-10 and 2019-18 approving County file number PLN180024 to amend Title 25 and amend the County Zoning Map on discontinuous sites to include provisions for the Regional Commercial (C-3) District and associated changes. The proposed project changed the County Zoning Map to implement the 2035 General Plan goals, policies, and land use element. The update to the County’s Zoning Code added regulations for a new C-3 zoning district, and map applicability of the new zoning district. It also changed the 2035 General Plan Land Use Diagram designation of “Livestock 101,” located on the northerly side of U.S. 101 and easterly side of Cole Road (Assessor's Parcel 011-280-027, -028, -029, -030, -034, -035 & -036), from Rural to Commercial Regional and deleted the Commercial Regional node at Highway 156. In addition three other properties were amended from their current zoning to C-3; including “Betabel” located at 9664 and 9644 Betabel Road (Assessor's Parcel 013-150-017, -018, -023, -024 & -025), “SR129/Searle Road” located at U.S. 101 at Highway 129/Searle Road (all or a portion of Assessor's Parcel 012-010-007, -017, -021, & -024; 012-030-019 & -023), and “Rocks Ranch” located at southerly side of U.S. 101 at San Juan Road interchange (portion of Assessor's Parcel O 11-310-006).

ECONOMIC ELEMENT SECTION

5. **ED-A: Economic Development Strategy:** The County shall prepare, adopt, and periodically update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals and policies of this element of the General Plan. The strategy will also fulfill Federal Economic Development Administration (EDA) requirements for a Comprehensive Economic Development Strategy (CEDS) to receive grant funding. The strategy should identify industry-specific goals and actions that build on the existing agricultural economy and industries, and clearly identify how the County will help achieve those goals (e.g., staff support, incentives, and permit streamlining, etc.). (MPSP)

On December 12, 2017, the Board of Supervisors adopted the 2017-2022 Comprehensive Economic Development Strategy (CEDS) that conforms to the US Economic Development Administration CEDS content guidelines that was used in 2019. The data collected determined that at least half of the county’s employed residents commute to jobs outside the county primarily Santa Clara and Monterey Counties.¹ The specific objectives of the CEDS support implementation of the Economic Development of the 2035 General Plan including: act collaboratively between local jurisdictions, invest in job creation, local business development and attraction, invest in talent development, retention and education, improve the business climate and competitiveness, invest in

¹ (2017). *2017 - 2022 Comprehensive Economic Development Strategy (CEDS)* [Review of *2017 - 2022 Comprehensive Economic Development Strategy (CEDS)*]. Economic Development Corporation of San Benito County. file:///D:/CEDS%20FULL%20Final.pdf

infrastructure, maintenance, and growth, support an entrepreneurial culture, ensure community safety and health, and create economic resiliency. The EDCSBC will pursue identifying gaps in academic and vocational training programs, inventory available commercial buildings, work in conjunction with technology and manufacturing groups, assist in start-up growth of new technology-based businesses, work with Monterey Bay Economic Partnership, Americas Job Center, San Benito County Workforce Development Board focusing on business retention/expansion, research investments to advance green technology, recognize need for STEAM (science, technology, engineering, arts, and mathematics) in schools, and inventorying assets. The CEDS also includes economic resiliency strategies, SWOT (strengths, weaknesses, opportunities, and threats) analysis, and include a 5-year strategy goal and objectives.

6. ED-B: Economic Development Staff Resources: The County shall allocate staff resources for economic development, including appointing an Economic Development Coordinator to oversee implementation of the County’s economic development strategy. (FB/SO)

On September 23, 2019 a Memorandum of Understanding (MOU) was signed between the County of San Benito and the Economic Development Corporation (EDC) of San Benito County that establishes the rights and responsibilities of the Parties for the allocation of annual General Fund monies for economic development within San Benito County. In previous years the EDC staffed an Executive Director position and this position was partially funded from the County General Fund contribution. The goal of the MOU is “to develop a public/private partnership promoting economic development within San Benito County, to establish a framework to be utilized in coordinating local, state, and federal efforts, with primary emphasis on providing the necessary foundation essential for healthy economic growth in San Benito County, and to assist in the re-establishment of the Economic Development Corporation (EDC).”² In March of 2020, the Economic Development Corporation of San Benito County hired an EDC Director.

HOUSING ELEMENT SECTION

This was reviewed and submitted on April 1, 2020 as part of the Housing Element Annual Progress Report.

² (2019). *Memorandum of Understanding (MOU) between County of San Benito and the Economic Development Corporation (EDC) of San Benito County* [Review of *Memorandum of Understanding (MOU) between County of San Benito and the Economic Development Corporation (EDC) of San Benito County*]. file:///D:/2019-09-24%20Final%20MOU%20EDV_CS%20(002).pdf

CIRCULATION ELEMENT SECTION

7. C-D: Standards for Hillside Areas: The County shall review and update the Subdivision Ordinance to ensure the following in hillside areas:

- Roads do not exceed a 15 percent grade (distances of no more than 400 feet are allowed at grades up to 20 percent);
- Grades over 15 percent have all weather surfaces such as asphalt or concrete; and
- New road development minimizes cut and fill and follows the natural contours of the land as much as possible. (RDR)

The following Hillside standards are within our Chapter 25 Zoning Section 29 General Requirements under Article II Hillside Development Regulations. We still need to update and include it into Chapter 23 Subdivision, but the regulations are being followed.

8. C-F: Coordination with Local Agencies: The County shall coordinate with SBCOG, AMBAG, the cities, adjacent counties, and Caltrans to monitor traffic volumes and congestion on the roadway system in San Benito County. (PSR/IGC)

There is regular participation in the San Benito COG Technical Advisory Committee. There is also regular participation with Highway 25 Project and Santa Clara County VTA Mobility Partnership.

9. C-G: County Bikeway and Pedestrian Master Plan: The County should review and update its Bikeway and Pedestrian Master Plan every 10 years. (MPSP)

A County Bikeway and Pedestrian Master Plan was done in December 2009 that is still used in 2019. SBCOG has identified the need and potential funding source to update the County's portion of the Bicycle and Pedestrian Master Plan.

10. C-H: Evaluation for Sidewalks and Bikeways: The County should collaborate with SBCOG to conduct a systematic evaluation of roadway networks around high schools and junior high schools to determine the need for sidewalk and bikeway facilities. The County should develop a capital improvements project list based on the findings of the evaluation. (FB/PSR/IGC)

This will be completed as part of the Bicycle and Pedestrian Master Plan update. The County is looking into adding elementary schools to the list of educational facilities.

11. C-I: Information on Public Transit Services: The County should prepare and distribute information, as part of a mobility management program, to inform transit-dependent citizens about the various public transit programs and services available to them. (MPSP/PI)

The majority of public transit information distribution has been completed by San Benito COG/Local Transit Authority. The County actively looks for opportunities to assist the public transit provider in information distribution.

12.C-J: Public Transit to Recreation Areas: The County shall collaborate with officials of Caltrans, Fremont State Park, Pinnacles National Park, Hollister Hills State Recreational Vehicle Area, and Clear Creek Recreation Area to determine if interest for connecting these recreational areas via public transit exists. If interest does exist, the County shall work with officials from these agencies and any affected property owners to develop a feasibility study including how such a system would be administered and funded. (PSR/IGC)

San Benito COG/LTA is the public transit provider and makes decisions regarding the feasibility of service to recreation areas. San Benito COG/LTA completes an annual progress report to solicit community feedback and provide responses regarding gaps in transportation services including to recreational areas.

PUBLIC FACILITIES AND SERVICE ELEMENT SECTION

13.PFS-E: Groundwater Monitoring Program: The County shall work with water purveyors, groundwater basin managers, and willing landowners to improve groundwater monitoring including quality, yields, and groundwater elevations. This should include identifying monitoring sites, installing monitoring wells, identifying gaps in the monitoring network, establishing monitoring protocols, and developing a groundwater budget. (PSR/IGC)

Although Environmental Health is listed as the responsible department, Groundwater Monitoring Program role is fulfilled by the San Benito County Water District (SBCWD) as part of overseeing the Sustainable Groundwater Management Act. As an on-going project since 2014, the San Benito County Water District (SBCWD) has been actively engaged in adaptation of its groundwater management into the framework provided by the Sustainable Groundwater Management Act (SGMA). The act is intended to address groundwater management issues and assist local water managers in achieving long-term sustainability of their groundwater basins. SBCWD is the designated Groundwater Sustainability Agency (GSA) for the North San Benito Basin in San Benito County, in partnership with Valley Water for small areas of the basin that extend into Santa Clara County. SGMA requires that a Groundwater Sustainability Plan be prepared by 2022, and that the basin demonstrate sustainability by 2042. SBCWD initiated the GSP process in June 2018 and was continually worked on during 2019.

14.PFS-F: Regional Planning Group: The County shall participate in regional water, wastewater, and watershed planning groups designed to discuss and solve water supply, water quality, watershed, and other water/wastewater-related issues within the county, and to identify and pursue alternative funding sources for future projects. (IGC)

The County's planning groups, including Environmental Health (EH) does review discretionary planning projects for adequate water supply and wastewater disposal. Depending on the size of project, and if a public water system must be established, EH would first look to see if domestic water and wastewater disposal can be achieved by connection to municipal services. The County's Planning Groups encourages/requires consolidation as appropriate (as a condition of approval) This is also under **PFS - 4.4**, and if the project/development meets the definition of a Public Water System (Community Water System) **PFS - 4.6**, then the SWRCB Division of Drinking Water must review, approve and issue a domestic water supply permit for the proposed system. The State DDW requires engineering design, water quality & quantity tests, and proof of TMF (technical, managerial, and financial capacity) to be submitted as part of the application process six months in advance of their approval. PFS - 4.3 minimum lot size is established by the zoning ordinance. The EH input is based on proposed creation of new buildable lots that propose individual septic tank systems. Such lots must meet the minimum size requirements of the State Onsite Wastewater Treatment System Policy. Currently our County is under Tier 1 requirements that require a minimum average lot size of 2.5 acres for new lots using septic tank systems. Any infrastructure development fees are applied by the County's planning groups.

15. PFS-G: Wastewater System Standards: The County shall review and update onsite septic system standards consistent with guidelines proposed by the State Water Resources Control Board under Assembly Bill 885. (RDR)

PFS-5.4 is an EH area of responsibility during project review (along with Planning and other land use agencies). **PFS-5.5, 5.6, and 5.7** are under EH responsibly and this is ongoing. We have been working on a final draft of a Local Agency Management Plan and anticipate bringing the LAMP and a new ordinance to our Board of Supervisors for consideration before the end of this year.

NATURAL AND CULTURAL RESOURCES ELEMENT SECTION

The County did not work on policies under this section in the 2019 calendar year.

HEALTH AND SEAFETY ELEMENT SECTION

15.HS-B: Disaster Simulation Exercise: The County shall conduct a biannual disaster simulation exercise to clarify and test staff emergency duties. (SO)

The County participated in the exercises in 2019:

- January 2019 – CERT Field Exercise
- June 2019 – Public Safety Power Shutoff
Planned the notification process, cooling centers, and sheltering
- July 2019 – San Juan Canyon
Fire Scenario Exercise
- October 2019 –Sheltering Exercise

16.HS-E: Geotechnical Database: The County shall maintain and regularly update the geotechnical database to make information on seismic hazards available to both the public and County. (PSR/PI)

The County maintains the geotechnical database using GIS software to make information available for both the public and County.

17.HS-F: Supplement Building Code for Unsafe Structures: The County shall prepare and adopt an Ordinance to supplement certain portions of the Uniform Building Code with regulations for dangerous buildings. The Ordinance should be applicable to a large number of older buildings, which do not have earthquake resisting structural systems, as well as to crumbling and dilapidated structures, which are manifestly unsafe. The Ordinance should include reference to parapets, marquees, appendages, and other non-structural or non-resistive construction, which constitute earthquake hazards. (RDR)

The Uniform Building code is no longer used. In 2019, the 2016 California Code of Regulation Title 24 was used. For code enforcement cases the International Code Council 2018 International Property Maintenance Code was used along with the Title 24.

18. HS-F: Supplement Building Code for Unsafe Structures: The County shall prepare and adopt an Ordinance to supplement certain portions of the Uniform Building Code with regulations for dangerous buildings. The Ordinance should be applicable to a large number of older buildings, which do not have earthquake resisting structural systems, as well as to crumbling and dilapidated structures, which are manifestly unsafe. The Ordinance should include reference to parapets, marquees, appendages, and other non-structural or non-resistive construction, which constitute earthquake hazards. (RDR)

The Uniform Building code is no longer used. In 2019, the 2016 California Code of Regulation Title 24 was used. For code enforcement cases the International Code Council 2018 International Property Maintenance Code was used along with the Title 24.

19.HS-I: Community Wildfire Protection Plan: The County shall review the Community Wildfire Protection Plan every two years and update as necessary. (MPSP)

The County is still using the San Benito County Community Wildfire Protection Plan (SBCCWPP) adopted in May 2010 with guidance from CAL FIRE.

ADMINISTRATION ELEMENT SECTION

20.AD-C: City Annexation Agreements: The County shall maintain annexation agreements with the Cities of Hollister and San Juan Bautista that clearly identify tax sharing and revenue neutrality agreements related to the provision of public services and facilities. (MPSP/SO/FB)

The County and City of Hollister was under a tax sharing agreement until December of 2019. In early 2020, the County negotiated a new tax sharing agreement for residential development with Hollister, but it excluded commercial and industrial land. Instead the City and County must negotiate non-residential annexation tax sharing agreements on a project by project basis. The County has maintained a tax sharing agreement with the City of San Juan Bautista since 2015 or early 2016, where several annexations have been processed under these terms.

21. Program AD-D: Annual General Plan Reviews: The County shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan. County staff shall provide a report to the Board of Supervisors that includes recommendations for amendments to the General Plan, if applicable. This review shall be used to satisfy annual reporting requirements to the Governor’s Office of Planning and Research and mitigation monitoring program requirements of Public Resources Code §21081.6. (PSR)

Upon adoption of the 2035 San Benito County General Plan, the Resource Management Agency and Planning Division have experienced a high rate of attrition and turn over. This has resulted in numerous RMA directors and interim actors guiding the programs. Additionally, the County during this time did not invest in broadly or programmatically preparing implementation ordinances for the General Plan. Much of the RMA’s attention has been focused on paving crumbling roads, satisfying numerous CSA Community Service Area groups, as well as processing several major subdivisions, specific plans and entertaining potential new commercial development. Recommendations on General Plan Amendments have been kept by staff, but not forwarded through the several RMA directors, or to the Planning Commission or Board of Supervisors.

Private sector forces though, have pooled financial resources in an attempt to implement General Plan Policies relating to the development of Regional Commercial Nodes along four points of Hwy 101 as it crosses the westernmost points of the County. The Board of Supervisors supported this effort and approved new zoning implementation for these General Plan Policies. A local interest Group though, PORC (Preserve Our Rural Community), challenged the matter with a referendum and was successful in overturning the new implementation ordinances in the General Primary Election March 2020 (The Defeat of Measure K).

This report represents the first Annual General Plan Review report in our present institutional memory to go before the Board of Supervisors and to the Governor’s Office of Planning and Research.

Housing Element APR

The Housing Element Annual Progress Report was submitted separately on April 1, 2020 and was presented to Planning Commission on April 15, 2020.

Compliance with OPR’s General Plan Guidelines

Projects subject to CEQA follow consultation guidelines within AB52 and SB18 with Native American tribes.

General Plan Last Update

July 21, 2015. Several policies, language changes and additions have been amended over time, but the Plan was updated comprehensively more than 5 years ago.

Priorities Established by the Local Legislative Body

The County of San Benito Adopted a Strategic Plan in November of 2019. The Strategic Plan establishes a Mission, Vision, Values, and key focus areas that the County will prioritize: 1) Operational Development and Excellence, 2) Planning for Sustainable Growth, 3) Community Engagement, and 4) Healthy and Safe Communities.

- <https://www.cosb.us/home/showdocument?id=6058>

Goals, Policies, Objectives, Standards, or Other Plan Proposals

San Benito County does not have anything more to add to this section that is not already discussed in other section of the annual report.

Planning Activities Initiated

The County of San Benito initiated within the year 2019 applying for the Senate Bill 2 (SB2) grant. Senate Bill 2 (SB 2) Building Homes and Jobs Act passed on September 29, 2017 helped to create a permanent source of funding for affordable housing. SB 2 established a \$75 recording fee on specific real estate transactions. The fees began generating January 1, 2018 and are collected on an annual basis. The first year of funding 50% will be used towards Planning Grant Programs and

the remaining 50% will be used towards homeless programs. Beginning year two 70% will be used towards affordable housing, 15% towards middle-income rental, 5% production incentive, and 10% farmworker housing.

General Plan Amendments

We have not had any General Plan Amendments.

Major Development Applications Processed

There were a few major development projects processed. One was Tanimura and Antle / Avila Construction, County File PLN180013 approved at Planning Commission on February 20, 2019. The project proposed to construct a vegetable transplant nursery, in six separate phases over six years, consisting of greenhouses and related facilities with about 100,000 square feet of office, storage & maintenance areas, 700,000 square feet of greenhouses, and 500,000 square feet of outdoor growing and work areas. The proposed project site is a 96.52-acre parcel that hosted greenhouses for several decades during the 1970s and 1980s and was intensively cultivated as early as the 1930s. The facility will use a mechanized transplanting method known as ‘plant-tape’ technology to reduce time, labor, and costs from germination to field.

Intensifying and automating the nursery transplant process enhances the reliability and efficiency of a core agricultural process and provides a critical competitive edge to the applicant/farm operator. Returning the 96.52 vacant, underutilized acres to active use by reestablishing a greenhouse complex on the site would reverse the condition of the property, taking it all the way from a degraded, neglected, and dis-used parcel to a property developed to the highest and best use. Hosting the intensive, mechanized transplant process on this parcel would be a highly efficient land use. By siting the proposed greenhouse complex on a parcel that had already been heavily impacted by an extensive greenhouse operation, the owner is able to confine major environmental impacts to the already degraded property, while developing a facility that would contribute to the competitiveness and continued viability of the local agricultural economy. Siting the facility on the vacant, unused parcel provides ready access to Fairview Road and SR156, and from there to the region’s transportation backbone, allowing effective, easy access to row-cropped agricultural fields, county-wide. The project is suitably located in relation to public infrastructure, and within emergency service areas with adequate response times.

In addition, a major development project for the County was the San Benito Hemp Campus, County File PLN190020 approved by Planning Commission on June 19, 2019 and approved by the Board of Supervisors on July 23, 2019. The San Benito Hemp Campus is a proposal to reuse 275,000 square feet of existing structures at a former turkey egg raising facility on a 75-acre agriculturally (AP) zoned parcel south of and adjacent to the Frazier Lake Airport. The property is

presently used as an equestrian facility and for storage. The San Benito Hemp Campus facility would provide for hemp cultivation and hemp-derivative manufacturing and oil extraction. The manufacturing processes will include compounding and formulating various hemp (CBD) products. The project includes a proposal to erect 60,000 square feet of “hoop” greenhouses for seed production and cultivation. The San Benito Hemp Campus will process hemp grown elsewhere in the California region as the market will bear. The proposed facility would operate seven days per week, 24 hours/day with two, twelve-hour shifts. Initially, the facility is expected to employ between 50 and 75 employees with potentially 125 employees at full development.

The applicants also entered into a Development Agreement with the County of San Benito. The Development Agreement will vest the Applicant’s rights to conduct hemp related activities, including but not limited to cultivation, testing and distribution and derivative manufacturing and oil extraction and other hemp processing activities in accordance with County Code. The Development Agreement also addresses specific Community Benefits for San Benito County.

Finally, a major development project was Assisted Care Facility County File PLN180004, approved by Planning Commission on December 18, 2019. The proposed project includes construction of an assisted care facility for senior adults, following demolition of the existing residence and outbuildings. The assisted care facility will include a total of 173 rooms accommodating 195 residents in approximately 136,000 square feet of building space. The facility would have 30 daily employees, with a maximum of three staffing shifts per day and a maximum of ten employees during any one shift.

Vehicular access to the project site from Airline Highway will be provided by the existing driveway for the Sunnyslope County Water District office. The driveway would be realigned, and the existing culvert that directs flows from the unnamed intermittent stream would be replaced. The proposed driveway will form a loop around the main building to provide a 20-foot wide fire access road. A retaining wall up to 293 linear feet with a varying height up to 8.7 feet will be constructed along the looped driveway.

The area is likely to see an aging population and, as a result, a need for increased services for this demographic. The proportion of San Benito County population age 65 or older, having been 9.8 percent in 2010, is projected by to rise from 14.0 percent in 2019 to 22.6 percent in 2040 and 25.1 percent in 2060. The County General Plan addresses the aging population in its Housing Element, which lists several services available to this demographic but identifies just one local assisted-care facility, with only 36 beds. To satisfy the growing need, Housing Element policies encourage diverse housing types for population groups with special needs such as older residents. Policy HOU-4F calls for the County to allow assisted living for seniors among other special-needs housing. The proposed development would add to local stock of this housing type and would assist in implementing these policies.